



**Trimdon**  
APPROVED  
December 2012



## CONSERVATION AREA APPRAISAL

### Trimdon

*December 2012*

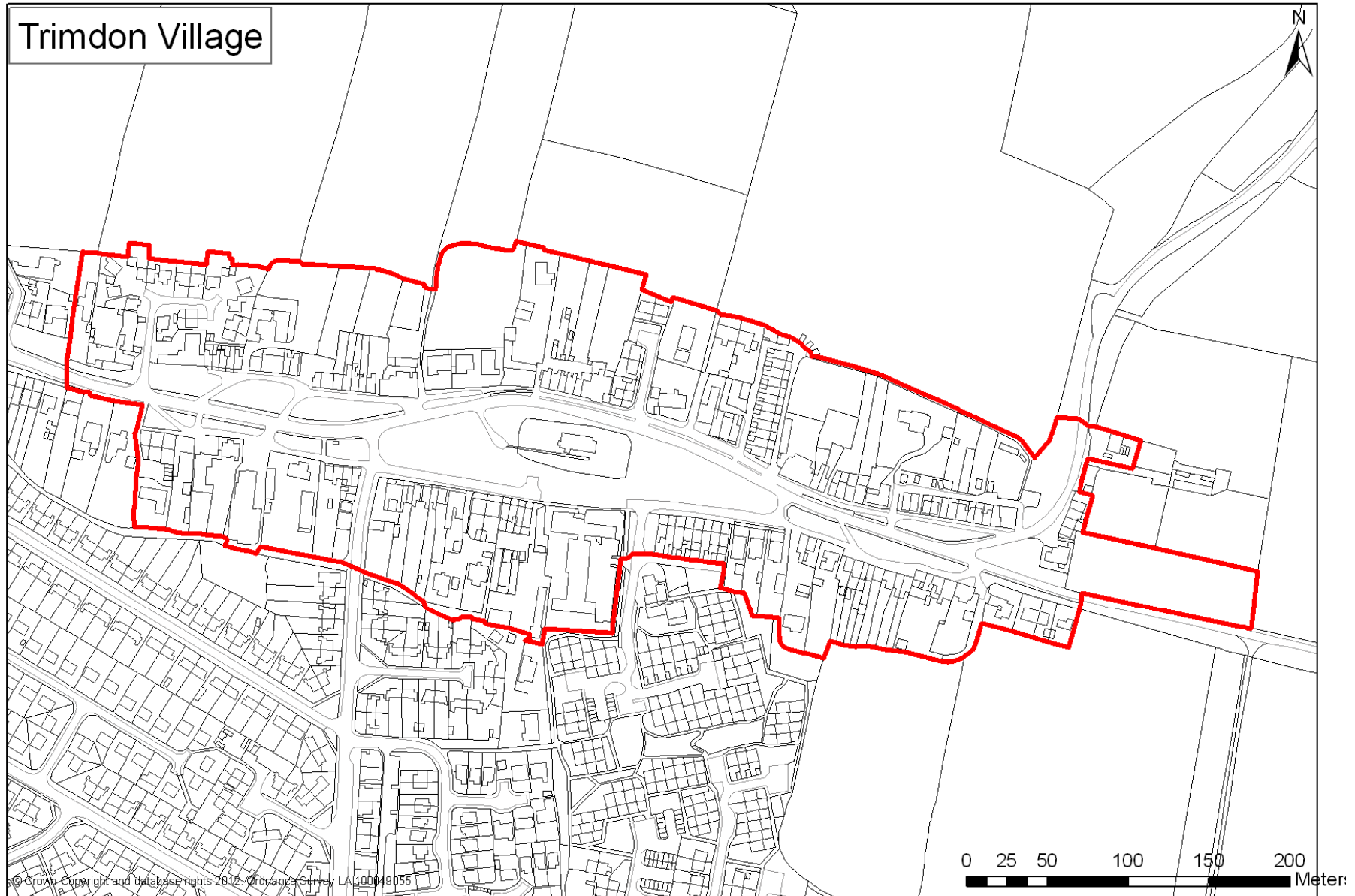


*Heritage, Landscape and Design  
Durham County Council*

Designated 1993  
1st Draft Appraisal 2003  
2<sup>nd</sup> Draft Appraisal October 2012  
Final version appraisal December 2012

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### Conservation Area Boundary



## Summary of Special Interest

The Trimdon Village Conservation Area was designated in July 1993 in recognition of the historic importance of the village as a setting for one of the oldest churches in the County, and the attractive appearance of the village green.

The conservation area centres around the designated village green which dates from the medieval period, and is surrounded by a collection of historic buildings including a Norman church on a mound on the village green. The village is still legible as a medieval settlement although the surrounding countryside has seen extensive housing development which has undermined the setting of the conservation area.



## Public Consultation

Public consultation is an integral part of the appraisal process. This draft document was the basis for consultation with local people and other interested parties, after which it was amended where necessary before being approved by Durham County Council's Cabinet in December 2012. The next stage will be the preparation of a Management Plan programme for all our conservation areas. Initial management proposals have been included in this document for consideration.

## Planning Legislation

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

Conservation area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m<sup>3</sup> in size, the demolition of a boundary wall over 1m in height next to the highway or 2m. 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 historic areas can be found within the National Planning Policy Framework produced by central government.



## Conservation Area Character Appraisals

A Conservation Area Character Appraisal represents the first phase of a dynamic process aimed at the conservation and enhancement of the conservation area. It is an assessment of those features and qualities that make an individual conservation area special. 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 Trimdon'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 Trimdon, 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*

Trimdon Village lies 6 miles south of the historic City of Durham and 9 miles west of Hartlepool. It is situated in the Limestone Escarpment of The East Durham Plateau. The key characteristics of the escarpment are:

- A low escarpment, deeply dissected in places to form a series of short valleys between well-defined spurs.
- Occasional steep sided incised valleys and glacial melt-water channels.
- Gently rounded topography of soft magnesium limestone covered in places by glacial drift.
- Thin calcareous soils over limestone with heavier clays on boulder clay and brown earths on glacial sands and gravels.
- Open, predominantly arable farmland, with pasture on steeper slopes.
- Remnants of limestone grassland on the thin soils of scarp slopes, spurs, ridge tops and incised valleys.
- Varied limestone plant communities in abandoned limestone quarries.
- Semi-regular patterns of medium and large-scale fields bounded by low, clipped hawthorn hedges.
- Few trees – thinly scattered hedgerow ash.
- Sparsely wooded – ancient ash woodlands and areas of hawthorn scrub on steep spurs and vale-sides.
- Occasional small 'green' villages on ridge tops and valley floors.
- Scattered mining towns and villages.

- Large limestone quarries often in prominent locations on ridges and spurs.
- A visually open landscape with panoramic views across the surrounding lowlands.
- Rural in character in places but with a semi-rural or urban fringe quality in settled areas.

### Setting

The Trimdon Village Conservation Area remains a legible example of an expanded medieval settlement with a clearly defined village green at its core. Once within the heart of the village, the character and setting of the Conservation Area is moulded by the area's distinct topography in which simple buildings surround the elevated church.

The wider landscape setting has been eroded significantly by the substantial expansion of Trimdon south and westwards with large scale housing development. Given the scale of development already permitted on the southern boundary, it is important that further developments which erode the setting of the historic village are not permitted so that the village remains legible as a historic settlement and does not become even more subsumed into a larger urban settlement.

The northern edge of the boundary and views northwards across the landscape have been retained, and this open relationship with the surrounding landscape contributes significantly to the setting of the conservation area. Views eastwards out of the conservation area are enhanced by the presence of established hawthorn hedges and mature trees that again reinforce the rural character and setting of the conservation area.





## Historical Summary

Trimdon has been the site of an established settlement since at least the 12<sup>th</sup> century and there has been documented evidence of archaeological discoveries dating from the Bronze Age onwards.

The long narrow green threads its way through the oldest part of Trimdon Village. The ancient village church of St Mary Magdalene is a central focal point and dates back to the Norman period. It is set on a raised mound and dominates the centre of the village and views through the conservation area. In 1146 it is documented that the Church was given to Guisborough Priory and was later purchased by the Roper family during the reign of Henry VIII after the dissolution of the Catholic Church. Church records date from 1725.

One of the most famous aspects of Trimdon's history occurred in 1020 when Trimdon Village was visited by King Canute. According to local legend, Trimdon is supposedly the place where King Canute shaved his head and trimmed his beard before donning a cloak and beginning a bare foot pilgrimage from Garmondsway near Coxhoe to St Cuthbert's shrine at Durham. However there is no documented evidence to support this claim. This legend was thought to have derived the village's name via King Canute's 'trimming and donning' to form 'Trimdon'.

Historic forms of the name include Tremeldona in 1196 and Trembledon in 1339 and the present form Trimdon did not come into use until 1539. The don in Trimdon is almost certainly an Anglo-Saxon word for a hill and is perhaps a reference to the nearby ridge, which stretches west to

Cornforth. Tremel, the first part of the early name Tremeldon, is thought to mean a wooden cross or sign. It has been argued that the name referred to a wooden post erected by pagan Anglo-Saxons and that a Christian church was later established on the site. A former idea that the don referred to a mound formed by a pagan burial is now thought unlikely.

The wide streets cross Garmondsway Common are bordered by 18th and 19th Century houses. These are short terraces of simple two-storey design, which front directly onto the access tracks that skirt the village green. The oldest houses are laid out with a building line close to the green, with long rear gardens. Trimdon remained a small settlement until the opening of Trimdon Colliery brought greater prosperity to the village in the 19th Century. Throughout the 20<sup>th</sup> century Trimdon village became more and more surrounded by substantial development around its periphery, eroded its historic setting significantly.



1860

## Form and Layout

Trimdon Village has a long narrow layout, based around the edges of the village green. The built form is predominantly two storey buildings, mostly fronting directly onto the pavement but some older properties are set back from the road further.



Front Street divides The Green and splits the village into two distinct halves now known as Front Street North and Front Street South. Access tracks around The Green provide vehicular and pedestrian routes to the properties. Most properties have long rear gardens facing onto open paddocks.



## Character Areas

Three character areas have been identified within the Trimdon Village Conservation Area, primarily because the road layout segments the village into two halves – Front Street North and Front Street South. The third character area is the Church and Village Green at the heart of the conservation area.

### *Character Area 1: Front Street North*

This group forms the northern boundary to the Village Green comprising a long ribbon of varying detached and terraced properties. Individual dwellings are generally modest in size but of consistent architectural proportions in term of their eaves height and roof slopes. Although there is evidence of loss of original architectural detail, it still represents an important group, which contributes to the western entrance of the Conservation Area.



The conservation area boundary begins at Trimdon Hall Farm, formerly the Manor House which is a Grade II listed building. The building has individual architectural and historic interest, but also terminates views positively in and out of the conservation area. From here attractive views eastwards lead to the centre of the village bordered by terraces of predominantly two storey terraces. Directly northeast of the Hall is a group of modern infill properties which have respected the scale and materials of the village. Beyond this an attractive open green space stretches as far as the Fox and Hounds PH, past three groups of typical village properties with glimpses northwards to the open countryside beyond the village.

Front Street North continues eastwards curving out around the central village green, allowing longer distant views along the groups of properties. Historic stone walls typical of the village can be seen fronting the properties at no.24-26, followed by a small open green space, before the next terrace leads to the Black Bull Inn directly opposite the Church.



The curved layout of the buildings continues eastwards to the Red Lion PH, past the 20<sup>th</sup> century Vicarage Lane development entrance, former farmhouse at no.35, former chapel at no.36 with Greenside Villas adjacent dated 1914, and the Victorian Coronation Terrace. To the rear of the Red Lion is a large outbuilding, likely to have been the stables for this historic Inn.

Beyond the Red Lion continuing still eastwards, the character area is much less distinctive with no surviving historic details and little to suggest the origins of the terrace because of the modern alterations which have removed all traditional details. The building line widens northwards towards the end of the village green, with the boundary of the conservation area terminating at the end of Trimdon cemetery. The cemetery

deserves special mention as a tranquil and green space that contains the poignant memorial to the Trimdon Grange Colliery Disaster of 1882.



### ***Character Area 2: St Mary Magdalene Church and Village Green***

Located at the heart of the conservation area this character area comprises the Grade II listed St. Mary Magdalene Church, its surrounding grounds and the designated village green. The church and its grounds sit dominantly on a mound of earth, enclosed by a low stone wall and vertical gravestones at the eastern boundary. This group has the highest historic value within the Trimdon Village Conservation Area and is thought to be the starting point for King Canute's Pilgrimage.

The Parish church of St. Mary Magdalene dates back to the Norman period with later medieval and extensive 19th century alterations. It maintains an important central role in the village, featuring positively in views through the conservation area. Key features include the exposed bell tower, the traceried windows, and decorative finials. The attractive setting of the church is enhanced by the presence of several mature trees. The Beckwith Family Burial Vault was discovered in 1989 under the Chancel floor during works to renew the uneven floor and further works to the interior of the building have been carried out in successive years. In 2010 an extension was added to the Vestry.



The designated village green is a well maintained open space that retains its historic linear form. The substantial green has high amenity value as a public open space and combined with the high number of mature trees provides a

verdant heart to the conservation area. Village green status protects this important space from any development, and also from any activities which detract from its appearance or deter public use. There are no formal Tree Preservation Orders in place within the village because of this Village Green status.



### ***Character Area 3: Front Street South***

To the south of the cemetery the boundary of the conservation area begins at the edge of the village settlement, with attractive views across the rural landscape beyond to the south and east. This character area maintains a consistent building line heading westwards, with properties often more set back from the street than those on Front

Street North and larger rear garden areas apart from where modern housing development has encroached to the south. 72 Front Street South, a detached rendered property which is thought to be on the site and possibly incorporating parts of an earlier Manor House, is one of the more interesting properties at the eastern end of the conservation area. Unfortunately the adjacent terraces of buildings to the west have lost most if not all of their traditional details and materials, and their 19<sup>th</sup> century origins are no longer legible.

Moving further west a group of early 20<sup>th</sup> century terraced properties at 45-53 Front Street South contribute positively to the conservation area, with prominent bay and bow windows which unfortunately have lost their traditional timber units. A mix of stone rubble and red brick walls form the boundaries of these properties.



Beyond the 20<sup>th</sup> century infill development of sheltered housing Tremeduna Grange, the architectural style reverts to simple two storey properties fronting the street with a stepped roofline that follows the gradual rise of the green opposite. These buildings are unremarkable in architectural terms, but again represent the typical scale and simple form of the village.



The next building of note is St. Williams Catholic Church, a modest red brick building with stone window arches and finial crucifixes. Records of the church date to 1864, and the building appears consistent with this period, despite a later single storey addition to the front which has concealed its original entrance. The building adjacent is interesting

because of the remnants of earlier stonework mixed with later red brick on the gable wall.



## Architectural Character

### Overview

Although Trimdon Village is one of the larger Conservation Areas in the former Sedgefield Borough it is somewhat limited in terms of listed buildings present, with only the Church of St Mary Magdalene, Trimdon Hall and Hall Farmhouse, and the Trimdon Colliery Disaster Memorial having statutorily listed status.

The conservation area benefits from the presence of a consistent building line and scale of buildings which strongly defines the historic pattern of development along the sides of the village green. Infill developments have largely followed the established building line, with small groups of properties behind the main terraces in some places.



Most of the properties within the conservation area boundary are short terraces of two storey dwellings, in a mix of red brick and rendered elevations and predominantly slate roofs. Unfortunately most properties within the village have lost their traditional details, and the gradual replacement of timber windows and doors with uPVC, slate roofs with concrete tiles, and modern pebble dash and cementitious renders has tangibly eroded the character. For that reason, Trimdon has been included on the National Heritage at Risk register published by English Heritage in October 2012.





## Important Buildings

Three of the most important structures are listed for their architectural or historic interest (Appendix 1). In addition to the listed buildings, many other buildings combine to give the village its unique built heritage (Appendix 2). There is a presumption against the demolition of these structures in accordance with government guidance found in the National Planning Policy Framework.

<b>Name</b>	<b>Grade</b>
<i>Trimdon Hall and Hall Farmhouse</i>	//
<i>Church of St Mary Magdalene</i>	//
<i>Colliery Disaster Memorial in Trimdon Cemetery</i>	//

### Trimdon Hall and Hall Farmhouse. 4 & 5 Front Street Nth

This building began its life as a Manor House, and was later adapted into a farmhouse. In its present condition it is divided into a dwelling and a farmhouse. The building is dated 1718 for Bryan Roper in the door pediment above the main entrance. It is known to incorporate 17th century fabric with 19th century alterations.

The building is constructed in a variety of materials, the first of which is an ashlar plinth to the left of the structure. The western end of the building incorporates a boulder plinth with painted ashlar dressings. The eaves consist of coggled brick. The roof is covered with welsh slate with stone gable copings and brick chimneys. The building consists of two-storeys and three irregular bays. No. 4 Front Street is situated to the left and consists of the cross wing, the first bay and the ground floor second bay of the main range. In the second bay of the

building there is a renewed door, which is set in an architrave underneath a pulvinated frieze with a swan-neck pediment, which has, 'Bryan Roper Anno Domini 1718' incised. The ground floor has three windows and the first floor has five, all have wedge shaped lintels and projecting stone sills with narrow bands of white paint imitating surrounds. The gabled cross wing has a smaller first-floor window on an inner return and wide windows on the front. These windows have tooled chamfered lintels and projecting stone sills. The right-hand side has a six-panel door under an overlight. All glazing is dated from the 20th Century. The roof structure has gable copings on the wing and at the ends of each section of main range; the roof rests on moulded kneelers. The details on the main gables are thought to date from the 18th century and those on the wing are thought to be from the 19th century.

### The Church of St. Mary Magdalene

This Parish Church began its life as a Norman Church and was later altered in a medieval style. The church was altered in the 19th century including the addition of the north aisle between 1873-1874 by J. Hay of Liverpool. A three-bay nave, a south porch and a two-bay chancel with a north vestry were added during the same period. The church is constructed of sandstone rubble and partial boulder plinth. It also contains quoins and ashlar dressings and has a gabled porch, which has a slightly chamfered round-headed arch with a door made of wood board. The nave of the church has two-light windows situated under relieving arches, which have been inserted to replace sash windows. The lower chancel has a low side window with a hollow chamfer and a round arch. This has two trefoil-headed 19th century lights, which flank the priest's door and are set within two centred arches.

The roof of the structure is set on raised eaves, of which the south elevation shows the original offset eaves level. It is covered with Welsh Slate. The west elevation of the church has a central buttress with offsets rising to a simple gable bellcote. There is one single window to the west end of the aisle. An extension was added to the vestry in 2010.



### **The Colliery Disaster Memorial, Trimdon Cemetery**

This was erected in circa 1882 and was designed by G. Ryder and Sons, Bishop Auckland. The Memorial commemorates the men who died in the explosion at Trimdon Grange Colliery, February 16th, 1882. This was one of a series of explosions around this time in the Durham

Coalfield, which were subject to an official report by Her Majesty's Inspectors. Similar monuments stand at the cemeteries of Five Lane Ends, Tudhoe and Spennymoor (W.N. and J.B. Atkinson, Explosions in Coal Mines, 1886)

The memorial is built of Sandstone ashlar and has granite shafts. The structure has a shaped base connected to a square pedestal with a moulded plinth. There are inscriptions on all four sides as well as a raised semicircular panel on the plinth inscribed:

ERECTED BY THEIR FELLOW WORKMEN AND FRIENDS  
AS A TOKEN OF THEIR SINCERE RESPECT.

The structure is continued with a high octagonal spire, which has blind tracery and leaf decorations situated on alternative panels. The top of the structure consists of a cross finial, which rests on a square block and has various scenes carved in low relief on its various sides. The first shows a rescuer carrying a dead miner, the second shows a pair of clasped hands with the motto 'Friendship', the third depicts a mother and child both weeping and the final one shows a miner walking to work wearing a cap, breeches and jacket, who is carrying a lamp and pick, beside a railing. These gothic-shaped panels have the names of the 74 men that died inscribed on them. The structure is grade II listed for historical value and architectural merit.

## Building Materials

Buildings within the Conservation Area are currently represented by a variety of materials, textures and colours. Although a handful of stone faced buildings remain, the majority are either of brick or rendered finish, the predominance being smooth faced render but several finished in pebble dashing. Where stone has been used this has generally been local sandstone; rendered surfaces have generally been painted in shades of cream and white.

Roof coverings are of a mixed materials with a predominance of welsh slate although there are some modern pantile roofs as well. In terms of doors and windows only a small number of original traditional examples survive. Although original openings in the masonry remain, a variety of modern windows and door styles and materials currently appear on the front elevations. Generally, the influence of modernisations has led to a great deal of misguided alterations to the older properties within the Conservation Area, with the loss of traditional architectural detailing, being replaced with modern materials and designs. As a result of this widespread erosion of traditional details and materials the Trimdon Village Conservation Area has been selected for inclusion in the National Heritage at List Register produced by English Heritage.

## Boundaries and Means of Enclosure

The conservation area includes a number of historic stone walls which contribute to the setting of individual buildings such as Trimdon Manor as well as featuring in views through the village. Key examples can be seen in front of the terrace at 24 – 26 Front Street North, 45-53 Front Street South, in front of Trimdon Hall Farmhouse and around the Church.



## Open Spaces and Trees

Trimdon Village Conservation Area has always been characterised by an extensive village green which is almost entirely enclosed by two storey cottages. The sense of spaciousness of the green contrasts sharply with the narrow lanes to the east and west. In parts, the green extends right onto the front of the surrounding dwellings. This has however been impacted upon via the implementation of concrete bollards used as a preventative measure against parking.



The vast expanse of the green provides the setting for The Church, which is sited prominently on a raised mound. This has a towering effect over the surrounding two storey cottages and portrays a real sense of importance. The mounding surrounding the church offers discrete but important views of the surrounding countryside. A number of notable trees are present on the green which feature positively in views through the village.

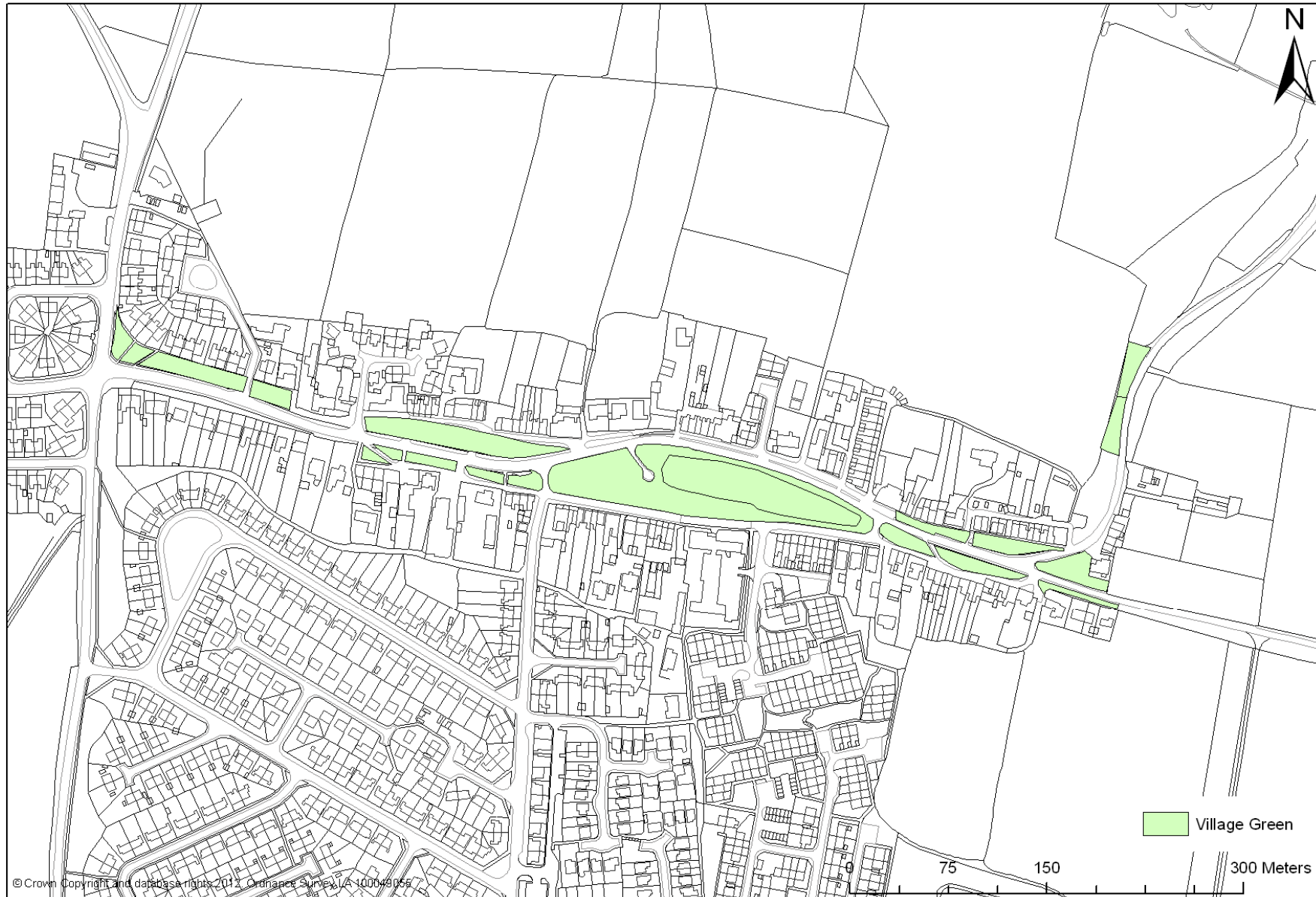
There are no Tree Preservation Orders within the conservation area, but there are a number of mature trees that have amenity value and contribute positively to the setting and appearance of the conservation area.



The conservation area boundary also includes Trimdon Cemetary which is a tranquil open space at the western end of the village. The cemetary was established in the 1860's and includes a memorial to the Trimdon Colliery disaster of 1882 in which 74 people were sadly killed.



# Village Green Designation



## Views

Appendix 4 shows a number of important views through the conservation area, primarily highlighting key views of the church, the village green and relationship between the village and the surrounding countryside.



## Activity

Activity within the Trimdon Village Conservation Area centres around residential use and domestic activity, with two churches and four public houses providing some opportunity for local interaction. Only one retail unit survives adjacent to the Black Bull, the traditional butcher and blacksmith shops having long since disappeared.

## Public Realm

### *Roads, pavements and other surfaces*

The village unfortunately retains no historic surfaces, although the surviving historic stone walls do contribute positively to the public realm. Former track areas of the village have been resurfaced in tarmac, which has led to increased on-street parking.



There are numerous concrete bollards, which surround the edges of grassed areas, which aim to deter the parking of cars but in turn detract from the setting and character of The Village Green.

### *Signage*

A traditional road sign survives at the eastern end of the village, unfortunately somewhat spoiled by the addition of a

modern road sign. Elsewhere in the village modern highway signs prevail, but are not overly obtrusive and street clutter is not a significant issue in this conservation area.

### *Street furniture and overhead cables*

The street furniture present has an inconsistent style, with some elements in need of maintenance. The appearance of the village has been improved however by the provision of flower planters along the green and particularly at the eastern end of the village around the cemetery entrance.



A network of telegraph poles and electricity lines are present on both sides of Front Street, and numerous highway lighting poles stretch along the edges of the village green. Both the overhead lines and the large highway poles detract from the open views through the village and a reduction in this clutter would be welcome.

### General Condition

The condition of the conservation area is generally sound with some isolated exceptions where a limited number of old properties and ancillary buildings have been underused or abandoned placing them at risk. Proposals which promote their sympathetic repair and appropriate reuse should be supported.

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.

### Management Proposals

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

- Protect the historic pattern of development within the village.
- Protect important views out of, into and across the conservation area.
- Ensure that the setting of the conservation area is not compromised by further large scale development adjacent to the boundary

- Identify buildings and structures at risk and devise and implement proposals to secure their wellbeing.
- Promote good practice in the repair and maintenance of historic fabric through the preparation of guidance notes and the active support of the Council's Conservation Officers.
- Promote the undergrounding of overhead cables if technically possible.
- Monitor erosion of traditional details, and consider whether an article 4(2) direction removing householder permitted development rights is needed to prevent further harm to the character and appearance of the village

### Approved Boundary Changes

In December 2012 the boundary of the conservation area was amended to conform, where relevant, to current property boundaries and landscape features.

Following the public consultation period an amendment was made to the proposed boundary of the conservation area to include Byfields, a 1929 bungalow adjacent to Birklett Terrace. This property is clearly part of the village settlement, although it has limited architectural or historic merit.



## Contacts and References

### *Bibliography*

National Heritage List produced by English Heritage

Management and protection of registered town and village greens, DEFRA

Trimdon Times website

The County Durham Historic Environment Record

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Ordnance Survey LA 100049055

All images Durham County Council, unless otherwise stated.

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## Appendix 1: Listed Buildings

Three of the most important structures 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 or outbuildings which were built before 1948. The details below are directly copied 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](http://www.english-heritage.org.uk/list)

<b>Building</b>	<b>Grade</b>
<i>Trimdon Hall and Hall Farmhouse, 4 and 5 Front St Nth</i>	<i>II</i>
<i>Church of St. Mary Magdelene</i>	<i>II</i>
<i>Trimdon Colliery Disaster Memorial</i>	<i>II</i>

### **No. 4 (Trimdon Hall) and No. 5 (Hall Farmhouse) (Formerly listed as Roper House) TRIMDON FRONT STREET NORTH (North side)**

Listing Number: 1121450

Grade: II

Manor house, later farmhouse, now subdivided into house and farmhouse. Dated 1718 for Bryan Roper in door pediment; probably incorporates C17 fabric; early C19 alterations. Incised stucco, with ashlar plinth to left, west part; boulder plinth to rear outshut; painted ashlar dressings; cogged brick eaves at rear of west bay of right part. Welsh

slate roof with stone gable copings and brick chimneys. Main range with left -cross wing and rear outshuts. 2-storey, 5-window main part with 2-storey, one-bay wing breaking forward at left; 2-storey, set-back right part has 3 irregular bays. No. 4 at left consists of cross wing, first bay and ground-floor second bay of main range. Renewed door in second bay, in architrave under pulvinated frieze and swan-neck pediment with 'Bryan Roper Anno Domini 1718' incised. 3 ground-floor and 5 first-floor windows, (the left bay wider and the 2 right ground-floor windows evenly spaced between the 2 above), all have stucco incised in wedge lintel shape, and projecting stone sills, with narrow bands of white paint imitating surrounds. Gabled cross wing has smaller first-floor window on inner return, and wide windows on front with tooled chamfered lintels and projecting stone sills; some alterations to soffits of lintels. Right part has 6-panel door and overlight at extreme left of first wider bay; incised wedge-shaped lintels to all except wide ground-floor window at centre of 2 right bays. All C20 glazing. Gable copings on wing and at ends of each section of main range rest on moulded kneelers, those on both main gables of C18 character, those on cross wing probably C19; roll-moulded finial on cross wing. Corniced yellow brick chimneys on rear of gable of wing, at junction with wing and to left of door of No. 4; banded red brick chimneys at right end of each part of main range, all on ridge. Right return gable shows 2 small fire windows on ground floor; large patch in render high on first floor suggests loft door now blocked.

Interior: cross wing has front ground-floor room with deeply-moulded cornice and top cornice, and wall lining on battens, suggesting panelling either covered or removed; architrave to splayed window, shutters removed; similar splay to window above. Owner reports rear ground-floor room of wing had

evidence of wide chimney through ceiling, and smaller gap beside chimney, suggesting ladder stair. Short passage on first floor ends in renewed door to rear room under 6-pane overlight with ovolo-moulded early C18 glazing bars, c.6 centimetres wide. Rear windows in wing have splays to ground level. Main range has dogleg stair in first bay with panelled grip handrail on boxed-in balustrade; newels with low moulded caps and pendants: corniced string; upper end of each balustrade ramped down to accommodate string of next flight. Remainder of building, Hall Farmhouse, only partly inspected; many 6-panel doors; wide fire arch in east gable, jambs removed.

### **Church of St. Mary Magdalene**

Listing Number: 1121451

Grade II

Parish church. Norman and later medieval; C19 alterations including 1873-4 north aisle by W. and J. Hay of Liverpool. 3-bay nave with north aisle and south porch; 2-bay chancel with north vestry. Sandstone rubble, with partial boulder plinth, quoins and ashlar dressings; some brick at ground level at east end; Welsh slate roof. Gabled porch has slightly-chamfered round-headed arch to boarded door. 2-light nave windows under relieving arches have been inserted to replace sash windows, of which straight joints are evidence. Lower chancel has low-side window with hollow chamfer and round arch; 2 trefoil-headed C19 lights flanking priest's door in 2-centred arch; 3-light east window with tracery. West elevation has central buttress with offsets rising to simple gable bellcote; single window in west end of aisle. Roof on raised eaves, south elevation showing offset at original eaves

level. Cruciform angelus finial; iron cross chancel finial. Catslide roof on aisle.

Interior: painted plaster with ashlar dressings. Arch-braced roof on roll- moulded stone corbels, some on south medieval; all rafters collared, with blocking panels above collars of principals; one large purlin, slightly trenched. Depressed round-headed chancel arch, now elliptical, on imposts and chamfered square shafts, the north with broach stops. Arcade of roll- moulded 2-centred arches on round piers with moulded caps and plinths. South wall battered. Rerearches, all deeply splayed. C19 octagonal pedestal font on round shaft with stiff-leaf capital. Boarded pine pews with shaped ends. Glass mostly plain, with some coloured quarries; low-side window has 1873 medallion glass, gift of church warden. Monuments include small brass in south chancel wall, with well-cut inscription 'Quam vixit erga cognatos pius et officiosus - Hocce aes testetur' to Bryan Lencester (sic), died 1759 aged 48, with 'H.S.J.' at head. Eroded stone memorial in chancel floor.

### **Colliery disaster memorial in Trimdon cemetery**

Listing number: 1160269

Grade II

Colliery disaster memorial. Circa 1882, by G. Ryder and Sons, Bishop Auckland. Commemorates the men who died in the explosion at Trimdon Grange Colliery, February 16th, 1882. Sandstone ashlar with granite shafts. Shaped base to square pedestal with moulded plinth, cornice and crocket capitals on corner shafts. Inscriptions incised on all four panels, and raised semicircular panel on plinth inscribed ERECTED BY THEIR FELLOW WORKMEN AND FRIENDS

AS A TOKEN OF THEIR SINCERE RESPECT. Signature on plinth. High octagonal spire, with blind tracery and leaf decoration on alternate panels, has cross finial and rests on square block which has scenes carved in low relief on sides, and flower and beast decoration. One side shows rescuer, in suspended loop, carrying dead miner; another shows clasped hands, and motto 'Friendship'; another a mother and child, weeping; the fourth a miner walking to work, in cap, breeches and jacket, carrying lamp and pick, beside a railing. Gothic-shaped panels have names of 74 dead. Historical note: this was one of a series of explosions around this time in the Durham coalfield which were the subject of an official report by Her Majesty's Inspectors. A similar monument stands in the cemetery at Five Lane Ends, Tudhoe, Spennymoor (q.v.).

Source: W.N. and J.B. Atkinson, *Explosions in Coal Mines*, 1886.

## 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	Building
	11 Front Street North
	Fox and Hounds Public House
	Black Bull PH
	35 Front Street North
	36 Front Street North
	Red Lion Public House
	72 Front Street South
	St. William's Catholic Church

### 11 Front Street North



This attractive example of a late 19th Century house forms an attractive backdrop to the facing green. It is set back from the main road by a sweeping track. The roofing has its own stand-alone style with its three gable peaks and detailed rendered pelmets.

This feature is accentuated above the central main entrance forming a porch-like covering. Housed within this feature is a non-descript 20th Century wood two-panel door although this still stands out due to its rendering in red and its single-pane overlight. The windows of the property consist of four-pane

sashes rendered white, which sit on flush stone sills, which are also white. The building is divided into two-storey's and three bays. The roof of the property is steeply pitched and contains a central clay-tile-ridgeline. In this roofing are housed three brick chimneystacks with renewed clay pots.

### Fox & Hounds, Front Street North



This Public House is thought to date from the mid 18th Century. The exterior consists of painted rough render with point ashlar dressings. The roofing consists of Welsh slate and is home to four original brick chimneybreasts with renewed

claypots. The structure consists of two-storeys which are divided by seven bays. The structure has ground floor entrances located centrally in the third and sixth bays. The doors present are made of wood and divided into eight panels. They have been rendered white with black detail. Both doors are set under flush lintels painted black. The windows of the Public House consist of ground floor two-pane renewed sashes with four-panes sashes located directly above on the first floor.

### Black Bull Inn



The Black Bull Inn appears to be a 19<sup>th</sup> century, and is a rendered two storey building with a slate roof, projecting entrance bay with mock

timber framing at the eaves. The building unfortunately has modern PVC windows, in place of its original timber sliding sash units but retains a prominent street presence in views along this part of the village.

### 35 Front Street



This attractive former farmhouse is included for its intrinsic value and contribution to the northern key group of buildings which help to define the shape and setting of The Village Green. The exterior consists of ashlar dressings.

The roofing consists of Welsh slate and is home to three original brick chimneybreasts with renewed claypots. The structure consists of two-storeys which are divided by four bays. The structure has ground floor entrance located centrally in the second bay. The doors present are made of wood and divided into eight panels. All doors are set under flush lintels. The windows of consist renewed sashes.

### 36 Front Street North



36 Front Street North is a former Primitive Methodist Chapel, now in residential use and retains its ecclesiastical appearance with arched windows at the upper level, with a rose window above the 1897 date stamp.

### Red Lion PH, Front Street North



The Red Lion is one of four public houses within the conservation area boundary and is a 19<sup>th</sup> century rendered property. A detached former stables to the rear is also of interest.

### 72 Front Street South



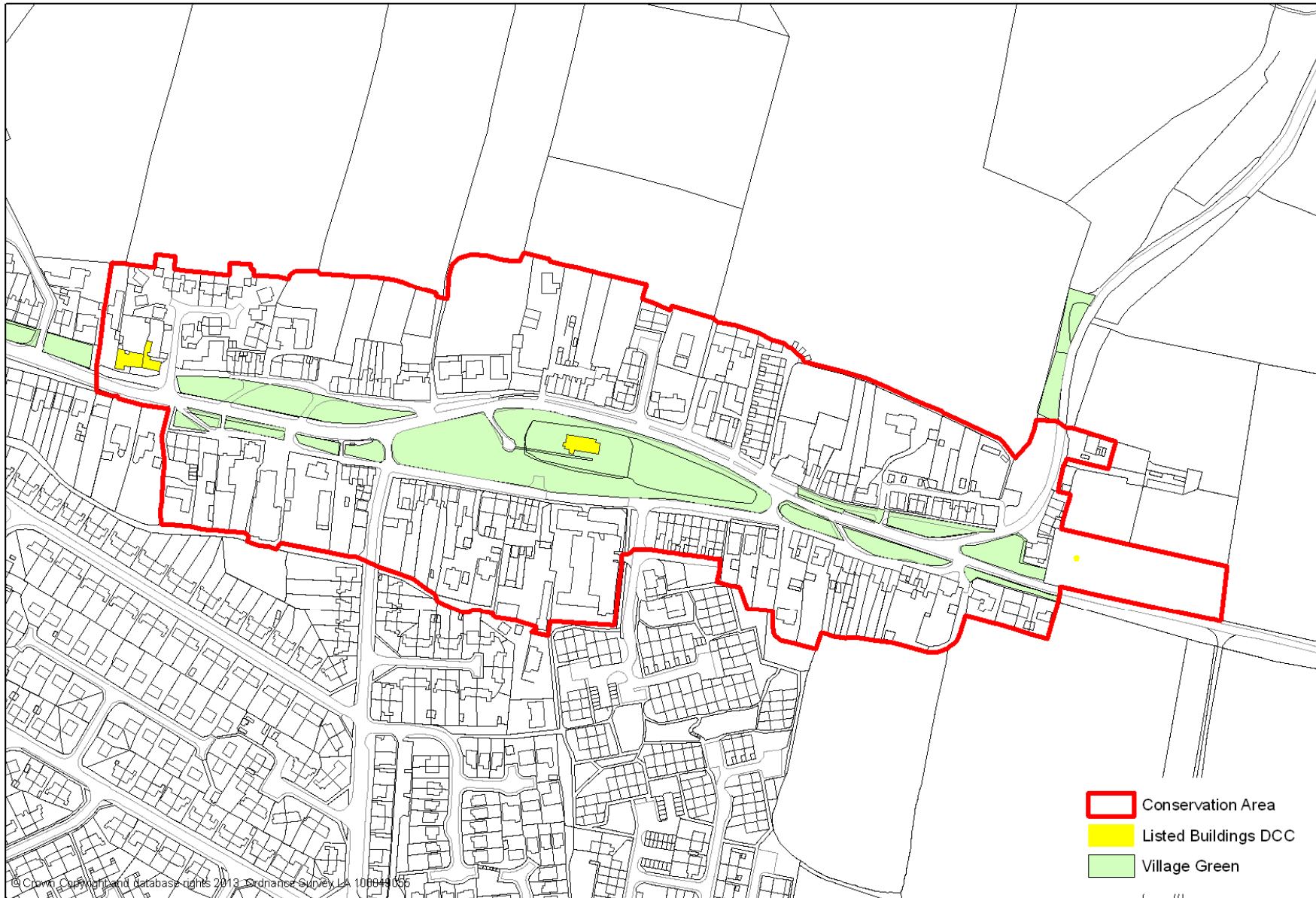
This dwelling house provides an attractive backdrop to the setting of the eastern entrance to the Conservation Area. This is emphasised by the way it fronts directly onto the Village Green. This dwelling house is constructed in rendered sandstone ashlar with a renewed clay tile roof and brick end chimneys with clay pots. The structure is two storeys and is divided into three bays. The main entrance is central in the second bay and has a renewed wood panel door, which is rendered white. A date stamp over the door says 1345 and the property is called The Manor House, and is thought to incorporate parts of an earlier building. The stone boundary wall to the east certainly is much older than the more modern appearance of the house would suggest. This building is not a listed structure but still contributes positively to the setting of the area and is worthy of recognition.

## St. Williams Catholic Church



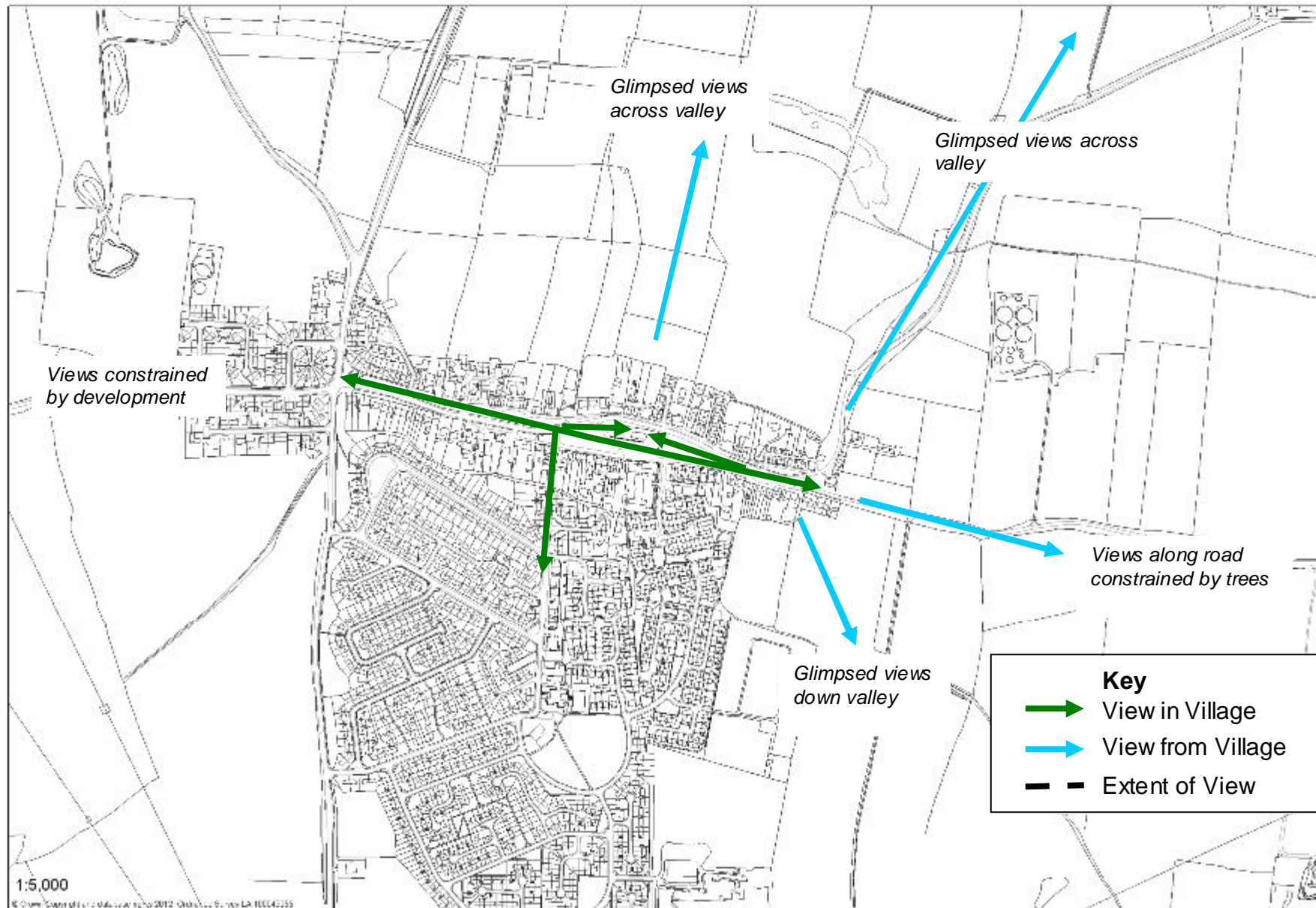
St. Williams Church is first shown on the 1894 OS Map and is a large red brick building with stone window detailing and welsh slated roof. The historic appearance of the building is partially concealed by a single storey 20<sup>th</sup> century extension.

### Appendix 3: Current Designations





### Appendix 4: Key Views







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