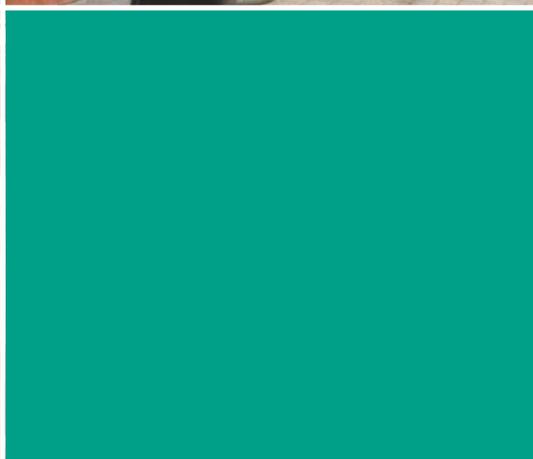




The Lanchester Village Design Statement

Approved by Derwentside District Council as Supplementary Planning Guidance



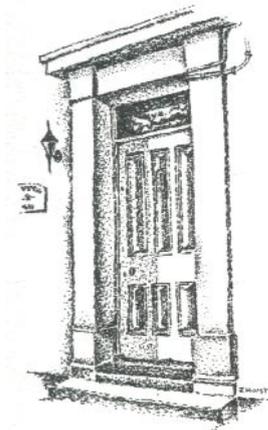
The Lanchester Partnership Ltd.
May 2004



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Acknowledgements

Following an all-day 'Village Character Workshop' and follow-up activities, during which over 100 Lanchester residents told us what they did and did not want, the Lanchester Village Design Statement has been produced by a large team who worked enthusiastically on it for over a year.

In particular, the tireless and skilful work of Jill Gladstone, Michael Horsley, Brian Masterman and Brian Naylor needs to be recorded.

Lillian Dixon and the Local History Society contributed valuable historical data.

Judy Hurst provided the lovely drawings.

The Planning Division at Derwentside DC gave tactful advice and guidance and provided the superb maps.

Many residents responded helpfully to frequent consultations.

The Village Voice newspaper was invaluable in keeping everyone informed.

Lanchester Parish Council gave help and support throughout.

The Lanchester Village Design Statement would have not been possible without a generous donation from Sir Tom Cowie and a substantial grant from Shell Better Britain.

Design by Ian Clarkson. Printed by *inprint* Derwentside District Council.

Our grateful thanks are due to all of them.

Mike Gladstone.

Chair of the Lanchester Partnership Ltd.

May 2004



1 introduction

What is a Village Design Statement?

The purpose of a village design statement is to provide guidance that will help to conserve the valued aspects of a village and the land around it, by managing the changes that the future may bring.

Working from a consideration of the past and present, it describes the distinctive local character of a place, especially those features that the people of the area value. Based on this, the Design Statement lays out design guidance and aspirations which, if respected, will help conserve the area for the future and enable appropriate development to take place.

Why produce a Design Statement for Lanchester?

The parish of Lanchester with the village at its heart has evolved over many hundreds of years to become the Lanchester that is lived in today.

Amongst the things that make the village a special place with a character that is worth preserving are Front Street, the Green, the Parish Church and the many open spaces within it. Also important are the buildings, the relationships between them, and the inter-relationship between the village and the surrounding countryside.

Outside the village the rolling farmland and woods of the Pennine foothills provide a rich agricultural landscape. This countryside is much appreciated both by those who live in the area and by visitors.

We have tried to capture the qualities of Lanchester and its surroundings which the people of the village consider important, so that they may be recognised and protected for future generations.

Who is it for?

This statement will provide guidance to householders planning extensions, to shopkeepers thinking of new windows, to the builder of a new house or a landowner planning tree planting or felling. It provides a framework within which designers can work to ensure harmony within the environment.

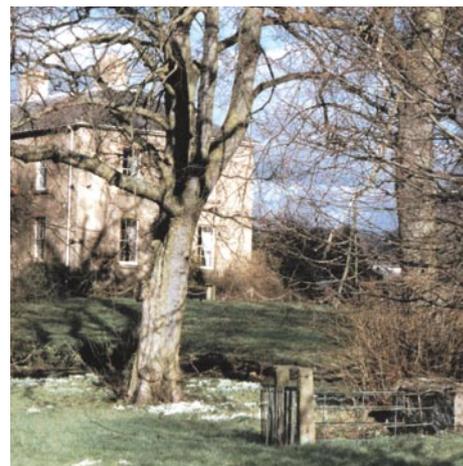
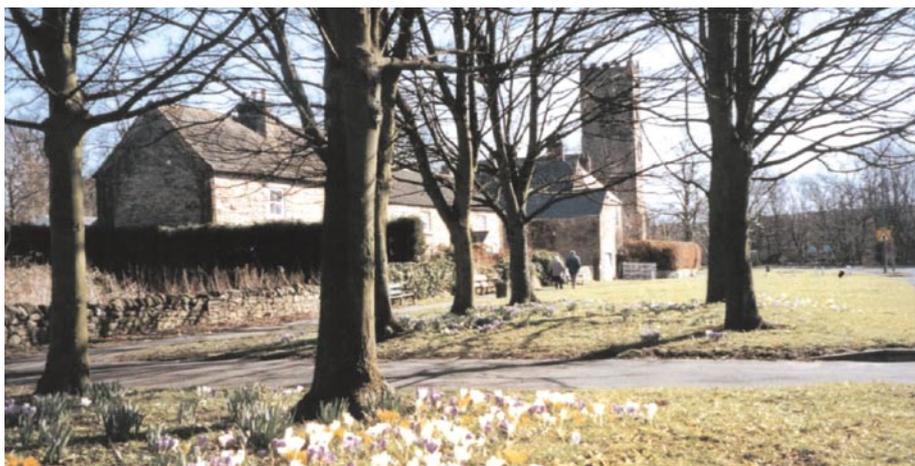
It is therefore addressed to:

- householders;
- business people and farmers;
- architects, designers, planners and engineers;
- builders;
- statutory authorities;
- the Parish, District and County Councils.

How has it been produced?

This design statement is the result of continuous consultation over a period of 15 months with the people who live and work in the parish. Through a series of meetings, a Village Character Workshop Day and displays in local public buildings the views, ideas and opinions of many residents have been sought. Articles have been published in the "Village Voice" newspaper and various drafts have been circulated to numerous interested people. Care has been taken to ensure that the document represents the views of the whole community. All stages of drafting have been open to everyone interested in participating. Drafts have been placed in the library and elsewhere. The replies to a questionnaire, circulated near the end of the drafting period to 400 houses, were overwhelmingly in agreement with the conclusions. The final document was placed on deposit, asking for comment, in the library, post office, community centre, schools and churches. It was also publicised in the 'Village Voice' newspaper. This resulted in widespread approval and no adverse comment.

Durham County Council and Lanchester Parish Council wholeheartedly support it.



Derwentside DC has adopted it as Supplementary Planning Guidance.

What area does it cover?

The statement relates to the whole of the parish of Lanchester lying to the east of the A68 road. This includes the hamlets of Hollinside, Hurbuck, Malton and Ornsby Hill.

The part of Lanchester Parish that lies west of the A68 is within the North Pennines Area of Outstanding Natural Beauty for which there are separate supplementary planning guidance documents.

How is it to be used?

The advice, aspirations and guidelines are considerations that anyone contemplating development or alterations to property is encouraged to take into account, whether or not planning permission is required.

They do not change the need, or otherwise, to obtain planning permission.

Applicants for planning permission will need to demonstrate that their proposals have respect to this document. It will therefore supplement and support the Derwentside District Local Plan as it affects Lanchester parish, assist the work of the District and Parish Councils, and be taken into account in the event of appeals to the Secretary of State.

There may be circumstances that outweigh such considerations in individual cases, so it will not always follow that proposals will be refused for non-compliance with them. Such cases are expected to be the exception rather than the rule.

The 'Aspirations' set out in blue at the end of each section are objectives and improvements that have been identified as desirable. They are expressed in very broad terms or are generally outside the scope of the planning system. For these reasons Derwentside D C are not able to formally adopt them as Supplementary Planning Guidance. However they have endorsed them as worthwhile objectives of the community and it is hoped that they will be borne in mind by Local Authorities and others as opportunities occur when carrying out or influencing changes or improvements.

What other planning documents relate to Lanchester?

At the time of printing the following planning documents related to Lanchester:

- Durham County Structure Plan;
- Derwentside District Local Plan;
- other supplementary planning guidance:
 - SPG 1: Developments Affecting Trees
 - SPG 2: House Extensions
 - SPG 3: Conversion of Rural Buildings
 - SPG 4: Caravan and Chalet Development
 - SPG 5: Siting and Design of Agricultural Buildings
 - SPG 6: Shop Fronts
 - SPG 7: The Layout of New Housing

"The North Pennines Area of Outstanding Natural Beauty: Good Practice in the Design, Adaptation and Maintenance of Buildings" and

"The North Pennines Area of Outstanding Natural Beauty: Agricultural Buildings Design Guide" are useful and informative documents. Although guidance given in these documents is not mandatory in the area covered by this design statement the principles are commended.

What other Planning Constraints apply to Lanchester?

In addition to the general need to obtain planning permission, there are some particular constraints on development in and around Lanchester:

- Much of the village centre is a Conservation Area (see plan on facing page 19) where there is a duty on the District Council and an obligation on developers to ensure that the character or appearance of the area are preserved or enhanced. In this area any tree pruning or felling requires 6 weeks notice to the District Council.

- The older core of the village (including Front Street and the Green) is further protected in that it is subject to direction under Article 4 of the T & C P (General Permitted Development) Order 1995, which requires planning permission to be obtained for almost all external alterations to buildings. See Section 4.1.
- There are Listed Buildings in the village. Alterations and additions to these require Listed Building Consent. Failure to obtain the necessary consent is an offence. The Roman Fort, its surroundings and parts of the aqueduct are Scheduled Ancient Monuments. Any activities within or likely to affect the site need Scheduled Monument Consent.
- Most of the land immediately outside the village Development Limit (see plan facing page 19), together with almost all of the land in the east and south of the parish, has been designated an Area of High Landscape Value. In this area particular attention is required to preserve the landscape qualities.
- The areas of Historic Parkland are designated as such to protect the landscape.
- Several Sites of Nature Conservation Importance are defined for protection.
- Many trees are protected by Tree Preservation Orders requiring consent to be obtained for pruning or felling. Again, failure to obtain the necessary consent would be an offence.



2 the village context

2.1 Evolution of the Settlement

THE ROMAN PERIOD

Lanchester has a long history. At the time of the Roman invasion in the 1st Century the powerful Brigantes inhabited this area. On their northward march the Romans built Dere Street from York to Hadrian's Wall at Corbridge. A staging post was established at Longovicium - now Lanchester. It became an important military stronghold.

Longovicium was built both to maintain control over the area and to act as a major distribution camp for men, livestock, equipment and goods of all kinds. The fort was large, 160m x 140m, and held up to 1000 troops. Together with an extensive civil settlement it covered possibly 30 acres. Longovicium must have been very busy when it was fully occupied.



Geophysical survey of the Roman Fort

To supplement the wells inside the fort the Roman engineers built an aqueduct 6 km long to the west of the camp, which was fed by a reservoir created by one of the oldest dams of its type in the world.

Today the outline of the fort is clearly seen, 0.9km West of, and 65m above, the Village Green. It would have been a splendid vantage point from which to command the valley.

The fort, parts of the aqueduct and the dam are Scheduled Ancient Monuments, but the alignments of parts of the aqueduct and Dere Street are not precisely known, making them difficult to protect.

The educational and tourist potential of the Roman fort with the vicus (civilian town), aqueduct and dam might be realised one day. The options have been assessed in "A Conservation Plan and Development Study" carried out for Derwentside DC.

ROMAN TIMES TO THE 17TH CENTURY

After the Roman armies left in the 4th Century, Lanchester shrank as it again became an agricultural settlement. Without Roman protection this area was vulnerable to raiders - Scots, Anglo-Saxons and the Vikings who inhabited this area around 800AD. A hoard of Viking weapons and tools found at Hurbeck is now in the British Museum.

Construction of the magnificent parish church of All Saints began in 1143, probably on the site of an earlier Saxon church. The Roman fort was a convenient source of stone, 5 large columns coming from the headquarters building. The first rector of the church was recorded in 1147.

In the Boldon Book of 1183 Lanchester is mentioned as one of the great manors of the See of Durham, surrounded by forests and moors. Lanchester was becoming an important ecclesiastical centre, a deanery and college of canons being created in 1284 when the parish was ten times larger than it is today.

There is at least one medieval house in Lanchester, Peth Cottage. The earliest part of this cottage dates from the 14th - 15th Century and is built of Roman dressed stone. It is said that Deanery Cottage could date from the 12th Century.



Peth Cottage

THE 17TH, 18TH AND 19TH CENTURIES

During this time the village grew slowly along the valley floor and around the Green. The present butcher's shop was built in 1690 and the house that is now the Post Office in 1778. A map of 1754 shows a settlement of 16 houses and a corn mill. It is said that the S-curve of Front Street was to prevent winds blowing straight down the street.

The Enclosure of Lanchester parish in 1773 followed by agricultural improvements led to much robbing of stones from the Roman camp for use in farm buildings and walls. Dressed stones from the camp are evident in many walls in the surrounding area.

Several large houses were built nearby; Greencroft Hall in 1670, Ornsby Hill House in 1778, Greenwell Ford a few years later, Burnhopeside Hall in 1800 and the present Colepike Hall in 1859. The prosperous families who owned these houses gave employment to men and women of the village and were a focus for the social life of the locality. The parklands that they created still form part of the attractive landscape surrounding the village.

Some late Georgian houses including Brook Villa and The Lodge were built looking out over the Smallhope Burn. Along with Deanery Farm, Deanery Cottages and the old Parsonage, the attractive buildings around the Green must have looked much as they do today.



Cottages bordering the Green

When the valley road from Witton Gilbert to Shotley Bridge via Lanchester was built in 1810 the population of our agricultural village then began to grow more quickly.

The original Methodist Chapel was built facing the Green in 1819. It became a smithy, then a joiner's store and is now a cottage.



The original Methodist Chapel

Lanchester was the judicial centre for north-west Durham. Petty Sessions were held and there was a lock-up.

The most prominent group of buildings in the village during the 19th Century belonged to the workhouse, which was opened in 1839. The office, which was built for the Board of Guardians of the Workhouse, later became the Council offices, then the police station and courthouse, and now houses the library.



The library, one of several former workhouse buildings with modern uses

Bishop Bek Hall was also originally part of the workhouse complex - an imaginative and pleasing re-use of an old building to meet changing needs.

In 1851, when the Old Vicarage was built on Cadger Bank, there were 140 houses in the parish with 752 residents. The village continued to develop along Front Street and around the Green with most of the houses built of stone.

The Alderdene Burn ran down the West side of Front Street to join the Smallhope Burn as it meandered around the Green.



Old houses in Front Street

The opening in 1862 of the Durham - Consett railway line with a station at Lanchester prompted the next surge in development.

Terraces of houses were built on land near to the railway station and along the roads linking the railway station to Front Street, i.e. Station Road, The Garths, Prospect Terrace, Church View, Mount Pleasant, Railway Street and The Square.

The terraces nearest to the village centre were mainly in stone; others were in brick. The opening of the railway introduced the new roofing material that characterises the roofs of the village today - grey Welsh slate. Before this, red clay pantiles or dressed stone slabs had been used.



The present Methodist Chapel was built in 1868, the Endowed Parochial School (now the Community Centre) in 1875 and the Primitive Methodist Croft View Chapel in 1884.

THE 20TH CENTURY

In about 1905 Alderdene Burn was culverted and shortly afterwards the Co-operative store (now Lanchester Carpets and Peters' Bakery) was built. The present Roman Catholic Church in Kitswell Road replaced a 'tin church' and convent in 1926. In 1937 the Smallhope Burn was culverted under the Green. This increased the size of the Green but hid the burn from view. In the same year Alderdene estate was built. The larger Burnhopeside/Deneside estate followed soon after the end of the 2nd World War. These estates reflect

the style and standards of the time, being well built in rows of red brick semis with gardens front and rear. The road and footpath network was designed for a time of low car ownership, when garages were not thought to be necessary.

By 1961 the population had reached 4050. The development of the village then accelerated again. During the following 11 years 4 housing estates amounting to over 500 houses, 2 schools and an old people's home were built. These private estates were constructed by builders to their own designs, generally with garages. Part of Front Street was demolished and replaced by a row of shops that are typical of their period.



In 1966 the railway was closed. (It has since been converted into the very popular Lanchester Valley Walk.) In 1970 the by-pass was built, easing traffic congestion. In 1973 jobs were lost when the livestock mart closed, soon to be followed by the Siris factory.

Since then there has been significant further housing at Valley Grove, St. Bede's Court, Oakwood, Greenwell Park, Fenhall Park and Lee Hill Court.

However, fewer people now tend to live in each house, so the population of Lanchester ward, which was estimated at over 6,000 in 1973, had dropped to 3,900 by 2001.

In the last 30 years there has been a large increase in car ownership.

ASPIRATIONS

Great care should be taken of the Roman remains around Lanchester. In particular, Dere Street and the Roman aqueduct should be located and given appropriate protection.

Community consultation on the effects on the village of any plans for excavation and development of Roman remains is essential.

2.2 The Present Village

Today Lanchester is a thriving village of some 1800 houses (about half of which are council-built) lying unobtrusively in the valley of the Smallhope Burn. It is its setting within the landscape and its grouping around Front Street and the Village Green, overlooked by the ancient Parish Church, which are identified by the residents as the most essential attributes of the village.



The Parish Church overlooking the Green

It has a strong community spirit, as illustrated by a lively village newspaper and more than 60 clubs and organisations. Most residents consider it a good place to live.

ECONOMY

Over the years the mechanisation of agriculture, followed by the closure of the railway, livestock mart, coal mines, Siris factory, Lee Hill Hospital and much of Maiden Law Hospital has reduced employment within the village to mainly trades, services and work at the schools and 6th Form College. There are over 100 VAT registered enterprises, but all are small. Now more than ever Lanchester is largely a dormitory village for people who work in Newcastle, Sunderland, Durham and elsewhere.

Some residents have difficulty in finding work. Access to more employment would be beneficial. The most obvious ways forward would be to improve public transport links with existing centres of employment and to encourage the growth of tourism and small businesses - where that can be achieved without damage to the appearance and character of the village and its surroundings.

Every endeavour should be made to retain existing shops and services. Improved village centre parking would help maintain and attract custom (Section 5).

POPULATION

Many people in the village live comfortably but there are areas of

need and nearly 500 residents are in receipt of housing benefit.

The village has a generally elderly population (substantially more than the District average aged over 60) and less than its share of young people (considerably less than the District average aged under 16). The birth rate is very low.

If the population is not to become increasingly aged, some means should be found of attracting and keeping more young people.

Low cost housing and more jobs might improve the age profile of the village.

TOURISM

The County Durham Strategic Vision foresees County Durham's year-round tourism, heritage and leisure industries employing over 15% of the workforce by 2023. Lanchester, a very attractive village with beautiful surrounding countryside, located on a National Cycle Route and with a major Roman Fort, must be a focus. This should be taken into account when considering any development.

CHILDREN AND TEENAGERS

About 800 children and teenagers live in the parish. There are four schools and a wide range of clubs for them: toddler group, playgroup, brownies, youth clubs, brass band, sports clubs, etc.

Until recently outdoor play facilities have been poor, but in 2003 following years of effort by Parklife and the Parish Council a new play park was opened behind the Park House. It is proving very popular.

The practice of the District Council of requiring that larger residential developments should include play facilities, or a contribution towards their provision elsewhere, is strongly supported.

ELDERLY PEOPLE

The village is attractive to people who have retired.

Old people's bungalows and flats have been built at various places in the village, but access to some is difficult for the elderly because they are on steeply sloping land.

Following recent closures, the village itself now has no nursing home. If the residential Home, Lynwood House, closes, then more residential care will be required in the village.

These needs could perhaps be met by providing sufficient help to enable as many people as wish to live in their own homes, and also purpose-built dwellings with extra care for those who cannot be cared for properly in their own homes. Lynwood House might be developed to provide 'extra care' dwellings.

OPPORTUNITIES FOR DEVELOPMENT

Within the village Development Limit there are no large undeveloped areas, so future development will only be possible on small parcels of land or through redevelopment.

ASPIRATIONS

Any needs for low cost and old people's housing should be met, but they should be met within the confines of the village, the maintenance of the present village Development Limit being regarded as of paramount importance. (See Design Guideline 3B).

Leisure facilities and activities for children and teenagers are needed.

Public transport links, particularly with centres of employment and urban facilities, should be improved.

Small businesses that complement the character of the village should be actively encouraged.

Any development should, if possible, increase the attractiveness of the village and countryside to tourists.

* 'Strategic Vision for County Durham: Our Shared Vision for the Future'; produced by the County Durham Strategic Partnership.

3 landscape

3.1 The nature of the landscape

GENERAL

Lanchester village is situated in a valley within the eastern foothills of the northern Pennines, surrounded by a landscape of mainly pasture and woodland.

Much of the parish is designated an Area of High Landscape Value with Historic Parklands, several Sites of Nature Conservation Importance, Ancient Woodlands and Local Nature Reserves.

TOPOGRAPHY

The Smallhope Burn, a tributary of the River Browney, flows through the Lanchester valley to join the Browney near Malton. It then flows on to join the River Wear outside Durham City.

The Lanchester valley is generally broad, but where the village is sited the sides are steep and the valley bottom is only 200m wide. Here the land is 115m above sea level, but it rises to 200m towards Burnhope to the east and

Hollinside, Cornsay and Square House to the west and south. The open undulating countryside further to the west continues to rise to 250m - 300m in the vicinity of the A68 road.

VEGETATION

The steeply rising hillside on the north-east side of the valley is pasture, with broad-leaved woodland in the vicinity of the village and large conifer plantations on the upper slopes.

Much of the remainder of the countryside is also pasture, but there is significant replacement woodland on Ragpathside and there are shelterbelts north of Newbiggin Lane following opencast coal mining.

In the valleys of the upper Browney and its tributary Rippon Burn there are extensive areas of woodland. Generally the areas further to the west are more open, with limited hedge and tree cover as the land rises towards the Pennine Hills.

3.2 The setting of the village

GENERAL

The built-up area of the village is well contained within the surrounding landscape, nestling in the narrow throat of the valley. The historic core lies on flat land beside the Smallhope Burn, and subsequent developments have been confined to the lower slopes of the valley, generally below the 150m contour.

Two major wedges of open countryside penetrate into the centre of the village. Both of them need to be protected.

The first is centred on Paste Egg Bank, to the north east of the bypass. Here, steeply sloping pasture sweeps down to the A691 and links across it to the burn and the EP junior school playing field. The whole hillside is open to the skyline from many viewpoints within the village - a view that is greatly valued by the residents. Countless generations of children have 'booled' their eggs at Easter and sledged in winter down these slopes, which have changed little since the 18th Century Enclosures. Building here would result in this heritage and landscape being lost forever.



Looking down on the village



The other is a tongue of land to the south between the Valley Walk and the Smallhope Burn, extending as far as the Park House play area. It includes the newly planted Dora's Wood with views of the historic Greenwell Ford parkland. Within it, the former railway line has matured into a rural 'ride' whilst the burn adds to the rural character.

This balance between village and countryside creates qualities that people value.

VIEW TOWARDS THE VILLAGE

Opposing wooded shoulders of the valley, roughly following the lines of Peth Bank and Cadger Bank, mask the development in views along the valley and from the main approach roads. The steepness of the containment is such that approaching from Hollinside, to the south-west, the whole village is hidden from view until you descend Cadger Bank.

These topographical features are enhanced by the woodland and tree cover within and surrounding the village. The tree-lined approaches along Durham Road, Maiden Law Bank, Peth Bank and Cadger Bank greatly reduce the visual impact of development. Woodland along the line of Peth Burn, at Deanery Wood and Greenwell Ford also screens housing, though the Deneside estate remains prominent from many viewpoints. From the north west rising ground and lines of hedgerows and trees mask views of Mount Park estate, whilst trees around the cemetery screen dwellings in the Kitswell Road area.



The combined effect of land form and tree cover is such as to permit only partial views of the built up area from most viewpoints, whether they are along the valley or from the surrounding hillsides. In such fragmented views the village blends well with its surroundings.

LINKS BETWEEN VILLAGE AND COUNTRYSIDE

Around the edge of the village hedgerows, watercourses, stone walls and footpaths link the built-up area with the surrounding countryside.

The most striking links, however, are the road approaches, the Valley Walk and the many open spaces within the village.



A typical tree-lined approach

The approaches to the village are very attractive. Roads and footpaths pass through wooded areas with old verges, hedgerows and stone walls. It is important to manage these to retain them both for their beauty and their value as a habitat for wildlife.

ASPIRATIONS

The natural features defining the present limits of development of the village should be safeguarded and enhanced to maintain its limited impact on the surrounding countryside.

The tree-lined approaches to the village should be maintained and enhanced.

Owners of trees are encouraged to provide effective maintenance, including timely replanting, and replacement following felling, to secure continuity of tree cover.

DESIGN GUIDELINES

3A The scale, height and design of any development within the village should not make the village more obtrusive, when viewed from the surrounding countryside and approach roads.

3.3 The village Development Limit

The natural features afford a distinctive framework defining the limits of the village, which have been recognised in the Derwentside District Local Plan. The village Development Limit is shown on the plan facing page 19 and is described below. Its importance is stressed throughout this statement.

The north east side of the valley from Burnhopeside Hall to Esp Green and the whole of the Browney Valley westwards towards Satley are defined as an area of High Landscape Value. Woodland along the line of the Peth Burn at Warriors Bridge and Deanery Wood, and trees at Peth Farm and the Lodge, contain the development along the valley side.

The open hillside between The Lodge and Crow Hall is essential in emphasising the rural location of the village as the open countryside is brought right into the heart of the village. It opens views to parkland that used to belong to the Greencroft Estate. Loss of this open space would completely change the character of this area of the village. In 1989* a Planning Inspector reported that: "I have no doubt that in this part of Lanchester the A691 forms a very strong physical boundary between the mainly open countryside to the east and the attractive village centre to the west. Despite the roadside development around the junction of the main roads {A691 & A6076}, the overwhelming impression gained of this area...is that the A691 road contains the main built-up part of Lanchester and forms a logical boundary to development."

The cricket and football grounds and the public cemetery border the northern end of the village, whilst the western limits of Mount Park estate lie within rising open farmland and a succession of hedges. Development at Alderdene Burn is contained by steeply rising open land so that it does not become prominent when seen from the west nor extend beyond the earlier development and trees either side of Cadger Bank.

To the south, development is contained within the trees at the former vicarage, those at The Paddock and in the parkland around Greenwell Ford. It does not intrude upon the Roman Fort or the associated civil settlement.

A second wedge of open countryside, containing the recently planted Dora's Wood, extends from this area along the Smallhope Burn towards the centre of the village behind Park House. The land is generally a part of the Area of High Landscape Value and extends to the Lanchester Valley Walk, the former railway line that is now integrated into the landscape. There are views over the historic parkland at Greenwell Ford, from where this attractive open land bounds and provides a pleasant outlook from newer housing developments at Valley Grove and Greenwell Park.

Significant development beyond the Development Limit would have the most serious consequences for the landscape and the character of the settlement.

DESIGN GUIDELINES

3B This Design Statement strongly endorses the current development limit.

*Department of the Environment, Bristol, Ref. T/APP/V1315/A/88/110808/P5

3.4 The character of the village

VIEWS FROM THE VILLAGE



A typical view out from the village

Because development is confined to the lower slopes of the enclosing hills there are attractive views throughout the village of the surrounding wooded farmland and up to the open hilltops. These include the principal views of Paste Egg Bank and the remnants of the Greencroft Estate parkland. They result in the essentially small-scale rural character of the village, and any proposed changes should retain these features

OPEN SPACES IN THE VILLAGE

The built up areas of the village are both linked and separated by many open spaces. These include the Green, land at the former station yard, the play park behind Park House, and grass lanes in front of Victoria Terrace and Ford Street, two tree-lined denes, numerous allotments and the course of the Smallhope Burn.

Most estates contain amenity open spaces, as at Humber Hill, Deanery View and Briardene. Several of the older large houses have large gardens: The Lodge, West Park, West Grange, Prospect House and others. There are also recreational areas: the cricket and football grounds, a bowling green, a tennis club and school playing fields.

These areas, and others, are important not only because they are free from development but also because they contain grassland, trees, hedgerows and in some cases watercourses which add to their interest and visual effectiveness. The spaces provide visual breaks within the development when seen both within the village and from outside it. They afford views within the built-up framework and outwards from it to the surrounding countryside. Trees in open spaces and in gardens blend buildings into the landscape.

These spaces are also valuable for wildlife, as described in Section 3.6.

ASPIRATIONS

The views from within the village of the surrounding countryside are important to the character of the village and should be retained wherever possible.

In general the open spaces and trees within the village should be retained and enhanced in order to maintain the qualities of the residential environment and their value as habitats for wildlife.

DESIGN GUIDELINES

3C The essential characteristics of the Green: the degree of enclosure, the scale of buildings around it, the extent of tree cover, the views out from it and the entrances to it should be safeguarded.

3D Recreational and amenity open spaces within the village should be retained wherever possible and their amenity value enhanced by new or replacement planting as appropriate.



There are many open areas. Trees make the spaces very attractive.

3.5 Landscape features

FARMLAND

The farmland surrounding the village is a working environment. It is mainly pasture for cattle, sheep or horses, although some is arable and some is grassland cut for silage.



Farmland surrounding the village

In the past, some fields have been enlarged by the removal of hedges. This practice reduces the wildlife value of the countryside and creates a landscape out of character with this part of County Durham.

With changes in farming policy, the use of agricultural land, especially lower grade land, may well change. Such changes need to conserve the rural character of the landscape.

A fruit farm has been established on the farmland to the south-east of the village and a plant nursery to the south-west. Both enterprises are to be commended. Any further developments will need to fit in visually with their surroundings.

Some fields in the west of the parish are being used for recreational vehicular activity and for casual scrap or quasi-agricultural purposes. Landowners and promoters are encouraged to reduce the visual impact of these by providing suitable screening with planting or other landscaping, as well as by careful siting and design of buildings or other structures.

The scale, materials and colours used in any building should be carefully considered - see also Section 4.5 Buildings in the Countryside.

TREES AND WOODS

The value of trees should not be underestimated. They are a joy to the eye, filter the light and respond to the passing seasons. They also support wildlife, provide screening and shelter and can stabilise river and other embankments. In groups and as woodland areas they provide visual links within the landscape, they thread

through the built up area and link it with the surrounding countryside.



Groups of trees "thread through the built-up area and link it with the countryside"

Unusually for northwest Durham there is a rich pattern of trees and woodlands in the Lanchester area. Large country estates have left a valuable legacy of parkland with mature trees, there are shelterbelts within farmland, small plantations for commercial cropping and individual trees on housing estates, in gardens and along field boundaries and village approaches. Shelterbelts and plantations are generally of conifers but ash, sycamore, hawthorn and oak are present.

There are several sites of Ancient Woodland close to the village. These are indicated on the Derwentside Local Plan at Greenwell Ford, Loves Wood, Deanery Wood and along the Lanchester Valley Walk near Malton.

It is important to recognise that trees live and die; that they need maintenance and replacement. Although there has been limited new planting on estates and in private gardens very little attention has been given in recent times to the trees and woodlands of the area, many of which have reached maturity.

Shelterbelts and woodlands on former opencast coal sites have not been thinned as planned, resulting in conifers, planted as a nursery crop, dominating the deciduous species.

Some trees of amenity value are protected by Tree Preservation Orders so that permission is required for their felling or pruning. Similar work on other trees within the Conservation Area must be notified to the Council six weeks before it is to be undertaken. Derwentside District Council gives advice on development affecting trees in Supplementary Planning Guidance Note 1.

WATERCOURSES

The watercourses in the parish are attractive - in places they are

beautiful. Where they are accessible they provide great pleasure to residents and visitors.

More could be made of the stream sides where the Smallhope and Alderdene Burns flow through the outskirts of the village. These burns are unfortunately lost in culverts as they pass through the centre of the village and under the Green. The restriction of the culverts was a major cause of the flooding in the village centre in the 1970s and again in recent times.

Smallhope Burn - This is the principal watercourse running through Lanchester. Generally it has well wooded sides and acts as one of the primary wildlife corridors, but through the village it has been realigned, with steep sides that prevent safe public access to the waterside.



Smallhope Burn is beautiful but...



...only accessible in places

South of the Green there is no streamside footpath until Waters Meeting, near the attractive Malton riverside picnic area.



Attractive Picnic Area at Malton



Footbridge over Alderdene Burn next to the landscaped area

Alderdene Burn - A minor tributary of the Smallhope Burn runs through the Foxhills and Alderdene estates before flowing into a culvert near the Newbiggin Lane Car Park.

A small area above the culvert inlet has been landscaped to create an attractive halt on the Valley Walk.

Peth Burn - Peth Burn drains the hillside below Burnhope. It runs down through a pleasant wooded dene along the south-eastern boundary of the village before joining Smallhope Burn. There is no proper public access to this area.

Ponds - Ponds in the Malton Nature Reserve, in gardens and elsewhere provide vital links in wildlife corridors. They assist greatly in sustaining wildlife, providing a rich habitat for animals, insects and plants, and are a source of pleasure.

ELECTRICITY PYLONS

Pylons intrude into some of the attractive views around the village. The effects of any future proposals for pylons or wind turbines must be assessed on the basis of their damage to the natural beauty of the countryside and their impact on the outlook from the village. In sensitive locations and Areas of High Landscape Value consideration should be given to laying power lines underground.



LANCHESTER VALLEY WALK

The conversion of the disused Consett to Durham railway line, one of the key open spaces, brings elements of the countryside into the village. It is very popular with walkers, cyclists and horse riders.



It links village footpaths so that the surrounding fields are only a short walk from anywhere in the village.

A great variety of trees, wildflowers, animals, birds and insects is to be found along its whole length.

ASPIRATIONS

The open countryside, including woodland, should be protected from quasi-agricultural and other uses unless they can be shown to require a rural location and can be sited unobtrusively - see also Design Guideline 4Q.

More Tree Preservation Orders should be used to protect trees and woodlands of outstanding amenity value.

Watercourses should be protected wherever possible and improved, together with their surroundings. They should be made accessible, subject to safety considerations.

The appropriate authorities should investigate possible reduction of flood risk and streamside environmental improvement of the Smallhope and Alderdene Burns.

Power lines should be laid underground whenever possible.

If new pylons or wind turbines are necessary they should be sited so as to minimise their impact. They should not be sited in the Area of High Landscape Value.

Hedge and stone wall field boundaries should be retained, and maintained by traditional methods.

DESIGN GUIDELINES

3E Planting of new trees and hedges, using local species, should be encouraged.

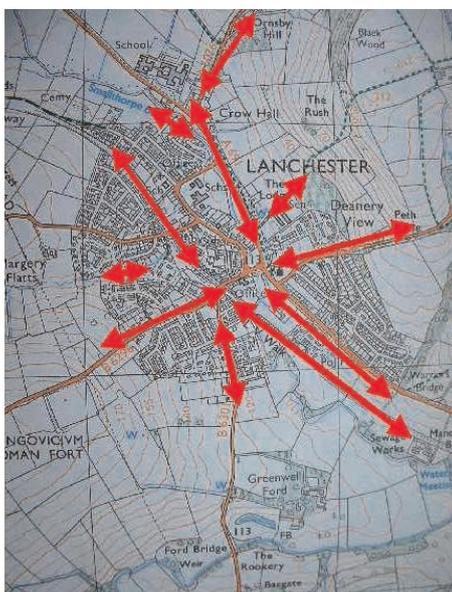
3F Housing and other development in the vicinity of watercourses should, whenever possible, allow streamside walks and/or access. It should not reduce the drainage capacity of flood plains.

3.6 Conservation of wildlife

The village and the surrounding countryside support a large range of wildlife. This varies from the rich diversity of the Smallhope Burn and the Deanery Wood to the specialised plants supported by the village's old walls and the bat roosts found in the eaves of buildings.

There are three major wildlife corridors through and around the village; the Smallhope Valley, the Browney Valley and the Lanchester Valley Walk. Along with the many other important corridors, footpaths, trees, hedges, walls and ponds - they allow birds, plants and animals to move into and through the village preventing the fragmentation of habitats and species isolation.

The main wildlife corridors within the village are: Cadger Bank (taking in the gardens of the old houses on either side), Peth Bank (including the churchyard), the railway walk (and adjoining gardens) through the village, the sides of the by-pass, and the trees along Alderdene Burn, the Maiden Law road, Ford Road and Durham Road.



Wildlife corridors within the village



Traditional Allotments

Allotments and other open spaces provide valuable habitats. Wherever possible they should be managed to meet the needs both of people and of wildlife.

Within and around the village are mature and ancient wildlife habitats: built or natural. Old walls, bridges, and buildings lie alongside mature and venerable trees and copses; ancient hedges border old meadows. Older landscapes, buildings and habitats support their own unique wildlife which takes time to develop and may be sensitive to rapid change. Some areas of newer planting are gradually maturing and others need to be allowed to mature.

Not only do the wildlife habitats within the village contribute significantly to the character of the village, but the abundance of species gives great pleasure to residents. Toadflax, spear thistle, tufted vetch, cranesbill, dog rose and scabious are particularly prominent.

ASPIRATION

The value of gardens and the countryside should be enhanced for wildlife, common and rare.



Dog Rose



Toadflax



Scabious



Thistle



Vetch



Cranesbill

DESIGN GUIDELINES

3G Whenever possible housing and commercial development should:

- provide open green space;
- enhance and improve existing open green spaces;
- retain existing trees and hedges;
- provide appropriate new planting to link with the wildlife in the locality. (See also 3E).

3H Any proposed development that would affect the character or wildlife of an area should:

- aim to increase the variety and quantity of the wildlife habitats within the village by linking to the surrounding countryside;
- comply with the legal requirements for protection of wildlife species, preserving their important nest/den and feeding sites;
- protect, maintain and enhance special communities of plants and animals in locally identified habitats and protected nature reserves;
- recognise the value of parks, gardens, open spaces and wildlife corridors;
- aim to use native trees and shrubs from local seed, in new plantings and habitat development;

• consider the use of traditional building materials and construction methods;

• follow expert advice and guidance on retaining and enhancing wildlife value.

3.7 Future Use and Care

The landscape is constantly changing. Its maintenance must be a balance between the desire to conserve successful features and the need to accommodate necessary change.

It is important to retain the attractive features and characteristics. These include the landform, views, scale and distribution of trees, woodland and hedgerows, buildings and walls. Together they mould the character of the parish and the village.

Some trees do not have many more years to live. Additional planting will be needed if future generations are to continue to enjoy the landscape as we know it.

Some of the larger trees on the Green may need specialist pruning to prevent the Green losing its openness in years to come.

Hedges are of variable quality - effective management should be encouraged to make boundaries an asset to wildlife as well as stock proof. Similarly, maintenance of old stonewalls should be encouraged - they are attractive and historic features of the landscape. Verges on the roads and along the Valley Walk are important wildlife

habitats. They should be managed appropriately, with mowing schedules that allow various growing heights, timed to allow flower seeds to ripen and scatter.

The Deneside housing estate would benefit from tree planting. Suitable sites could be found.

There are several untidy, neglected areas within the village and in the surrounding countryside. Some, in the village, appear to be awaiting development. If there is likely to be appreciable delay in carrying out redevelopment they should be maintained and possibly have trees planted as a framework for development. Those not awaiting development should be maintained and planted to improve their appearance and wildlife value.

Maiden Law Hospital, which is expected to close, lies near to the village although it is just outside the parish boundary. The site is seen prominently from parts of the village and its surroundings, against the backdrop of the historic parkland of Greencroft estate. It also lies on a major wildlife corridor. The future use of this site needs to be planned to ensure that views out from the village are not spoiled and the major wildlife corridor is not adversely affected.

ASPIRATIONS

Recreational space for young people needs to be provided, as explained in Section 2.2.

The attractive features and characteristics of the surrounding countryside should be retained whenever possible.

Unused parcels of land should be tidied and planted appropriately.





4 buildings

In assessing the character of buildings many factors are important. These include their size and shape, their height and roof lines; the colour and texture of the materials used in their construction and the way they are used. They also include the shape, position and detailing of windows and doors; the arrangement of facades, roofs, eaves and gables, the use of applied colour and, in the case of commercial premises, any signs and fascia boards.

4.1 The Core of the Village

[The Areas protected by Article 4 Direction as described in Section 1]

FRONT STREET, THE PARISH CHURCH AND THE GREEN

The essential character of Front Street and the main core of the village is set by the simple two storey, gabled local sand-stone buildings dating from the 19th Century and earlier.

The north-eastern side of the street, shown top right, consists of an almost continuous façade of two storey gabled buildings either of stone or coloured stucco with simple double-pitched slate or stone slab roofs. Variation is provided by the subtle changes in the alignment of the frontages and in the eaves and ridge levels.

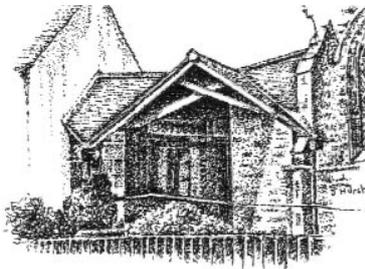
Significant to the character of these buildings and the village there are, with the exception of a single modern house, only outbuildings between the backs of these properties and the Smallhope Burn and By-pass.

This strong 'backbone' is complemented across the street by a more varied façade set back across walled garden or walled forecourt frontages. The majority of the buildings are of stone construction with the exception of the modern shops.

Several are of distinctive individual design adding great interest and charm



to the character of their surroundings. The Library, and the Methodist Church with its discreet annex, are of note.



The meandering building frontages provide constantly changing views along the street culminating, at its southern end, in a splendid view of the church across the Green.

At either end of the street Church View and Croft View provide strong lines of buildings overlooking important open areas: the Green and the E.P. school grounds with the open hillside beyond.

The attractive Grade 1 Listed Parish Church is of mellow local sandstone, as are the other buildings around the Green, with its mature trees. Together with The Deanery, Deanery Farm, Brook Villa (all listed buildings) and the King's Head, they form the undoubted centre piece of the village.



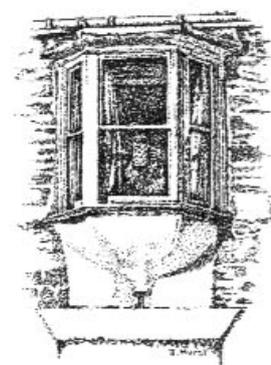
The Church seen from Humberhill

The church is seen from many points throughout the village.

Within this area the domestic windows are of predominantly vertical proportions with sliding sash frames, or similar replacements, with central horizontal divisions, some with further sub-division. Dormer windows as at Woodham Court are not typical.

Roof pitches are mainly uninterrupted but eaves and ridgelines vary quite considerably, the latter being punctuated by chimneystacks. Gables terminate in simple verge details. Window openings have simple lintels and cills though there are some with stone surrounds. These are more often found around door openings. Local Durham sandstone is most typical and is used mostly as coursed block work with a flat finish. In places there are examples of inappropriate stonework and raised pointing, which is not in the traditional style.

Attractive individual features include a pleasant oriel window at No.7,





distinctive pairs of gables along the eaves line of Church View, an archway at No.39 and an interesting gable treatment punctuating the otherwise long frontage of the Community Centre.

Many doors have been replaced by over-detailed, heavily moulded modern replacements, but traditional patterns for exterior doors remain at No.7 and Lanchester House.

There are several buildings that detract from their traditional surroundings. Perhaps the most notable are the modern shops which occupy a very prominent position in Front Street. It is regrettable that their simple, regular outline, brick construction and modern door and window pattern do not reflect the more random alignment and traditional character of those opposite. Any modification will require the greatest skill and care.

Others include the shelter on the Green beside Brook Villa, the bus shelter outside the Lanchester Arms and the public conveniences.

It is hoped that opportunities will be found to remodel or replace some of them with buildings of more appropriate traditional appearance.

The new bus shelters on the Green provide a suitable pattern for the replacement of others. Modern shelters or those with advertising would be quite inappropriate against traditional buildings.

Ways should be found to tidy up the storage and refuse areas behind the modern shops and to make more effective use of the potentially attractive cobbled yard at the rear of the former Co-op building.



The vacant Co-op shop in its present state is an eye-sore.

OTHER PARTS OF THE CORE

Other traditional buildings include older cottage properties at the Mill and Victoria Terrace; Hallgarth Cottages, The Garths, Percy Place, The Square and Station Road; Prospect Terrace; Ford Road; and Bishop Bek Hall, the converted hospital building fronting Newbiggin Lane. All are 2 storey.

Many of these properties are stone built though not infrequently their rear elevations are of brick. Window and door openings are usually of vertical proportions and walling, not openings, dominate the elevations. Wider window openings can be divided by mullions of stone or timber, either as at 'The Bungalow' or at No 2, Mill Cottage.



It is interesting to note the use of similar features in recent modern houses, outside the core, at Fenhall Park (use of stone mullions) and at No 37 Alderdene, a 1930s council property, where the original timber window frames remain.



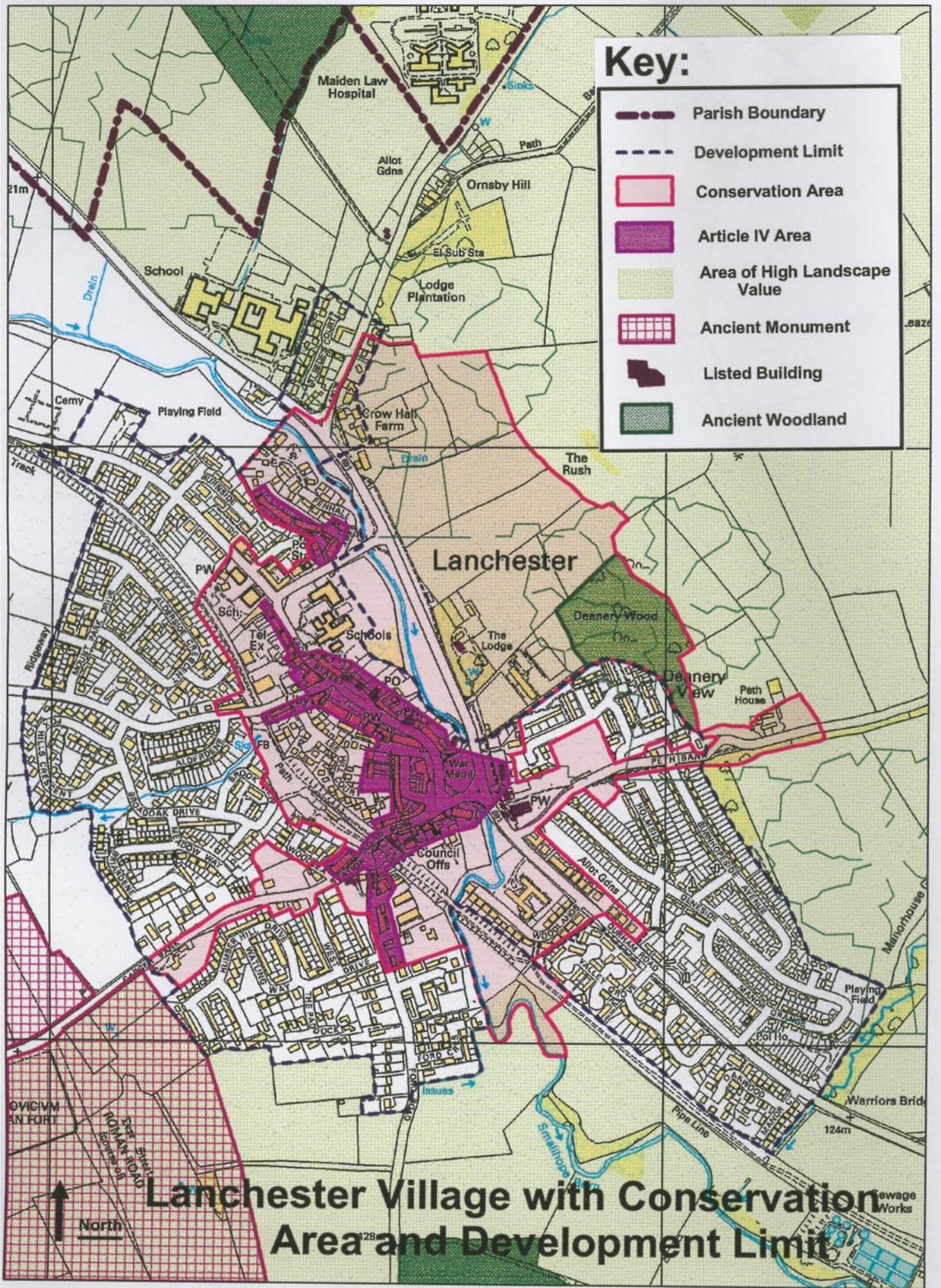
A less successful solution is for the window frame itself to be divided vertically, as in Percy Crescent, where an earlier very large picture window, inserted some years ago, has been sub-divided to create a vertical effect.



Double pitched slate roofs have gables with simple verge and eaves detailing, and chimney stacks breaking ridge lines.

Eaves lines vary more considerably in older groups, as at Victoria Terrace. They are more consistent in later rows of houses in The Garths or they step consistently with the contours as at Prospect Terrace.







The extent of variation within groups differs considerably. The consistency or inconsistency within the overall group may be a factor to consider when carrying out additions, extensions or alterations within them.

It may be the overall building shape or window frame pattern that varies, as Victoria Terrace, or the number of materials employed, or the way in which a single material is used. The particular characteristics of each group should be observed in detail and respected when carrying out alterations or extensions.

The rear and side views of properties can be as important as their fronts. They are often seen from the street, overlooked from neighbouring properties or seen in middle distance views. Rear extensions at Victoria Terrace, The Garths, the Kitswell Road terraces and also at Ornsby Hill, outside this area, could be better co-ordinated as regards their basic shape, rooflines and materials.



It is best if alterations are in keeping with neighbouring properties.



The farm in Victoria Terrace, close to Front Street, is one of the attractive idiosyncrasies that adds vitality to the village character.

ASPIRATIONS

Local sandstone or painted stucco are the preferred external facing materials.

The walled forecourts of properties south west of Front Street should be retained and their landscape character safeguarded and enhanced.

Views of the Parish Church from Front Street, across the Green, along Station Road, from Durham Road, from Peth Bank, down Cadger Bank, along the line of the 'by-pass', and from the Valley Walk should all be preserved.

DESIGN GUIDELINES

4A The choice of external facing materials and the way that they are used should accord with their surroundings.

4B Buildings should be no more than two storeys high and the use of dormer windows should be discouraged.

4C Alterations and extensions should respect the scale, facing materials and particular characteristics of the host building and any group of buildings of which it forms a part.

4D Where the back or side of property will be visible from a public viewpoint, particular care should be given to its appearance.

4E Stonework should be faced, coursed and jointed in accordance with local traditional practice.

4F Roofs should be double-pitched of slate or stone, with simple gables and eaves.

4G Window openings and frames should be set back from the outer wall face and of vertical proportions, preferably with vertical sliding sash wooden frames.

4H Doors should be panelled, preferably of painted wood, and where in context doorways should normally have simple stone surrounds.

4I Ancillary buildings, such as outhouses, garages, public conveniences, bus shelters, and public shelters, should reflect the architectural character of their surroundings.

4.2 Shops and Commercial Premises in the Conservation Area

The range of shops and businesses meets most daily requirements of local inhabitants. The services provided are useful and good. However, the quality of the shop fronts and fascia signs is poor and detracts from the historic appearance of Front Street.

The main problem is that most of the shops were converted comparatively recently from former residential property, and the shop fronts do not match the buildings onto which they have been imposed.



Lilydale Pet Supplies in Station Road and the Black Bull have the only traditional frontages. They should be used as models for the rehabilitation of shop fronts on other traditional buildings in the core of the village as opportunities arise.



Further and more detailed advice is available in the publication 'Shopfronts: Design Guidelines in County Durham' published by Durham County Council and in Derwentside DC publication SPG6 'Shop Fronts'.

Wooden window frames with vertical sub-divisions and fascias with painted lettering would be more in keeping than aluminium frames and plastic signs. Fascias should be framed or terminated by "bracketed" features and doorways could be recessed to give 3-dimensional effect and punctuate the façade.

Blanking off window displays with advertising material, either as at

the paper shop or the Spar supermarket, detracts from the commercial vitality of Front Street.



The paper shop

Illuminated signs and fascias and standard corporate designs, such as those at Barclay's Bank, should be avoided. Companies should be pressed to tailor designs to fit in with the traditional environment.

External security shutters are inappropriate in a conservation area. They make the area unattractive and fortress-like. If security shutters are essential they should be mounted internally and be of open lattice design so as not to obscure the shop window display.

External window blinds should be integrated into the fascia or shop window surround so that they look to be part of it and not an addition. Again, advice is available in Durham County Council's shop fronts design guide.

The use of upper floors for commercial purposes must not be allowed to compromise the domestic appearance of the upper facades by the introduction of large windows or advertising material.

Limited displays of wares on the frontages of shops add to the vital 'market place' character of the street during opening hours, but the opportunities for such displays are constrained by narrow footpaths. Considerations of safety, for pedestrians and the disabled in particular, must be respected.



Attractive display on footpath

ASPIRATION

Funds might be sought to encourage the replacement of shop fronts and fascia signs, to raise the quality of design and the appearance of the village street.

DESIGN GUIDELINES

4J Wooden window frames with vertical subdivisions and fascias with painted lettering should where possible be incorporated in shops in the Conservation Area.

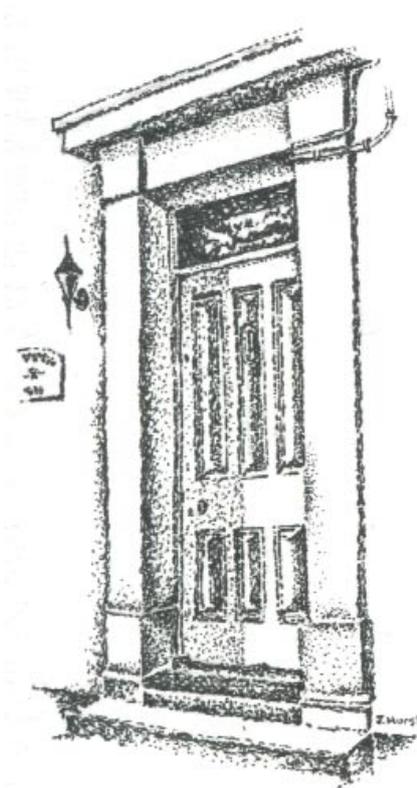
4K Illuminated signs and standard corporate identity designs should be discouraged.

4L Fascias should be terminated by "bracketed" features, or framed, and doorways should be recessed to give a three-dimensional effect.

4M If security shutters are essential they should be mounted internally and be of open lattice design. Solid external shutters should not be permitted.

4N Window blinds should be retractable and capable of being integrated into the fascia or window surround.

4O Commercial use of upper floors should not detract from the domestic character of the facade.



The door to Lanchester House

4.3 Other Development in the Conservation Area

Elsewhere within the Conservation Area there are housing estate developments that are not in sympathy with the traditional characteristics of their surroundings. These include Lee Hill Court, Fenhall Park, Woodlands and Bishop's Meadows. The detached villa styling of the dwellings, the height, the use in some cases of dormer windows and/or inappropriate materials, the proportioning of windows and architectural detailing of facades are not representative of the traditional architecture of the remainder of the Conservation Area.

There are a number of larger period dwellings. West Grange (a former vicarage), Alderdene House, Prospect House, Hill Rise, Linden Lodge, Brook Villa, Summerhill and the Lodge are in well landscaped grounds. Others, notably Peth Cottage and the converted former railway station, are set within established landscape surroundings. The traditional architectural styling of the buildings and their mature landscape settings need to be safeguarded not only because of the way in which they enhance their immediate surroundings but because of the contribution the mature landscapes make to the village as a whole.

Other properties within the Conservation Area include several public buildings; All Saints RC Church and Primary School, the EP School, the former Green School (now part of Derwentside College), the Social Club, telephone Exchange and Lynwood House Residential Home. Several of these are distinguished by their attractive landscape settings, in particular the grounds and outlook from the EP School and the bowling green in front of the college premises. Others, notably All Saints RC Church and School have distinctive architectural characteristics, the latter having recently been sensitively extended. Neither the Social Club nor the telephone exchange is distinguished architecturally but their surroundings could be improved by careful landscaping.

In these areas too there are examples of unsatisfactory buildings, e.g. the bus shelter on Durham Rd., some poor garages and an untidy electricity sub-station along Kitswell Road. If an opportunity arises they should be replaced or, in the case of the sub-station, screened. Thought might also be given to a tidier and

more effective use of the buildings and areas to the rear of the shops on the north-east side of Front Street.

The Design Guidelines for this section will need to be applied to these developments with great care so as to bring out their most relevant qualities and ensure that the obligation to protect or enhance their character or appearance, as part of the Conservation Area, is met.

ASPIRATION

Opportunities should be found through refurbishment or redevelopment to remedy those buildings that have an unsatisfactory appearance.

DESIGN GUIDELINES

Design Guidelines 4A to 4I apply to this section but need to be applied with great care.

4.4 Estate Development

HOUSES

Estate development since the late 1940s, consisting of detached and semi-detached houses and bungalows, mainly of uniform appearance, breaks with traditional village design. The extensive use of standard designs of brick with concrete roof tiles, taken from builders' 'pattern books', with bargeboards, fascias and departures from traditional proportions, has added to the mix of architectural styles.

Nevertheless the principles of respect for the neighbouring properties and for the environmental surroundings are as applicable within the estates as they are within the traditional environment. Moreover they apply to all development whether new, extension or alteration/replacement. One of the purposes of this statement is to identify those characteristics that distinguish one group of buildings from another, thereby providing variety and interest and a 'sense of place' within the overall environment. It is appropriate therefore to point out the salient features of the various estate developments. These are outlined in the appendix at the back of this statement.



Good example of estate property

In the 20-40 years since the larger of the estate developments were built quite a lot of alterations and extensions have taken place. In some locations it is becoming difficult to discern the original characteristics. This can make it difficult to decide on appropriate solutions. It is usually best to start from the original basis of design, i.e. the tradition of that building.



Well co-ordinated extensions

It is particularly important in the case of attached, semi-detached and terraced dwellings to look at them as a whole to avoid un-neighbourly conflict in the proportions, materials and colour of window frames, or the height, size, scale, shape and roof form of bay windows and porches.

Great care should be taken in deciding whether to in-fill floor to ceiling windows, and if so how. Where the windows are clearly part of a panelled treatment of the façade, panels of render, wood or plastic will be more appropriate than solid block walling.

Another particular problem on some estates is to avoid the 'terracing effect' of side extensions between semi-detached houses. Pronounced horizontal windows exacerbate this effect and it is essential to step extensions well back from the building line and to break the line of glazing with brickwork.



Good examples of estate layout

OFF-STREET PARKING

There are parking and garage problems on several estates causing inconvenience, congestion and danger in narrow streets whilst detracting from the residential environment and outlook for local residents. The conversion of garages for other domestic purposes and any loss of parking space only adds to such problems and may reduce resale value of the whole area.

All new dwellings should have adequate off street parking and garaging. If possible ways should be found to facilitate the provision of garages in accordance with the original intention in Meadow Way and Briardene.

The provision of off-street parking spaces is to be encouraged. Varying designs on sections of Durham Road and the Deneside, Burnhopeside Avenue and Manor Grange area could be co-ordinated to good effect. If funding could be found it might help. However, any trees in the roadside verges should be protected.

Similarly, the adoption of design standards (in consultation with owners and residents) could over time lead to improved appearance of the garage courts behind Burnhopeside Avenue and Manor Grange. As principal landowner the District Council might help.

See also the first paragraph of section 5.2 concerning the amount of off-street parking that is needed.

ASPIRATIONS

New development should include adequate provision for garaging and parking, preferably within the curtilage.

Loss of garage provision should only be considered if adequate parking space is available.

The design of off-road parking should be co-ordinated.

Further to Section 4.1, views of the Parish Church from Humberhill Drive, Watling Way and Middlewood Road; from Briardene, Deanery View and Burnhopeside, should be protected.

DESIGN GUIDELINES

Guidelines 4A to 4D and 4I are equally applicable to this section.

4.5 Buildings in the Countryside

COUNTRY HOUSES

There are several country houses associated with other estate buildings or farmsteads. They are of traditional design and sandstone construction, and include Burnhopeside Hall, Greenwell Ford, Hollinside Hall, Colepike Hall and Woodlands Hall. Broadwood Hall, which was destroyed by fire, has been replaced with a modern brick dwelling but the traditional stone estate buildings remain.

In some cases they have been sub-divided and other associated buildings adapted for residential use, mainly without detriment to their countryside setting. Any further changes should have similar respect for the surroundings.

FARM HOUSES

Within the parish there are upwards of 30 other farms, a stud, a nursery garden and a fruit farm.

The original stone farmhouses remain in many cases though frequently put to alternative use following the construction of modern bungalows. In very few cases do the bungalows show respect for the traditional stone buildings they replaced. Quite often they are separated from the farm buildings, extending the impact of the group of buildings on the landscape.

A recent trend has been to adapt the old dwelling and/or convert the stone farm buildings to provide residential accommodation. Examples include Blackhouse Farm and Peth Farm, where in both cases the adaptations have been done with

care, sensitivity and respect for the old buildings.

This has not always been the case. The scale and proportions of the buildings are of great importance. Wide, low gabled buildings, as at Manor House Farm do not convert well, especially for residential use.

OTHER HOUSES

Apart from these there are no more than about two dozen individual houses in the countryside. They vary from modern bungalows to a short terrace of 3 traditional cottages at Browney Bank.



Although several have been considerably extended, as at Red House, hardly any new housing in the countryside is believed to have been allowed following planning controls introduced in 1948. Provided stringent enforcement continues no further measures seem necessary.

The design of any new building that may be permitted should respect the site location and should usually follow a traditional format.

FARM BUILDINGS

The farmsteads are all of considerable age, though few now comprise traditional sandstone buildings. Where such buildings do remain they should be protected.



Most farmers have found it necessary to add large agricultural sheds of varying kinds - asbestos cement sheeting, coloured corrugated or profiled metal sheeting, or Yorkshire boarding.



The impact of these has been reduced in some cases by careful siting within the landscape, masking by the original smaller buildings, or by siting within groups of trees. Over time, weathering has helped.



There are however examples of such buildings which are very obtrusive, where such devices may not have been possible and where dark coloured sheeting has not been used to assist in integration.

Large buildings are now a necessary part of normal agricultural practice. They are greatly to be preferred to containers, wagon bodies and other temporary buildings. These often form untidy intrusions into the pleasant, generally open, landscape and should be discouraged.

FARM DIVERSIFICATION/RE-USE

Whilst farming is still the main activity in the surrounding countryside, diversification into other businesses is taking place. Activities that sustain the rural economy, safeguard livelihoods and maintain and provide employment should in general be encouraged. Some recent new uses of agricultural land such as fruit growing and a nursery garden are clearly appropriate.

Tourism is of growing importance to the economy generally and the countryside in particular.

The re-use and adaptation of existing rural buildings, especially on farms, can assist with diversification of farming enterprises as well as

providing for tourism, sport and recreation. Government advice given in Planning Policy Guidance Note 7 is in favour of such use and Derwentside Council has given further advice in Supplementary Planning Guidance Note 3 concerning re-use of buildings. Whilst proof of redundancy, per se, is not a test of acceptability, very careful consideration needs to be given in cases where displaced uses could have an adverse impact on the rural environment, including creating the need for outside storage.

The surroundings to Newbiggin Farm and Throstle Nest Farm appear to be under such threat, with machinery in fields and on roadside verges.

At a time when conventional farming is under increasing pressure the keeping of horses can be an effective use of land. Shelters, stables, associated buildings, jumps and other paraphernalia need to be carefully designed and located. Concentrations of such uses, as along the Durham Road frontage, should be avoided. Although they are partially hidden from the road itself, they can form unwelcome intrusions into the landscape from other view-points. The keeping of horses can also lead to increased use of field accesses onto roads and increased parking on verges.

As a general principle the open character of the countryside around the settlement should be protected from the visual effects of incidental buildings of this kind, unless they can be satisfactorily integrated into the established landscape.

Careful consideration must be given to the impact of diversification on quiet rural locations. The effects of increased traffic, noise and lighting from commercial, leisure or recreational activities, and any related infrastructure could easily damage the rural quietness and solitude of some locations. The activities at Knitsley Mill and lighting at Blackhouse Farm illustrate this.

ASPIRATIONS

Local sandstone is the preferred external facing material.

Open storage on farms should be carefully sited and screened.

The use of containers, wagon bodies and temporary buildings should be discouraged.

Any changes in the rural land economy need to be carefully managed to avoid damage to the countryside.

DESIGN GUIDELINES

Guidelines 4A to 4H are equally applicable to this section.

4P Care should be taken to site large agricultural buildings as unobtrusively in the landscape as possible, using existing buildings, contours and natural features. Earth moulding and tree planting should be used for screening and dark coloured facing materials should be used.

4Q Non-agricultural buildings, including those associated with horse husbandry, should only be permitted in the countryside where they do not adversely effect the character of the landscape.

4R Commercial, leisure and tourist development should not detract from the quiet rural character of the countryside because of excessive noise, traffic or lighting.

4.6 Access for People with Disabilities

It is important that all buildings used by the public should be readily accessible to people with disabilities.

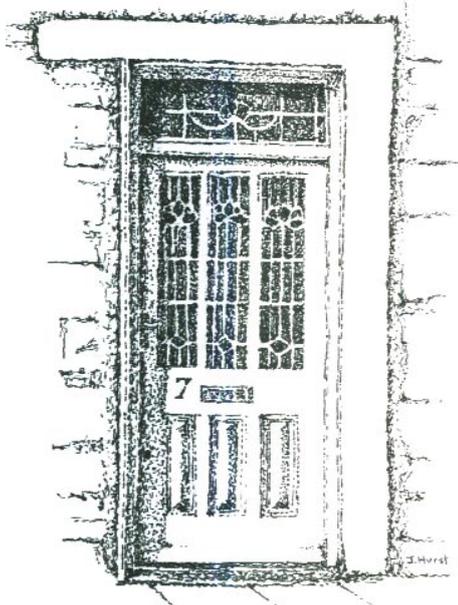
The churches, Community Centre, Croft View Hall, doctors' surgeries, EP school, Derwentside College, the Queen's Head and 8 or 9 shops all have a level or ramped approach.

The other public houses, library, post office and most of the shops, banks and the public conveniences have only a single step so perhaps wheelchair access could be added.

Full compliance with the regulations concerning access to buildings and facilities inside them is a matter for the owners, but improved access can be beneficial to a business and would be appreciated.

DESIGN GUIDELINE

4S Public buildings should provide improved access for people with disabilities wherever possible and new development should provide full accessibility for all.



No. 7 Front Street (see page 18)

4.7 Design and Density

APPEARANCE

In the design of buildings there can often be a conflict between the desire for individuality and the conformity that achieves the harmonious environment and simple unity that we admire in parts of Front Street and the Green.

The balance to be struck between the two approaches will normally depend on the particular setting and the extent of variation within it. There is usually ample scope for a skilful designer to meet individual needs.

Buildings should be simple in design, avoiding the use of too many materials and/or contrasting shapes, which produce a restless appearance where the eye can find no primary focus of interest. Minor variation, or a distinctive detail here and there within a grouping is all that is needed to create the necessary variety.

The most successful extensions, alterations and additions to buildings draw from the characteristics of the existing building for inspiration and ideas.

Within the Conservation Area and Article 4 Area changes to external appearance are controlled by Derwentside District Council, who can be asked for advice.

DENSITY OF BUILDINGS

The Government has recommended that the density of building in a new development should be between 30 and 50 dwellings/hectare. In Lanchester it is important to keep to the lower end of this range to safeguard the landscape setting and rural character of the locality, and also conform to the requirement that development should have due regard to neighbouring development and its surroundings.

ENERGY EFFICIENCY

Buildings should be energy efficient. Building Regulations lay down minimum standards for this.

Energy efficiency does not have to compromise design standards.

DESIGN GUIDELINES

4T The mixing of historical styles on individual buildings should be avoided.

4U Where development is proposed adjacent to but outside an area of traditional development, the layout and design should accord with the traditional characteristics of the area, unless harmonisation with other neighbouring development is of greater importance.

4V The density of development should be at the lower end of the range 30 to 50 dwellings per hectare and have due regard to neighbouring development and surroundings.



5 roads

5.1 Roads

Lanchester is situated 8 miles NW of Durham City at a busy crossroads in the local road network. The principal through route is the A691 linking Consett and the surrounding area to Durham and the A1 motorway. The A6076 provides an important link from Newcastle to Lanchester whilst the B6296 and B6301 connect the village to the A68 Darlington to Edinburgh trunk road.



The A691 from Consett

The main roads into the village are well wooded and attractively frame the views, as discussed in Section 3.



Approaching the village

The A691 was re-routed in 1970 to by-pass the village centre and reduce the volume of traffic along historic Front Street. The 'by-pass' still works well, protecting the old village from through traffic.

Any building on the open fields north-east of the 'by-pass' or significant development of the College would add to the volume of turning/access traffic and further disturb the smooth flow of vehicles. It would also lead to an increase in the number of pedestrians crossing to reach the village centre.



The 'by-pass'

In spite of the 'by-pass' the village is still busy. Traffic peaks when people are leaving for and returning from work, as well as at school start and finish times. At the many crossing points there are dangers for pedestrians - in particular for elderly, and disabled people, and children walking to and from school.

As noted in 2.2, a more frequent and better-targeted public transport service is needed, to help people travel to work and to reduce the need for cars. The relevant authorities should be consulted.

There are some dangerously narrow pavements within the village (e.g. on Ford Road and Station Road) and no pavement at all between Cadger Bank and Hollinside, and on Newbiggin Lane immediately above Mount Pleasant.

There are also some dangerous junctions and accesses along Newbiggin Lane, Station Road, Ford Road, Cadger Bank and at the foot of Peth Bank where visibility is severely restricted. Some roads suffer from a combination of dangers. All warrant investigation and should be improved if possible.

The implementation of appropriate traffic calming measures should be considered, as should 20mph 'Home Zones' in housing estates.

The more recently built Valley Grove and Greenwell Park estates incorporate cul-de-sacs with turning circles. This arrangement seems to work well.

Within the wider parish there are minor roads providing quieter routes for cyclists. Consideration should be given to designating some of them 'Quiet Lanes' in accordance with the guidance given in the County Durham Local Transport Plan.

ASPIRATIONS

Building along the 'by-pass' would have an adverse effect on traffic flow and pedestrian safety and should not be allowed.

Better public transport is needed.

Where possible, improvements should be carried out at road junctions and accesses suffering from poor visibility, curb radii or carriageway width.

Well-designed traffic calming measures should be introduced to reduce the speed of traffic where combinations of factors give rise to hazardous conditions for pedestrians and others.

Some busy roads do not have safe pavements. These should be provided as soon as practicable. Pavements should be wide enough for pushchairs to pass one another.

Road improvements should take full account of the needs of pedestrians and cyclists. Making it easier and safer for children to walk to school is a priority.

Some minor roads within the parish should be designated 'Quiet Lanes'.

5.2 Parking

In rural villages like Lanchester, car ownership is almost a necessity following the loss of jobs within the immediate area and the decline in public transport. Many households have at least two wage earners who work at different locations outside the village. As a result car ownership levels are higher than in County Durham as a whole. There is a strong case for requiring more off-street parking provision for houses and businesses than current (2002) national guidelines recommend.

PARKING IN THE VILLAGE CENTRE

Good parking facilities are needed to sustain the shops and businesses. At present there is a public car park behind the shops and another small one where the Valley Walk crosses Newbiggin Lane. In addition there is on-street parking along much of Front Street. There are no spaces reserved for disabled drivers.

At peak times there are not sufficient spaces. The scope for further parking in the village centre is limited and co-operation is needed to improve matters.

The car park behind the shops is very useful because of its central position. However, the access to the car park crosses a busy pedestrian area with limited visibility. Large articulated lorries use it for deliveries, causing disruption and danger because there is no dedicated delivery area. The waste disposal arrangements for some shops take up space and are unsightly.



It should be possible to improve the existing situation through consultation and co-operation.

Applications for new business premises should consider waste disposal and car parking.

Yellow lines do not stop thoughtless parking, which sadly is more evident at school start and finish times. More rigorous enforcement of parking restrictions is needed.

Encouraging more children to walk to school will reduce traffic congestion

and pollution and help improve health. The recently completed access to the rear of the RC Junior School from the Valley Walk shows what can be achieved.

Encouraging shoppers to use the Village Link minibus or to walk will also help.

If the village is to prosper and remain attractive there has to be a balance between the busy street scene and safe, convenient access for pedestrians, cyclists and vehicles. Achieving this has been and will continue to be a difficult challenge.

There are three private car parks which, if arrangements could be made for some public use, would relieve pressure on the village centre.

- The Kings Head car park has spare capacity and is a well-screened area. The access from the main road is however difficult.
- The Queen's Head car park also has spare capacity at certain times of day.
- The Community Centre and Social Club have adjacent car parks. There appears to be scope to combine the two into a sizeable parking area. Sensitive landscaping would help the extended car park blend in with the surrounding buildings.

If these proposals or similar can be implemented they will provide much needed off-street parking. It may then be possible to make changes along Front Street to further improve the village centre environment.



PARKING ON ESTATES

On some estates cars are parked on the roads and on pavements. This practice creates dangers for pedestrians, especially elderly or disabled people and those with pushchairs or children. It also detracts from the quality of the residential



environment. It may impede emergency vehicles, deliveries etc. Along much of Durham Road there is a wide pavement that is used by residents for parking. It would be safer for pedestrians and more attractive if sections were converted into landscaped parking bays.

PARKING IN THE COUNTRYSIDE

Malton has a public car park and picnic site that is very well used. It is a starting point for walkers and cyclists on the Valley Walk as well as for visitors to the nature reserve.

There is lay-by parking next to the site of the Roman fort and at Hurbuck.

ASPIRATIONS

Scarcity of local jobs and poor public transport have led to increased car ownership. To meet this situation consideration should be given to exceeding, where possible, national guidelines for off-street car parking for new housing and property conversion/extension.

Dedicated parking bays for those with disabilities should be provided where they do not compromise highway safety.

Increasing the number of public parking places close to the village centre would be beneficial to businesses and the public.

Encouraging children to walk to school and shoppers to use the local minibus or to walk would reduce congestion and parking problems.

DESIGN GUIDELINES

5A Public car parks should have clear signing and good access.

5B New commercial development should where possible make adequate provision for deliveries, refuse disposal and parking for staff and customers.

5.3 Footpaths and Cycle Routes

There are many link paths and ginnels that allow safe and convenient pedestrian movement around the village and into the centre. This footpath network is an important asset; people use it instead of bringing cars into the village centre. If more of them can be encouraged to walk into the village it will reduce congestion and parking problems.

There is scope to develop a more integrated system of pathways. Proper paths from Valley Grove and Greenwell Park onto the Valley Walk, footbridges over Smallhope Burn both upstream and downstream of the village, and a safe path on the by-pass side of Smallhope Burn from the Green to Fenhall bridge would all help.

An interesting initiative has been the use of the Valley Walk and a new rear access to All Saints School as a route to school for children.

Some footpaths would benefit from low intensity lighting, especially during the periods when children are likely to be walking to and from school. Examples are the footpath through the churchyard and the Valley Walk between All Saints School and Valley Grove.

Surfacing materials for the paths should be appropriate to the setting. More seats would be useful.

Secure cycle parking should be provided, and a study is needed to assess whether designated cycle routes are feasible. Such routes could encourage children to cycle to school.

The Lanchester Valley Walk passes through the village and is a wonderful amenity for walkers, cyclists and riders. It provides the outlying settlements of Malton and Hurbuck with a safe off-road route into Lanchester. It is part of the National Cycle Route and brings trade into the village. The village should maximise its potential benefits. More could be done to inform cyclists and walkers about the village facilities.

There is also an extensive well-used network of footpaths around Lanchester allowing access into the wider countryside.

ASPIRATIONS

Making the village centre more attractive to pedestrians and cyclists should be a major priority.

A more extensive and integrated network of footpaths and cycle routes within the village, giving good links to schools and shops and with associated secure cycle parking, should be created. These routes will require adequate lighting and maintenance.

The countryside footpath and bridleway network should be maintained and improved for future generations.

Wider footpaths and the separation of pedestrians and cars would provide a safer and more enjoyable environment for walkers and cyclists and should be considered in all future improvement work.

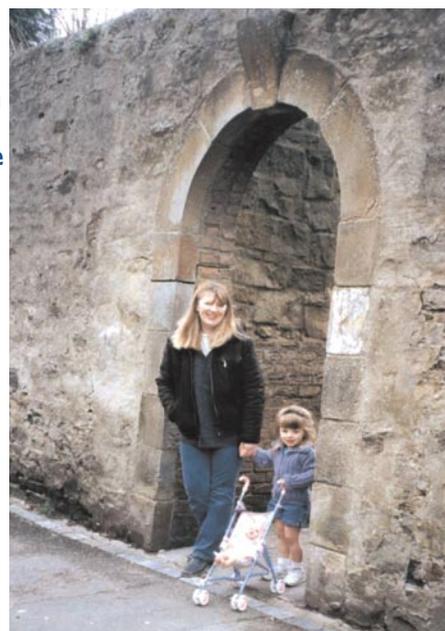
More seats should be provided along footpaths and in open spaces to take advantage of the pleasant village setting.

DESIGN GUIDELINES

5C Footpaths should be designed so pedestrians and those with disabilities can use them safely.

5D Footpaths and cycle routes within the village should have unobtrusive but adequate lighting during the hours when it is needed.

5E The surfacing materials for paths should be appropriate for the rural village surroundings.



5.4 Drainage

The village is vulnerable to flooding, there having been very damaging floods as recently as 1968, 2000 and 2003, not just in the centre but also on hillsides. There is more than one cause. The various causes should be identified and rectified.

ASPIRATIONS

Every opportunity to reduce flood risk should be taken.

Any substantial development should incorporate sustainable urban drainage systems.

DESIGN GUIDELINES

5F Any development proposal should be assessed as to its effect on the likelihood of flooding.

5.5 Street Furniture

Items such as road signs, seats, signs, bollards, lighting columns, planters and litter bins have a strong visual impact. Their design should be co-ordinated and appropriate for the various parts of the village and countryside. They should be well sited, well maintained, safe and avoid clutter.



The designs recently adopted for bus shelters, bollards, seats and lighting columns in the village centre have met with general approval.



Seats are of varying designs, but this variety is appealing.

Litter bins should be placed close to seats and in busy areas such as near

the college, takeaways and in car parks. The bins should be designed to prevent spillage and resist vandalism, and should be emptied regularly.

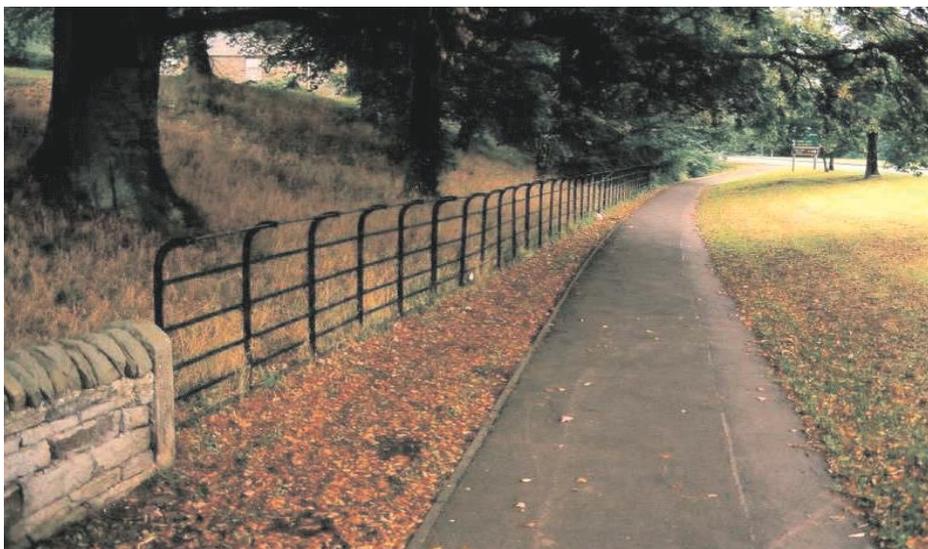
Road signs have a strong influence on the look of the roadside. In places such as at the King's Head junction they are cluttered and their styles and sizes seem inconsistent.

The village is generally well and attractively lit. The new lamp standards along Front Street and around the Green have helped in this respect. Similar standards could be adopted throughout the village centre. In places it may be possible to use the more traditional method of bracketing lights onto buildings within the Conservation Area.

Any additional lighting, to streets, paths or private property, should be carefully designed to minimise light pollution. By using an appropriate fitting and with proper siting, spillage onto other properties can be avoided. Softer lighting that enables the night sky to be seen could be considered.



In places such as The Garths, Station Road and Ford Road, there are unsightly overhead wires and poles. The service companies should be encouraged to bury their installations, particularly in the Conservation Area. Aerials and dishes should be sited with care.



Interesting old features, old iron railings, stone walls and well-sited seats add to the character of the village, but there are examples such as the concrete post and rail fencing on some estates and in front of the Community Centre, where replacement would improve the area

ASPIRATION

The design, siting, materials and colour of all street furniture, road signs and markings need careful consideration to ensure they are in keeping with a rural setting and the character of Lanchester.

Highway and other signs, including road markings, should be kept to a minimum. They should be clear and consistent.



An example of pathway obstruction

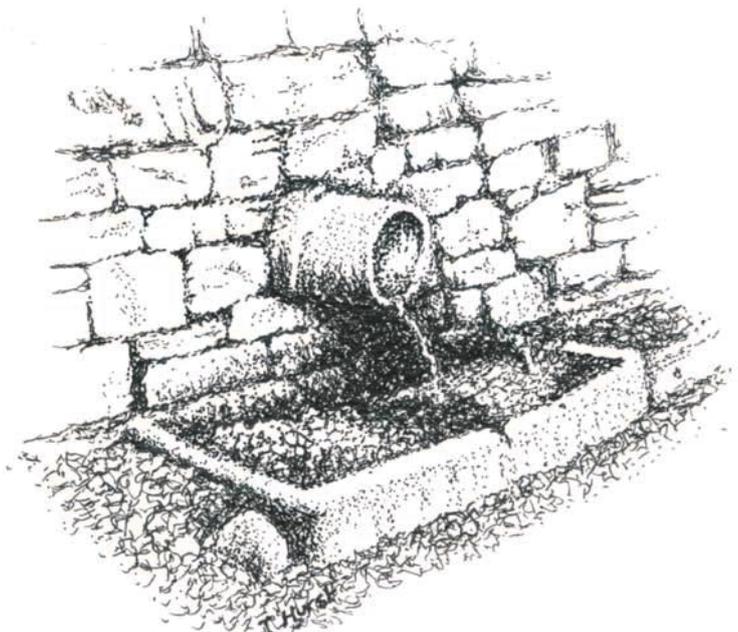
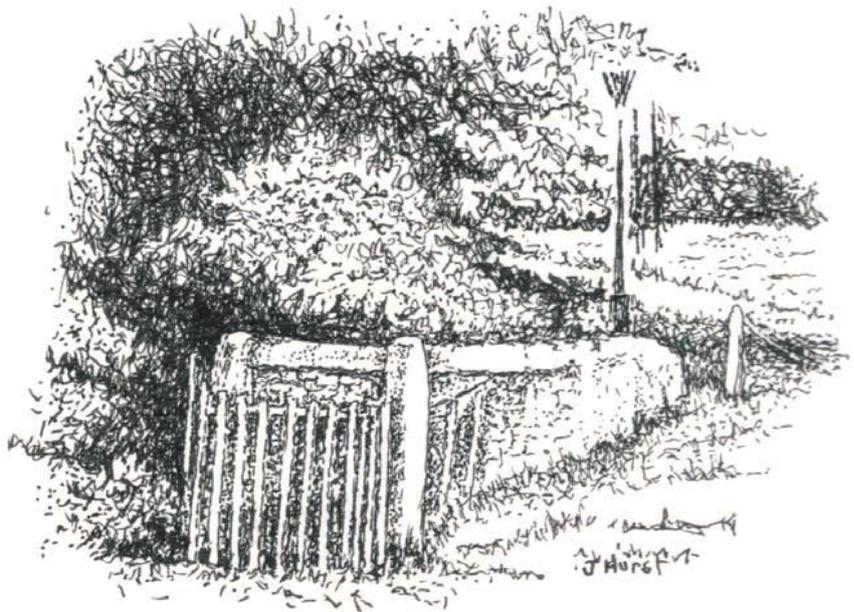
A review should be conducted of all traffic signs with a view to rationalisation of their siting, design and content.

External lighting, including street lighting, should be designed in such a way as to avoid unnecessary spillage, nuisance to others or hazards to road users.

Cables should be concealed underground wherever possible.

TV aerials and dishes should be of minimum size and sited unobtrusively.

Interesting old features that contribute to the character of the village should be preserved and incorporated into any future development.



6 hamlets

6.1 General

Within the parish of Lanchester are four outlying hamlets. Each has its own distinctive character and architectural unity. They sit well in the surrounding landscape. Hollinside, Malton and Ornsby Hill are all within an Area of High Landscape Value designated in the Derwentside District Local Plan.

With the exception of Ornsby Hill, the hamlets are some distance from Lanchester village.

None have nearby facilities other than a public telephone box or play equipment, so residents must travel to Lanchester or further for a shop, church or pub.

Limited public transport means that most inhabitants are heavily dependent on their cars.

ASPIRATIONS

All of the hamlets need appropriate facilities, including well maintained play areas and better road maintenance.

DESIGN GUIDELINES

6A The particular architectural characteristics of each hamlet should be reflected in any alterations or extensions.

6.2 Ornsby Hill

Ornsby Hill is a pleasant row of stone-built houses on a steep hill on the outskirts of Lanchester leading up to Maiden Law.

It lies within a Strategic Wildlife Corridor.

The access road is steep and narrow. Exit from it onto the A6076 is particularly difficult.

By remaining compact and maintaining its distinctive identity separate from the village, the rural character of Ornsby Hill has been preserved and the wildlife corridor remains unbroken.

ASPIRATION

The footpath on the eastern side of the road to the village should be tarmacked.

DESIGN GUIDELINE

6B Any new building in Ornsby Hill should maintain its distinct identity separate from the village.

6C Any new building in Ornsby Hill should respect the wildlife corridor.

6.3 Hurbuck Cottages

Hurbuck Cottages is a terrace of 12 single-storey properties, lying close to the B6308 between Lanchester and Consett.



They were built of brick with tile roofs around 1925 for the people who worked in the local drift mines, which were then owned by Consett Iron Company. Following the closure of the Iron Company the cottages are now individually owned.

They are surrounded by farmland and there is an abundance of bird life, including heron and curlew, for which the fields and small areas of woodland nearby provide breeding grounds.

The Durham to Consett bus passes the end of the access road every hour, providing adequate public transport.

A farm track at the front of the cottages links two previously separated sections of the Lanchester Valley Walk. The Walk provides a safe route for walkers and cyclists to Lanchester and Consett.

Some unused patches of land near the cottages are poorly maintained, especially to the west on the Lanchester Valley Walk, where untidy scrub areas have encouraged litter and fly tipping.

ASPIRATION

The lay-by area adjacent to Hurbuck Cottages should be landscaped to improve its amenity value as part of the Lanchester Valley Walk and to deter fly-tipping.

6.4 Malton



The 12 terraced houses of the present hamlet of Malton were originally colliery officials' houses and were built around 1900 of pale Malton bricks with slate roofs.

In its hey day Malton boasted some 42 houses, a school and a reading room, but the closure of the railway and coal mine caused the decline of the village. Areas that were once occupied by the colliery, chemical works, coke works and brick works are now given over to a small industrial estate, the Durham Wildlife Trust nature reserve and the developing woodlands adjacent to the Lanchester Valley Walk.

This section of the Browney Valley is an important part of a green corridor running along the river valley, linking Loves Wood with the new woodlands and the nature reserve to the south. The whole area is rich in wildlife.

Today Malton is a secluded hamlet surrounded by woodlands that make it barely visible from the main A691. It retains its unique character as a part of the Browney Valley's mining heritage.

Agricultural land use around Malton is low intensity farming. The Valley Walk, picnic area, woodlands and nature reserve are popular visitor attractions.

Road access is from the A691 via a sub-standard bridge, the condition of which worries the residents.

ASPIRATION

New development at Malton should not increase pressure on the delicate infrastructure of this area. In particular the capacity of the bridge should not be exceeded.

DESIGN GUIDELINE

6D New development at Malton should not adversely affect the wildlife value of the area - in particular the nature reserve and the river valley wildlife corridor.



6.5 Hollinside (including Colepike)

The hamlet of Hollinside, pictured bottom, with Colepike nearby, is situated just over a mile out of Lanchester on the B6296. It overlooks the Browney Valley, part of which is designated an area of High Landscape Value.

Hollinside Terrace is a Grade II listed terrace of 18 Victorian miners' cottages, built in 1892 to house workers for the Colepike Drift mine. It is of stone with slate roofs and pointed arch windows and doorways. The unusual gothic façade along the front of the terrace is attractive and gives it a distinctive character. The restoration of window frames and panelled wooden doors similar to the originals would enhance it further.

The overall consistency of the fronts of the houses is not matched behind. Prior to listing, many alterations were made to the rear of the terrace so this side of the property lacks uniformity.

Records indicate the line of a Roman aqueduct between the terrace and the road.

Opposite are Hollinside Hall, and the adjacent farmhouse that has an impressive piece of Roman stonework built into the hallway.

Colepike Hall, pictured here, is built on the site of an earlier manor. Next to the Hall is Colepike Farm which, with its tied cottages, forms another small community with its own distinctive rural character.

With the exception of an incongruous modern public telephone box and a Victorian post box, there are no amenities in the immediate vicinity. There is no regular bus service. There once was a footpath from Lanchester but it has become totally overgrown. Residents must rely heavily on their own transport. Several older residents have moved down to Lanchester during recent years in order to overcome these limitations.

The rural landscape in this area has been subject to opencast mining and some of the field boundary features have been lost; but it is recovering and there is a rich diversity of wildlife in the area. Deer and brown hare are indigenous, and there is a variety of bird life including greenfinches, goldfinches and greater spotted woodpeckers.

ASPIRATION

Hollinside is more cut off from Lanchester than the other hamlets. Opportunities should be sought to re-open the footpath to Lanchester and/or introduce a mini-bus service.

Residents would welcome a speed restriction on the busy B6296, but this would not be easy to enforce.

Hollinside Terrace is exceptional. Any alterations should fully respect its listed status.



Hollinside

Schedule of Estates (see Section 4.4)

| Location | House Types | Elevation | Roofs | Observations | Layout |
|---|---|--|--|--|---|
| Alderdene including southern frontage of Newbiggin Lane Circa 1930s | 2-storey semi-detached houses | Smooth red brickwork. No 37 shows "cottage" style of sash windows of original dwellings with dark paintwork | Hipped red tile roofs, some with large front gables, bargeboards. Chimneys to ridge. | Most windows replaced in original openings with deep transom and no mullions. Mixture of dark and white painted woodwork. Uncoordinated assortment of glazed porches, some flat-roofed, added on Newbiggin Lane frontage. | Traditional street layout with front gardens enclosed by paling fences. |
| Deneside Burnhopeside Avenue Holmside Manor Grange Circa 1940s to 1960s With frontage to Durham Road South of bus shelter | 2-storey semi-detached houses and bungalows | Red to brown brickwork with some light rendered panels to front gabled features and to window line of first floor of some properties in Deneside, Holmside, Burnhopeside and Manor Grange. Later parts mass brickwork, mainly dark brown. Variety of window patterns with many replacement types. Some co-ordination within groups desirable. | Double pitched roofs mainly gabled but with some hipped roofs. Mainly red or brown profile tiles. | Removal of front garden fencing to create off-street parking spaces. Introduction of variety of porches. Helpful to co-ordinate such changes. Need for overall landscape scheme especially tree planting in open spaces to break the mass, possibly into identifiable places. | Traditional street layout. Front gardens with simple paling fences. Good views across the valley and over the village. Large area of housing on rising hillside with no tree planting or overall landscaping. Imposes itself on the landscape seen from much of the village and the approaches to it. |
| Burnside Circa 1950s | Detached and semi-detached bungalows. | Pink/fawn sand lime brickwork, later section reddish-brown bricks. Large picture windows and light painted-rendered panels. Variety of wood, aluminium and white uPVC windows and doors. | Shallow double pitched roofs with fawn, grey and brown flat and ribbed tiles. Flat roofed garages at gables. Some small chimneys. | | |
| Ford Crescent Circa 1950s | 2-storey semi-detached houses and detached bungalows. | Red sand-faced brickwork bay windows to ground floor. Vertical glazing bars to all windows. White paintwork | Houses with hipped roofs. Bungalows with gables. Simple plain verges. Eaves with overhang and soffits. Chimneys | Some picture-style replacement windows. | Traditional street layout Front gardens with low brick walls |
| Manor Park Drive Alderside Cres. Ridgeway Thornlea Grove Ashleigh Grove The Close Circa 1960s | Detached and semi-detached 2-storey houses Detached & semi-detached bungalows Chalet bungalows (Mansard roof) | Variety of reddish to brown sand-faced brickwork with spar dashed panels and some vertical tile hanging of various colours. Flat roofed bay windows linking porches giving strong horizontal emphasis. Pinkish-gray and reddish-brown brickwork. Spar-dashed to front panels & other panels. Brickwork as above. Wide floor to ceiling ground floor windows. Recessed porches. First floor long dormer windows give strong horizontal emphasis. Predominant use of white paintwork gables, eaves, windows. | Gabled roofs, grey or brown flat or ribbed tiles. Overhanging eaves with white soffits. Low pitched gabled roofs, gabled features to street. Tiles. Detailing as above. Reddish or brown tiles to mansard roofs. | Some use of inappropriate stonework and replacement windows. Loss of garages. Flat roofed bays replaced with pitched roofs Need for shallow pitch. Many porches now enclosed further emphasising horizontal effect. | Traditional street layout with low brick walled front gardens. Walkway along western boundary, footpath link with Newbiggin Lane at east. Central green with grouping of chalet bungalows. Limited planting. |

| Location | House Types | Elevation | Roofs | Observations | Layout |
|--|--|---|---|--|---|
| Foxhills Crescent Circa 1960s | 2-storey semi-detached houses. Semi-detached bungalows | Mainly light brown, fawn or pale cream brickwork. Houses with horizontal picture windows above brown or fawn tile hanging at first floor level - floor to ceiling living room windows with recessed porches. Predominance of white paintwork Similar detailing to bungalows. | Double pitched roofs with gables – dark grey or brown, plain and profiled tiles – pronounced bargeboards, overhanging eaves and soffits. Single storey flat roofed garages | Uncoordinated introduction of hedges to front gardens. Need for co-ordination of porches and bay windows on semi-detached pairs, especially where pitched or lean-to roofs used. Uncoordinated filling of lower part of floor to ceiling windows | Spacious traditional street layout with open front lawns. Chalet bungalows grouped along stream gully – seen against line of trees. |
| Southway Sunnybanks Elmfield Circa 1960s | Detached & semi-detached 2-storey houses and chalet bungalows. (Mansard roof) | <u>Southway houses:</u> Mass reddish sand-faced brickwork, some pebble-dashed fronts/panels. Flat roofed bay windows linking with single storey garages giving pronounced horizontal emphasis with picture windows on 1 st floor. White paintwork eaves, bargeboards, windows & soffits. <u>Elmfield chalet-bungalows</u> Dark reddish-brown brickwork. <u>Sunnybanks 2-storey houses</u> Dark brown brickwork- green tile hanging to first floor – some pebble-dashed panels. | Double pitched roofs. Detached properties with gable to street. Mansard roof with reddish/brown ribbed tiles Mono-pitched roof, dark brown plain tiles. | Flat roofed garage-bay window links being successfully replaced by lean-to pitched roofs. | Traditional street layout but groupings of house types gives identity of place. Low walled front gardens. |
| High Ford Circa 1960s | Detached and semi-detached 2-storey houses and bungalows. | Red or brown sand-faced brickwork. Large picture windows floor to ceiling at ground floor and pronounced horizontal emphasis at first floor. Rendered panels or tile hanging. Recessed front porches. | Gabled roofs with pronounced white bargeboards and eaves with overhang and soffits. Single storey garages with flat felt roofs | Loss of garages giving rise to on-street parking. Glazing in of porches detracts from 3-dimensional effect of elevations. Need to guard against "terracing effect" of side extension, especially where window and tile hanging already give pronounced horizontal emphasis. Care needed on corner sites to integrate cumulative additions. The bottom of many floor to ceiling windows have been filled in using materials not in keeping with the houses or each other. | Traditional street pattern over most of estate with low brick walled front gardens. Interesting stepping of building line up the contours of the hillside and grouping around central green with established trees. Views over village and countryside. |
| The Paddock Circa 1960s | Detached bungalows | Reddish/ochre sand-faced brickwork with white painted woodwork including boarded panelling. Large picture windows. | Low pitched gable roofs with flat grey concrete tiles. Barge boards and overhanging eaves with soffits. | Some panelling replaced by solid (stone) walling | Spacious setting with open front gardens with lawns, trees and shrubs. Belts of coniferous trees surround the estate, separating it from the adjacent estate and the countryside. |

| Location | House Types | Elevation | Roofs | Observations | Layout |
|---------------------------------------|---|---|---|--|---|
| Deanery View Circa 1960/70s | 2-storey detached linked and terraced houses. | Generally fawn coloured brickwork, but there are 2 houses of a dark reddish-brown brick. Fawn vertical tile hanging to first floor. Strong horizontal emphasis of terraces punctuated by projecting porches. proportions and extent of first floor windows, pairing of units and in some cases horizontal and vertical stepping of them. Large horizontal proportioned windows of larger detached houses a strong feature. Preponderance of white paintwork. | Double pitched gabled roofs running with the contours producing gabled elevations to some detached properties. Some mono-pitched roofs used similarly with linked houses. Barge boards and fascias with modest overhang and fascias. Chimneys along ridge lines. Flat roofed garages. | Prominent garages on top side of main estate road would benefit from climbers and tub/pot planting at forecourt level. | Properties grouped around landscaped courts with shallow open front gardens. Some houses with detached garage provision. Estate surrounded by woodland, graveyard and trees in Peth Bank and grounds of Technical College and with many views over village. |
| Broadoak Drive Circa 1970s | 2-storey detached linked and semi-detached houses | Variety of treatments: Light fawn sand/lime brick with fawn or brown tile hanging above ground floor windows and doors; Reddish to dark brown brick gables with light or golden ochre brickwork to fronts, most with artificial stone panels to ground floor. Floor to ceiling ground floor windows, horizontal windows to first floor. Mainly white paintwork. | Double pitched gabled roofs. Grey/brown plain tiles – barge boards and overhanging eaves with soffits. | Attached and detached flat roofed garages, some integral or projecting. Examples of well co-ordinated porch and bay window extensions to semi-detached houses but also uncharacteristic-front extensions to detached houses. Loss of garages | Traditional street layout with spaciouly laid out cul-de-sac at eastern end. Open front gardens. |
| Brook View Circa 1970s | 2-storey terrace houses. | Pale cream sand lime bricks. Flat roofed garages with white fascias linking with first floor dark brown tile hanging of houses giving horizontal emphasis to street side. | Double pitched gabled roofs. Dark grey or brown roofing tiles. White painted bargeboards overhang eaves and soffits. | UPVC windows of similar pattern to originals not out of place. Some flat garage roofs replaced with pitched. Not out of place where effectively related to tile hanging on elevations. Hedge/tree planting to green not co-ordinated. | Short terraced houses set around open "green" or other open space with entrance, garage, service side to street |
| Meadow Way Circa 1970s | 2-storey detached and semi-detached houses. Integral garages on high side, none on low | Mixture of fawn and reddish brown brickwork – darker gables and lighter brickwork to fronts. Flat roofed garages dominate elevations. | Gabled roofs with dark brown tiles. Bargeboards overhang eaves and soffits. | Some garages in courts not built/others not used – causing on-street parking problem. | Projecting garages and off site garage courts provided on steep hillside site. Open front gardens |
| Briardene Circa 1970s | Detached 2-storey houses and bungalows, semi-detached on link footpath. Integral garages on high side, none on low side. | Variety of brickwork from light cream sand lime to fawn, reddish & brown sand-faced used over the estate as a whole. Units and pairs self-coloured or with contrasting fronts or panels. Variation sometimes used effectively to emphasise groupings. Predominance of white painted woodwork. Projecting flat roofed garages dominate elevations. | Double pitched gabled roofs. Grey/brown plain tiles – barge boards and overhanging eaves with soffits. | Some window/panel features replaced with "solid" stone/brickwork. Some garages in courts not built/others not used – causing on-street parking problem. | Traditional street layout with attractive green and trees at top and green walkway with views over village and countryside. Projecting garages and off site garage courts provided on steep hillside site. |
| Lee Hill Court Circa 1980s | 2-storey detached houses | Some stone. Straw coloured brickwork with some red/brown clay brickwork and cream render used for contrast. Dark stained woodwork windows with wooden mullions Primary coloured garage doors. | Flat dark grey roofing tiles but some with contrasting red clay pantiles. Gabled roofs, including garages, with plain verges and trim eaves with dark stained fascia & barge boards to gabled windows | Some white uPVC windows introduced | Series of linked "greens" and hard paved "courtyard" groupings. Overall landscaped courtyards with trees and shrubs. Screen walls to rear gardens. |

| Location | House Types | Elevation | Roofs | Observations | Layout |
|--|--|--|---|--------------|---|
| Fenhall Park Circa 1980s | 2-storey detached houses and bungalows | Straw-coloured brickwork with stone cills and lintels. Window openings vertically divided with mullioned wooden frames. Dark stained woodwork with brightly painted wooden doors. | Double pitched gabled roofs – dark grey/brown plain tiles – plain verges, flush eaves. Garages with pitched roofs. | | Courtyard grouping with unified landscape treatment of forecourts, trees and shrubs. Screen walls to rear gardens. |
| Valley Grove Circa 1980s/90s | 2-storey semi-detached and terraced houses and bungalows | Reddish brown brickwork. Elevations mass brickwork. Dark stained woodwork to eaves, windows and doors. Feature doors and porches to bungalows and upper floor windows of houses. | Double pitched gabled roofs – dark brown tiles Ornate "pergola" style chimney stacks (vents to central heating flues) | | Courtyard groups of houses, open and hard paved landscaped forecourts linked to Lanchester Valley Walk and main road footpath. Fenced rear screen gardens. Well planted incidental areas. |
| Greenwell Park Circa 1980s/90s | 2-storey semi-detached houses | Varied mottled reddish golden brown/blue to brown brickwork over estate as a whole - elevations mass brickwork with pitched roof porches. Dark stained windows and doors. Primary colour painted garage doors. | Double pitched gabled roofs to houses and garages – dark brown tiles – plain verges dark stained. Flush eaves. | | Traditional street layout with open front gardens. Walls screening rear garden areas from street. Roundabout heads to culs-de-sac. |
| Oakwood Circa 1980s/90s | 2-storey detached houses and bungalows. | Multiple variety of types of dwelling very closely spaced. Variety of brickwork though mainly fawn or reddish- brown. Variety of other finishes over estate as a whole and on individual properties – contrasting brick banding, rendered panels, white painted stucco and tile hanging. Variety of wood finishes stained and white painted and uPVC windows and doors. Varied window shapes, including shallow bays | Mixture of gabled and hipped roofs – dark grey plain tiles throughout estate. Bargeboards, overhanging eaves with soffits, small gabled features with shaped bargeboards and variety of claddings. | | Traditional street layout, shallow building lines. Small open front gardens. Open green at south west corner. |
| Woodlands Circa 1990s | Phase 1 Detached 2-storey houses and bungalows Phase 2 Detached 2-storey houses | Reddish brickwork with dark brick banding and cream coloured render. White paintwork, window frames and fascias. Straw or red coloured brickwork with contrasting banding and quoins. uPVC windows and doors, upper half with simulated glazing bars. | Double pitched gabled with red ribbed tiles. White painted bargeboards and overhanging eaves. Pronounced double-pitched roofs with gables and hips. Red & dark grey ribbed tiles. Prominent gables and gabled garages along street frontage. Much white paint and plastic in evidence, including bargeboards eaves and soffits. | | Traditional street layout. Generous open front gardens. Garages featured in front of houses with paved forecourts between. Presently devoid of soft landscaping. |
| St Bede's Court Circa 1990s | 2-storey detached houses. | Built in 2 phases. Southern section rock faced coursed sandstone with finely chiselled window and door surrounds and quoin stones. Northern section reddish hand made brickwork with finely chiselled door and window heads and cills and long and short work at corners. Front elevations with gabled treatment and pitched roof porches. White uPVC window frames with mullions. | Double pitched gabled roofs – dark grey/green plain tiles – barge boards and shallow overhanging eaves dark stained. Small chimneys along ridge lines. | | Open landscape treatment of forecourts with lawns, trees and shrubs. Walling screens to rear gardens. |

