



COATHAM MUNDEVILLE CONSERVATION AREA

Draft Character Appraisal

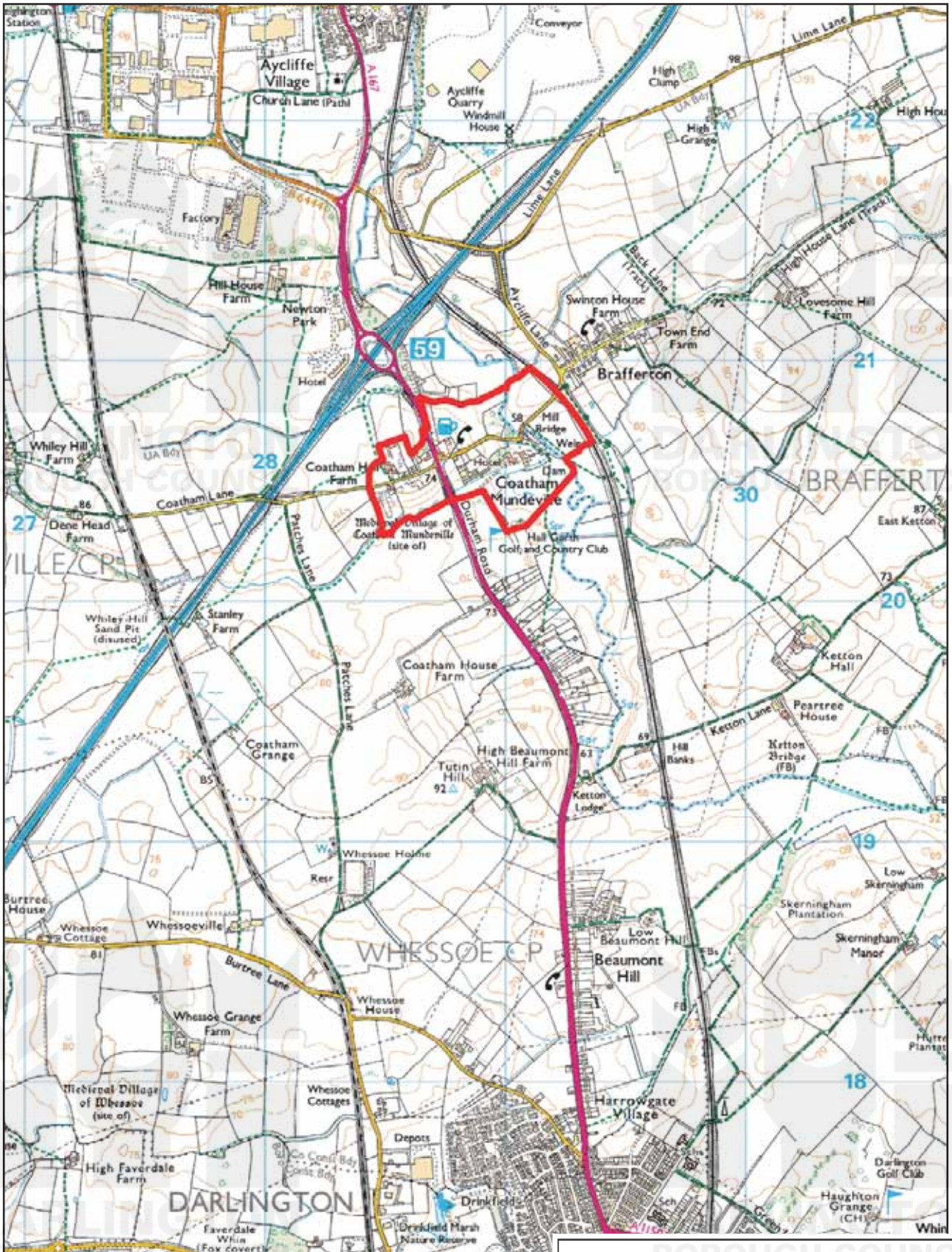
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COATHAM MUNDEVILLE CONSERVATION AREA CHARACTER APPRAISAL

CONTENTS	PAGE
1. PURPOSE OF A CHARACTER APPRAISAL	p.4
2. ASSESSMENT OF SPECIAL INTEREST	p.5
a) Location and Setting	
b) Archaeological Significance	
c) Historical Development	
d) Character Analysis	
3. SOCIAL HISTORY	p.9
4. IMPLICATIONS OF CONSERVATION AREA DESIGNATION	p.14
 APPENDIX	
MAPS – HISTORIC AND MODERN - SHOWING CONSERVATION AREA BOUNDARY.....	p.24
LISTED BUILDINGS	p.28
BUILDINGS OF LOCAL INTEREST	p.39

COATHAM MUNDEVILLE CONSERVATION AREA



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DARLINGTON BOROUGH COUNCIL 100023728

Coatham Mundeville Conservation Area was designated on 6th March 1980.

1. PURPOSE OF A CHARACTER APPRAISAL

- 1.1 Conservation Area designation is the main instrument available to local authorities to give effect to conservation policies for a particular neighbourhood or area. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.
- 1.2 It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. Our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular mix of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic

intrudes and limits pedestrian use of spaces between buildings. Conservation area designation is seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as protecting individual buildings.

- 1.3 A process of change within a Conservation Area is inevitable and the purpose of a character appraisal such as this is to define as clearly as possible the historic (and by implication, archaeological), architectural and natural components of the conservation area that are considered especially important and contribute most to its character.
- 1.4 The principal aims of this document are intended to define:-
- What influences have given Coatham Mundeville its particular character
 - What chiefly reflects this character and is most worth conserving
 - What has suffered damage or loss and may need reinstating
 - Areas that may be improved

2. ASSESSMENT OF SPECIAL INTEREST

This section of the appraisal contains an assessment of:-

- a) Location and setting
- b) Archaeological significance
- c) Historical development
- d) Character analysis

a) Location and Setting

Coatham Mundeville lies 4 miles North of Darlington on what was the Great North road to Durham, until the construction of the A1 motorway in 1966. The village is now split into two halves by the A167 road to Durham. The village is further dissected into quarters by, on the West side, Coatham Lane, leading to Winney Hill farm and Sockburn farm, before terminating at the end of a dirt track; and on the East side, by Brafferton Lane, leading to the village of Brafferton.

Coatham Mundeville village stands at the southern edge of the Durham Magnesian Limestone Escarpment, at the point at which this slopes gently into the lowlands of the Tees valley. Like its close neighbour Brafferton, just half-a-mile away, it occupies an elevated position (74m above sea level in the case of Coatham Mundeville) on a narrow ridge which runs from south-west to north-east.

The ridge is cut through midway between the two villages by the south-flowing River Skerne, which has created a modest gorge at this point. The bridging point of the river is down a fairly steep slope from the heart of Coatham Mundeville village, at an elevation of just 58m.

The ridge on which Coatham Mundeville sits is bounded to the north and south by two eastwards-flowing streams or becks which run along the limestone escarpment from springs 1 to 3 miles away in the vicinity of Heighington. The shorter, northern stream is not named on maps; the larger, southern one is known as Dene (or Dean) Beck. They enter the Skerne about 400m apart, the former upstream of the bridging point, the latter just downstream.

The village lies astride a road which for centuries was one of the most important long-distance routes in Britain. Now known as Durham Road, it was part of the North Road used by official couriers between London and Edinburgh from the early-16th century and by mail coaches until these were supplanted by the railways in the mid-19th century. In the 1920s it was numbered the A1 and became known as the Great North Road. It was renumbered again in 1966 when the Durham Motorway was built, bypassing Coatham Mundeville and Darlington, but the road remains important in sub-regional terms as a key route northwards from the Darlington.

The nearby railway lines were also very important historically, particularly the (now) Bishop Auckland line which was part of the pioneering Stockton and Darlington Railway that opened in 1825. The main line became part of the North Eastern Railway shortly after the completion of this section in 1844. The built form of Coatham Mundeville, however, pays little heed to either the main road or the railways.

The greater part of the village proper fronts onto Coatham Lane, which leads westwards from the A167 before terminating, in less than a mile, at a cluster of farms. A bridleway continues westwards from Coatham Lane for another 1 miles to West Auckland Road, suggesting that Coatham Lane was not always a dead-end.

Leading eastwards off the main road from the cross roads, and with few properties fronting onto it, is Brafferton Lane. This descends quickly down to the Skerne before rising up to Brafferton village, where it too terminates but is continued north-eastwards by a track (a public footpath) which soon links up with a road (Lime Lane). The likelihood is that Coatham Lane and Brafferton Lane were part of a continuous east-west route along the escarpment at some time. Aycliffe Lane, a side road just before Brafferton, still facilitates eastwards travel by a less direct route and may have been a replacement for the way through Brafferton.

b) Archaeological significance

Coatham Mundeville has two areas of important archaeology, situated on the North and South sides of Brafferton Lane, to the West of the A167. This comprises a medieval village, fishpond and areas of ridge and furrow farming. This is monument No.SM28551 located at ref:NZ28582042. This monument includes the shrunken remains of the medieval village of Coatham Mundeville, situated on the East Durham plateau.

The shrunken remains of the village are visible as a series of earthworks situated to the north, south and west of the present village. The south row of the village has been largely depopulated, and at its western end the former line of the street is visible as a broad linear earthen bank containing the remains of several rectangular house platforms. Immediately to the rear are the remains of several elongated crofts, orientated north to south. They are defined by prominent earthen banks 3m wide and 0.6m high. The line of the street continues through the fields immediately east of Glebe farm; to its south an area of ridge and furrow cultivation extends down to the stream, the Dene Beck.

The north row of the village is still largely occupied, except at the western end. Here, it is visible as a prominent linear scarp and it also survives as a slight earthwork in the southern part of the field, immediately NE of Coatham Hall farm.

The earthworks on the north side of the village are less pronounced than those on the south and hence no house platforms are visible, although they are thought to survive immediately to the rear of the street front.

The two rows of houses face onto a broad rectangular village green, now partly occupied by Brafferton Lane. The southern part of the green visible as a slightly concave open space, containing the remains of earthen banks and hollows. With the exception of the extreme western end, however, its northern part has suffered from later village encroachment.

Immediately north and east of Coatham Farm there is a large area of ridge and furrow cultivation orientated north to south. At its northern end there are the remains of an elongate pond. This is interpreted as a fishpond 34m long by 10m wide and up to 1.6m deep, with a prominent earthen bank 6m wide flanking it to the north. A ditch up to 1m deep flanks the pond to the west and this continues north for 66m, accompanied for part of its course by a slight earthen bank. This ditch is interpreted as a "leat", which fed water into the pond at its northern end. Immediately to the east of the first pond, a similar elongated depression is thought to be the remains of a second pond, although the exact relationship between this depression and the surrounding ridge and furrow cannot be established. Some 50m south of these ponds a large irregular depression may be the modified remains of another water related feature.

Further ridge and furrow is visible at the extreme eastern end of the village, which at its southern end appears to overlie earlier village earthworks. A number of features within the area are excluded from the scheduling; these are all buildings associated with Glebe Farm, including the barn and small stone shed at the extreme western side of the monument, as well as all fences, walls and hedges, although the ground beneath all of these features is included.¹

¹ Extract from the Ancient Monument scheduling description, English Heritage, 1997.

c) Historical Development

The earliest known reference to the settlement is contained in a document of AD 1200 in which it is referred to as “Cotum super Scryne” (or “super Seyrum” according to William Fordyce, writing in 1857). JR Boyle, writing in 1892, concluded that COT = cottage and HAM = dwelling, fold or enclosed possession.

The Amundeville family were given Cotum super Scryne in recognition of the family's allegiance to William the Conqueror during the Norman Conquest, and hence force gave a new second name to the settlement.

In c.1200, Thomas de Amundeville granted an oxgang[£] of 13 acres, an acre of meadow and a toft and croft, to Richard Parson, who in return, paid a pound of cumin seed on St Cuthbert's day, in autumn, and a knights service as belongs to an oxgang, of the whole fee, which Thomas de Amundeville holds the crown, viz. 9 caracutes[•] by the service of one knight.² It seems that, in return for granting land to Richard Parson, Amundeville required Parson be a knight under his service.

Thomas de Amundeville also sold lands to Galfrid Russell, the Seneschal[‡] of Durham, who was, *“upon his hopes of salvation, to provide and maintain one chaplain to celebrate mass daily in the chapel of St Mary Magdalen, of cotum, for the soul's rest of Thomas de Amundeville, and his parents, Ralph and Clarice...and of all the faithful departed; with various penalties for non-observance”*.³ Thomas de Amundeville, it seems, believed he could pay his way into heaven, having any mortal sins revoked by the prayers of others.

No further mention is made either of the Amundevilles or of this chapel, but Ordnance Survey maps from 1851 onwards show “the site of” a chapel to the rear of

Glebe Farmhouse on the A167 and it seems likely this is the Norman chapel at which the Amundevilles worshipped.

The Victoria History of the Counties of England (A History of the County of Durham, Vol.4, Darlington, p.3) highlights that the “later manor of Darlington undoubtedly had its origins in the grant of lands made to the bishop by Styr in c.1003. The later 12th century grouping of Darlington and its adjacent vills of Blackwell, Cockerton, Haughton and Whessoe...reflected the pre-conquest organisation and the same group of vills, with the addition of Coatham Mundeville, appeared in Hatfield's survey some two-hundred years later.”

The Black Death and other plagues arrived in Coatham Mundeville in the late 14th and early 15th centuries. Arriving in the ‘bishopric’ in the summer of 1349, it had reached Darlington by September 1349, when it killed “four ploughmen in the neighbouring vill of Coatham Mundeville”. The plagues reduced the population of the County of Durham, by an estimated 45% between 1349 and 1400.⁴

In 1395, the borough of Darlington was leased to Ingelram Gentill, William de Werdale and Thomas Casson, the latter a member of a local landowning family, free tenants of the bishop in his ‘vill’ of Coatham Mundeville. There are no contemporary references to Werdale, but by the 1420's his family held land in Darlington, suggesting that the family was part of the local landed elite. Under the terms of the 1395 lease, a considerable degree of authority over the borough was conferred upon Ingelram Gentill and his associates. These privileges fell within the administrative sphere of the borough bailiff and it seems likely that Gentill held the office of bailiff since he appears to been principal grant holder.⁵

[£] Oxgang = old Scottish land measurement. It averaged around 20 English acres but was based on land fertility and cultivation, and could be as low as 15 English acres.

[•] Caracute = a measure of arable land that a plough team was capable of cultivating in one day.

² An Historical, topographical and Descriptive view of the county Palatine of Durham (1834), pub: Mackenzie and Dent, Newcastle, p.120.

[‡] Seneschal = an officer in the house of an important Medieval noble.

³ The History and Antiquities of the County Palatine of Durham (Vol 1), William Fordyce, 1857, Pub: A Fullerdyce & Co; London & Edinburgh, p.522-3.

⁴ The Victoria history of the Counties of England (A History of the County of Durham, Vol.4, Darlington), p109.c

⁵ The Victoria history of the Counties of England (A History of the County of Durham, Vol.4, Darlington), p75.

Early in his reign, apparently in or before 1516, Henry VIII appointed Sir Brian Tuke as 'Master of the Posts' for official business. One of the roads on which Tuke provided a service was the North Road between London and Edinburgh. Apart from the Dover Road, this was probably the most important road at that time in England. Among the 23 stages or posts were Darlington and Durham. Undoubtedly much of the early importance of Darlington is attributable to its position on the North Road.

James VI of Scotland became King James I of England in 1603 on the death of Elizabeth I. He is known to have passed through Darlington that year, on his way to or from his coronation in London (he is famously said to have remarked that "Darnton has a bonny, bonny church, With a broach upon the steeple, But Darnton is a mucky, mucky town, And mair sham on the people". He will certainly have passed through Coatham Mundeville on the way.

By the end of the 16th century, Coatham Mundeville had become a "vill" within the manor of Darlington⁶ (A vill being the basic unit by which the royal courts and tax collectors worked – it was the smallest measure of land for the collection of taxes). The manor of Darlington, as surveyed in 1647, encompassed all the lands (freehold, leasehold and copyhold) in the townships of Darlington, including Coatham Mundeville. In 1652, the lands of the manor of Darlington, together with the borough, were sold by the parliamentary trustees to Stephen Estwick, an alderman of London.⁷

The medieval plan of the village is a type well known in County Durham in which two parallel lines of houses face each onto a broad rectangular village green with narrow crofts and garden areas to the rear. Coatham Mundeville has been occupied to the present day and its basic medieval plan has been retained with some of the original plots currently occupied by buildings.

This type of village in northern England is thought to have been the result of intentional planning by the Normans attempting to exert control over a rebellious region during the 11th and 12th Centuries.⁸

The existing buildings in Coatham Mundeville appear to date from the 17thC onwards, with only archaeology remaining of the medieval village. The majority of the buildings within the conservation Area boundary are listed for their architectural or historic interest – 10 in all, including Hall Garth, Coatham Hall, the Mill Bridge and the Deer shelter in the grounds of Hall Garth hotel – at Grade II. Details of all the listed buildings can be found to the rear of this document.

Mackenzie, writing in 1832, remarks that "the township contains 6 farmsteads and 2 public houses"⁹, although only one public house now remains.

Until the 1765 map, the 'Mundeville' doesn't seem to have been used; presumably because the short distances travelled then by most people meant there was no little/chance of confusion with other Coathams; NB Coatham spelled 'Coteham', 'Cotham' or 'Cateham' until the 1803 map.

By 1857, Coatham Mundeville, situated on the Great Turnpike road to Durham, had come to occupy 1,517 acres. Its' population had fluctuated in the previous 50 years, from 172 in 1801, down to 149 by the time of the 1851 census, and 27 houses were occupied (presumably extending beyond the village core).¹⁰

The church of St Mary Magdalene, on Coatham Lane, built in 1864, to the designs of RJ Withers, was sold for conversion to a three-bedroomed dwelling in 1979, fetching £6,700. Three small stained-glass windows were taken out to be re-instated in a new chapel building to be erected in Aycliffe.

⁶ The Victoria history of the Counties of England (A History of the County of Durham, Vol.4, Darlington), p79.

⁷ The Victoria history of the Counties of England (A History of the County of Durham, Vol.4, Darlington), p3.

⁸ Keys to the Past, Durham County council

⁹ An Historical, topographical and Descriptive view of the county Palatine of Durham (1834), pub: Mackenzie and Dent, Newcastle, p120.

¹⁰ The History and Antiquities of the County Palatine of Durham (Vol 1), William fordyce, 1857, Pub: A Fullerdyce & Co; London & Edinburgh, p.522.

SOCIAL HISTORY

The Bailiff of Coatham Mundeville

Examples of the Norman bureaucracy, emerging in the late 11th century, reveal their methods of claiming local taxes. One of the first Bailiffs of Coatham Mundeville, (whose duties made him a legal officer with some degree of authority, care or jurisdiction), lived in a house within the grounds of the Bishop's palace in Darlington. Overseeing most or all of the Bishop's local estates, his role existed from as early as 1183.¹¹ In exchange for his work in the Bishop's retinue, the Bailiff received 53s. 4d yearly, (unlike the Bailiff responsible for tenants at Blackwell who was "entitled to claim four quarters of wheat" from the Bishop's tenants there).¹²

The value of agricultural land and the borough farm decreased throughout the 15th century, but still remained a lucrative and prestigious asset. In 1407, it was let for three years at 80 marks (£66 13s. 4d) yearly and in 1421 for six years at £66 13s 4d annually. Lessees in some cases also held office as borough bailiff, a prestigious role. The lessee in 1476-77 and 1492-93 was Thomas Popely, prominent in the sphere of local administration in the 1450's, when Bishop Nevill granted him for life the offices of coroner of the ward of Darlington, parker and keeper of the manor of Darlington and bailiff of Coatham Mundeville.

The office of keeper of the manor house of Darlington (the Bishop's palace), combined with that of the bailiff of Coatham Mundeville, was granted separately during the 17th and 18th centuries. In 1714, it was awarded to "Ralph Trotter, gentleman", for 53s 4d a year four quarters of wheat from the Bishop's tenants at Blackwell "as the

same was from ancient custom", and on the same terms in 1748 to Christopher Johnson, of the castle in Durham.

The borough lease was eventually separated from the office of Chief Bailiff, and in 1762, then comprising "13 messuages, market house, bakehouse, tollbooth, 12 shops, 12 shambles, fairs, markets, tolls, stallage, piccage courts leet, courts barn, profits of courts, fines, amerciaments and the office of bellman".¹³

The Lady Day 1666 Hearth Tax Returns

Established by Act of Parliament under the reign of Charles I in 1662, the "Hearth Tax Returns for Lady Day, 1666" show how taxes were collected and the wealth of Coatham Mundeville was distributed in that year.

Hearth Taxes were collected on a half-yearly basis by Petty Constables, local officials, whose role (among other things) was to establish the number of hearths within each domestic property. If hearths were hidden, as they sometimes were, the Petty constables often did this by counting the numbers of protruding chimney stacks. By 1664 these officials had become known as "Chimney-men". Taxes were then levied at 2/- (two shillings) per hearth for Solvent residents.

Residents were divided into Solvents and Non-solvents. Householders too poor to pay Poor Law tax or Church taxes, or whose house was worth not more than 20/- (20 shillings), did not occupy land of the value 20/- (20 shillings) per annum, or did not possess property to the value of £10 were exempt from the tax, being "non-solvents". The Hearth tax returns for Coatham Mundeville, 1666, show that, of the 20 houses occupied, 13 Solvent homeowners possessed 28 hearths and the 7 non-Solvents possessed 7 hearths, one per house.

¹¹ The Victoria history of the Counties of England, p.14.

¹² The Victoria history of the Counties of England, p.73.

¹³ The Victoria history of the Counties of England, p.73.

The History of Hall Garth

On the site of the present Hall Garth – meaning hall in the field – stood the hunting lodge primarily used by Anthony Bek, Edward I's Prince bishop from 1283-1310. The heavily forested hunting ground was conveniently located for the Bishop's palace in Darlington.¹⁴

The earliest recorded resident of Hall Garth was William Wilson, 'gentleman of Durham, 1684.

The Dean beck, which flows around the house from Heighington, used to be famous for its trout. The fishmonger, Harrison of Tubwell Row, Darlington, used to sell it as "Hall Garth trout".

Mr Henry Pascoe Smith bought Hall Garth on the demise of Mrs Porthouse around 1840. Smith was a director of several local railway companies from the 1830's onwards.

The last family to live at Hall Garth were the Summertons. Thomas Summerton, began working for the Stockton & Darlington railway, as a 14 year old, in 1824, by drilling block railway sleepers. By 1869, Thomas had acquired the Albert Hill foundry – renaming it Thomas Summerson and Sons – specialising in the manufacture of railway fittings.¹⁵

There is a pet's graveyard under the trees near the Beck, complete with gravestones, and including the grave of the favourite horse of the grandmother of the last Summerson resident, Hugo.

Hall Garth remained the home of four generations of Summertons (each one having a Justice of the Peace) until 1977, when the house (including croquet lawn and 100 acres of land) was sold and converted to a hotel.

In 1992, Planning permission was granted for a 9-hole golf course at the hotel, which continues to be a popular draw.

¹⁴ The Hall Garth – a brief history, compiled by Mrs Anne Kennedy (no date).

¹⁵ The Hall Garth – a brief history, compiled by Mrs Anne Kennedy (no date).

INDUSTRY

Coatham Mundeville's history since the Norman invasion remarks that the village has been in almost total agricultural use in the 900 years since, (with the exception of Coatham Mill).

Coatham Mill is first mentioned in a list of the tenants of Bishop Hatfield, completed in 1377-82. The Mill stayed in the bishops of Durham ownership until 1801. According to Anne Kennedy, the tenants in 1377 were Thomas Graystones and Thomas Surtees, after which a long period of vacancy followed, with the mill presumably standing empty as the township's fortunes declined. From 1631, the lease passed on, with Anne Kennedy surmising the requirement was to erect a new mill with a pond and access to flowing water. Between the 1754 and 1761 the mill was reconstructed and back in use.¹⁶

Thomas Porthouse, a watchmaker working in Darlington's Tubwell Row appeared to leave this industry, setting up in 1787 with John Kendrew and with financial support from James Backhouse, a manufactory for spinning flax, hemp and wool. Between then, they adapted the principles of the cotton jenny for the spinning of flax; patenting the design in 1787. The yarn produced by the two mills (Porthouse's at Coatham Mundeville, Kendrew's at Haughton) supplied 500 local weavers and manufacturers in England at that time. Although this business seemed to suffer from lack of viability for many years, the business appeared to continue until outperformed by newer factories and machinery in Leeds and elsewhere. After this venture, in 1792¹⁷, Porthouse moved to Coatham Mundeville, where he became a "shoe-thread manufacturer" at Coatham Mundeville mill, where he worked with apparent success for many years.¹⁸ In 1801, Porthouse bought the mill outright from the Church.¹⁹

"A visitor in 1805 reported Porthouse's business as thriving, his Coatham Mundeville

factory, as clean and comfortable with grounds planted with shrubs and flowers, and some of the original Darlington machines at work there, 'plain and ancient-looking'. Porthouse, a quiet retired man, left the management of the mill to his 'able, active' wife. She attended the work daily from morning till night, going about with tools in hand, shifting pinions, and doing other little and necessary pieces of work as an ordinary manager would."²⁰

Fordyce²¹ confirms that in 1857 the shoe-thread manufacturer occupying the Mill was still operating. After Porthouse died in 1809²², his widow, Elizabeth, who was still occupying Hall Garth in 1834, no doubt took over entirely, until 1840, when the building was offered to let, with its machinery, the lease being advertised in the Leeds Mercury.²³

Mr Isaac Burdon of Newcastle then took charge, followed by Mr Overend by 1857. The mill employed around 60 people at this time, operating "partly by steam and partly by waterpower", but in 1860 the mill was dismantled and reverted from flax spinning to corn milling. Counter gearing and an 8 foot by 18 foot undershot wheel were installed in 1884 after a fire that reduced the height of the building from three-and-half storeys, including attic, to its current one-and-a-half storeys.²⁴

During World War Two, the mill pond was infilled and the machinery converted to electricity.²⁵

The last miller to work in the mill retired around 1970, and for a time it appears to have been used as a post office. The original building, converted by Porthouse in c1787, still exists (albeit much reduced in height), as does much of the water-powered machinery left in situ in what is now called the Mill House and which now forms a mostly residential annex to Hall Garth hotel.

¹⁶ The Hall Garth – a brief history, compiled by Mrs Anne Kennedy (no date).

¹⁷ The Hall Garth – a brief history, compiled by Mrs Anne Kennedy (no date).

¹⁸ The Victoria history of the Counties of England (A History of the County of Durham, Vol.4, Darlington), p155.

¹⁹ The Hall Garth – a brief history, compiled by Mrs Anne Kennedy (no date).

²⁰ The Victoria history of the Counties of England (A History of the County of Durham, Vol.4, Darlington), p156.

²¹ The History and Antiquities of the County Palatine of Durham (Vol 1), William Fordyce, (1857), Pub: A Fullerdyce & Co; London & Edinburgh, p.522.

²² The Hall Garth – a brief history, compiled by Mrs Anne Kennedy (no date).

²³ The Victoria history of the Counties of England, p.156.

²⁴ Around Darlington in old photographs, collected by Vera Chapman, 1990, pub. Alan sutton publishing, p.74.

²⁵ The Hall Garth – a brief history, compiled by Mrs Anne Kennedy (no date).



The photograph (above) shows two women, possibly mill workers, c.1930, Coatham mill.

d) Character Analysis

East side of the A167

Coatham Mundeville straddles both sides of the A167 road, which rises slightly to the Western side of the road, and dips more steeply down into a valley on the Eastern side, culminating at the bottom with the River Skerne. The stream, the Dene Beck enters the Skerne at the Eastern boundary of the conservation area.

At the junction of the A167 and Brafferton Lane are the Foresters Arms and Glebe House, both of 18thC date.

Coatham Lane - West side of the A167

Coatham Lane is less frequently travelled, as the lane accesses only a small number of farmsteads before concluding as a dirt track.

The conservation area has a large number of traditional limestone boundary walls (see character map) fronting the road and subdividing the buildings along Coatham Lane. The row of four 1960's detached houses have been built forward of the two main houses on the north side of this lane – Coatham Hall and Coatham Hall farm – which are set back grandly in their own grounds. The four bungalows fronting the North side of Coatham Lane appear to be the only modern houses (1960's/70's) in the settlement.

Brafferton Lane – East side of the A167

From the Foresters Arms, Brafferton Lane swoops down towards the river Skerne at the valley bottom. The North side of the lane is uninterrupted hedgerows until the lane doglegs right and then left over the Mill Bridge. Limestone walls, with semi-circular capstones replace the hedges, and meet to form the walls to Mill Bridge. Passing over the Northern side of the Skerne, the lane travels uphill towards the railway bridge, which also forms the north-eastern boundary to the conservation area.

Views to the North-West, prior to passing over Mill Bridge, are limited by the sloping topography and by the hedges and walls. Past Mill Bridge, views open up to the East and West giving fine views of an expanse of pastureland, the tree-shrouded river Skerne, woodland copses and farmland. To the SE, beyond the public footpath, which passes alongside the Skerne, open topography reveals further expanses of agricultural pasture.

On the South side of Brafferton Lane, hedgerows make way for traditionally-built limestone walls around 20 metres prior to the Hall Garth hotel entrance.

Roofing Materials

Roofing materials are predominantly clay pantiles and Welsh slate tiles. The Council would always encourage owners and residents to replace any modern roofing materials with materials, which are historically accurate and which use traditional materials, such as clay and slate.

External Walls

External walls to properties in Coatham Mundeville are either limestone or sandstone, probably dug from a nearby quarry.

Limestone Boundary walls

A large number of 18th and 19th Century limestone boundary walls exist within the village (as highlighted in the Character Map towards the rear of this document). These add immeasurably to the character and traditional appearance of the village and the Council would resist proposals to remove them without good reason.

Indigenous Hedgerows

Indigenous hedgerows have existed within rural villages for centuries, as a traditional means of enclosure of fields and properties. The Council would always encourage their retention, restoration and replacement in the historically and regionally correct species. Hedgerows are marked on the Character Map.

Sounds

The sounds within a conservation area (both natural and mechanical) add to the character of an area. After leaving the busy A167, the sounds of traffic soon fade. The majority of vehicles travelling along the Brafferton Lane appear to be travelling either to Hall Garth hotel or beyond the village confines. Horses are kept in the fields opposite to Hall Garth hotel. Within the Hall Garth hotel perimeter, bird song is more prevalent and the expanse of fields, ponds, the Beck and the mature trees found to the rear of the hotel encourages wildlife to visit.

The River Skerne passes through the Eastern periphery of the village, and the trickle and splashing of water passing over rocks gives a pleasant sound and atmosphere, improving the rural ambience of this part of the village.

IMPLICATIONS OF CONSERVATION AREA DESIGNATION

The statutory definition of a Conservation Area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate these areas as conservation areas. This requirement is expanded upon in Planning Policy Guidance note 15, “Planning and the Historic Environment”, Section 4.

- 5.1 Section 69 of the Act imposes a duty on local planning authorities to designate as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. There are now more than 8,000 conservation areas in England. Whilst listing procedures are focused on the protection of individual buildings, conservation area designation is the main instrument available to authorities to give effect to conservation policies for a particular neighbourhood or area. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area’s special interest.

Assessment and designation of conservation areas

- 5.2 It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular ‘mix’ of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the

extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings.

- 5.3 Local planning authorities also have under section 69 a duty to review their areas from time to time to consider whether further designation of conservation areas is called for. In some districts, areas suitable for designation may have been fully identified already; and in considering further designations authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest. Authorities should seek to establish consistent local standards for their designations and should periodically review existing conservation areas and their boundaries against those standards: cancellation of designation should be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation.
- 5.4 The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area. The definition of an area’s special interest should derive from an assessment of the elements that contribute to (and detract from) it. Conservation areas vary greatly, but certain aspects will almost always form the basis for a coherent assessment: the topography – for example, thoroughfares and property boundaries – and its historical development; the archaeological significance and potential; the prevalent building materials; the character and hierarchy of spaces; the quality and relationship of buildings in the area and also of trees and other green features.

The assessment should always note those unlisted buildings which make a positive contribution to the special interest of the area. More detailed advice on assessment and on other aspects of the management of conservation areas is set out in English Heritage's guidance note Conservation Area Practice.

- 5.5 The principal concern of a local planning authority in considering the designation of a conservation area should be to form a judgement on whether the area is of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. In deciding whether it is desirable to designate, an authority may take into account the resources likely to be required, not only for the administration of conservation area controls, but also for consultation with local residents and formulation of policies for a new area: without follow-up, designation is unlikely to be effective in itself. An authority's justification for designation, as reflected in its assessment of an area's special interest and its character and appearance, is a factor which the Secretary of State will take into account in considering appeals against refusals of conservation area consent for demolition, and appeals against refusals of planning permission (see also paragraph 2.9).
- 5.6 Given the nature of conservation area controls – essentially controls over demolition; strengthened controls over minor development; and the protection of trees – designation is not likely to be appropriate as a means of protecting landscape features, except where they form an integral part of the historic built environment and that factor needs to be taken into account in considering any planning applications which would affect them. The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (*R v Canterbury City Council ex parte David Halford*, February 1992; CO/2794/1991). Designation is clearly not a proper means of controlling activities (eg agricultural operations) which do

not fall within the definition of development. Designation may well, however, be suitable for historic parks or gardens and other areas of historic landscape containing structures that contribute to their special interest and that fall within the categories subject to conservation area controls. Where there are no other reasons for designating a conservation area, trees may instead be protected by means of a tree preservation order.

- 5.7 There is no statutory requirement to consult prior to designation or cancellation of designation, but it will be highly desirable that there should be consultation with local residents, businesses and other local interests (eg amenity bodies), over both the identification of areas and the definition of their boundaries. The greater the public support that can be enlisted for designation before it takes place, the more likely it is that policies for the area will be implemented voluntarily and without the need for additional statutory controls. Local planning authorities should advise English Heritage and the appropriate regional Government Office when conservation areas are designated.
- 5.8 English Heritage and the Secretary of State for National Heritage also have powers to designate conservation areas, but look to local planning authorities in the first instance to consider the case for designation. English Heritage's powers relate to London only, where they are required to consult the London borough council concerned and to obtain the Secretary of State's consent to designation.

The Secretary of State must also consult the authorities concerned before using his powers of designation. His policy is to use his own powers only in exceptional cases, for instance where an area is of more than local interest; or where there is evidence to suggest that an authority's ownership of important buildings may have influenced a decision not to use its own powers, and there is a clear threat to the character or appearance of the area. The Secretary of State may also apply such criteria when requested to approve the use of English Heritage's powers.

Policies for conservation areas

- 5.9 Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. It is important that designation is not seen as an end in itself: policies will almost always need to be developed which clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued. Clear assessment and definition of an area's special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves.
- 5.10 The Act requires proposals for the preservation and enhancement of a conservation area to be submitted for consideration to a 'public meeting' in the area, but wider consultation will almost always be desirable, both on the assessment of special interest and on proposals for the area. Consultation should be undertaken not only with local residents and amenity societies but also with chambers of commerce, public utilities, and the highway authority. The character and appearance of many conservation areas is heavily dependent on the treatment of roads, pavements and other public spaces (see paragraphs 5.13–5.18). It is important that conservation policies are fully integrated with other policies for the area, eg for shopping and traffic management. Account should also be taken of wider policies (eg for house renovation grants) which may affect the area's character or appearance. The preparation of local plans provides the best opportunity for integrating conservation policies with wider policies for the area, though a local planning authority's detailed statement of proposals for the conservation area should not itself be part of the development plan (see paragraphs 2.9 above and 4.15 below). Carefully targeted grant schemes using the authority's powers under section 57 of the Act to help with repair and enhancement should also be considered as part of the policy for an

area. In certain cases English Heritage Conservation Area Partnership funding may be available.

Vacant premises over shops

- 5.11 Bringing vacant upper floors back into use, particularly residential use, not only provides additional income and security for the shop owner, but also helps to ensure that what are often important townscape buildings are kept in good repair it meets a widespread need for small housing units and helps to sustain activity in town centres after working hours. Local planning authorities are urged to develop policies to secure better use of vacant upper premises, eg by giving careful consideration to planning applications for shop conversions which would eliminate separate accesses to upper floors; by working with housing associations to secure residential conversions; and through the house renovation grant system.

Local information and consultation

- 5.12 Once policies for a particular area have been formulated, they should be made available to local residents and businesses in leaflet form, setting out clearly why the area has been designated; what its specially valuable features are; how individual householders can help to protect its character and appearance; and what additional controls and opportunities for assistance designation brings with it. Without such information, the support of local residents is not likely to be realised to the full. (English Heritage's guidance note on conservation areas gives advice on such publicity.)
- 5.13 Local planning authorities are asked to consider setting up conservation area advisory committees, both to assist in formulating policies for the conservation area (or for several areas in a particular neighbourhood), and also as a continuing source of advice on planning and other applications which could affect an area. Committees should consist mainly of people who are not members of the authority; local residential and business interests should be

fully represented. In addition to local historical, civic and amenity societies, and local chambers of commerce, the authority may wish to seek nominations (depending on the character of the area) from national bodies such as the national amenity societies and the Civic Trust. Authorities should consider whether there is scope for the involvement of local people on a voluntary basis in practical work for the enhancement of an area.

Use of planning powers in conservation areas

- 5.14 Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area. Local planning authorities are required by section 73 to publish a notice of planning applications for development which would in their opinion affect the character or appearance of a conservation area.
- 5.15 The status now accorded to the development plan by section 54A of the principal Act makes it particularly important that an authority's policies for its conservation areas, insofar as they bear on the exercise of development controls, should be set out in the local plan. There should also be a clear indication of the relationship between the plan itself and detailed assessment documents or statements of proposals for particular conservation areas, making clear that development proposals will be judged for their effect on the character and appearance of the area as identified in the assessment document.
- 5.16 Many conservation areas include the commercial centres of the towns and villages of which they form part. While conservation (whether by preservation or enhancement) of their character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change.
- Policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over businesses and householders, but at the same time to ensure that any new development accords with the area's special architectural and historic interest.
- 5.17 Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.
- 5.18 Local planning authorities will often need to ask for detailed plans and drawings of proposed new development, including elevations which show the new development in its setting, before considering a planning application. In addition to adopted local plan policies, it may be helpful to prepare design briefs for individually important 'opportunity' sites. Special regard should be had for such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (eg. the scale and spacing of window openings, and the nature and quality of materials). General planning standards should be applied sensitively in the interests of harmonising the new development with its neighbours in the conservation area.
- 5.19 The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to

the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, though in exceptional cases the presumption may be overridden in favour of development which is desirable on the ground of some other public interest.

- 5.20 As to the precise interpretation of 'preserve or enhance', the Courts have held (*South Lakeland DC v Secretary of State for the Environment*, [1992] 2 WLR 204) that there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve. Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

Permitted development in conservation areas

- 5.21 The GDO requires planning applications for certain types of development in conservation areas which are elsewhere classified as permitted development. These include various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; and the installation of radio masts, antennae or radio equipment housing with a volume in excess of two cubic metres (unless the development is carried out in an emergency). The size of house and industrial extensions that may be carried out without specific planning permission is also more restricted.
- 5.22 On 30 March 1994 the Government announced a new proposal to enable local planning authorities to make directions withdrawing permitted development rights for a prescribed range of development materially affecting some aspects of the external appearance of dwellinghouses,

such as doors, windows, roofs and frontages. There would be no requirement to obtain the Secretary of State's approval for such directions, but authorities would have to publicise their proposals in advance and have regard to the views of local people. Further details of these new arrangements will be published by circular shortly.

- 5.23 The withdrawal of permitted development rights outside these categories will continue to require Article 4 directions for which the Secretary of State's approval is generally needed before they can become effective. The Secretary of State takes the view that permitted development rights should not be withdrawn without clear justification and that, wherever possible, residents in conservation areas should continue to enjoy the same freedom to undertake development as residents elsewhere. He does not consider that the designation of a conservation area in itself automatically justifies making an Article 4 direction. Such directions may, however, have a role to play if they would help to protect features that are key elements of particular conservation areas and do not come within the categories that will be subject to the arrangements set out in paragraph 4.22 above. The Secretary of State will generally be in favour of approving directions in conservation areas where these are backed by a clear assessment of an area's special architectural and historic interest, where the importance to that special interest of the features in question is established, where the local planning authority can demonstrate local support for the direction, and where the direction involves the minimum withdrawal of permitted development rights (in terms of both area and types of development) necessary to achieve its objective.
- 5.24 Sections 107 and 108 of the principal Act make provision for the payment of compensation in certain circumstances where permitted development rights have been withdrawn by an Article 4 direction or an amendment to the GDO.

Conservation area control over demolition

5.25 Conservation area designation introduces control over the demolition of most buildings within conservation areas (section 74 of the Act); exceptions are specified in section 75 and in the relevant direction. Applications for consent to demolish must be made to the local planning authority or, on appeal or call-in, to the Secretary of State. Procedures are essentially the same as for listed building consent applications. Authorities' own applications must be made to the Secretary of State. Scheduled ancient monuments are exempt from conservation area control: scheduled monument consent for proposed works must be sought from the Secretary of State for National Heritage (see PPG 16).

5.26 In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; and, as with listed building controls, this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

5.27 The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (paragraphs 3.16–3.19 above). In less clear-cut cases – for instance, where a building makes little or no such contribution – the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the

decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.

5.28 Section 336 of the principal Act states that a building includes 'any part of a building'. The demolition of part of a building should therefore be regarded as falling within the scope of conservation area control. What constitutes a demolition or demolition of part of a building must be a matter of fact and degree, to be decided in the particular case and ultimately by the Courts. Routine works of repair, maintenance or replacement, including work involving such items as doors or windows, would not in the Secretary of State's view normally constitute demolition. Likewise, the removal of internal features, whether replaced or not, would not usually constitute a demolition and for the purposes of conservation area consent would not, in any event, have a material impact on the building's appearance or affect the character or appearance of the area.

5.29 It will often be appropriate to impose on the grant of consent for demolition a condition under section 17(3) of the Act, as applied by section 74(3), to provide that demolition shall not take place until a contract for the carrying out of works of redevelopment has been made and planning permission for those works has been granted. In the past, ugly gaps have sometimes appeared in conservation areas as a result of demolition far in advance of redevelopment.

Leasehold reform

5.30 The extended arrangements for leasehold enfranchisement under the Leasehold Reform, Housing and Urban Development Act 1993 included wider provisions for estate management schemes aimed at maintaining the appearance and amenity of areas currently under a single landlord's control. Schemes can be applied for by landlords or representative bodies such as residents' associations up to 30 October 1995 (in some

exceptional cases later with the Secretary of State's agreement) and, when approved, transferred to local planning authorities or specially constituted bodies. Within conservation areas, schemes can by default be promoted by authorities or English Heritage between that deadline and 30 April 1996. The costs of management under such schemes fall to be met by the freeholders. In considering whether to approve a scheme the leasehold valuation tribunal is required to have regard inter alia to the past development and present character of the area and to architectural or historical considerations. Moreover, in conservation areas, applicants for schemes are required to notify English Heritage and the local planning authority and invite them to make representations to the tribunal. These provisions should enable authorities in appropriate cases to help maintain the appearance of an architecturally unified estate through regulation of the development, use and appearance of property beyond what can be enforced under the planning system (eg by regulating external decoration and cleaning), and through being able to require proper maintenance and repair of the structure and external elements of the buildings. Further information is available from English Heritage.

Advertisement control

- 5.31 All outdoor advertisements affect the appearance of the building or the neighbourhood where they are displayed. The main purpose of the advertisement control system is to help everyone involved in the display of outdoor advertising to contribute positively to the appearance of an attractive and cared-for environment. So it is reasonable to expect that the local planning authority's duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area will result in practice in applying more exacting standards when the authority consider whether to grant consent for a proposed advertisement in such an area.
- 5.32 In conservation areas it is important for local planning authorities to be sensitive in the use of their powers under the Town & Country Planning (Control of Advertisements) Regulations 1992, because many areas include retail and commercial premises, ranging from small corner-shops to thriving commercial centres. Outdoor advertising is essential to commercial activity in a free and diverse economy, and the success of local businesses will usually help owners and tenants of commercial premises to maintain buildings in good repair and attractive appearance.
- 5.33 Local planning authorities may wish to adopt advertisement control policies as part of their duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Such policies can inform prospective advertisers about the type of displays likely to prove acceptable in an area; and they should provide a rational and consistent basis for decision-making on all advertisement control matters, including the serving of discontinuance notices.
- 5.34 Because of the special interest of most conservation areas, certain categories of 'deemed consent' advertisements which may have a significant visual impact are not permitted for display in a conservation area without the local planning authority's specific consent. But a general prohibition of the display of certain classes of advertisement, or the withdrawal or limitation of those which may be displayed with deemed consent, is not usually justified solely because of designation.
- 5.35 Attention is drawn to the value of education and co-operation to help prevent unsympathetic advertisements. Local planning authorities may wish to consider mounting programmes, in association with local businesses, to promote advertisement policies by providing advice about the design and siting of suitable displays which respect the character and appearance of an area (either by the publication of design guidelines, the mounting of exhibitions, the setting-up of an advisory service in a Planning Department, or a combination of these approaches).

5.36 Where a local planning authority has pursued this approach, but considers that it has not prevented unsuitable or harmful advertisement displays, the Secretary of State will be prepared to consider making a direction under regulation 7 of the 1992 Regulations referred to above, if the authority can justify it. In seeking such additional control, authorities will be expected to show that they have well-formulated policies for the display of advertisements in the area and that the vigorous use of normal powers of control has proved inadequate.

Similarly, when considering whether an advertisement is causing 'substantial injury to amenity', so that its display should be discontinued, the Secretary of State will particularly consider any evidence, on appeal, that the authority have acted in accordance with a well-formulated advertisement control policy.

5.37 Further advice on outdoor advertisement control, including in conservation areas, is given in PPG 19.

Trees in conservation areas

5.38 Trees are valued features of our towns and countryside and make an important contribution to the character of the local environment. Under Part VIII of the principal Act, local planning authorities have a power to protect trees and woodlands in the interests of amenity by making tree preservation orders. In addition to this general power, authorities are under a duty to make adequate provision for the preservation and planting of trees when granting planning permission for the development of land. They do this by a combination of planning conditions and tree preservation orders.

5.39 Many trees in conservation areas are the subject of tree preservation orders, which means that the local planning authority's consent must be obtained before they can be cut down, topped or lopped. In addition to these controls, and in view of the contribution that trees can make to the character and appearance of a conservation area, the principal Act makes special provision for trees

in conservation areas which are not the subject of tree preservation orders. Under section 211, subject to a range of exceptions, (including small trees and ones that are dead, dying or dangerous), anyone proposing to cut down, top or lop a tree in a conservation area is required to give six weeks' notice to the local planning authority. The purpose of this requirement is to give the authority an opportunity to consider bringing the tree under their general control by making a tree preservation order in respect of it. Penalties for contravention, which may include a requirement to replant, are similar to those for tree preservation orders. For guidance on these matters see Department of the Environment Circular 36/78.

5.40 When considering whether to extend protection to trees in conservation areas, local planning authorities should always take into account the visual, historic and amenity contribution of trees. In some instances new plantings or re-plantings may be desirable where this would be consistent with the character and appearance of the area.

Archaeology and Planning

5.41 Archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.

5.42 Cases involving archaeological remains of lesser importance will not always be so clear cut and planning authorities will need to weigh the relative importance of archaeology against other factors including the need for the proposed development.

5.43 The desirability of preserving an ancient monument and its setting is a material consideration in determining planning applications, whether that monument is scheduled or unscheduled. Developers and local authorities should take into account archaeological considerations and deal with them from the beginning of the development control process. Where local planning authorities are aware of a real and specific threat to a known archaeological site as a result of the potential exercise of permitted development rights (as set out in Schedule 2 to the Town and Country Planning General Development Order 1988) they may wish to consider the use of their powers under Article 4 of that Order to withdraw those rights and to require specific planning permission to be obtained before development can proceed. Most such directions require the Secretary of State's approval, either before they can come into effect or within six months of being made, unless they relate solely to a listed building.

The first step: Early consultations between Developers and Planning Authorities

5.44 The needs of archaeology and development can be reconciled, and potential conflict very much reduced, if developers discuss their preliminary plans for development at an early stage. Once detailed designs have been prepared and finance lined up, flexibility becomes much more difficult and expensive to achieve. In their own interests, therefore, prospective developers should in all cases include as part of their research into the development potential of a site, which they undertake before making a planning application, an initial assessment of whether the site is known or likely to contain archaeological remains. The first step will be to contact the County Archaeology Officer or equivalent who holds the SMR, or English Heritage in London. The SMR provides information about the locations where archaeological remains are known or thought to exist. Where important remains are known to exist or where the indications are that the

remains are likely to prove important, English Heritage are also ready to join in early discussions and provide expert advice. Special notification requirements apply in designated Areas of Archaeological Importance.

5.45 These consultations will help to provide prospective developers with advance warning of the archaeological sensitivity of the site. As a result they may wish to commission their own archaeological assessment by a professionally qualified archaeological organisation or consultant. This need not involve fieldwork. Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the county archive and local museums and record offices, or of geophysical survey techniques.

Field Evaluations

5.46 Where early discussions with local planning authorities or the developer's own research indicate that important archaeological remains may exist, it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally-qualified archaeological organisation or archaeologist. The Institute of Field Archaeologists publishes a directory of members, which developers may wish to consult.

Evaluations of this kind help to define the character and extent of the archaeological remains that exist in the area of a proposed development, and thus indicate the weight, which ought to be attached to their preservation. They also provide information useful for identifying potential options for minimising or avoiding damage. On this basis, an informed and reasonable planning decision can be taken.

Planning permission will be required if you propose to:-

- Demolish any building within a conservation area.
- Demolish any boundary wall, fence or gate if it is more than 1 metre high and fronts a public highway; public right-of-way or an open space, or 2 metres high elsewhere.

5.47 The Council would not normally give planning permission to proposals which would:-

- Detract from the visual, historic or architectural character of the area or its setting;
- Mean the loss of buildings, walls or features, which make a positive contribution to the character or appearance of the area;
- Result in the loss of gardens or open spaces;
- Be detrimental to features which create the distinctive character of the area, and which contribute to the special character and appearance of the conservation area.

5.48 Controls also extend to **trees** in conservation areas, where:-

- At least 6 weeks notice must be given for works to trees over a diameter of 75mm, and taller than 1.5metres, which would mean the lopping, topping or felling of trees.
- Some trees are also protected by Tree Preservation Notices (for further details contact the Arboricultural Officer on 01325 383087).

Further details of all planning policies can be found in Borough of Darlington's Local Plan (adopted 1997), copies of which are available to view at Darlington Town Hall or online at www.darlington.gov.uk/planning.

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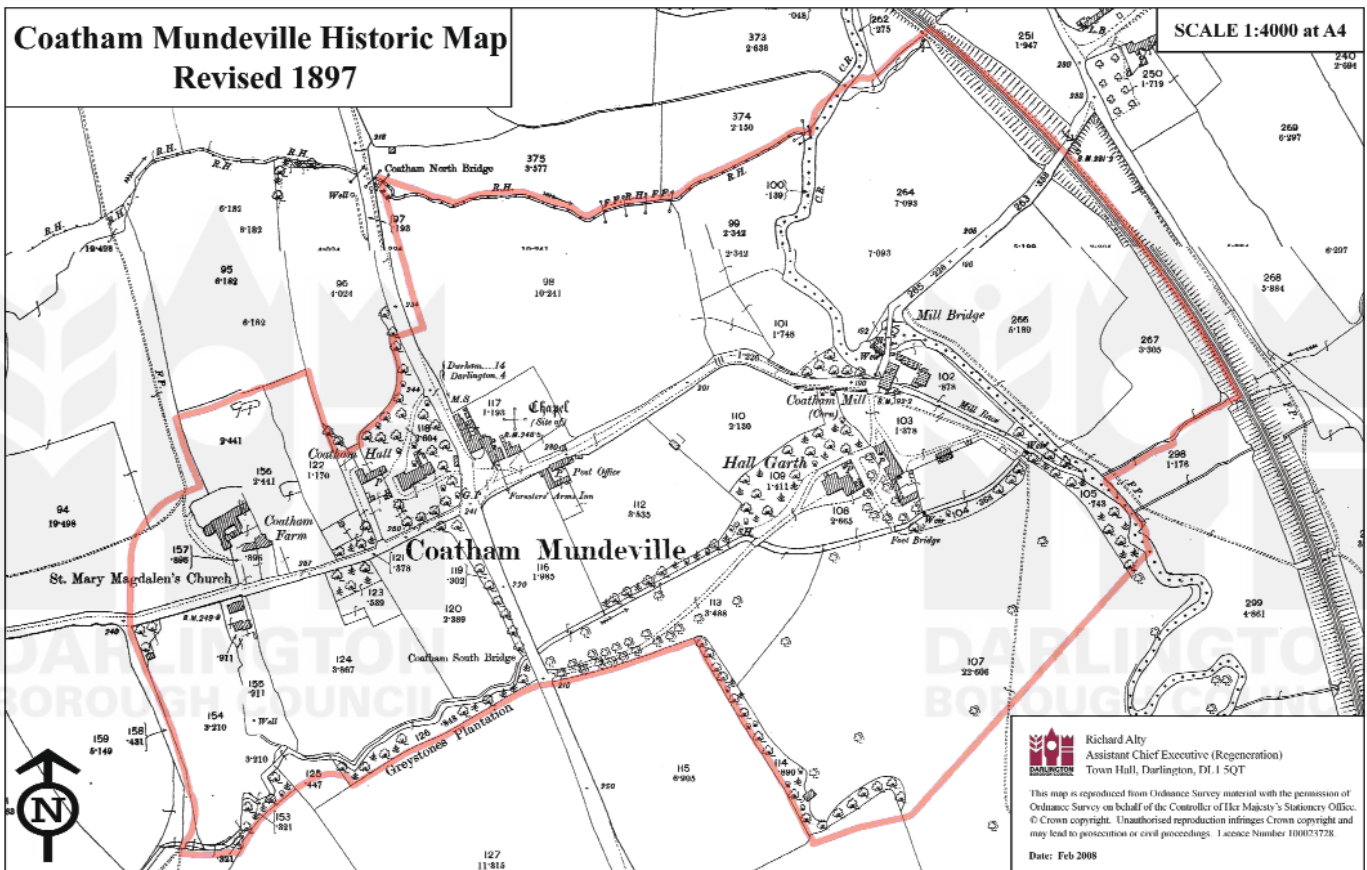
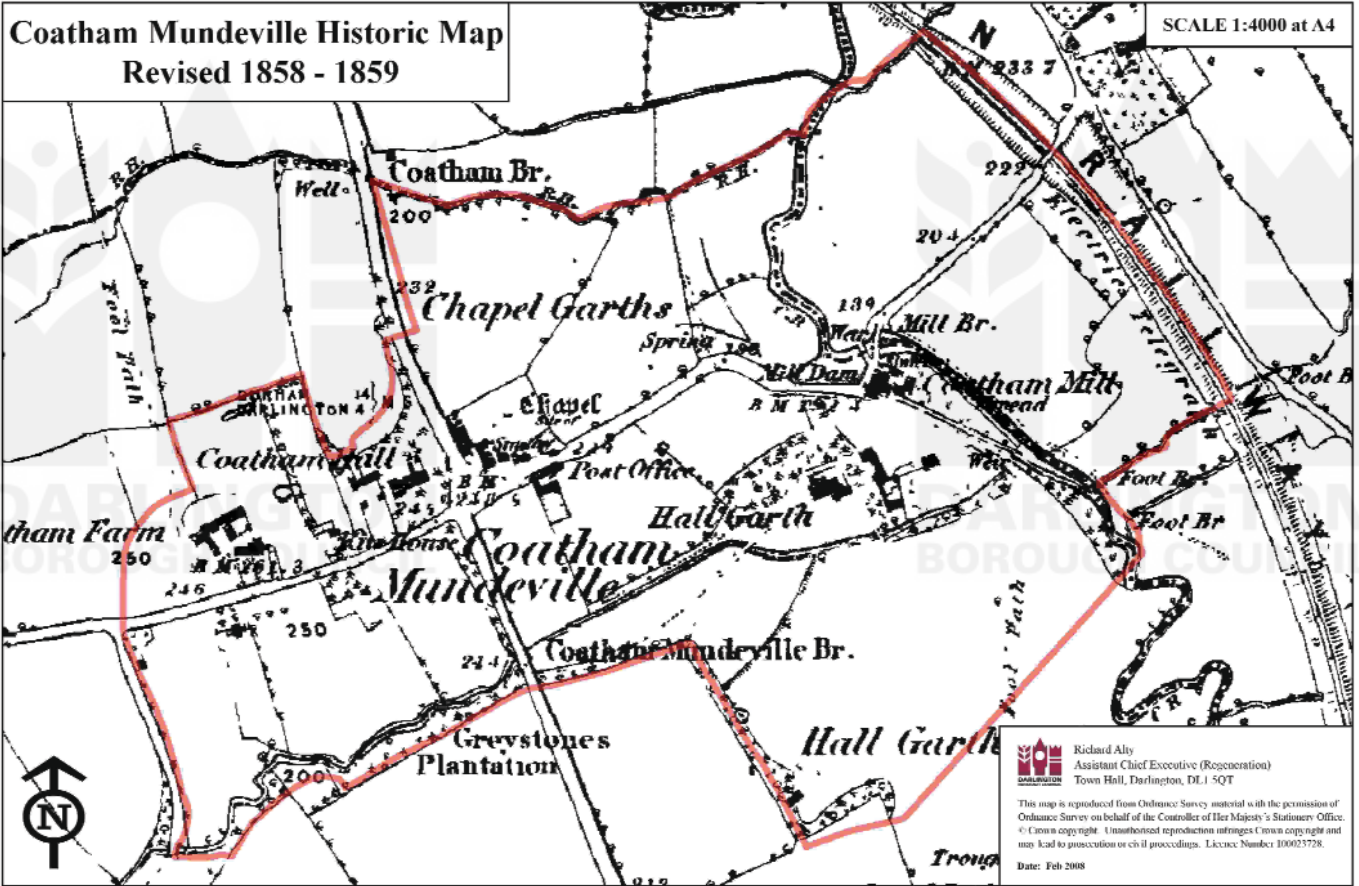
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Contact Details:-

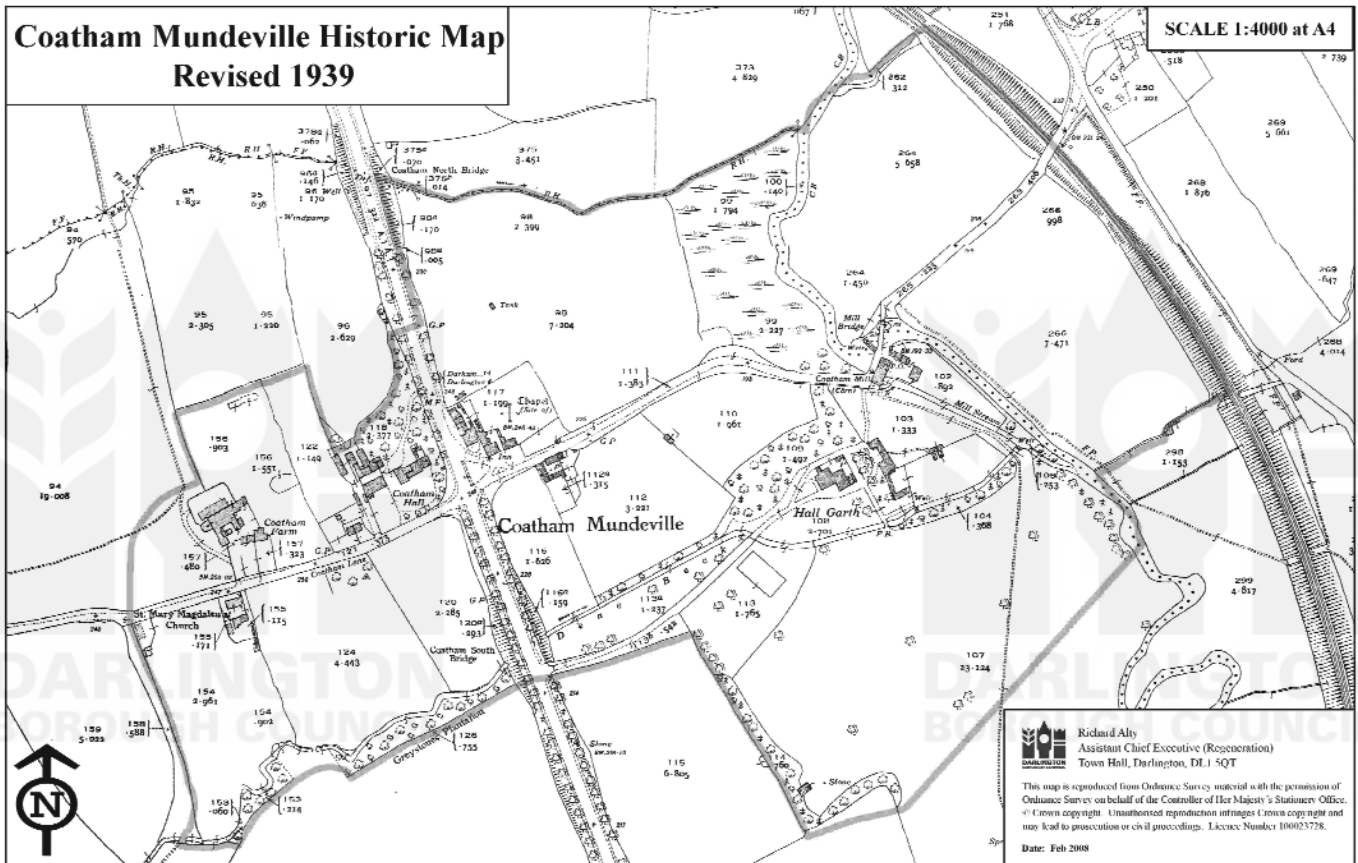
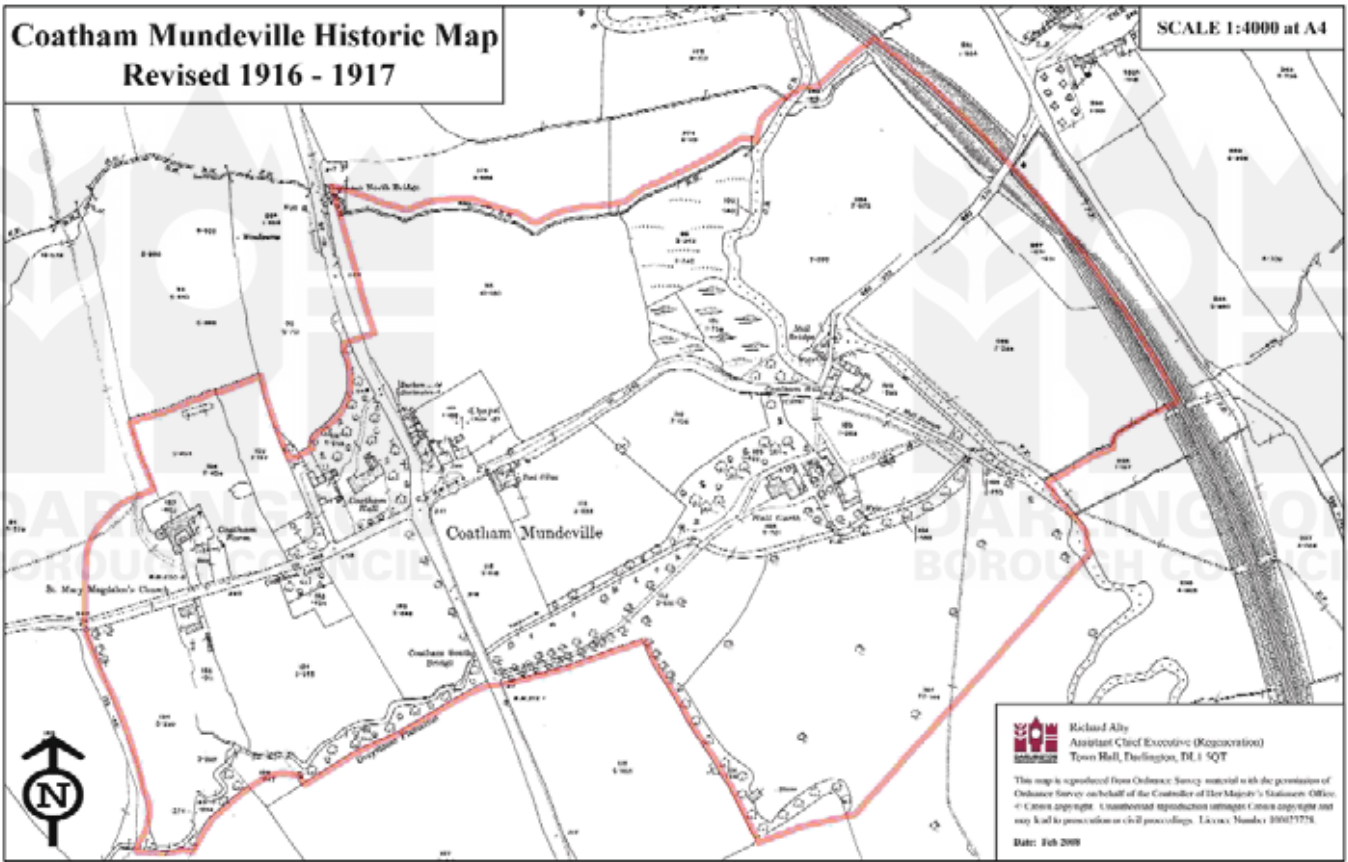
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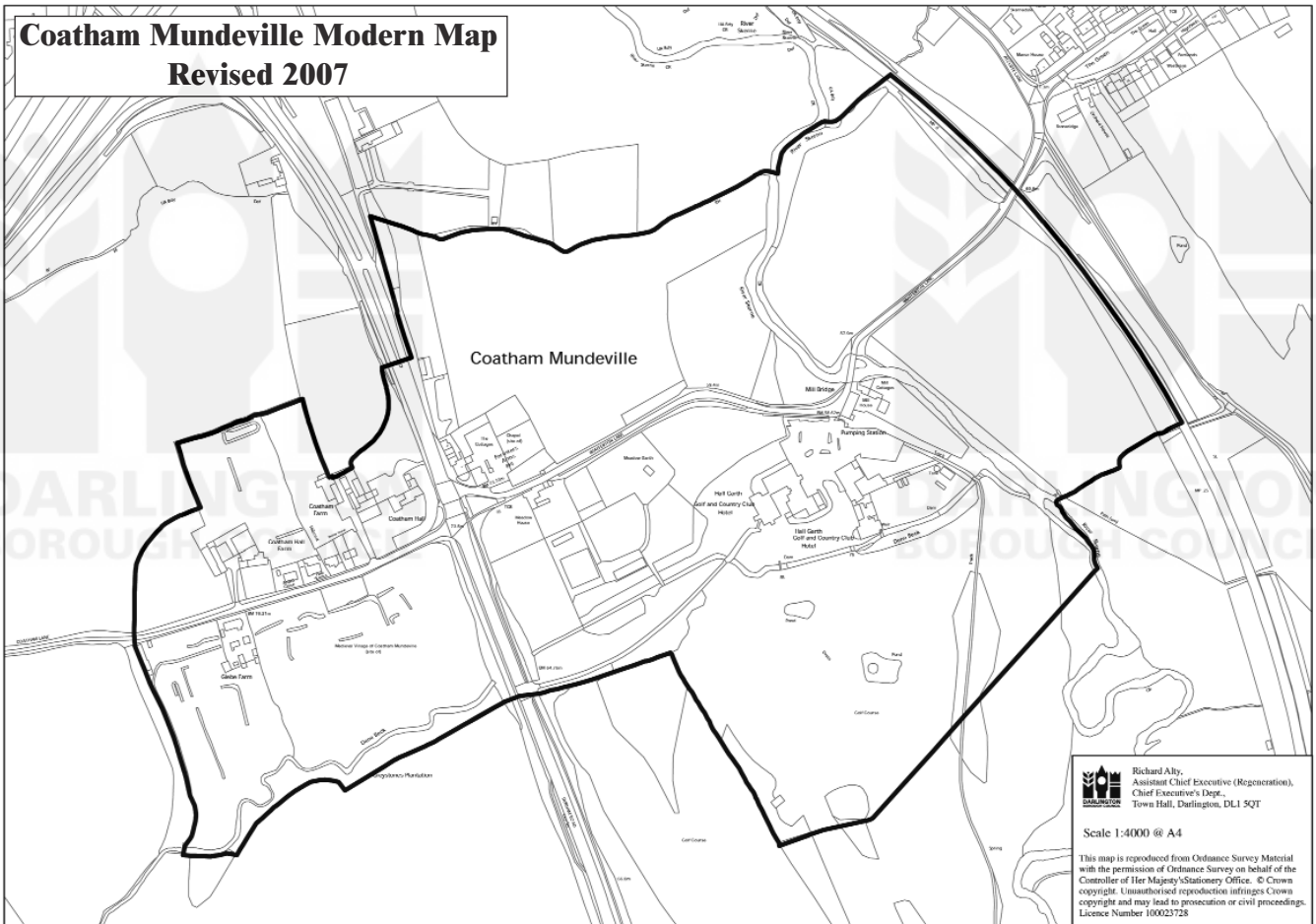
MAPS - HISTORIC AND MODERN



COATHAM MUNDEVILLE CONSERVATION AREA



Coatham Mundeville Modern Map Revised 2007



(page removed for copyright reasons)

LISTED BUILDINGS IN COATHAM MUNDEVILLE

Coatham Mill, Brafferton Lane, Coatham Mundeville

Grade II Listed on 14.02.1979. Ref: 13/161.



Former water mill, previously 4 dwellings and now additional hotel accommodation to Hall Garth hotel. Late 18thC, early 19thC; altered c.1860, 1884 and 1980. Squared limestone, rubble returns with some brick infill. Welsh slate roof and brick chimney stack.

Originally three storeys, plus attic, now single storey plus attic. 6 openings on ground floor; replaced door and three-light casement on left; 4 replaced casements in altered openings to right. Gabled former loading bay above breaks eaves and is flanked by single dormers; all with replaced casements. Large ridge stack with top band to left. External stone stair on right return.

Altered rear has replaced doors and casements, some under rubbed brick lintels. 4 late 20th century dormers.

Interior: dwelling known as Coatham Mill retains exceptionally large iron water wheel in pit with flanking drive shafts, belt pulleys and gearing.

Originally built as a shoe thread mill c1780's, converted to grind corn in 1860's and extensively refurbished after fire in 1884. Rare survival of a water mill in County Durham.

Mill Bridge, Brafferton Lane, Coatham Mundeville

Grade II listed on 16.071986. Ref: 13/160.



Bridge over former mill pond. "1861", dated on plaque in west parapet, possibly refacing of an earlier bridge. Squared rock-faced limestone.

Both faces similar. Low 40 metre long bridge. 3 widely-spaced semicircular arches with projecting tooled and margined voussoirs. Small triangular-plan cutwaters between arches. Rising curved

parapet, defined by band at road level, with rounded coping. Dated plaque in centre of west parapet outer face. Low square-plan end piers with pyramidal caps.

The bridge straddles the parishes of Coatham Mundeville and Brafferton.

Hall Garth, Brafferton Lane, Coatham Mundeville

Grade II listed on 06.06.1952. Ref: 13/162.



Large manor house, now hotel. Mid-late 17th century with early 18thC additions; early 19thC alterations. 17thC range of squared limestone; 18thC range partly rough-cast coursed rubble. Welsh slate roofs and rendered stone chimney stacks. L-shaped plan; two double-depth ranges at right-angles.

Garden front: 17thC part at right. Right wing now reduced to one storey; centre and left gabled sections two-storeys plus attic. Two fixed lights in right wing, tripartite window in centre, canted bay on left. Upper windows 12-pane sashes in chamfered surrounds. Flat-roofed right wing. Other roofs steeply pitched. With coped gabled and shaped kneelers, and two-corniced stacks on

each ridge. Three-bay left return has replaced door, with eight-pane overlight, and 12-pane sashes in chamfered surrounds. Two-storey, three-bay early 18thC part set back to left. One 12-pane sash with thick glazing bars, in attic on rear of 17thC part.

Interior: possibly re-constructed late 17thC dogleg staircase of 4 flights with moulded closed string, panelled newels, thin barley sugar balusters (column on vase balusters on top flight) and wide ramped handrail.

A fuller list description can be found on the Darlington Borough council website at: www.darlington.gov.uk/conservation

The Stables, Hall Garth, Brafferton Lane, Coatham Mundeville

Grade II listed on 04.06.1986. Ref: 13/163.



Former stable/coach house, now public bar and restaurant with front wall and piers. Early 18thC, restored and altered c.1980. Squared limestone and renewed pantiles. Shallow U-plan: centre with wing on left and double-range wings, under 2-span roof, on right. 2-storeys; large central opening with replaced door and glazing; scattered fenestration, mainly replaced casements, some under old rubbed brick arches.

Altered single-storey range on right and late 20thC rear addition are not of special interest.

A fuller list description can be found on the Darlington Borough council website at: www.darlington.gov.uk/conservation

Deer House, Off south side of Brafferton Lane, Coatham Mundeville

Grade II listed on 20.03.1967, Ref: 13/164.



Former deer house, latterly shelter shed (currently unused). Late 18th–Early 19thC. Squared limestone; corrugated asbestos roof. Gothick style. Two f-centred opening with flush voussoirs flank rectangular pier. Impost band with single breather above each section. Wide gabled with flat-coped

crowsteps; blind quatrefoil in circle below apex. Flanking round towers with blind cross-loopers, bands and corbel tables. Towers formerly had embattled parapets.

4-bay return walls have cross-loop breathers. 2 rows of breathers on crowstepped rear gable.

Coatham Hall, Coatham Lane (North side), Coatham Mundeville

Grade II listed on 06.06.1952, Ref: 12/165.



Large house. Early 18thC centre with early 19thC wing to left and mid 19thC wing to right. Coursed rubble centre with squared limestone wings. Welsh slate roofs and stone chimney stacks.

2-storey garden front. 4-bay centre with 6-panel door and 3-pane overlight; shallow bow window to right; paired sashes to left; 12-pane above. Projecting 2-bay wing on left has low plinth and 1st-floor cill band; elongated 15-pane sashes with 12-pane sashes above in architraves; similar 3-bay return. Centre and wing have continuous deep eaves cornice of wood and a low pitched roof over wing. 4 corniced ridge stacks. Short, single-storey linking section on right of centre.

Rear, now front entrance. Centre has 12-pane stair window with radial head and thick glazing bars; several 16-pane sashes with horizontal sliding sections. Projecting entrance bay in right wing breaks forward with door deeply recessed under segmental archway. Wing to far left has 4 blind windows.

Interior: 2-flight, closed string dogleg staircase with turned balusters and a square-section moulded handrail.

A fuller list description can be found on the Darlington Borough council website at: www.darlington.gov.uk/conservation

Curved wall at Coatham Hall, Coatham Lane (North side), Coatham Mundeville.

Grade II listed on 16.07.1986. Ref: 12/166.



Garden wall, early 19thC. Squared limestone outer face and brick inner face.

Tall, flat-coped wall, runs from late 20thC brick gate piers to east of Coatham Hall, and curves towards south-west for 40 metres.

Brick piers and wall facing Coatham Lane (heightened in brick) are not of special interest.

Included for group value.

Coatham Hall Farmhouse, Coatham Lane (North side), Coatham Mundeville.

Listed Grade II on 06.06.1952. Ref: 12/167.



Farmhouse, probably Early 17thC with Early 18thC and 19thC additions. Coursed rubble; early 18thC section squared limestone. Artificial slate and pantiled roofs. Brick and stone chimney stacks. Linear plan: original farmhouse with early 18thC farmhouse to right and 19thC single-storey range to left.

2-storey original house has rough boulder plinth and flush quoins at junction to right. One window wide: replaced casements in enlarged openings. Roof has raised left verge. Massive end chimney with rough offsets rises through roof of range to left.

Taller two-storey 3-bay farmhouse at right has low plinth. Central replaced door and blocked fanlight

under brick arch. Replaced casements and boarded window above door. Steeply-pitched roof with slightly-swept eaves, and raised verges. Brick rendered end stacks.

Single-storey, 2-window L-plan range on left of centre section has two late 20thC windows and steeply-pitched pantiled roof.

2-storey gabled stair wing (possibly 17thC) on rear of centre of early 18thC farmhouse has stepped external chimney on rear gable and steeply-pitched roof. Stair window with radial head on left return. Single-storey added outshut with pent roof on right return.

Farmbuildings at Coatham Mundeville Farmhouse, Coatham Lane (North side), Coatham Mundeville.

Listed Grade II on 16.07.1986. Ref: 12/168.



Farmbuildings. Late 18thC and early 19thC. Coursed rubble; pantiled roofs. U-plan with range extending beyond right rear corner.

Farmbuildings described from front left in clockwise direction:

Single storey, 3-bay former stable with boarded door, flanking hit-and-miss windows and pantiled roof;

Tall single-storey, one-bay shed/loose-box with replaced boarded door, hit-and-miss window and steeply pitched pantiled roof;

2-storey, 4-bay barn with boarded door, 2 rows of flanking breathers and steeply-pitched pantiled roof;

Tall, single-storey barn, at right-angles with altered openings and pantiled roof;

Long, single-storey range, with dressed sandstone face to yard extending to right, has altered openings, breathers, segmental brick arches (some blocked), pantiled roof;

Long, single-storey former range of byres (attached at right angles to centre of previous range) with altered openings and steeply-pitched pantiled roof; pigeon holes and ledges on front gable.

Foresters Arms, Durham Road, Coatham Mundeville

Grade II listed on 09.04.1992. Ref: 1667-/12/10000



Public House, c.1800. Coursed rubble with slated hipped roof and red brick stacks. 2-storey. South front has central doorway approached up 3 steps, with a flat projecting hood.

Either side are single glazing bars sashes. Above, 2 glazing bar sashes. West front has two glazing bar sashes on each floor, with a small single storey extension to the left.

Glebe Farmhouse, Durham Road, Coatham Mundeville

Grade II Listed on 06.06.1952. Ref: 12/170.



House and front garden wall, Mid 18thC. Squared limestone, pebble-dashed on front and roughcast on left return. Renewed pantile roof and rebuilt brick chimney stacks. Squared limestone garden wall.

Tall, 2-storey, 3-bay front. Central replaced door, and fanlight with intersecting tracery, in open pedimented wood doorcase with engaged columns and fluted capitals. Flanking Venetian windows, with projecting sills, have 4+12+4 pane sashes and intersecting-tracery central heads. Three 12-pane sashes above with projecting sills

and flat-arched brick lintels. Steeply-pitched roof with lightly-swept eaves. Renewed gable copings and shaped kneelers. End stacks. Rear half of house projects slightly beyond front half at right.

Left return: off centre 4-panel door with fielded panels; flanking 12-pane sashes with projecting sills; smaller 12-pane sash in attic.

Low, flat-coped semicircular-plan front garden wall, adjoining ends of house, has quadrant ramp at right.

BUILDINGS OF LOCAL INTEREST

Gates and Piers to Hall Garth, Durham Road, Coatham Mundeville



The sandstone gates piers and cast iron railings at the original entrance to Hall Garth, off Durham Road, with its extant piers, and railings. One of the piers is missing a capping stone, and the entrance

deserves some significant restoration. Highway concerns and no easy route to the existing car park mean it may not be capable of re-use as a drive to the hotel.

Former church of Mary Magdeline, Coatham Lane, Coatham Mundeville



Built in 1864, to the designs of RJ Withers. Converted from a chapel to a 3-bedroomed house in 1979, this property makes an attractive and surprising addition to the conservation area

and the street-scene. Ecclesiastical features, such as stained-glass windows were removed and reinstated in the new chapel being erected in Aycliffe.

Meadow House, Brafferton Lane, Coatham Mundeville



Making a significant and positive contribution to the character of the conservation area is Meadow House. From the Mid 19thC until recent decades, the Brafferton Lane elevation housed the village's

Post Office. Shown on the 1858 Ordnance survey map, this building has an attractive external appearance.

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