

Conservation Area Appraisal



Shotley Bridge

December 2009





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Designated 1975
Boundary amended 1981
Boundary amended 1994
Northumberland area added 2002
Appraisal 2009
Boundary amended 2009

Consultation

A successful conservation area relies on the support of the community. It is important that the local authority and the community work together to maintain and enhance the special interest of Shotley Bridge.

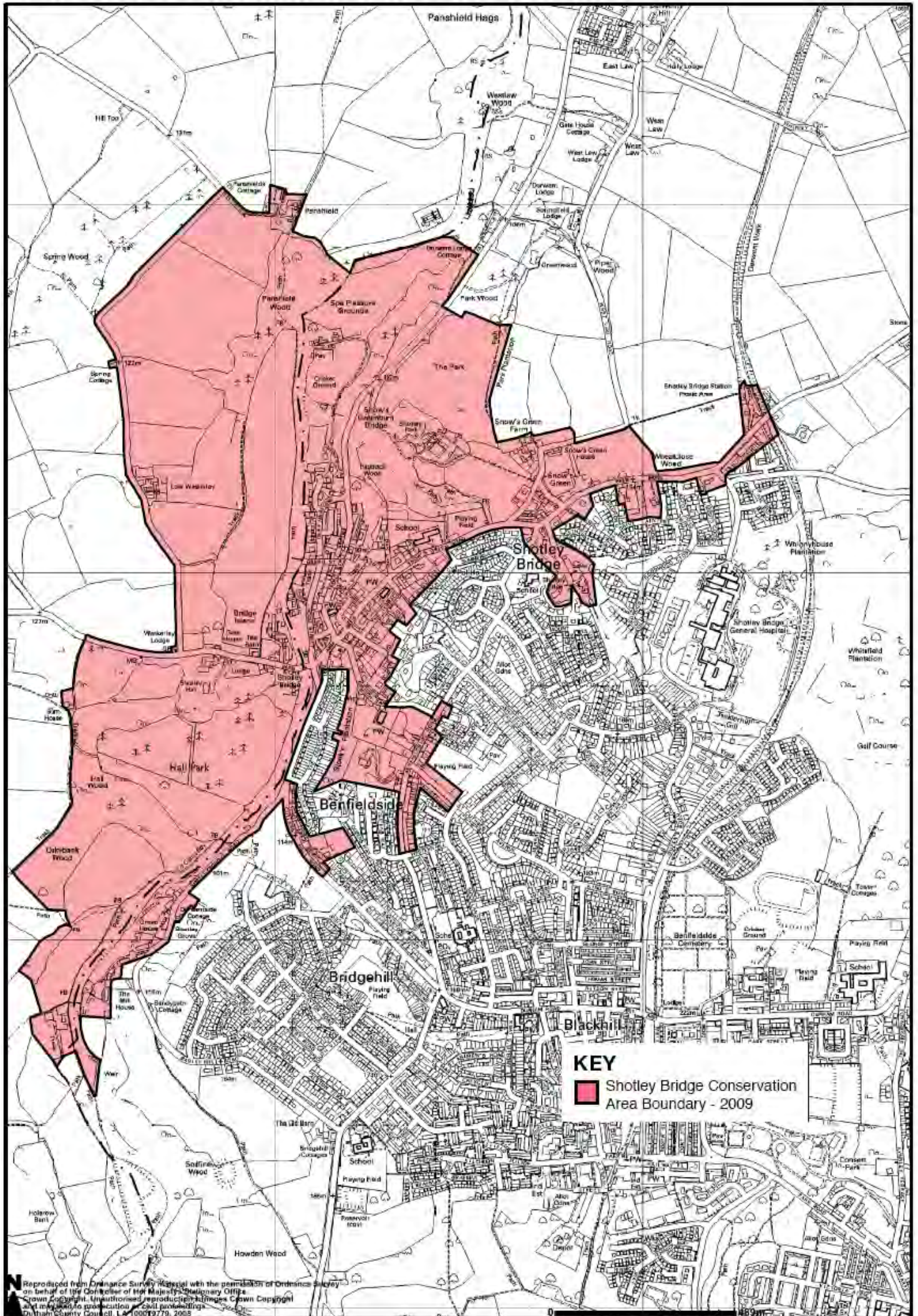
To this end, this document has been subject to a period of public consultation, which sought to raise awareness of the conservation area within the village, and give the local community the opportunity to contribute to its content.

- A draft document was prepared and made available to key interest groups and local residents.
- Local residents were leafleted to ensure they were aware that the consultation was taking place.
- Comments sheets were sent out to give people the opportunity to express their opinions.
- A public meeting was held at the Methodist Church Hall, Derwent Place, Shotley Bridge on 15th April 2008. The event was opened with a presentation highlighting the purpose of conservation areas and conservation area appraisals, followed by a round-table workshop session.
- The feedback received during the consultation was analysed and, where appropriate, amendments made to the document.



View of the Centre of Shotley Bridge Conservation Area – Front Street, The Kings Head and down to the wooded banks of the River Derwent.

SHOTLEY BRIDGE CONSERVATION AREA BOUNDARY MAP



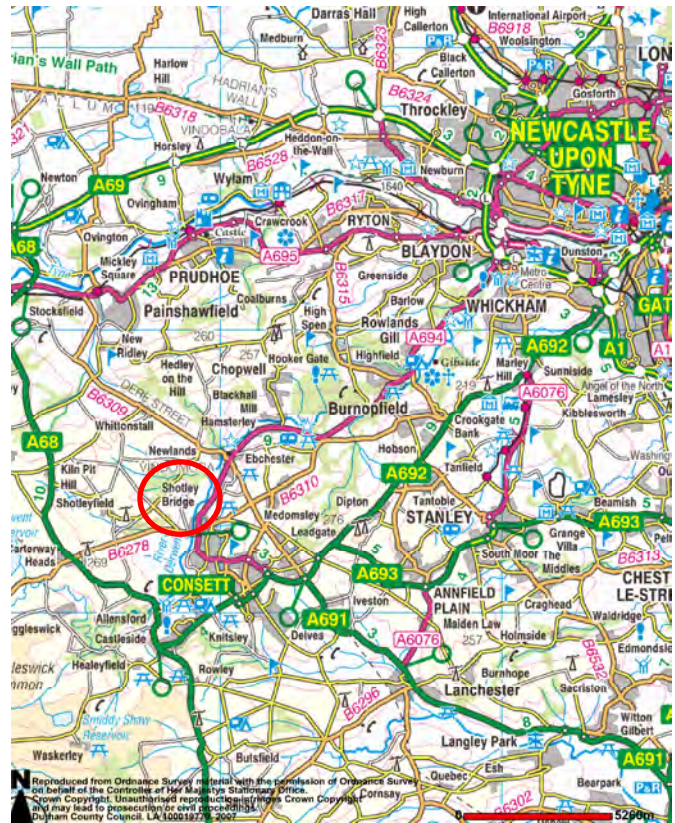
Introduction

Shotley Bridge Conservation Area

Situated on the banks of the River Derwent approximately 12 miles from Newcastle-upon-Tyne, 14 miles from the City of Durham and 14 miles from Hexham, Shotley Bridge has ancient origins and an extensive industrial and agricultural history. However, today its interest lies predominantly in its Victorian form, architecture and character.

Shotley Bridge Conservation Area was originally designated in 1975, at which time it concentrated on the historic core of the village. It was extended to the north and south, along the river and up Snows Green Burn to Elm Park in 1981, and was further amended in 1994 to include the spa grounds and Shotley Park. The section to the west of the River was added in 2002. The boundary spans two counties, crossing the River Derwent that forms the boundary between County Durham and Northumberland. It stretches in a linear fashion along the main roads that pass through the village (the A694, the A691, B6278 and B6310) and along Shotley Grove Road, broadens out in the centre where the roads meet, and includes swathes of open farmland, estate land and woodland to the west and north. The boundary covers a relatively large area of approximately 185 hectares (100 in Northumberland and 85 in County Durham).

Despite much of the conservation area falling in Northumberland, the vast majority of the built form and population of the area is on the eastern bank of the river where the conservation area is within the Benfieldside Ward of County Durham. This had a population of 4575 at the time of the 2001 census. The population of South Tynedale ward, in which the western part of the conservation area is located, was 1130 at this time.



Location Map

Shotley Bridge Conservation Area Appraisal

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

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

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

Planning Policy Framework

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

National Legislation and Guidance

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

Conservation areas are now designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 (<http://www.ospi.gov.uk>). Planning Policy Guidance 15: Planning and the Historic Environment (1994)

(<http://www.communities.gov.uk>) offers advice on the implementation of the Act. The government published a consultation draft of Planning Policy Statement 15: Planning for the Historic Environment in July 2009.

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

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

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

Regional Planning Policy

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

Local Planning Policy

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

Local planning policy in Northumberland is currently contained in *Tynedale Local Development Framework Core Strategy Development Plan Document 2007* and saved local plan policies (<http://www.northumberland.gov.uk>). This will be replaced by a new Northumberland Local Development Framework. Northumberland Local Development Scheme was approved in February 2009.



View into the heart of Shotley Bridge from the western bank of the River Derwent. The substantial sandstone buildings of the village are set in attractive wooded surroundings.

Summary of Special Interest

Shotley Bridge is situated on the attractive wooded sloped banks of the River Derwent, with a rural backdrop of farmland and woodland. The backbone of the place is formed by wooded denes through which watercourses pass. The road and built form of the settlement responds to this natural landscape creating the shape of the old village.

Although it has ancient agricultural origins and boasts an extensive industrial history, the remnants of which can still be glimpsed behind its grand exterior, today its interest lies predominantly in its impressive Victorian architecture, form and character. During this era Shotley Bridge changed beyond recognition on account of the success of the paper industry operating at Shotley Grove, the establishment of the Derwent Iron Company at Consett, the opening of the spa and its subsequent development as a popular visitor destination and a fashionable place to live.

Most of the industrial heart of the place, which was concentrated close to the river, has now been demolished and Shotley Bridge is essentially a residential village with Front Street offering local facilities, including a post office, churches,

restaurants and boutiques. However, it does retain reference to its agricultural origins. The west bank of the river is distinctly rural and arable in nature. Here, the estate of the former local landowner and a number of working farms can be found. The farmland and woodland of this area create an attractive setting for the village.



Front Street: the centre of the village offering a range of local facilities



Shotley Villas, The Terrace: example of the impressive, grand Victorian architecture that characterises the village.

Boundary Changes

Shotley Bridge conservation area boundary incorporates the historic core of the village and Snow's Green, and the nineteenth century development that links them. A narrow finger extends to take in Shotley Grove. The boundary crosses to the west bank of the river, where historic stone buildings are set in open farmland and wooded grounds.

The conservation area was originally designated in 1975. It was extended to the north and south, along the river and up Snows Green Burn to Elm Park in 1981, was further amended in 1994 to include the spa grounds and Shotley Park and in 2002 to include the section to the west of the River. The boundary of the conservation area was again reviewed and amended in 2008/09, at the time of the preparation of this document, when a number of further amendments took place.

- The conservation area boundary was extended to include the old station buildings on Summerhill – these buildings date from the late nineteenth and early twentieth centuries and form the entrance to the village. The majority have retained their character and many relate to the station, which played an important role in the development of the village. The route of the railway line, now the Derwent Walk, forms the logical boundary.



Summerhill: this forms the entrance to the village from the east and accommodates buildings that relate to the station building, which played an important role in the development of the village

- The conservation area boundary was extended along Cutler's Hall Road – the section of Cutler's Hall Road closest to Shotley Bridge shares a history with the village. It is here that



Cutler's Hall Road: one of the centres of the swordmaking families of the village and containing some of its oldest surviving buildings

the Oley family built Cutler's Hall in 1787, which survives to this day. This area also once accommodated Shotley Grove School, the structure of which survives today, and the police station. Stone cottages of some antiquity line the northern side of the road forming the entrance to the village.

- The terraces of Benfieldside Road and St. Cuthbert's Avenue were included in the conservation area – these date from the late nineteenth / early twentieth century. Many have retained original features and have boundary walls with gatepiers. They are typical of their age and testify to changes in architectural fashions and building practices. Also, along this row is Benfieldside Lodge, once the lodge to Benfieldside House (now demolished). It is believed that one of the first Quaker Meeting Houses in England was built here. The burial ground and cottages which were converted from it still survive, all be it in a much altered state. A line of trees face onto the terraces of St. Cuthbert's Avenue, which are important to the character of the area. The boundary of the conservation area follows the low fence that separates these from the playing field beyond.
- The conservation area boundary was extended south along the river to take in an historic weir.

History and Development

Shotley Bridge has ancient origins. It is surrounded by rich agricultural lands and its roots are in farming. However, during the post medieval period, industries developed along the banks of the river. In the mid-19th century the village became a wealthy, fashionable village and it was during this time that most of the impressive stone buildings that now dominate the village were constructed. Alongside these grand Victorian properties are pockets of agricultural activity and remnants of an extensive industrial history.

Shotley Bridge conservation area comprises four distinct historic cores that have now merged. These are: Shotley Bridge itself, where industry and residential development historically centred on Wood Street; Shotley Grove, where until recently and since at least medieval times mills have been in operation; the agricultural hamlet of Snow's Green; and the western bank of the River, which is situated in Shotley Low Quarter and is dominated by scattered farmsteads and Shotley Hall Estate. The Victorian popularity of the village drove the construction of residential and commercial properties, which, along with subsequent 20th century developments, have connected these cores.

The earliest reference to a parish by the name of Shotley is considered to be 1165, when the endowment of Blanchland Abbey included a chapel of Shotley. However, the first historical record of Shotley Bridge by name is believed to be in the Halmote Court Roll of the Manor of Lanchester, under the heading of Benfieldside, in 1356.¹ Snow's Green hamlet is also of quite ancient origins and is said to have been named after Thomas Snawe, who owned the land in the sixteenth century². The meaning of the place name 'Shotley Bridge' is not clear. 'Bridge' refers to the crossing of the river, 'Ley' means a clearing, but 'Shot' is more difficult to define. It has been suggested that it simply means 'a place'. A 'schott' is a piece of ground which looked different after being ploughed. An alternative suggestion is that 'Shot' refers to a pigeon and 'ley' an enclosed area.

¹ Neasham, George, *The History and Biography of West Durham*, 1881

² *The Archives Photograph Series: Consett Second Edition*, p.13



*Shotley Bridge - the bridge c. 1905
Used by permission of Durham Record Office
The Durham Record Ref: DR01656*



*Shotley Bridge, general view c. 1905
Used by permission of Durham Record Office
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The area has an interesting and extensive agricultural and industrial past. From medieval times there are references to a corn mill, a barley mill and a fulling mill in the area and from the 1600s, a paper mill. Coal, iron and lead were also mined locally.

The most renowned period in the history of the village is the arrival of German swordmakers from Solingen, who settled and established works in the area during the late seventeenth century. Several sword mills were established in the area. The Oley family had a business in Wood Street. Another mill stood on the south side of the bridge and a further mill was situated on what is now Shotley Grove Road.



*Shotley Bridge, sword maker's house (demolished)
Used by permission of Durham Record Office
The Durham Record Ref: DR01653*

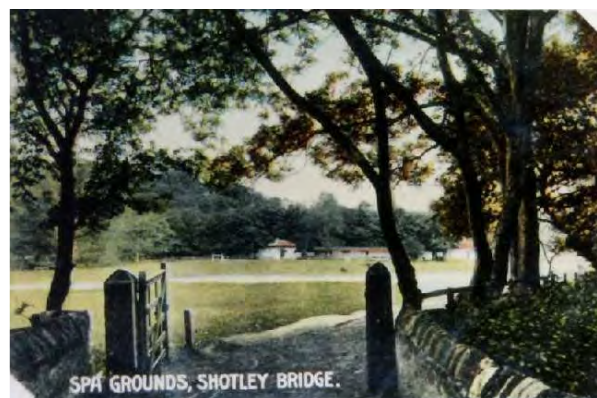
There is now very little built evidence of this part of the village's history, with the exception of Cutler's Hall (now 22-24 Cutler's Hall Road), which was constructed by the Oley family in the 18th century and still stands on Cutler's Hall Road. The name of the public house, the Crown and Crossed Swords, also alludes to this period of the history of the village. The swordmakers of Shotley Bridge are indirectly related to the Wilkinson Sword Company. When the Shotley Bridge works closed in 1840, they relocated to Birmingham before being taken over by Wilkinsons of Pall Mall in 1920.



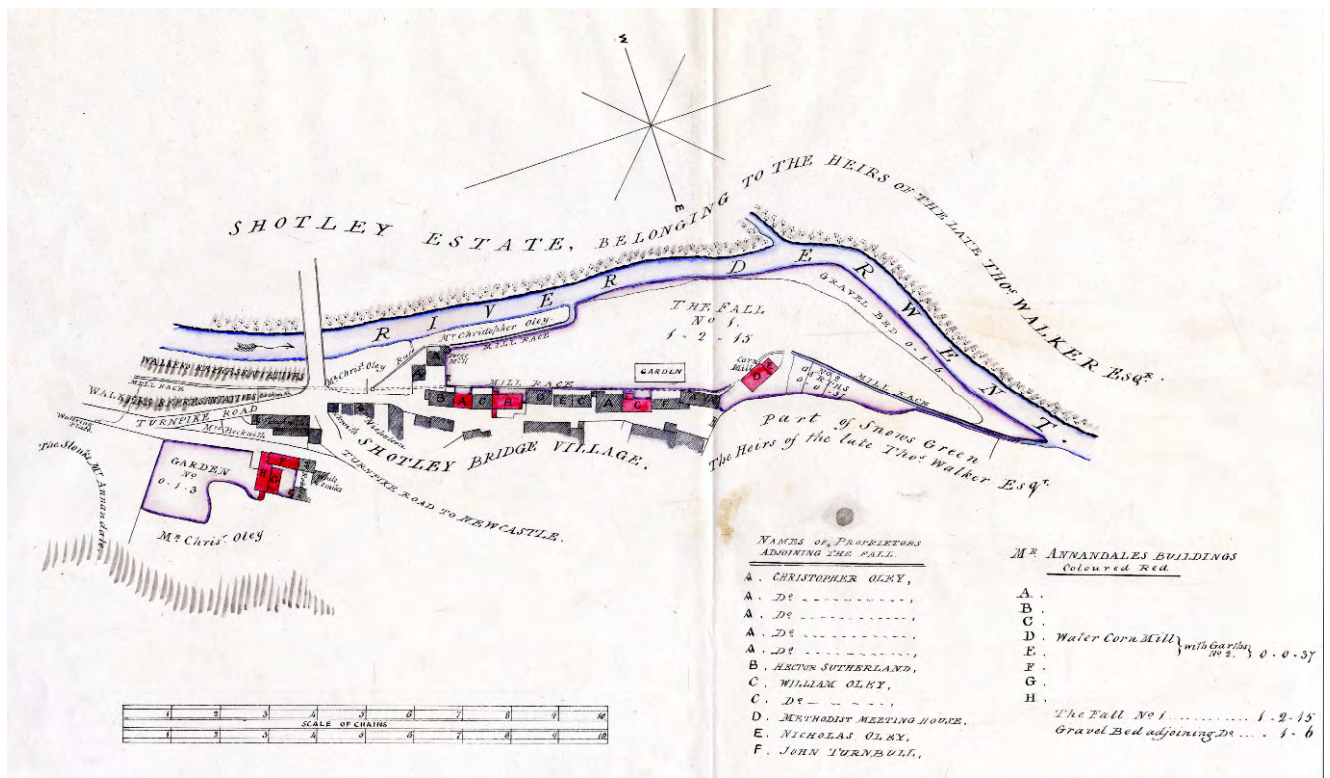
*Shotley Bridge, paper mill c. 1900
Used by permission of Durham Record Office
The Durham Record Ref: DR00277*

Other industries flourished alongside the sword making industry and when this came to an end, those mill sites that did not revert to flour milling were converted to other uses. John Annandale, who established a paper mill in the area in 1799, purchased the Ealands sword, barley and paper mills on what is now Shotley Grove Road in 1812. The Annandale family also took over much of the Oley property and built houses for workers at Shotley Grove, on Cutlers Hall Road and on Wood Street. A number of large residential properties were built in the village for the family. The mills in Shotley Grove closed in 1905 and were mostly demolished in the 1930s. Nevertheless, the influence of the Annandale family is still discernable in the village in the form of their residences and contributions to civic life.

During the mid-19th century Shotley Bridge became a fashionable place to live and developed as a visitor destination. In



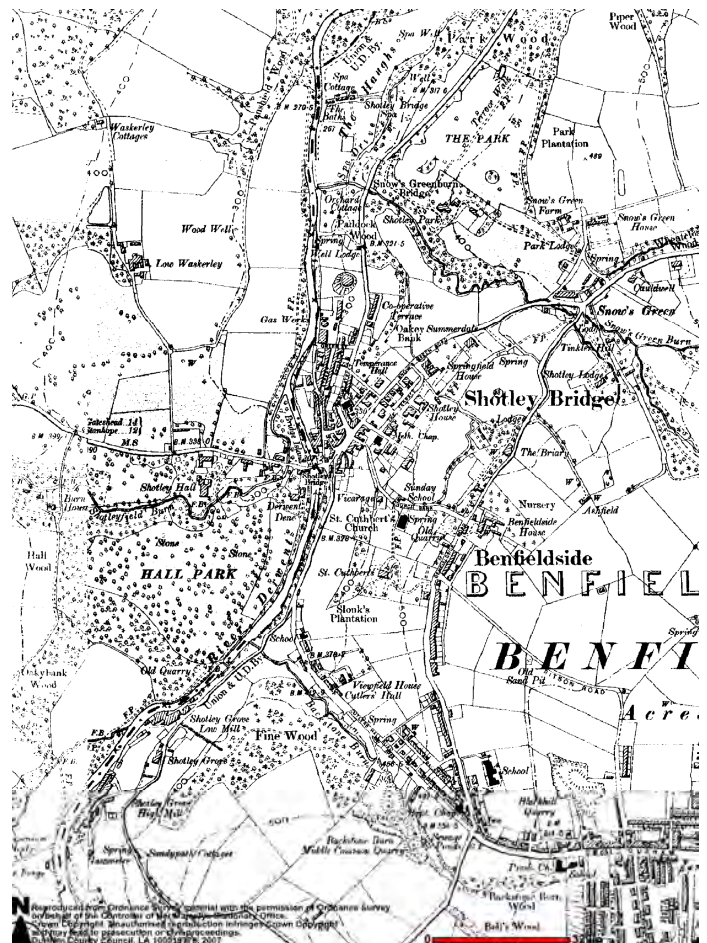
*Shotley Bridge, spa grounds
Used by permission of Durham Record Office
The Durham Record Ref: DR02306*



Early 19th century plan of Shotley Bridge Village, prior to its mid to late 19th century expansion
Used by permission of Durham Record Office Ref: D/Bo/G44 (xv)

1838 Jonathan Richardson opened a spa, which was believed to have medicinal properties, as a commercial enterprise. In 1840 he went on to establish the Derwent Iron Company, which in 1864 was purchased by the Consett Iron Company and became the chief employer in the area. Many of the managers took up residence in Shotley Bridge, constructing a number of grand houses and establishing it as a fashionable address. The grandest residences are Shotley Grove House, constructed for Joseph Annandale in 1826, Shotley Park, constructed for Jonathan Richardson in 1842 and Shotley Hall, constructed for Thomas Wilson, owner of the Shotley Estate (including lands on the western bank of the river and within the village itself), in 1863. Schools, churches and public buildings were also built, often with the financial assistance or gifts of land from its wealthy residents, and a small commercial core developed.

Gas works were established on the site of what is now the Oley Meadows development in 1856, which provided additional employment in the area.



1898 Ordnance Survey map of Shotley Bridge: by this time it had developed into the settlement we recognise today.

Improvements to the communication network coincided with these industrial and commercial developments, which also helped to spur the growth of the village. The 'Low Road' (A694), which links Shotley Bridge to Scotswood, opened in 1843. This was originally a toll road. In 1867 the Derwent Valley Railway opened, with a station at Shotley Bridge on Summerhill.

By the mid twentieth century, the fortunes of the area had begun to change. The station and the gas works closed in the 1960s, but the real turning point came in 1980 with the closure of the steel works at Consett. This had a catastrophic impact on the local economy and led to a period of economic decline. However, the fortunes of the place have changed again and it is once more a popular address.

Key Dates

1165	First known mention of a chapel at Shotley
1356	First known record of the existence of Shotley Bridge
1681	Swordmakers from Solingen settle in the area
1799	Annandale establishes paper mill in area
1838	Richardson opens spa.
1840	Richardson establishes Derwent Iron Company, later Consett Iron Company, Ltd.
1843	'Low Road' (A694) linking Shotley Bridge to Scotswood opens
1856	Gas works established
1867	Derwent Valley Railway opened
1905	Closure of Shotley Grove Mills
1960s	Closure of Shotley Bridge station and gas works
1980	Closure of Consett Steel Works
2009	Conversion of former co-operative building back into 3 new shops



Shotley Bridge, looking up c.1909
 Used by permission of Durham Record Office. The Durham Record Ref: DR01873

Architectural Interest

Shotley Bridge contains an interesting variety of built form; constituting a mixture of building types, building sizes and levels of architectural detail. It has an unusually large number of grand mid to late 19th century buildings designed in an eclectic mix of architectural styles that bare witness to the tastes and fashions of the age. However, alongside these stand traditional, simple, stone, terrace buildings, shops, cottages, farmsteads, and a small number of industrial buildings that testify to past ways of life and building traditions.

The diversity of the built form of Shotley Bridge is an essential component of the interest of the place and an integral part of its character. Simple two-storey stone cottages sit comfortably adjacent to elaborately designed architectural pieces. Residential properties stand alongside churches, community buildings, commercial buildings, agricultural buildings and a small number of surviving industrial buildings, all testifying to the changes the place has undergone and contributing to its sense of completeness. Despite the variation in form and function, the buildings of the village have a distinct uniformity, as they are all of a similar age and constructed using the same palette of materials.

The style of the buildings is created by a combination of function, fashion, local building techniques, and availability of materials. Within the village there are simple functional farm buildings and two storey stone cottages with relatively little architectural adornment. Amongst the grander structures stand good examples of a range of architectural styles that bear witness to nineteenth century fashions. These include a number of fine classical revival buildings; Gothic style structures and some residences built in the vernacular revival style.

A number of the buildings are recognised to be of national interest as Listed Buildings (see Appendix 1), and are therefore protected. There are also many buildings that are not outstanding in national terms, but are of local heritage interest, the loss of which would be to the significant detriment of the village character (see Appendix 2).



Shotley Park – built in 1842. Example of a fine classically influenced building.



Co-operative Terrace – late 19th century terrace of workers cottages built for employees of Derwent Flour Mill Co.



Converted farm buildings of Low Waskerley



Apartments and nursery – constructed as the town hall in 1860, example of one of the fine public buildings constructed in the village

Historic Building Materials

The uncompromising use of stone throughout the conservation area unifies buildings of different age, status, size and type. It is complemented by slate and terracotta tile for roofing and timber joinery, creating a distinctive historic core to the village.

Walling materials

Almost without exception, sandstone was used in the construction of the buildings of historic interest within Shotley Bridge. It is also used in the boundary walls that surround the buildings and define the lines of roads and fields. This was quarried locally and is consequently peculiar to the area and crucial to its sense of place.

There is variation in the pattern of construction depending on the age and status of the buildings, but in the most part front elevations are constructed of squared coursed stonework and side and rear elevations of random rubble. Older simpler properties tend to be constructed entirely of random rubble and there are some examples of the use of ashlar stone construction on the most prestigious buildings in the village. The size of stone blocks used differs.

Carved stone is used to adorn the elevations of buildings. The simpler buildings have stone lintels and cills, and it is common to see quoins to embellish corners and door and window surrounds. On more ornate properties, stone is also used for string courses, dentil courses, projecting door hoods, bays and stone mullioned windows.



The pattern of construction varies, front elevations are typically constructed of coursed squared stone and side and rear elevations of random rubble.

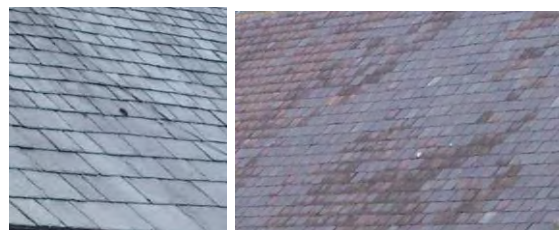


Stone detailing has been used to adorn the buildings of the conservation area. Features include quoins, bay windows, dentil courses, string courses and door and window surrounds

There are a few examples of buff brick buildings that are considered to contribute to the character of the conservation area.

Roofing Materials

Slate dominates the roofscape of Shotley Bridge. Although Welsh slates are the most common, there are examples of slates from other sources that have been used, particularly for the older properties of the village. Slates are usually laid in even courses, although in some parts of the conservation area, notably those on the western bank of the river, the use of diminishing courses is common.



Slate is the most common form of roofing within Shotley Bridge. There are examples of different slates used within the village. On some properties they have been laid in diminishing courses, but most are regular courses.

Terracotta roof tiles and ridge tiles are evident on a number of turn of the nineteenth / twentieth century properties, which are designed as decorative features.



Terracotta ridge tiles have been used to add interest to the slate roof of the Methodist church

The chimney stacks that project from the roofline of properties are also usually stone, often high quality ashlar stone, although there are examples where buff bricks have been used.

The roofscape of the village continues to be a very important part of its interest. Most of the properties have retained their traditional roofing, and the valley setting of the place means that many are very visible. Where modern roof coverings have been introduced the historic quality of the buildings has been undermined.



Chimneys are usually constructed of stone, although there are some buff brick examples

Joinery

Timber was traditionally used for windows, doors and shopfronts. There are many fine examples of timber sash windows and panelled doors in the village, as well as traditional shopfronts. Modern materials have replaced these in some buildings, undermining their interest.



Traditional timber sash windows, panel doors and shopfronts continue to be important features of the conservation area, contributing greatly to the integrity of the place.

Architectural adornments

In addition to stone, timber and ironwork have been used to adorn the 19th and early 20th century buildings. Typically, iron was used for cupolas, finial details and railings, and timber for bargeboard details.



Architectural adornments to buildings were made using a limited palette of materials: stone, terracotta, iron and timber.

Setting and Views

The village of Shotley Bridge is situated on the steep, wooded eastern bank of the River Derwent, overlooking the agricultural western bank of the river. Its attractive setting is one of its principal charms. In the lower reaches of the village, extensive views are limited by the curving course of the roads, high boundary walls and wooded backdrop. However, from the higher ground breathtaking views over open farmland can be had.

Shotley Bridge is set in the wooded valley of the River Derwent. It is surrounded in most part by open farmland, except to the east where it borders Blackhill and the outskirts of Consett. The ground rises steeply on the east bank of the river, where most of its buildings are situated. The west bank has a gentler incline dominated by agricultural fields.

Vistas along the principal roads into Shotley Bridge in the lower reaches of the village are tunnel like, defined by strong boundary walls and flanked by trees. This is an important characteristic of the place, which is dictated by its location and topography.



A694 – view towards the village centre where the wooded nature of the area blocks views to the side, creating a tunnel like vista towards the village core

Views through the village are further limited by the twisting nature of the roads. Consequently, from within the heart of the village it is not possible to appreciate its scope. For example, Front Street can only be seen on turning bends in the road on both the approach from the south and the north. It is equally not possible to see what lies beyond the short distance ahead. This is true of many of the streets of the centre of the village, giving them an enclosed quality.



Front Street – situated in the lower reaches of the valley and on a winding road, the properties of the street are concealed in long distance views

As a result of these obscured views, the best images of Shotley Bridge are from the west bank of the river: from the approach along the B6278 and across the open fields. However, even from here the wooded nature of the area means that only the tallest properties can be seen peeping through the canopies.

The River Derwent is a very significant part of Shotley Bridge, but is not a dominant visual part of the village. The best place to view it is from the bridge itself, views up and down river are possible from here. To the north, the river can be seen against the backdrop of the



View towards the heart of Shotley Bridge from the agricultural land on the west bank of the River



The River Derwent, which is such an important element of the village, is largely concealed by its wooded banks and can only be seen at crossing points, such as from the bridge and from riverside footpaths in Northumberland

few surviving historic buildings of the Wood Street area that have been incorporated into the redevelopment of this area. The two footpaths over the river along Shotley Grove Road also offer views of the river as it passes through its tree-lined banks.

Where long distance views are possible within the settlement, they are particularly atmospheric and help in the understanding of the place. From within the Oley Meadows development, which is situated on low ground adjacent to the river, views of Blackhill, the neighbouring settlement that is situated on the rise of the hill are possible, helping the wider setting of the place to be appreciated.

The most picturesque views are from the high ground of Snow's Green Road, Summerhill, Church Bank and Benfieldside Road, where extensive views of the Northumberland and Durham countryside open up. This rural backdrop is a significant part of Shotley Bridge's identity.



Entrance to the village from Summerhill the fields of Northumberland can be seen beyond the built form

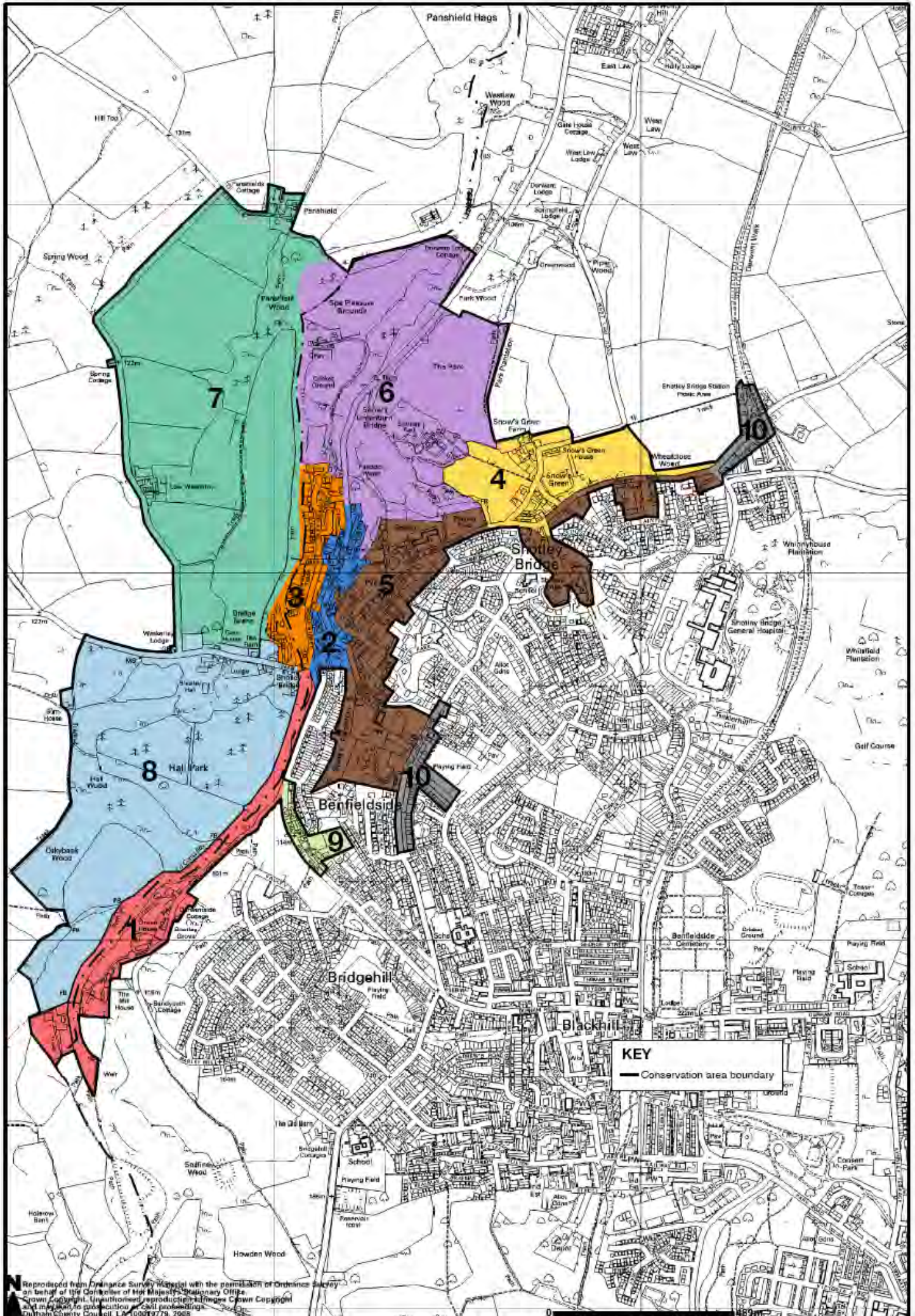


Views of the rural Northumberland from Shotley Bridge station on Summerhill

Summary of important views and vistas

- From the west bank of the river towards the village, on the approach along the B6278
- Across the open fields of the west towards the village
- Along the A694 towards the village core
- From the driveway to the spa across the cricket field to the spa buildings
- From the Oley meadows development to Blackhill
- Along Snow's Green Road towards Snow's Green
- From Snow's Green Road across the fields to Snow's Green Farm
- Tree flanked view out of the conservation area along West Law Road
- View along Front Street from junction with Snow's Green Road
- View up Snow's Green Road from junction with Front Street
- View up Church Bank from junction with Front Street
- View down Church Bank from Benfieldside Road
- Views of the River Derwent from the bridge and footbridges
- View of village approaching from the south along the A691
- View from the A691 down Shotley Grove Road
- View of Cutler's Hall Road from the land opposite

SHOTLEY BRIDGE CHARACTER AREAS



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Character Areas

Shotley Bridge conservation area is made up of a number of distinct historic cores that nineteenth and twentieth century development has joined together. Although they share common characteristics, each of these cores has its own peculiarities that contribute to its interest. As a result, the conservation area has a number of distinct character areas, defined by their age, use, status, building type and style, and the arrangements of roads and spaces.

Character Area 1: Shotley Grove

Shotley Grove was once an industrial heart of the village, but it has not been used for major industrial purposes since the closure of the Annandale paper mills in the early 20th century.

Buildings

The mill buildings have now been demolished, leaving only residential properties and a few industrial sheds. The grand stone classically influenced residence of the Annandale family - Grove House and Azalea Court - is situated adjacent to the road, as well as a number of two storey stone detached and terraced cottages, including Forge Cottage. Each building is individually designed.

Layout

Set deep in the wooded valley of the River Derwent, the winding Shotley Grove Road, leads through open countryside with steep slopes to the east, before reaching a small collection of unevenly spaced buildings. Buildings are generally set back slightly from it with characteristic stone walls or simple, timber, picket fences surrounding them.

Spaces and Natural Elements

Shotley Grove Road and the A691 are situated adjacent to the River Derwent. In most part, this is largely hidden from view by stone walls and the trees that dominate its banks, but further south it becomes more of a visual element of the area. Channels (mill races) that were constructed to direct water from the river to power mills along its length can still be seen and are a significant reminder of industrial activity in the area. Two paths lead down from Shotley Grove Road to footbridges over the river. The ability to access the river is valued by local

residents. The landscaped garden of Grove Court and Azalea Court is a notable designed space.



The winding Shotley Grove Road leads through the wooded valley of the River Derwent to a small collection of buildings



Forge Cottage: A variety of residential properties can be found in the area



Impressive views of the River Derwent can be had from the two footbridges over the river



Old stone rubble footpaths are an interesting feature of Shotley Grove Road

Public Realm

The surfacing of Shotley Grove is particularly interesting. Large stones have been laid to form random rubble surfaced footpaths, in parts. However, it is predominantly rural in character and the road surface often meets with grass verges or the stone boundary walls that define its length. The height and status of the walls vary; this variation contributes to the interest of the area. Around Grove House and Azalea Court, for example, they are high, topped with flat copings and doors allow access to the estate, whereas elsewhere they are more rustic in form. A high stone wall (sloinks wall) is a prominent feature of the west of the A691. Pockets of stone setted surfacing relating to the industrial age can also be found.

Activity

The area is now predominantly residential and includes some holiday let properties. There are a couple of industrial sheds. Its access to the river makes it a popular walking area. The area around Forge Cottage is used for agricultural purposes.

Key characteristics

- Rural winding road
- Set deep in the wooded valley of the River Derwent
- Stone buildings of individual design set back slightly from the road
- Boundary walls of varying height
- Rubble stone footpaths
- Landscaped gardens of Grove House and Azalea Court
- A predominantly residential and recreational area

Character Area 2: The Village Core

Front Street forms the village core. It developed as a commercial centre during the 19th century.

Buildings

Traditional public houses, the Crown and Crossed Swords and the former Kings Head, nestle together at the entrance to Front Street from the south. These date from the late 19th and early 20th century and have become landmarks.



The entrance to Front Street is flanked by two public houses that provide an entrance to the commercial core of the village



Front Street is characterised by 2 and 3 storey buildings that front directly onto the street

Front Street itself is dominated by 2-storey, stone, terraced buildings that also radiate for a short distance along Snow's Green Road and Church Bank. Many of these are commercial properties and have traditional timber shop fronts that add to the historic integrity and character of this area. In the heart of the village, timber sash windows and panelled doors continue to be integral features of the buildings. The uniformity of the roofline is broken by a number of 3-storey buildings, such as the impressive Methodist Church, dated 1894.

Residential properties of varying status, height and orientation are situated to the north of the church. Number 37 was once the post office. These are relatively grand in comparison to the simple stone Co-operative Terrace and the buff brick memorial cottages that are located further to the north. The west side of the road accommodates the now dilapidated former Assembly Rooms, constructed as the

Temperance Hall in 1876. A number of residential terraced properties can be found along the road. Some have workshops to the rear that interest to the scene and are indicative of past activity in the area.

Layout

Front Street is a winding road with few long distance views along it. In the commercial core, the buildings front directly onto the street creating a tight built form. Further north along the road, residential properties typically have small front garden areas, defined by low boundary walls, some of which have railings, or once had railings.

Spaces and Natural Elements

Open space in the very heart of Front Street is scarce and is limited to large civic flower beds. It is a rare part of the village where trees do not dominate. However, the wooded embankment to the east forms an important part of the setting of the Crown and Crossed Swords and of the built form further north along the A694. Here a number of undefined spaces of little interest can be found.

There is a small landscaped public seating area on the road towards the bridge. This is not a historic feature, but is valuable to locals.

Public Realm

Little historic surfacing or street furniture survives in the heart of the village. The exception to this is a small area of stone flagged paving and setts on Messenger Bank. The form of the paving is distinctly urban in nature and complements the relatively built up character of area. There are also some remnants of stone surfacing in front of 1-7 Snow's Green Road.



Pockets of historic surfacing complement the core of the village



New paving and street furniture has been installed in the heart of the village as part of a recent landscaping scheme

River Cobbles are used to surface the edge of the road as it leads down towards the bridge and some still lie underneath the tarmac.

A recent landscaping scheme has seen repaved the junction of Front Street and Snow's Green Road in rectangular concrete flags and installed 'historic style' lighting. This has greatly enhanced the appearance of the area.

Activity

The core of Shotley Bridge is a mixed use area, dominated by the commercial buildings of Front Street, which are integrated with residential properties and community buildings, such as the Methodist Church.

Key characteristics

- Tight built form
- Buildings front directly onto street or have small front gardens with boundary walls and sometimes railings
- Varying 2-3 storey height buildings, mostly terraced
- Dating from the late 19th/early 20th century
- Traditional timber shop fronts
- Traditional sash windows and timber doors
- Winding road
- Lack of open space in core and leafy setting of the east of Front Street further north

Character Area 3: New Development

There are 3 large modern residential developments in the centre of Shotley Bridge – the Oley Meadows development, the Wood Street development and the Bridge Island development. These have used traditional materials and have improved derelict areas of the village.

Buildings

The majority of the buildings of the Oley Meadows development date from the mid to late 1990s. The buildings are constructed of stone with slate roofs, respecting the historic building characteristics of the area. There is a mixture of building sizes, but in each case careful attention has been given to the details: stone lintels and cills surround openings, which are well proportioned and detailed, and many have stone copings to rooflines with stone chimney stacks.



Oley Meadows development – the use of materials and attention to detail helps the development to sit comfortably in the centre of Shotley Bridge

The Bridge Island development and Wood Street development are recent constructions. Bridge Island consists of a collection of 3 storey properties. The use of stone and slate in the development means it sits harmoniously in its immediate environment. Stone lintels and cills define the openings. It is a modern interpretation of the previous mill development.

The Wood Street development has improved what was at one time a run down part of the village. Wood Street was the original core of Shotley Bridge and a number of historic buildings



Bridge Island development – 3 storey stone buildings with slate roofs

can be found amongst the new build. The new buildings are generally 2 or 3 storeys in height, which is characteristic of the area, and include a mixture of terraced and detached properties. The buildings are sympathetically detailed, typically having stone lintels and cills to well-proportioned sash windows, and stone copings to slate roofs with projecting chimney stacks. However, the development has introduced some alien materials to the village, including some brick and rendered elevations.



Wood Street development – buildings follow the line of the historic road pattern in this area and are well designed and detailed

Layout

The Oley Meadows development is constructed on the site of the old gas works and there are no historic roads in the area. The development has been



View of the Wood Street Development through the Bridge Island development – the form and materials of the two are complementary

designed on a system of modern cul-de-sacs with properties set in their own gardens.

Bridge Island development was constructed on an area that was occupied by a haulage depot. The new development is constructed along a single no through road. Buildings are set back slightly from the road with grass verges to the front: they have very little private space but amenity is provided by their setting.

As the historic core of the village, Wood Street was once lined with cottages and mill buildings. The new development has embraced the historic street pattern of the area in a positive manner. Buildings generally front directly onto the street, accentuating the form and giving the roads back a frontage.

Spaces and Natural Elements

All 3 developments are situated adjacent to the river in the base of the valley, and watercourses make a significant contribution to their form. Bridge Island specifically is surrounded on 2 of 3 sides by water, which has dictated the extent of the development. Trees surround the developments giving them a leafy setting.

Public Realm

Some of the properties of Oley Meadows were designed with stone boundary walls that are characteristic of the village.

However, alongside these is a mismatch of fences.

There are a small number of stone boundary walls that define the space within the Bridge Island Development, but in most part grass verges lead down to footpaths creating natural green corridors.

Good surfacing materials that respect the historic significance of this part of the conservation area can be found in the Wood Street development. A mixture of rectangular concrete pavers, stone pavers, historic setts and tegula block paving have been used. Well designed bollards have also been incorporated.

Activity

All 3 new developments have been constructed for residential use, accentuating the evolution of Shotley Bridge from an agricultural and industrial area to a predominantly domicile village.

Key characteristics

- Use of traditional materials
- Attention to detail – use of stone lintels and cills, copings, chimney stacks etc.
- The Wood Street development embraces the historic street layout of the area
- Some use of stone boundary walls on urban east side of the river
- Green open river edge on west side of the river

Character Area 4: Snow's Green Hamlet

Snow's Green is a small hamlet of some antiquity with an agricultural character.

Buildings

Snow's Green is characterised by 2-storey, stone cottages. The agricultural core is found on West Law Road, where Snow's Green House and Snow's Green Farm are situated. Snow's Green House has mid 18th century garden walls, piers and dovecot. The farm is a collection of simple, stone, agricultural buildings and cottages with modern farm structures.



Snow's Green – collection of simple 2 storey cottages.

Layout

The hamlet is situated on the junction of Snow's Green Road and Benfieldside Road. The terraced properties either front onto the road or stand perpendicular to it and have small front garden areas surrounded by low stone boundary walls: some also have small rear yards.

West Law Road is a narrow lane that climbs away from Snow's Green Road. The farm and Snow's Green House are located at the top of the hill, enclosed by stone boundary walls.

Spaces and Natural Elements

Snow's Green is a relatively rural part of the conservation area. West Law Road is surrounded by open fields and farmland on 3 sides, through which an access to Shotley Park passes. Streams (burns) flow adjacent to the roads and help to give the hamlet its form. Snow's Green Burn leads out across the fields and Elm Park Burn, surrounded by Wheatclose Wood, stretches to the east. Wheatclose Wood is important to the leafy setting of the area, however, trees also delineate field



Elm Park Burn and Wheatclose Wood create part of the leafy rural setting of Snow's Green



Grass verges and dry stone walls contribute to the rustic character of Snow's Green

boundaries and are situated in and around the walled garden of Snow's Green House, itself an integral part of the rural form of this part of the village.

Public Realm

The rustic character of this area is accentuated by the treatment of West Law Road. In most part, it is flanked by grass verges rather than footpaths. The different forms of boundary walls help to distinguish different elements of the area. For



example, around Snow's Green House they are constructed of brick and stone and are formal in appearance, contrasting with the dry stone walls that dominate. A Victorian postbox adds interest, built into the wall of a former shop on the main road.

Activity

The area is predominantly residential.

Key Characteristics

- Residential
- 2-storey cottages with small front gardens, farm buildings and residence
- Walled garden of Snow's Green House
- Surrounded by open fields
- Leafy
- Streams (burns) that flow to the river
- Boundary walls
- Grass verge of West Law Road

Character Area 5: Victorian Villas

During the mid to late 19th century grand properties sprang up in the village, linking together earlier pockets of development.

Buildings

Elaborate Victorian detached and semi-detached buildings set in their own grounds characterise Snow's Green Road, The Terrace, Tinkler Hill and Church Bank. These are generally individually designed, stone structures built in an eclectic mix of architectural styles, in line with the fashion of the period. Most have slate roofs, although some of the later properties have tiled roofs. Many retain their traditional timber sash windows and panelled doors, important elements of their original design. The size and detail the properties reflect their age and the status of their owner.

The Terrace is made up entirely of properties of this era and consequently its character is well defined. The character of



Shotley Lodge, Tinkler Hill – one of the grand residences built in the village during the mid to late 19th century



The old Town Hall, Snow's Green Road – now apartments and a nursery



In places historic railings atop stone walls forming the boundary of properties

Snow's Green Road is less coherent, as 20th century brick houses with front gardens disrupt the historic building pattern.

In addition to residences, this area of Shotley Bridge also accommodates the old Town Hall, the village hall (originally the Sunday School for the Trinity Methodist Church), and St. Cuthbert's Church, vicarage and school, all of which date from the mid nineteenth century.

Layout

Church Bank and Snow's Green Road climb steeply away from the village core to the south and east. Generally properties are set in their own grounds, at a distance from the street. They are surrounded by boundary walls, sometimes with railings or hedges, and accessed through stone gatepiers. Each road has a different character. The Terrace was the earliest to be developed and is the grandest and the properties tend to have smaller grounds, set back only a short distance from road. Snow's Green Road properties tend to be set in larger grounds with driveways. Tinkler Hill is unique, in that it is more rural in character and space is defined by its leafy setting rather than boundary walls.

Spaces and Natural Elements

Private garden areas make a considerable contribution to the character of the area. The size of a garden is an integral part of

the design of the building to which it belongs. Where planting has survived, they are an expression of tastes and fashions at the time they were laid out. Unusual varieties of trees, particularly evergreens, can often be found. Grounds particularly worthy of mention are the fine landscaped gardens of St. Cuthbert's on Benfieldside Road. A sinuous path flanked by an avenue of trees leads to the house and grounds.

Other significant spaces in this part of the village include the playing field on Snow's Green Road, and a small public area at the junction of Church Bank and Benfieldside Road. The latter two are not of historical value, but have a local amenity value.

The whole area can be described as leafy and spatial, and buildings are often only seen peeping through surrounding foliage. Slonks Plantation, situated on a steep gradient forms a green setting for St. Cuthbert's and St. Cuthbert's Church, secluding them from the lower reaches of the village. Tinkler Hill is also particularly leafy, with Tinkler Hill Gill creating a wooded finger that joins with Snow's Green Burn. Historically, trees were planted to delineate some of the roads, footpaths and field boundaries of the village and in parts continue to add interest to the area. Rows of mature trees line part of Snow's Green Road, Church Bank and Churchill Close.

Public Realm

The Terrace is unusual in the conservation area, as it retains some stone surfacing: stone kerbs line the road and the driveway of Belle Vue House is covered in stone setts. However, in other parts most of the street surfacing is modern tarmac and concrete kerbs. Scoria blocks are often used to define entrances to driveways and can be seen along gutter lines. Tinkler Hill is more rural than other parts of the village, here there are no footpaths, but the road, edged with scoria blocks, leads between grass verges.

Stone steps are an interesting feature of Church Bank. Two flights of narrow steps offer access to The Terrace above.



View of villas on Snow's Green Road, seen from Benfield Road, peeping through the foliage of the area



Oak trees line parts of Snow's Green Road and Church Bank



Stone kerbs and setted surfaces are a feature of The Terrace



Stone steps lead up from Church Bank

In common with other parts of Shotley Bridge, boundary walls are an integral part of the form of the area. They define not only the spaces around buildings, but line most of the roads. Their construction and



height varies depending on their purpose and the status and age of the building. In places, railings atop the walls, which were designed to add interest to the properties they surround. The

height of the walls often serves to conceal private gardens and appealing elements of the area are the doorways that offer access to these hidden places. A particularly unusual feature of the walls can be found on Church Bank, where two seats are built into it. A red letterbox can be found built into a wall on Benfieldside Road, adding interest to the scene.



Unusual feature – a seat built into the wall on Church Bank needed for rest on the climb

Activity

The area is predominantly residential, although it also includes a number of community buildings.

Key Characteristics

- Mid – late 19th century villas and grand public buildings
- Buildings set in their own grounds at a distance from the street
- Boundary walls – some with railings.
- Doors that offer access through high boundary walls
- Stone gatepiers
- Stone kerbs and setts on The Terrace
- Stone steps on Church Bank
- Stone seats in the wall on Church Bank
- Residential and community use

Character Area 6: Shotley Park and the Spa Grounds

The A694 to the north is flanked by 2 extensive areas of open space: the old spa grounds (now the cricket field) and the grounds of Shotley Park.

Buildings

The spa grounds contain spa buildings built in the 1830s, including the saloon, bath house, spa-well head and lodge. The age of these buildings is contemporary to the grand Shotley Park opposite, built as an impressive residence.

Layout

Shotley Park and the spa grounds are reached along driveways from the main road. The built form and grounds of both were part of integral designs.

Spaces and Natural Elements

The expanses of greenery in this area provide a buffer between the village and the surrounding countryside. They are surrounded by woodland. Park Wood, to the north and east of Shotley Park, and Paddock Wood, to the south, have changed little in extent and seclude it and the spa grounds from the road.

The spa grounds were laid out in 1837. Carriage drives and footpaths were constructed and the area was landscaped in the design of an ornamental garden. Today, there is little surviving evidence of this landscaping. The southern part is now used by Shotley Bridge Cricket Club.



The spa grounds – the buildings were designed as part of the landscape in the early 19th century

However, it retains its open aspect and is an area of nature interest. Snow's Green Burn flows to the south of the grounds before joining the river Derwent to the west.

Shotley Park is an area of historic parkland laid out in 1842. It is essentially an area of grassland surrounded by trees and boundary walls through which driveways lead to the main house.

Public Realm

Spaces are hidden from the A694 by the woodland that straddles the road and can only be truly appreciated on entering their respective driveways. This woodland has recently been breached by the new entrance to the Shotley Park nursing home creating an unsightly gap in the wooded frontage.

Activity

The spa grounds are used as a cricket pitch, with a meadow to the north. Shotley Park is a nursing home set in attractive grounds.

Key Characteristics

- Stone buildings dating from first half of the 19th century
- Buildings designed as part of the landscape surrounding them

- Expanses of open space
- Concealed from the road by woods that flank the A694
- Residential and community use

Character Area 7: Agricultural West Bank of the River

The rural identity of Shotley Bridge is quickly discernable on crossing the river. North of the B6278 there is a farmed arable landscape with strong defining tree groups.

Buildings

This part of Shotley Bridge has very little built form, the only exceptions being two traditional farmsteads and a cottage. The farmsteads are made up of a main farmhouse and stone farm buildings of various designs to suit their purpose. Some more modern farm structures have also been constructed. Typical features of the houses include timber bargeboards and diminishing slate roofs.



Low Waskerley Farm – one of the 2 farmsteads in this area, now converted to residential use

Layout

A narrow lane of some antiquity leads north from the main road, climbing gently through open fields and past woodland. This leads out to Low Waskerley Farm, Spring Cottage and Pansfield, which are scattered along its length.

Spaces and Natural Elements

This area is dominated by open farmland, the field pattern of the western part of which has not altered since at least the mid-19th century. This forms the attractive setting of the village and opens up impressive views across the river to its heart. The field boundaries are defined by hedgerows, and grand oak trees, which form part of its British countryside

character. Oak trees are also found in the centre of some fields.

To the east, the green fields slope down to the tree-lined banks of the River Derwent, above which the built form of Shotley Bridge can be seen rising. To the north too, woodlands surround the area, offering a contrast to its open nature and contributing to its leafy character. Panshield Wood separates it from the river to the north and Spring Wood borders the conservation area to the north-west.



The narrow lane leads through fields defined by hedgerows and trees the boundaries of which have altered little in over 150 years

Public Realm

The narrow lane is flanked by grass verges that lead between hedges or low stone walls that define its course. It has a defined rural nature.

Activity

Farming is the main activity in the area. The land continues in this use, although only Panshield is a working farm. Low Wakerley has now been converted to residential use.

Key Characteristics

- Traditional farmsteads and cottages
- Open agricultural land with historic field boundaries
- Narrow lane with grass verges and some boundary walls
- Hedgerows and oak trees
- Woodland

Character Area 8: Wooded Shotley Hall Estate

The area to the south of the B6278 differs from the north. It is essentially an area of

woodland, much of which forms part of Shotley Hall Estate.

Buildings

The area around Shotley Hall is sparsely populated and accommodates only a small number of buildings, which date predominantly from the 18th and 19th centuries. No two properties are the same, each being designed for a specific purpose at different times.

The grandest and most elaborate building in this area is without doubt the Gothic style Shotley Hall, which dates from 1863, replacing an earlier hall, nearer the river. This was the home of the local landowner who owned lands on both sides of the river. It has many associated buildings, including a lodge, stables and impressive gatepiers.

Around the estate are a number of cottages (some former estate buildings). Orchard Cottage is of particular interest; this whitewashed former inn, built in the local vernacular tradition, dates from the mid 18th century. Without exception, the buildings are constructed of stone. Typical features in this area include timber bargeboards, diminishing slate roofs with stone copings, stone lintels, stone cills, stone door and window surrounds, stone mullions, and quoins.



Shotley Hall – built to replace a previous hall by Thomas Wilson in 1863



Orchard Cottage – dating from the 18th century, one of a number of cottages that line the B6278



Tall evergreen trees provide an impressive entrance to Shotley Hall

Layout

The built form is concentrated on the main B6278, which leads gently uphill from Shotley Bridge. The buildings are built at varying distances and orientations to the road. Some front directly onto it, others have been built perpendicular to it, and others are set back and hidden to some degree by the stone walls that surround them. A narrow country lane leads to the south, terminating at Burn House.

Shotley Hall estate is distinctive in its form, entranced through impressive stone gatepiers, the driveway leads past the lodge and stables to the main house, set in its own grounds.

Spaces and Natural Elements

The grounds of Shotley Hall Estate make up much of the land which falls within the conservation area to the south of the B6278. This is predominantly a wooded

estate, through which Burnhouse Gill passes. The current form of the grounds dates from the mid 19th century, although coniferous trees were added during the 20th century. Some unusual varieties of evergreen trees provide an impressive entrance to the estate.

The leafy character of the grounds is accentuated by Hall Wood and Oakybank Wood that surround it.

A small walled garden area is situated adjacent to Waskerley Lodge on the north side of the road, which complements the walls of the estate to the south.

Public Realm

Stone walls are a prominent feature of this part of the conservation area. They line both sides of the B6278, although their character changes in accordance with whether they form the boundary of properties, where they tend to be more formal or low garden walls, or define the country road, where drystone walls are common. Stone steps lead up through the wall to access a footpath adjacent to The Barn, adding interest to the area. Some scoria block paving defines gutters and entrances to driveways.

Only the northern side of the B6278 has a footpath. The southern side has a grass verge, contributing to the areas rural identity. A mile stone can be seen on the grass verge.



Activity

The principal use of buildings in the area is for residential use. Some of the woodlands are used for forestry activity.

Key Characteristics

- Limited built form of varying design, and orientation, most on B6278
- Stone buildings with slate roofs (often laid in diminishing courses)
- Shotley Hall Estate
- Boundary walls

- Woodland
- Grass verges to road
- Residential and forestry use

Character Area 9: Cutler's Hall Road

Cutler's Hall Road was historically one of the centres of the village, which provided accommodation for workers of the mills.

Buildings

Two-storey simple terraced stone cottages with stone lintels and door surrounds and slate roofs line the northern side of Cutler's Hall Road. These are situated alongside Cutler's Hall itself, constructed by the Oley family of swordmakers in the 18th century, and a more elaborate 19th century residence called Viewfield.



Cutler's Hall Road is dominated by simple 2 storey cottages that line the northern side of the road

Layout

Cutler's Hall Road twists down the slope of the land into the heart of Shotley Bridge. Only the north side of the road has been built upon, the south remains open. The buildings typically have small plots and either front directly onto the rear of the footpath or have small front gardens surrounded by low boundary walls. The exception is Viewfield, which is set in its own grounds to the rear of the terraced properties.

Spaces and Natural Elements

The properties of Cutler's Hall Road look out of the conservation area over open fields that were once wooded. This open aspect is greatly valued by residents. The only open space of note in this character zone is the grounds of Viewfields.

Public Realm

Low stone walls form a distinctive boundary to the south of the conservation area. A red postbox from the reign of George V, built into the wall of a property at the junction of Cutler's Hall Road and

Shotley Grove Road, adds interest to the scene.

Activity

Cutler's Hall Road is residential in nature.

Key Characteristics

- Simple two-storey terraced stone cottages
- Buildings front directly onto street or have small front garden areas
- Road twists down the gradient of the land
- Low stone boundary walls
- Residential

Character Area 10: Turn of the 19th / 20th Century Terraced Developments

Buildings

Benfieldside Road, St. Cuthbert's Avenue and the southern part of Summerhill are dominated by rows of grand stone terraced properties that date from the turn of the 19th / 20th century, which have a pattern of uniform frontages. Features include stone lintels and cills, bay windows, stone door surrounds and some have timber panelled doors and sash windows.

At the top of Summerhill is the old station development, which dates from the late 19th century. Although, the station is now closed, Station House, Derwent Walk Cottage and a number of other buildings relating to it survive. Some are built in the style of the railway, rather than the village and tend to be constructed of buff brick.



The uniform frontages of the terraces of Benfieldside Road



The terraces of Benfieldside Road are entranced through stone gatepiers, up stone steps.

Layout

Benfieldside Road links the eastern part of Shotley Bridge to Blackhill. It runs along the gradient of the land. St. Cuthbert's Avenue runs perpendicular to this. The buildings are situated at a short distance from the street and have small front garden areas defined by low boundary walls, which would have had railings (some have been reinstated), and are entranced through gatepiers. Stone steps lead to the doors.

Summerhill leads up from the heart of Shotley Bridge. Open fields bound it to the north and east. Most of the built form lines the south of the street, which is set back slightly with small garden areas. The station buildings are grouped around the road and the old railway line.

Spaces and Natural Elements

Due to the character of the terraced properties, there are few gaps between the buildings. However, many the roads of these areas have views over open grounds. Some of the Benfieldside Road terraces look out over the wooded grounds of St. Cuthbert's, a significant private space within the conservation area, and form a visual block to views eastwards. A playing field, of no historic merit, faces the terraces of St. Cuthbert's Avenue.

However, the row of distinctive oak trees

that line the south of this space are important features of the area.

To the northern section of the character area is the old Friends Burial Ground. It has now been landscaped, but the headstones survive.

Summerhill is surrounded by open fields. The old railway line which runs through the area is now an attractive green walkway called the Derwent Walk, which leads through the edge of the village and across the fields to the north and to Blackhill and Consett to the south.

Public Realm

Surfacing is generally modern, although some scoria blocks can be found defining gutter lines and at road junctions, adding interest to the streetscape.

Activity

These parts of Shotley Bridge are now residential, although the existence of the Derwent Walk gives way to some recreational use of the area.

Key Characteristics

- Large stone terraced buildings
- Buildings have small front gardens with low stone walls, gatepiers and stone steps
- Few gaps in the built form
- Surviving station buildings
- Derwent Walk
- Old Friend's burial ground
- Row of oak trees on St. Cuthbert's Avenue
- Residential use



Derwent Walk Cottage – part of the old station development on Summerhill

Issues and Potential for Improvement

Shotley Bridge is a unique and attractive village. It has seen much change in recent years, much for the better, some for the worse. It generally provides a high quality environment for those who live, work and visit the place. However, there is further potential to protect and strengthen its character and appearance.

Buildings

- **Redundancy**
Redundancy is an issue that affects a small number of buildings of interest in Shotley Bridge. The effect of long term redundancy is often neglect and deterioration. This can create an eyesore within the village. It also means that there is a risk that significant features, and potentially whole buildings, could be lost. A particularly prominent building that is currently redundant is the Assembly Rooms on the A694.



The Assembly Rooms is a prominent, historically significant redundant building in Shotley Bridge

- **Inappropriate alterations**
The Article 4 (2) Direction that covers the heart of the village means that alterations to properties in this area can be controlled by the planning system. However, outside this area certain alterations can occur without seeking local authority approval. Inappropriate alterations, such as the insertion of modern style windows and doors, changes to roof coverings, and erection of modern boundary treatments such as timber fences have a detrimental effect on the character of

the area. Presently, there are many satellite dishes on the front elevation of properties, which can clutter facades. The cumulative affect of these changes can be particularly pronounced.

- **Inappropriate repairs**
The use of inappropriate materials or methods to repair traditional stone properties can be harmful to the buildings, both to their appearance and potentially their structure. For example, the use of cement pointing and render can be particularly damaging, as it traps water into the stone and speeds erosion. Equally, an incorrect finish on the pointing has a negative visual impact.



Poor cement pointing that over dominates the stonework and can hasten the deterioration of the stone



Good quality lime mortar pointing that respects the stone and allows it to breath

- **Loss of significant historic buildings and details**

Shotley Bridge has seen a considerable amount of change in recent decades. As a result of this, some buildings and details of historic interest have been lost and along with them evidence of the historic development of the place. References to the industrial history of the area have particularly suffered. The paper mills on Shotley Grove Road gradually disappeared during the early decades of the twentieth century and much of Wood Street, the centre of the sword making industry in the area, was lost during the slum clearances of the 1960s. They were the victims of redundancy, neglect and changes in fashions and values. These buildings took with them much of the evidence of the industrial heritage of Shotley Bridge. It is not possible to reconstruct these buildings; however, their loss highlights the importance of protecting the surviving historic building stock.



One of the few surviving buildings on Wood Street, the historic core of the village, most have now been lost, taking with them much of the evidence of past ways of life in the village.

- **Inappropriate modern development**

In recent times, Shotley Bridge has seen a great deal of new development around its historic core. Much of the new development has had a positive impact on the village, both visually and economically. The new development around the Wood Street area has, for example, brought back into use what was essentially a derelict part of the village. The use of stone and slate and attention to detail has made this a

successful development. Although in Shotley Bridge it is rare, there are some examples of twentieth century development that is not responsive to the local environment, in terms of positioning, materials or scale.

Street Scene

- **Condition of boundary walls**

Neglect and poor maintenance has left some of the boundary walls of the village in a poor condition. This is particularly noticeable along Snow's Green Road, the A691 and Shotley Grove Road. The use of hard cement mortar to repoint the walls has, in some instances, sped up the erosion process and defaced the wall. In a number of areas the walls have collapsed altogether. Boundary walls are a crucial element of the character of the conservation area and their loss is therefore a significant concern.



Stone boundary wall that has been maintained inappropriately with cement pointing, hastening the rate of erosion.



Some boundary walls in the village have deteriorated to an extent that they have collapsed and been replaced with uncharacteristic fencing.

- Loss of railings and gates**

There is evidence on some of the lower boundary walls of the conservation area, that iron railings were once situated on top of them. These have now almost completely been lost, along with the gates. It is likely that this was in response to the war effort during World War II. The loss of these original railings would have had a marked impact on the character of the conservation area, as they formed part of the definition of space in the village.
- Use of inappropriate modern boundary treatments**

The majority of boundary treatments within the village are still stone. There are also some examples of historic brick walls. However, recent times have seen the introduction of other materials, such as breeze block walls, modern red brick walls and timber fences, which are alien to the character of the village.
- Poorly surfaced streets**

There are a number of roads within Shotley Bridge that have not been properly surfaced, which creates problems for those who use them on a regular basis. Kiln Bank is worthy of particular mention, as it is highly visible from the heart of the village and leads to the village hall. Parts of West Law Road are in a similar condition.



Kiln Bank - poorly surfaced leading to the Village Hall

- Standard highway and footpath materials**

Relatively little historic street surfacing has survived in Shotley Bridge. Tarmacadam and concrete kerbs are most commonly found. There is evidence that historic surfacing, particularly to gutter areas, can be found beneath the tarmacadam. The introduction of more appropriate surfacing in key areas could enhance the character and appearance of the conservation area.



Scoria blocks often survive under tarmacadam surfaces and contribute to the interest of the area

- Poor visual quality highway repairs**

Lack of attention to detail in the repair of surfaces in some areas has a negative visual impact on the village.



Example of where highway repairs have been carried out using inappropriate materials

- Standard modern street furniture**

With the exception of the very heart of the village, where a recent environmental improvement scheme has seen the introduction of quality modern street furniture, much of the street furniture of the conservation

area is standard and modern. The introduction of carefully positioned and designed modern furniture in key areas that complements the historic form of the place could enhance the environmental quality of Shotley Bridge.



Unattractive modern street lighting which has been overloaded with wires does not contribute to the visual appeal of the conservation area



Standard modern railings that do not consider the character of the conservation area.

- **Street clutter**
Signage, unnecessary / redundant street furniture and modern features such as recycling bins clutter the streetscene in parts. Removal of unnecessary clutter and the careful design and siting of modern additions could improve the visual appearance of the place.
- **Condition of the seats in the wall on Church Bank**
The detail of one of the seats that form an interesting feature of Church Bank

is no longer functional and the stone slabs that formed the seating surface have been lost.



Seat built into the wall on Church Bank – in need of repair

- **Condition of the stone steps**
The poor state of some of the stone steps, which are interesting features, particularly on Church Bank, means that they cannot be used as they are dangerous. This is due to the erosion of the stone.



Steps on Church Bank – in need of repair and restoration

- **Overhead wires**
Overhead wires dissect views through the conservation area and are a visual intrusion in the streets.



Overhead wires interrupt views down Snow's Green Road

Spaces

- **Design and layout of the playground**

The playground on Snow's Green Road is essentially an open playing field with some children's play equipment. The space was always an open field and has no significant historic interest. Improvements could be made to the rear enclosure around the field to make it fit in better with its surroundings. There may also be scope for the provision of additional facilities.



Playground on Snow's Green Road has potential for improvement

- **Design of the public space next to the bridge**

There is potential to make more of the small public area adjacent to the bridge.



Public space with potential for improvement

- **Condition of spa grounds and buildings**

Parts of the spa grounds, particularly around the spa buildings themselves, are overgrown. However, it is clear from the plants in the area that it was

once a landscaped area. Today there is little reference to the fact that this was a spa.



The Spa grounds have been overgrown and there is little evidence of the landscaped grounds that once occupied the area

- **Unattractive spaces**

There are a number of spaces within the village that are not clearly defined and unattractive. Prominent examples are the car park adjacent to the Chinese takeaway on Snow's Green Road and the space opposite Webster's Garage on the A691.



Unattractive space in the centre of the village.

Trees and Woodlands

Trees and woodlands need to be carefully managed to ensure that they are not damaged and their lives extended.

Other Issues

- **Access to the River**

The river is a central component of the conservation area and is valued by the

local community. Currently, access to it is limited.

- **Car Parking**

The lack of car parking in the core of the village was expressed as a key concern during the consultation process. It is believed that this is having a detrimental impact on businesses within the village and making surrounding streets very congested. The need to protect the character and the appearance of the conservation area must be a prime

consideration in any further provision of car parking.

- **Loss of the heart of the village**

Front Street with its range of shops is a key characteristic of the place. However, concern was expressed during the consultation exercise about the diminishing number of local shops on Front Street and the fact that the village is losing its heart.

Management Proposals

Change is inevitable within Shotley Bridge Conservation Area. The challenge is to manage it in ways that maintain and reinforce the special qualities of the place.

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

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

Summary of issues

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

- Redundant buildings
- Inappropriate alterations to buildings
- Inappropriate repairs to buildings
- Loss of significant historic buildings
- Inappropriate modern development
- Condition of boundary walls
- Loss of railings and gates
- Use of inappropriate modern boundary treatments
- Poorly surfaced streets
- Use of standard highway and footpath materials
- Street Clutter
- Poor visual quality highway repairs

- Poor condition of the seats in the wall on Church Bank
- Poor condition of the stone steps
- Visual intrusion of overhead wires
- Potential improvements to the playground on Snow's Green Road
- Potential improvements to the public space next to the bridge
- Potential improvements to the old spa grounds
- Unattractive spaces
- Management of trees and woodland
- Access to the river
- Car parking
- Loss of the heart of the village

Objectives

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

- Protect buildings and details of buildings that contribute to the character of the area.
- Protect important open spaces within the village.
- Protect trees that contribute to the interest of the village.
- Protect features that contribute to the setting of the conservation area.
- Ensure that new development responds to the character of the place.
- Work to conserve historic boundary walls.
- Work to improve the appearance of the streetscene and public spaces.
- Retain a mix of uses in the core of the village to keep the heart alive.
- Increase community understanding and involvement in the conservation area.

Recommendations

Short Term Proposals

- Re-designate the conservation area in line with the proposed boundary alterations, following consultation on the document. Advertise this widely to inform all interested parties.

- Produce a guidance leaflet for residents and distribute, in order to increase awareness of conservation area designation and what this means.
- Advertise the availability of advice and guidance on the repair of historic buildings and maintenance of trees and produce guidance notes as required.
- Produce design briefs for any key development sites that may affect the village or its setting.
- Consider using an Article 4 (2) direction to protect features of interest throughout the conservation area e.g. roof coverings and all boundary walls.

Medium / Long Term

- Undertake a buildings at risk survey of the conservation area and develop a programme to tackle buildings at risk.
- Negotiate with those responsible for the maintenance of stone boundary walls in the village and seek to establish a maintenance programme.
- Seek to make improvements to Kiln Bank – surfacing and railings.
- Seek to develop and implement a landscaping scheme for the car park on Snow's Green Road and the space opposite Webster's Garage.
- Design and implement an environmental improvement scheme for the small public seating area close to the bridge.
- Seek improvements to the spa grounds.
- Extend paving and lighting improvements, in an appropriate manner that considers the differences in character that exist
- Design and implement a scheme to improve the appearance and utility of the playground on Snow's Green Road.
- Improve access to the river.

Ongoing management

- Use the Article 4 Direction that is in place to ensure that significant features are retained wherever possible.

- Use policies in development plan documents and national and regional guidance to protect the character and appearance of the area and its setting.
- In the development of new policy documents ensure that the desire to protect the character, appearance and setting of Shotley Bridge conservation area is clearly stated, as well as the desire to protect the commercial character of Front Street.
- Use enforcement powers to curb unauthorised development in the conservation area.
- Provide verbal and written guidance and advice to those considering undertaking work in the conservation area.
- Seek to work with local community groups, such as the Village Trust, to encourage the participation of the local community in the planning process.

Monitoring and Review

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

Resources

A grant scheme funded by Derwentside District Council, Durham County Council and English Heritage for the repair of historic properties ran in the Durham part of the conservation area from 1996 – 2002. This assisted in repairs to some key buildings. In addition, a landscaping scheme was recently realised in the heart of the village.

This document has identified what is special about Shotley Bridge conservation area and some of the issues it is facing. This can now be used in applying for new grant schemes when the opportunity arises and directing spending in the area.

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Keys to the Past - <http://www.keystothepast.info>

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Copy of part of Lanchester Common Enclosure Plan showing area to east of Shotley Bridge [1775]. Durham Record Office Ref. No. D/XP 138/1/-

Map of Shotley Bridge Village 1829. Durham Record Office Ref. No. D/Bo/G27(xi)

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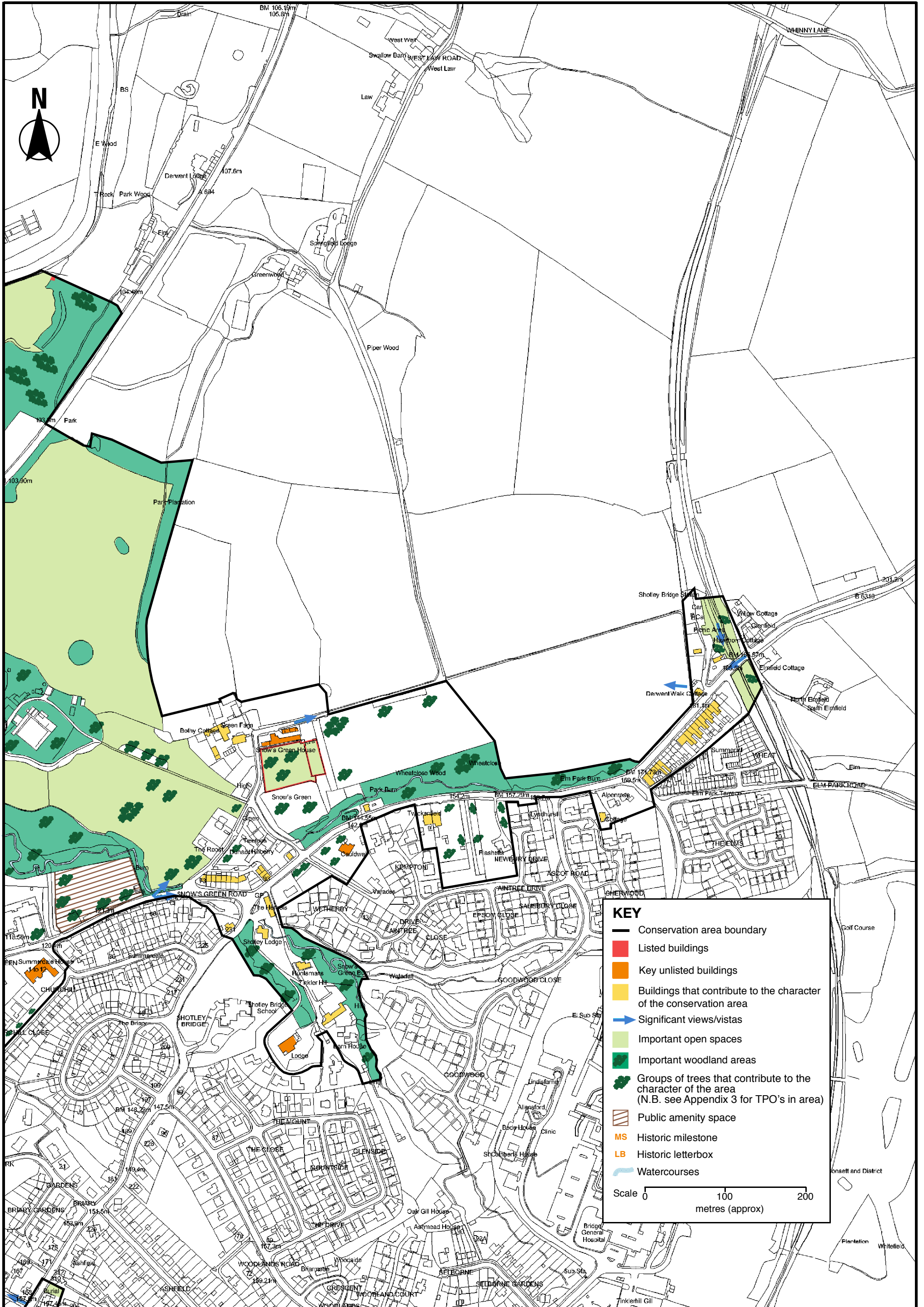
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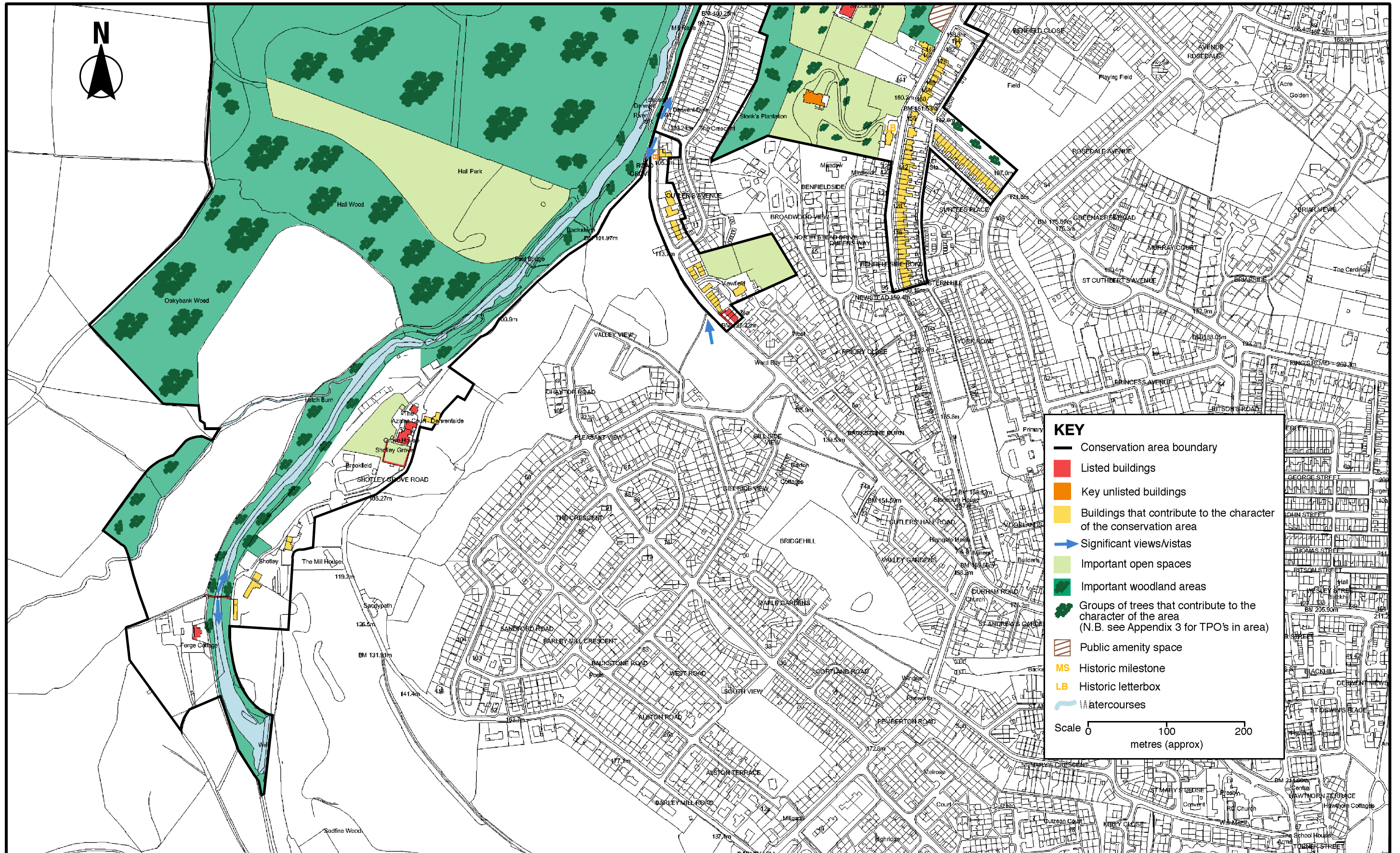
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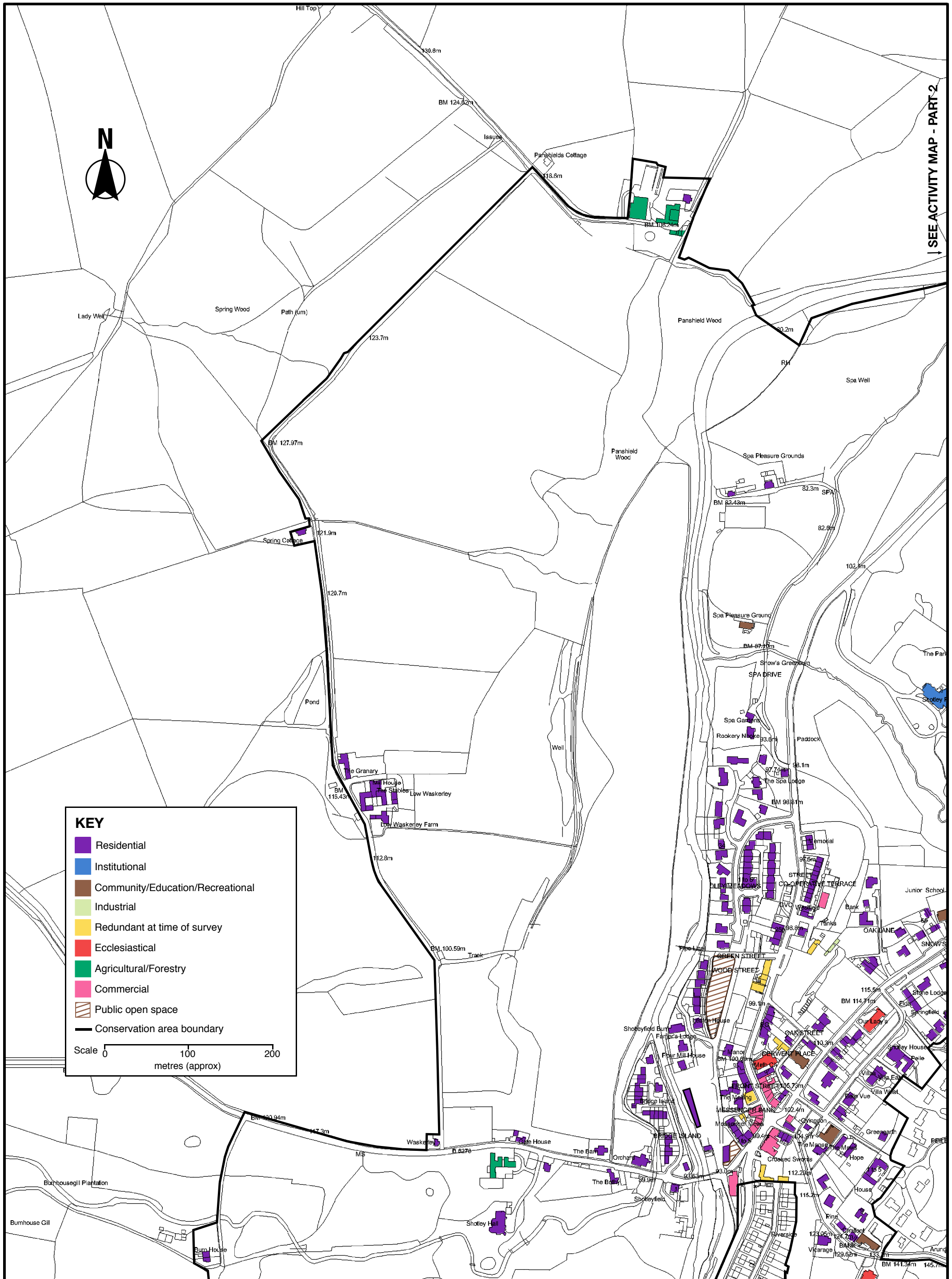
CHARACTER ANALYSIS MAP - PART 3

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| SEE CHARACTER ANALYSIS MAP - PART 2



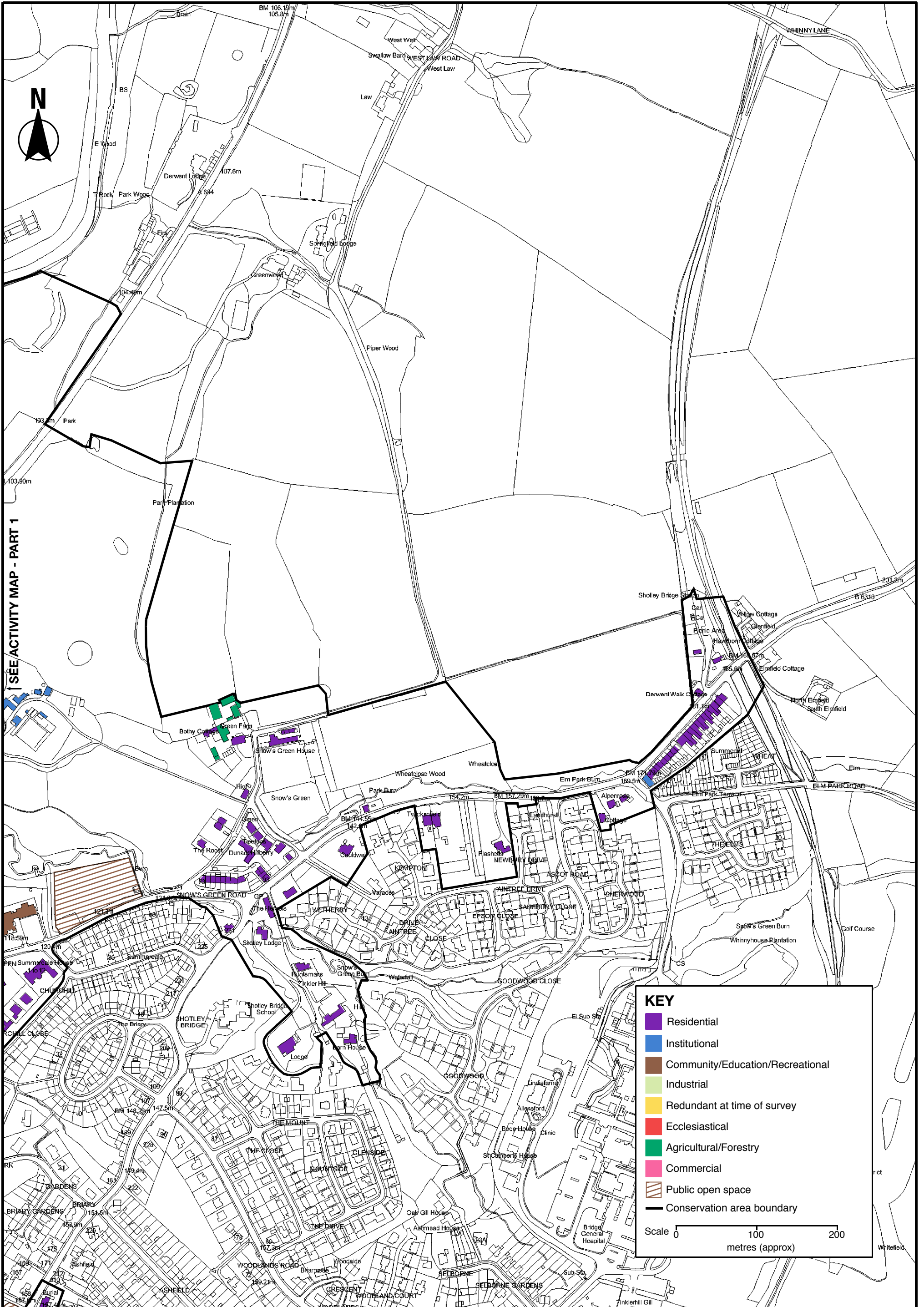
ACTIVITY MAP - PART 1



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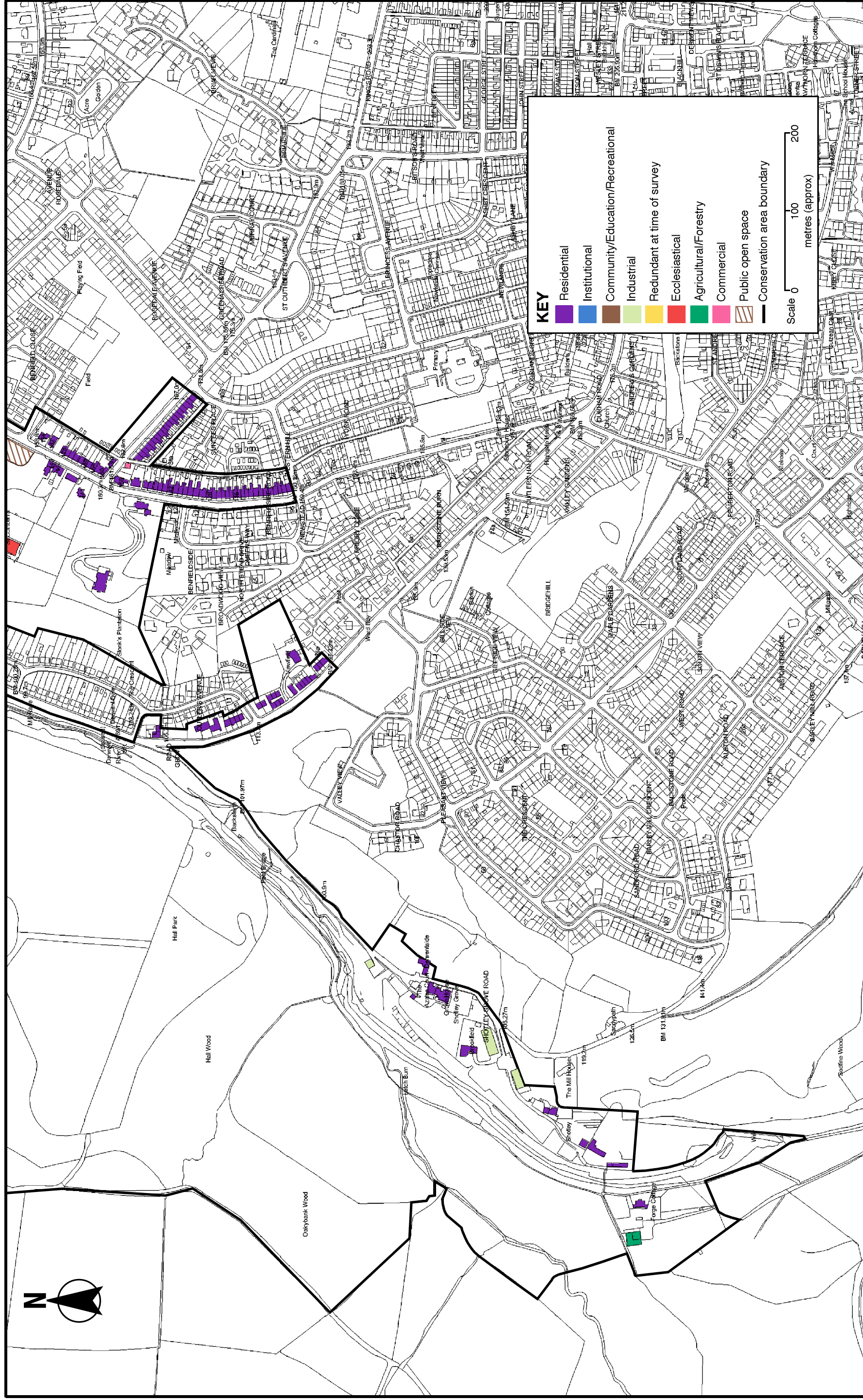
ACTIVITY MAP - PART 2



ACTIVITY MAP - PART 3

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