



BISHOP AUCKLAND
PART ONE: CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN
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SECTION 1.0: INTRODUCTION



- 1.1 What is a Conservation Area?
- 1.2 The Bishop Auckland Conservation Area
- 1.3 Purpose and Scope of this Conservation Area Appraisal and Management Plan
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SECTION 1.0: INTRODUCTION

This section provides information about what Conservation Area designation means and its implications for development. It also gives an overview of the Bishop Auckland Conservation Area, sets out the purpose of the Conservation Area Appraisal and Management Plan and outlines the consultation process that has been undertaken to prepare it.

1.1 What is a Conservation Area?

A conservation area is defined in the *Planning (Listed Buildings and Conservation Areas) Act 1990* as an 'area of special architectural or historic interest the character or appearance of which is it desirable to preserve or enhance'.⁰¹

Designation of a conservation area recognises the unique quality of that area as a whole. This quality comes not only from individual buildings, but also other features, including (but not limited to) topography, materials, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the historic character and appearance of an area, resulting in a distinctive local identity and sense of place.

The extent to which a building, or group of buildings or structures, positively shape the character of a conservation area is derived from their exteriors, principally those elevations which are street-facing but also side and rear elevations, the integrity of their historic fabric, overall scale and massing, detailing and materials. Open spaces can be public or private, green or hard-landscaped and still contribute to the special interest of an area. Furthermore, the spaces between buildings, such as alleys, streets and paths all contribute to appearance and character.

1.2 The Bishop Auckland Conservation Area

The Bishop Auckland Conservation Area was first designated in 1969 focusing on the historic town centre, Auckland Castle and a proportion of the parkland. It was extended in 1990 with the addition of West Road, Etherley Lane and the King James I School, and again in 1993 when Newgate Street was added. In 2014, a reappraisal saw further alterations to the boundary, adding buildings and areas on Kingsway, whilst removing modern housing on The Willows and The Dell off Durham Chare.

Due to a deterioration in the special character of the Bishop Auckland Conservation Area, it was placed on the Historic England 'At Risk' register in 2011. However, in 2022 it had shown some improvements, which are due in part to the work of the Heritage Action Zone, private investment, public realm initiatives by the Council, and other regenerative projects currently underway.⁰² However, the degree of vacancy and the condition of a number of buildings and areas, will see the conservation area remaining on the register for the present.

The current boundary stretches from Etherley Lane in the west where it runs to the rear of housing taking in terraces as far south as Linsday Street. The northern boundary runs from Newton Cap Bridge (sometimes called Skirlaw Bridge) in the west along the River Wear, taking in The Batts and extending as far as Jocks Bridge. The boundary then turns south-east to form the eastern boundary, part of which runs around a portion of Auckland Castle's inner parkland, taking in the River Gaunless and key features of the designed landscape.

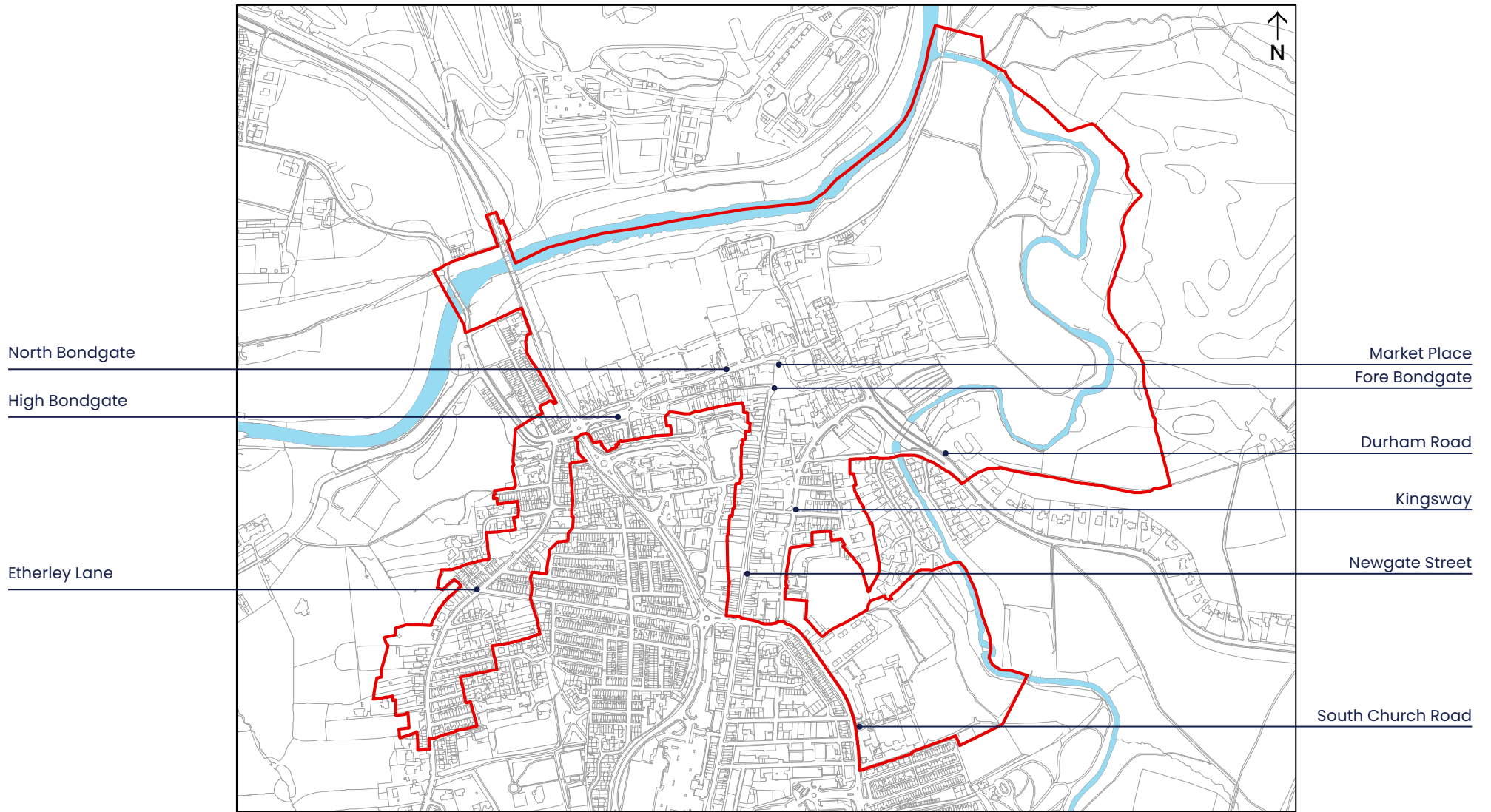
The eastern boundary returns to meet Durham Road just south of Durham Chare. The southern boundary is irregular in shape, taking in the residential area of Park Street / Regent Street / Victoria Avenue, before running south along Kingsway where it turns along the east side of South Church Road and takes in King James I Academy and grounds. The boundary also includes parts of Newgate Street as far south as Princes Street, running along the rear of buildings on the west side, before turning west along Finkle Street and Clayton Street before finally reaching the roundabout on High Bondgate.

A plan of Bishop Auckland Conservation Area boundary following the last review can be found on the map on the following page.

⁰¹ Section 69 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*, available online at: [Section 69 \(1\)](#)

⁰² For further information of current initiatives see the [Bishop Auckland Regeneration](#) website:

SECTION 1.0: INTRODUCTION



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1.3 Purpose, and Scope of this Conservation Area Appraisal and Management Plan

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all Local Planning Authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction. They are also required to periodically review these proposals.⁰³

These proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan (CAMP) which defines and records the special interest of a conservation area (see Section 2.0), analyses the characteristics that make it special, and includes a review of the present boundary (see Sections 4.0 and 5.0). Additionally, it sets out a plan for managing change to ensure its ongoing protection and enhancement, which is presented in a separate document (see Part 2).

Conservation areas may be affected by direct physical change, by changes to their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which development applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan, which will be issued in two parts, therefore seeks to:

Part One: Appraisal

- Record and analyse the special interest of the Bishop Auckland Conservation Area;
- Recognise the designated and non-designated heritage assets which comprise the conservation area;
- Review and set out proposed changes to the conservation area boundary;

Part Two: Management Plan

- Further expand on issues relating to condition and pressures for change as identified in Part 1;
- Further expand on opportunities for the enhancement of the conservation area as identified in Part 1; and
- Provide guidance and recommendations for the positive management, preservation and enhancement of the conservation area.

Although this CAMP is intended to be comprehensive, mention cannot be made of every building or feature. The omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the conservation area.

The assessments which provide the baseline information for this CAMP have been carried out utilising publicly available resources and thorough on-site analysis from the publicly accessible parts of the conservation area.

This CAMP has been prepared in line with current best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment; specifically:

- [Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 \(Second Edition\), February 2019](#)
- [Understanding Place: Historic Area Assessments, Historic England, April 2017](#)

Definition of a Heritage Asset

The NPPF defines a heritage asset as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets includes designated heritage assets and assets identified by the local planning authority (including local listing).

⁰³ Section 71 (1), *Planning (Listed Buildings and Conservation Areas) Act 1990*

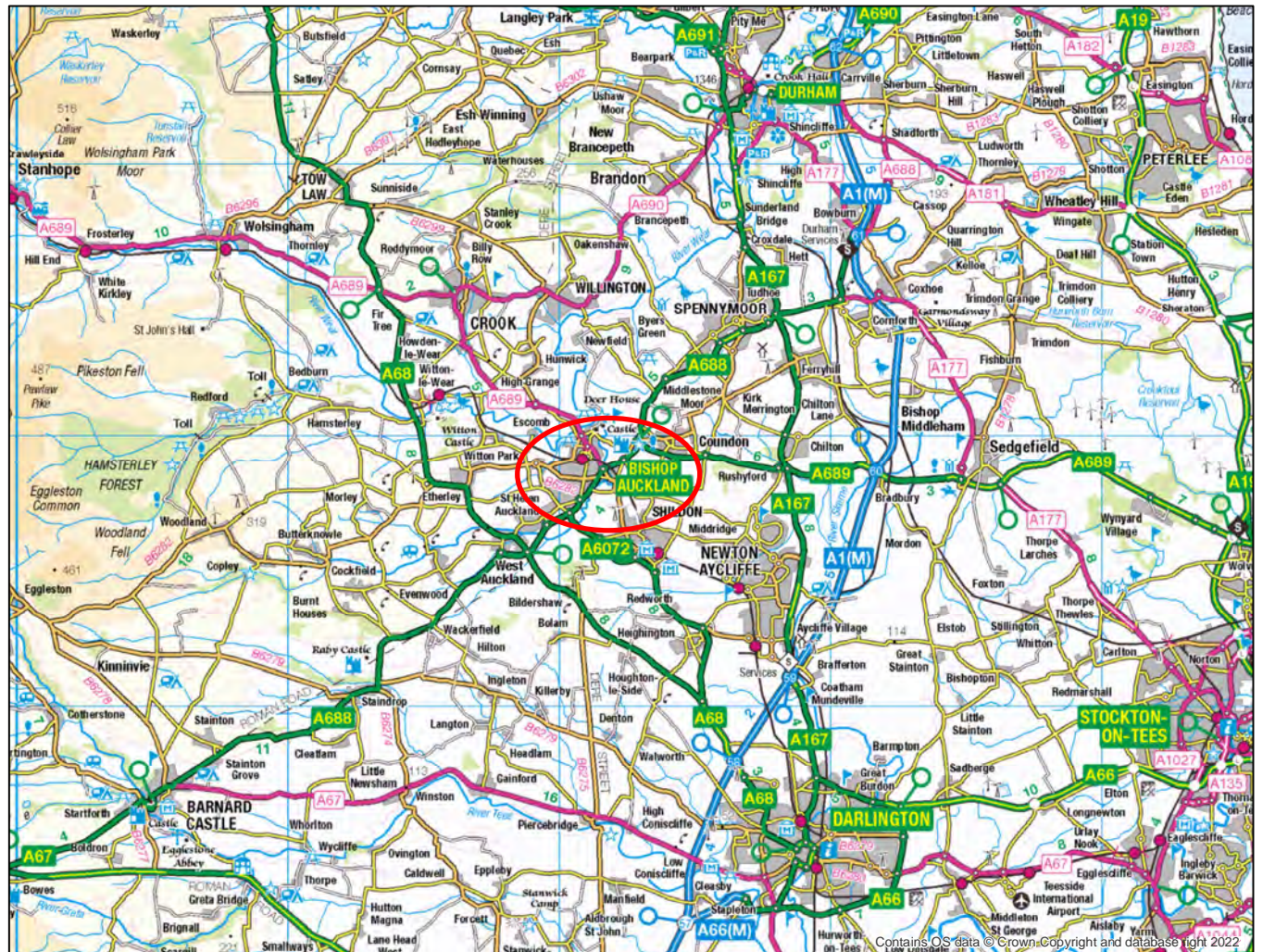
SECTION 1.0: INTRODUCTION

1.4 Location

Bishop Auckland lies approximately 19 kilometres south-west of Durham and approximately 19 kilometres north-west of Darlington at the confluence of the Rivers Wear and Gaunless within County Durham. It is one of the principal towns in County Durham with a population of approximately 23,000⁰⁴ and forms part of the wider Bishop Auckland Sub-Area which includes Coundon/Leeholme, Dene Valley, Escomb, Witton Park/Woodside, Binchester, Toronto and Newfield.

The town retains a railway station located south of the conservation area boundary. Bishop Auckland is the western terminus of the Tees Valley Line operated by Northern Rail with principal stations at Darlington and Middleborough, terminating in the east at Saltburn. From Darlington onward connections can be made to London and Newcastle. Westwards, is a 29 kilometre heritage line to Eastgate.

Principal roads through the area are the A688 from Spennymoor to Barnard Castle which passes the town to the east, whilst the A68 between Darlington and Edinburgh passes through West Auckland approximately five kilometres to the south-west.



SECTION 1.0: INTRODUCTION

1.5 What Does Conservation Area Designation Mean?

To protect and enhance the conservation area, any changes that take place should positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required for the total or substantial demolition of buildings or structures that exceed 115 cubic metres in volume, and wall over 1m in height (where abutting a highway) or 2m elsewhere, including gate piers and chimneys. This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Further details can be found in the Part 2: Management Plan.

1.6 Consultation and Engagement

It is a statutory requirement under *the Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by or on behalf of the Council to be subject to public consultation, including a public meeting, and for the local authority to have regard of the views expressed by consultees.

The first consultation event was held on 6th March 2024 at the Town Council offices on Kingsway between 10:30am and 4.00pm where the proposed boundary and draft appraisal was presented and comments were invited.

1.7 What do these Terms mean?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in Section 8.0, Further Information and Sources.

1.8 Acknowledgements

The authors would like to thank members of Durham County Council, specifically Chris Myers, Regeneration Projects Manager, and Bryan Harris, Senior Conservation Officer. Thanks also go to The Auckland Project, specifically David Maddan, for sharing their vision for Bishop Auckland.

SECTION 2.0: WHAT MAKES BISHOP AUCKLAND SPECIAL?

This part of the CAMP provides a summary of what is special about the conservation area in terms of its development, appearance, character and setting, then continues with a brief history of Bishop Auckland set out in a timeline, capturing the most recent research by Historic England. Concluding with those buildings and areas within the conservation area which are given special protection by virtue of their significance.



SECTION 2.0: WHAT MAKES BISHOP AUCKLAND SPECIAL?

Auckland Castle has significant historical value as the favoured country retreat for the Bishops of Durham, with strong ties and influence in the town whose most tangible legacy is that of Auckland Castle. The Castle is one of the most important medieval residential complexes in England, with significant architectural, historic, and artistic interest in its own right. Recent discoveries have also demonstrated the high archaeological interest and potential for below-ground survival, for example, in the excavation of Bishop Bek's early fourteenth-century chapel.⁰¹

Bishop Auckland has high associative value through its close connections with the Bishops of Durham which has remained largely unbroken from the late twelfth century until today. These connections also extend to its valuable collections held by The Auckland Trust, such as the Zurbaran paintings.

Auckland Castle and Park have significant communal interest made more valuable in recent years through its restoration and opening to the public. The interest of the Castle is further increased by the quality and extent of its parkland which remains a valuable green space for the local community and visitors.

This continues to increase as new areas of the park and gardens are added and restored.

The settlement which grew up close to Auckland Castle quickly gained in status, as reflected in its name change from 'North' to 'Bishop' Auckland. It emerged as an important market town from at least the medieval period, as evidenced by the survival of the substantial Market Place.

Whilst the market has struggled to maintain its former status, the Market Place remains the focus for events and festivals. The more recent opening of Auckland Castle, galleries and a museum by The Auckland Project (TAP) have also added to the importance of the area as a historical and cultural attraction.

The medieval settlement remains legible in the present street layout despite encroachment and centuries of change; the triangular-shaped green can still be traced from High Bondgate through to the gates of Auckland Castle, with long tenement plots running to the south and north side and still partly preserved in present-day boundaries. The area where the medieval Bondsmen settled is represented in the street names of North, High and Fore Bondgate. Additionally, Bishop Auckland retains the medieval routeways of Wear Chare, Castle Chare and Durham Chare which rose up the steep valley sides, although now partly bisected by a modern road system.

The growth and success of the town in the nineteenth century is represented by the quality and scale of its surviving commercial, institutional, educational and civic buildings. In addition to the Town Hall, it retains a variety of former shops, banks, hotels, public houses and places of entertainment on Market Place, Newgate Street and Fore Bondgate, many of which have significant architectural value. Kingsway was a focus for a number of institutional buildings; whilst not all have survived, those that remain such as the Mechanics Institute and the former Temperance Hall (later the Masonic Hall) are worthy of retention and restoration as they represent some of the town's richest architectural designs. The continuity of design and materials found in the conservation area is partly due to the involvement of the Thompson family who were responsible for designing or extending many buildings in Bishop Auckland.

Similarly, Kingsway and South Church Road saw a concentration of educational establishments which represented the growing needs of the expanding population. Despite the loss of the National School in recent years, they remain significant survivals.

It is thought that Newgate Street follows the line of the Roman road, Dere Street, which continued towards Binchester. It became the 'High Street' of Bishop Auckland and a focus of chain stores and banks. The most significant architecture can be found in the upper reaches of the street. Whilst many shop fronts are now modern, there are a few notable historic survivals. Despite an increase in vacancy,

Newgate Street and Fore Bondgate have significant potential to be at the heart of the town's regeneration.

Besides the commercial core, the conservation area also features a variety of residential houses, retaining a number of early survivals, possibly from the sixteenth or seventeenth century. By far the majority of housing, however, relates to the growth of population and success of its industries in the nineteenth and twentieth centuries. Bishop Auckland retains a good variety of building types which reflect the differences in wealth, status and fashion. Larger villas, for example, can be found on Park Street, the emerging middle class in the larger terraces on Victoria Avenue and the majority of Bishop Auckland's labouring population were housed in long terraces still found in the conservation area off Etherley Lane. Those workers may have been employed in the engineering works and steel works, evidence of these industries are still visible within Peel Street, Chester Street and Railway Street, a potential addition to the conservation area.

The conservation area includes a variety of landscape forms and topography. For example, the urban landscape of the commercial centre contrasts with the designed landscape of Auckland Park, and with the flood plain of the Batts with its added drama of the Newton Cap Viaduct. These again contrast with the pleasant suburban streets to the east and west of the conservation area. The dramatic topography and its location on a promontory allow for magnificent views towards open countryside.

Given its location on raised ground above a water source, it is likely Bishop Auckland has been a focus for settlement for millennia. However, we have limited understanding of human activity prior to the twelfth century. There is significant potential to add to our understanding, particularly from the Roman period, which, despite its proximity to Binchester is a period which remains elusive in Bishop Auckland. Besides the potential of underground archaeology, it is possible that many buildings within the medieval core of Bishop Auckland may retain earlier fabric. As identified by Historic England, there are a number which would benefit from further research when circumstances permit, potentially adding to our understanding of the history and development of the town.⁰²

⁰¹ The Northern Echo, 19th February 2020, Spectacular lost medieval chapel is unearthed at Auckland Castle, <https://www.thenorthernecho.co.uk/news/18247138.spectacular-lost-medieval-chapel-unearthed-auckland-castle/>

⁰² C Howard et al, 2021, pp 231-2

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND



This section provides a summary of the historic development of Bishop Auckland and its relationship to the Bishops of Auckland as a timeline. It identifies key events and associations which make Bishop Auckland what it is today

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Early History

Pre-History

The following timeline has been adapted from a number of sources including the most recent research by Historic England: 'Bishop Auckland, County Durham: Historic Area Assessment', by Clare Howard, Rebecca Pullen and Jayne Rimmer (2021), and also from the existing conservation area appraisal (2014).

Although evidence is limited, prehistoric activity in the area has been evidenced from a number of discreet finds and features. Prehistoric artefacts have been found in excavations at the Castle, and a flint knife (or flake) was discovered in Auckland Park. Originally thought to be a Neolithic long barrow, and recorded as such in the Historic Environment Record, the antiquity of a mound in the park, has been questioned in a more recent study by Historic England.⁰¹

The peninsula may have attracted settlers for millennia due to its raised position and the nearby water source. It is also, arguably, an ideal location for a later prehistoric hillfort. Evidence, however, is lacking in both scenarios, possibly removed by centuries of occupation. However, it should not be forgotten that there is significant evidence of Romano British activity at Binchester which is likely to have been superseded by Iron Age activity and prehistoric artefacts have been uncovered there. There is also evidence of a possible prehistoric settlement north-east of Park Head Farm.

Roman

Roman activity is well known at Binchester which lies less than a mile to the north of Bishop Auckland. Originally known as Vinovium, a fort was established here c.79AD which was occupied right through to the fifth century AD; it also attracted a significant extra-mural settlement. Newgate Street is commonly thought to overlie the Roman road of Dere Street (from York to Corbridge). However, recent research has called into question the line of the road towards Binchester, arguing against the practicalities of crossing the meandering and possibly marshy ground of the River Wear. The alternative route takes the road through Auckland Park, crossing the River Gaunless close to Bishop Trevor's bridge – the recovery of a Roman cremation urn in the vicinity has given some support to this hypothesis.⁰² It is still possible, therefore that the road followed the rising ridge only to veer north-east across the park on reaching the promontory, before proceeding towards Binchester.



Roman military organisation in the north of Britain (Wikimedia Commons CC BY-SA 3.0)

⁰¹ C Howard et al, Bishop Auckland Historic Area Assessment (2021), Historic England, p14

⁰² Ibid p15. Roman burials are often associated with routeways outside of settlements.

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Early History

Fifth to Eleventh Centuries AD

Whilst there is limited evidence of activity from the Saxon period in the area, Saxon artefacts and burials have been uncovered at Binchester Fort and the notable Saxon church of Escomb lies 2km to the west of Bishop Auckland. The name 'Auckland' is thought to be Celtic in origin, suggesting the settlement may have much earlier origins.



Escomb Church (CC, Bigbadsworld, Wikimedia Commons)

Eleventh Century

c.1006

North Auckland (the name of the first settlement known on the peninsula) is first mentioned in a charter granting estates to the community of St Cuthbert at Durham. By this time, it is thought to have been a small settlement located on the plateau not far from where the Castle stands today.

1075

The Prince Bishop's authority was established, incorporating civic and secular governance alongside religious duties (see box).

Prince Bishops Of Durham

'Prince bishop' is a modern term used to describe the power and status of the bishops of Durham, an authority which lasted until 1836. The responsibilities and privileges of the Prince Bishops as an institution was unique to medieval England; following the conquest, William I sought to keep control of the north and of the Scottish border. He initially sought assistance from the nobility, but later found allegiance with the bishop of Durham to exercise his authority in the north.



Coat of Arms of the Diocese of Durham

The monarchy conferred significant authority on the Bishops of Durham, including the right to appoint civil officers, exercise jurisdiction, raise armies, issue licences to crenelate, mint coins and own mines. In effect they were unlike any other bishop of England and in taking on many of the king's prerogative in the north, became 'Prince Bishops'. Over the centuries, their powers and independence from the monarch expanded and contracted but were not absorbed into the crown until 1836.

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Twelfth Century

1109

King Henry I granted lands which including Auckland Park to Ranulf Flambard, Bishop of Durham, and his successors.

1183

North Auckland appears in the Boldon Book, a survey similar to the Domesday Book, which was commissioned by the Bishop of Durham to assess the value of his lands. Auckland was the administrative centre for Aucklandshire, the Bishop of Durham's estates in Weardale.

c.1190

A hall or hunting lodge was constructed for Bishop de Puiset. Elements of the Great Hall are thought to have been incorporated into the present chapel. The park, one of the oldest and largest of ten estates supporting the bishopric, began life as a medieval deer park. Whilst a status symbol and a place for hunting, it was also a productive agricultural landscape.



Deer hunt, taken from a medieval illuminated manuscript (Getty Museum, Creative Commons Attribution 4.0 International License)

Aucklandshire

While the actual territorial extent of Aucklandshire has never been fully documented, in the eleventh and twelfth centuries the place was made up of four vills and other surrounding areas. Bishop Auckland was developed within the vill of North Auckland. The Bishop's palace originally formed a separate enclave to the emerging market town of North Auckland.

The use of the term 'shire' indicates a degree of stability in the area, in which landowners sought to group together their land. Aucklandshire was an important landed estate of which the palace at Bishop Auckland evolved from a hunting lodge into the spectacular administrative and cultural centrepiece that exists today.⁰³

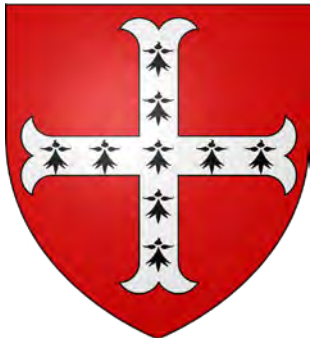
⁰³ B. K. Roberts, *Landscapes, Documents and Maps: Villages in Northern England and Beyond AD900-1250* (2008)

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Thirteenth Century

1284

When Bishop Bek became Bishop of Durham, he constructed a manor house with great hall, two-storeyed chapel and extensive private apartments, enclosed by a stone wall.



Arms of Anthony Bek, Bishop of Durham (d.1311)

The Medieval Settlement

The settlement of North Auckland grew up around a planned marketplace and green. The marketplace was probably triangular in plan, where a number of roads converged and was surrounded by crofts (parcels of land) and tofts (cottages); the crofts were later subdivided into narrow burgage plots taking advantage of the street frontage as the importance of the marketplace grew. The core of the medieval

settlement is thought to have stretched across the peninsula from Town Head at the top of Newton Cap Bank, to the gates of the Castle. The roads which converged on the marketplace were Wear Chare, from the north-east, Castle Chare from the south-east and Bondgate from the west.⁰⁴ The route along Newgate Street was probably the main route into the marketplace.



Recent evidence has discovered the remnants of former medieval plots preserved in the scrub north of North Bondgate and running down the slope towards the Batts and the River Wear.⁰⁵

It is thought that later in the medieval period, development began to creep perpendicular to the marketplace along Newgate Street, perhaps as far as Durham Chare where burgage plots have been identified in the nineteenth century Ordnance Survey plans.

Scrub leading down to the Batts contains evidence of medieval plot boundaries (viewed from the north)

⁰⁴ The name 'chare' is a term used in the north-east for a narrow street or lane leading down to a river, and its usage dates from this period.

⁰⁵ C Howard et al, 2021, p.21

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Fourteenth Century

1346

An army led by the Archbishop of York camped on High Plain in Auckland Park the night before the Battle of Neville's Cross against the Scots. This was the closest the site saw to any real conflict, the term 'castle' being largely symbolic of political power.

c.1360

The Gough Map of Great Britain shows the political prominence of the Castle, now also referred to as 'Bishop Auckland'; it is represented as a dense group of structures or a single large complex with crenelated tower and adjacent or attached hall.



The north east (image centred on Bishop Auckland) as depicted on the Gough Map of Great Britain c.1360 (Bodleian Libraries)

c.1381

A survey was commissioned by Bishop Hatfield of the See's possessions. The Hatfield Survey records North Auckland as comprising 17 cottagers and 42 tenants holding over 200 acres between them. The survey also lists Johannes Pollard, owner of numerous parcels of land in and around the town. These were later known as 'Pollard's Lands' long after the family had died out and were still identified on Ordnance Survey maps in the nineteenth century.

1391

Land extending as far north as the river, was granted to the Church of St Anne. This is the first reference to a chapel at ease in this location where St. Anne's Church is now located. Further works were made to the chapel in 1424 and 1552 but by 1638 it was said to have been in ruin, eventually replaced by the present structure in the nineteenth century.

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Fifteenth Century

c.1400

Skirlaw Bridge, thought to be in the location of the later Newton Cap bridge, was a medieval structure that may have been the work of Bishop Skirlaw. It was replaced by the current bridge in the late 16th –or early 17th-century.

By the fifteenth century the bishops were basing themselves more frequently in Auckland Castle and becoming less itinerant.

Mid- fifteenth century

By the middle of the century an ecclesiastical college was built within the Castle precinct. It replaced one originally established by Bishop Bek in 1292 at the East Deanery, South Church, south of Bishop Auckland. The location chosen is thought to have been in the area of the 'Great Grange' or service farm which had been established to the west of the palace during the early medieval period.

The Medieval Park

The park's boundaries have changed much over the centuries, once covering a much larger area than today and at one time extending beyond Binchester to the north.

Records indicate that at times it was stocked with deer, wild white cattle, draught oxen, horses and sheep and also contained ponds for fish and meadows for hay. Woodland provided the estate with building timber, charcoal and firewood. Stone, clay and minerals were extracted from small workings. The productive medieval landscape relied on workers from Bishop Auckland and surrounding villages.

Whilst parts of the park were enclosed by a wall, it appears much of the boundary was a ditch and wooden fence. Recent archaeological work has identified a ditch thought to be part of the park pale of the medieval or post medieval park, to the east of the railway embankment.⁰⁶



Medieval hunting scene (Wikimedia Commons)

⁰⁶ C Howard et al, 2021, p.227

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Sixteenth Century

Early-mid sixteenth century

In the early to mid-sixteenth century substantial alterations to Auckland Castle were made; two separate extensions were added to the north and south sides of Bek's chamber block and a new range (the Scotland Wing) was added.

The development of the town appears to have remained much the same, with newer buildings replacing medieval structures. One of these 'newer' buildings may have been the Queen's Head – it was captured in a photograph before its demolition about 1898, and exhibits characteristic features of a building from this period, including steep roof slope, low eaves and mullioned windows.⁰⁷

c.1543

John Leland described North Auckland in his itinerary of as 'of no estimation, yet is ther a praty market of corne'.

1576

Christopher Saxton's map of County Durham illustrates the town's status in comparison to other nearby settlements, with a cluster of buildings possibly representing both the Bishop's residence and the town. Bridges cross both the Wear and the Gaunless and the park is depicted as stretching as far as, and potentially encompassing, Binchester.



Extract from Saxton's 1576 County Map of Durham

⁰⁷ C Howard et al, Bishop Auckland Historic Area Assessment (2021), Historic England, p25

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Seventeenth Century

Early Seventeenth Century

In the early seventeenth century much of the common land around Bishop Auckland was enclosed and the medieval park was reduced in size.

c.1622

Investment and restoration of the Castle and park was instigated by Bishop Richard Neile. This was followed by further change throughout the seventeenth and eighteenth centuries though occasionally interrupted by economic downturns and political unrest.

1646–1647

A Parliamentary Survey recorded the bishop's estates. The Civil War, interregnum and related political unrest had suppressed the secular power of the bishops and led to the brief confiscation of church lands. The survey recorded that Bishop Auckland held a weekly Thursday market, fortnightly Borough Court and fairs twice a year. Tolls were paid to the bishop at a toll booth in the marketplace. There was arable land on the town field and corn mills on the Gaunless and Wear. The Pollard family continued as significant landowners, owning land granted by the bishop during the medieval period (see above).

Auckland Castle was described as a stately manor house accompanied by two chapels, stabling and service buildings which were noted to be in a state of disrepair. Stone walls and a gate house enclosed five acres of gardens with the park extending to 500 acres. It also states that the boundary dry stone walls and timber pales were in disrepair, and stocks of game and animals were lower than previously.

1648

The manor of Auckland along with the Castle and park were purchased by Sir Arthur Haselrig (1601–1661). Haselrig demolished Bek's chapel and began constructing a new Italianate house on the site. He also reportedly stripped many of the assets from the park, including its woodland and deer.



Haselrig was one of the five members of Parliament that Charles I tried to arrest in 1642, which triggered the Civil War. (Public domain, via Wikimedia Commons)

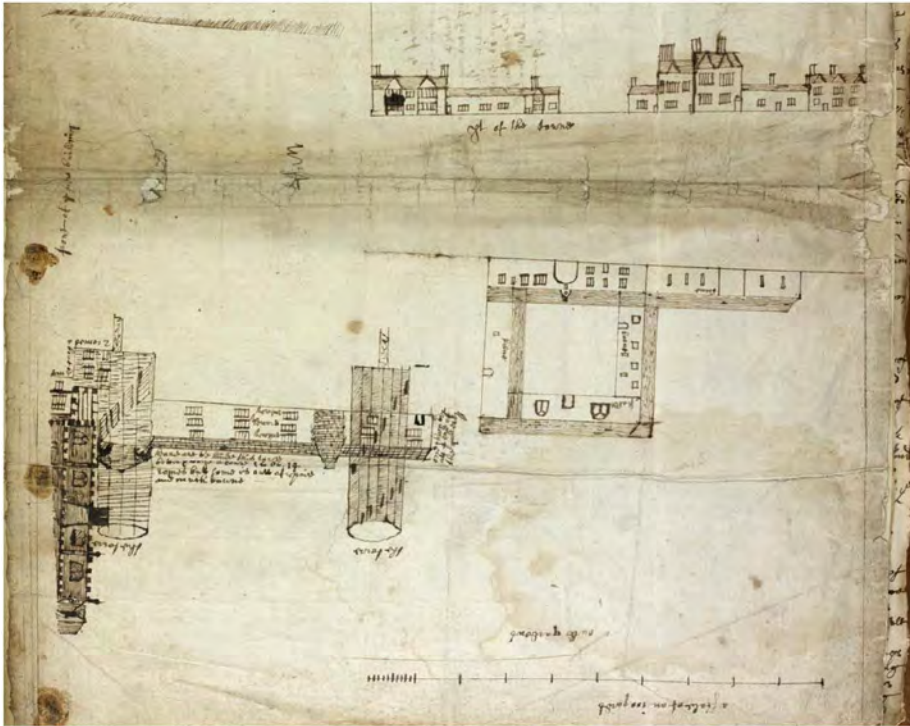
SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Seventeenth Century (continued)

1660

Upon the restoration of the monarchy, Haselrig was imprisoned, and the bishopric was reestablished regaining most of its earlier privileges and revenues.

Soon after, Bishop John Cosin dismantled Haselrig's house and began refurbishing the Castle and improving the buildings and landscape, John Langstaffe completed the building of Cosin's new chapel in 1665. This entailed the conversion of the former banqueting hall. Other structures were also commissioned by Cosin including a dining hall and library.



Survey of Auckland Castle c.1660 also showing 'p[ar]t of the towne'. (MSP 91.3 Durham University Archives)

1666

Gregory King's prospect of the Town and Castle shows the layout of the seventeenth century town and its relationship with the palace, with the town established below the Castle entrance and extending along Newgate to the south and Bondgate to the west. The drawing indicates the existence of both Fore Bondgate and North Bondgate, as well as Durham Chare (then Gib Chare), Castle Chare and King Street. This, and a slightly later illustration of the town, indicates that it had by now expanded beyond its medieval limits. Possible buildings which date to this period (or earlier) may include Nos.22-25 Market Place and No.30 Market Place (Sportsman's Inn).



A cottage on the Market Place demolished in the 1960s and likely to date from this period

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Eighteenth Century

Turn of the Century

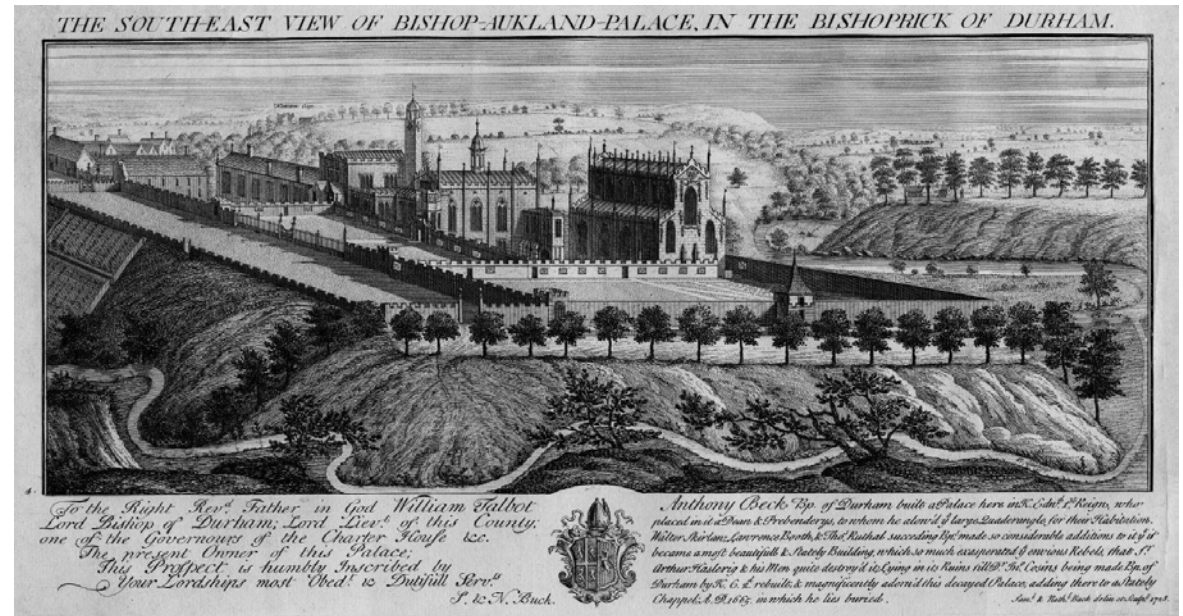
As the feudal powers of the Bishops diminished, the settlement at Bishop Auckland developed into a thriving market town. A local speciality in the town appears to have been the making of besoms (brooms) and wickerwork items using heather, in the Town Head area.



View of Auckland Castle, c.1700 by an unknown artist (Copyright: Church Commissioners and TAP).

1728

An engraving by Samuel and Nathaniel Buck shows the creation of a large walled garden at the Castle. The creation of a walled garden represents an investment in high-status horticulture and an important aesthetic development for the Castle.



View of Auckland Castle by Samuel and Nathaniel Buck, 1728 (Historic England Archive)

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Eighteenth Century (continued)

1747

An Act of Parliament established the Bowes and Sunderland Bridge Turnpike Trust. Taking advantage of the improved connectivity, coal mining increased in the surrounding area, boosting the local economy.

1754

A plan is prepared for the remodelling of the park by landscape gardener Joseph Spence. Whilst not all his advice for the Park's improvement were carried out, the document is a valuable insight into the Park's earlier features and its enhancements. These included a masonry bridge over the Gaunless built by Bishop Trevor in 1757 which is the earliest surviving bridge in the Park. Further improvements included the Robinson Arch gatehouse (constructed to designs by Sir Thomas Robinson), the two adjacent lodges (which were used for the secretary's office and a private tearoom), and glasshouses in the walled garden. At around 1760, the Gothick Revival deer house was built to the designs possibly by Thomas Wright, replacing an earlier one. The deer house was a picturesque ornament and a practical shelter for animals, whilst the upper stage of its tower could be used by dining parties.



Deer shelter in Auckland Park (date unknown). Note the openings of the ground floor tower are glazed.

1768

A survey by Armstrong and Jeffrey shows the east-west linear form of the town along Bondgate and the Market Place, development on Kingsway and Durham Chare, and the northern end of Newgate Street. The map also depicts the Bishop's Palace and enclosed park.



Armstrong and Jeffrey's Map of the County Palatine of Durham (published 1791)

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Eighteenth Century (continued)

1768

The Friends' Meeting House is built on Newgate Street. This was the earliest known non-conformist chapel in Bishop Auckland. It was rebuilt in 1840 and in 1876 and has since been demolished.

1781-1783

The Chapel of St. Anne was rebuilt. It contained a room for the King James I Grammar School, a magistrate's room on the ground floor and a chapel above.

1797

James Wyatt was commissioned to make substantial changes to the Castle, creating the building we know today. He altered the chapel and built the screen wall and inner gateway to the south of the Castle, which is a distinctive feature on the approach for visitors. This and other repairs and major works allowed the bishops to entertain an increasing number of guests within the Castle and Park and was by now the favoured residence of the Prince Bishops.



Screen and gateway designed by James Wyatt



Portrait of James Wyatt (Wikimedia Commons)

1797

The Market Cross between Fore Bondgate and the church was demolished. Soon after, a new tower was built at the Chapel of St Anne which provided room for a market house at ground floor level.

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century

1801

At the turn of the century, the economy of Bishop Auckland was still largely based upon agriculture and cottage industries. Etherley Lane and the area around King James I Academy had yet to be developed. During the nineteenth century, Bishop Auckland was to prosper both as a market town and through an expansion in industries like coal mining, ironstone and limestone quarrying and engineering. The population was recorded as 1,961.⁹⁸ Newgate Street was at this time largely residential.

Nineteenth Century Industrial Activity

Coal mining had existed in the area since at least the medieval period, though on a relatively small scale and for the local market. It wasn't until improvements in transportation, initially by road and then through the expansion of the railways, that the mining was to flourish. It led to an intensification of mining in the Durham coal field and the expansion of old pits and establishment of many new pits. By 1863 there were 65 collieries in the Auckland Coalfield with Newton Cap Colliery, Woodhouse Close Colliery and Auckland Park Colliery all operating close to the town itself. By the end of the 1960s all the deep mines had closed in the Durham coalfield.

The establishment of the railway to Bishop Auckland also brought industry into the town, including the brick and tile works of Braithwaite and Watson which operated from at least the mid-nineteenth century. Lingford Gardiner and Company, who were established in 1861, a successful engineering business, specialising in the repair and manufacture of equipment for the mining industry, also set up close to the railway line. Additionally, the Auckland Ironworks were located adjacent to Lingford Gardiner and Company in 1863. Another engineering company was that of Robert Wilson and Sons; established in 1842, they were to become one of Bishop Auckland's key employers before closure in the 1990s.

Other industries included a gas works, a number of saw mills, a tallow factory and a tannery. Beside the Gaunless Bridge a flour mill operating from the late-nineteenth century until it was destroyed by fire in 1969. Textile manufacturing also took place, as fossilised in the street name Tenters Street, which indicates the area was once used for drying cloth on 'tenter' frames. The local trade directories also indicate many other small-scale industries operating in Bishop Auckland such as brewing, glove and hat manufacturing and smithying.



Robert Wilson and Sons Letterhead

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century (continued)

1804

The Wesleyan Methodist Church was built on North Bondgate, and subsequently rebuilt in 1846 and 1866.



North Bondgate Wesleyan Chapel following rebuilding

1810

The Barrington School was founded. It was one of the first model schools for primary education and was located on the south side of the Market Place on the site of Pollards Hall (now No.3 Market Place).

1820

The map of County Durham surveyed by Greenwood provides a more detailed representation of the town's plots and buildings than examples so far produced. It shows infilling of plots along Fore Bondgate, and the establishment of Westgate Road west of Newgate Street, indicating a town gradually encroaching upon its surrounding fields. It also indicated changes to the park boundary which had been extended to meet Durham Road.



Extract from the map of County Durham surveyed by Greenwood 1820

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century (continued)

1822

The Gaunless Bridge was widened, probably by Ignatius Bonomi, then county surveyor of bridges.

1827

White's Directory lists 16 inns and taverns around the Market Place, likely to have taken advantage of establishment of the turnpike road in the previous century and the location of the coach terminus on the Market Place. Of the four listed on the Market Place itself, two have survived; these are the Hare and Hounds (later known by a series of different names thereafter including the Railway Hotel, the Commercial, Castle Hotel and Castle Bar at No.41), and the King's Arms, now known as The Postchaise.

Pigot's Directory just two years later lists a number of trades and craftsmen in the town including many associated with textile production. Three linen weavers were located on Wear Chare, dyers operated from Newgate Street, and worsted manufacturers operated from a number of locations. The name Tenters Street also provides evidence that the textile finishing process, where bleached cloth was stretched on 'tenter' frames, was carried out in that area.

1832

Auckland Castle becomes the principal residence for the Bishops of Durham, replacing Durham Castle as the ceremonial centre of the bishop's authority.



William Van Mildert (1765–1836) was the Bishop of Durham from 1826 to 1836 he gave Durham Castle to the University of Durham as part of its foundation and Auckland Castle therefore became the sole residence of the Bishop of Durham. (Public domain, via Wikimedia Commons)

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century (continued)

1834

Auckland Poor Law Union was established leading to the construction of the first workhouse in Bishop Auckland.

1836

The Durham (County Palatine) Act 1836 reduced the powers of the Bishop of Durham, separating the bishopric from the palatinate, passing many of its powers to the crown.

1843

A branch of the Stockton and Darlington Railway was opened to Bishop Auckland and a station built.

This station was rebuilt in 1857 to accommodate platforms for the additional line of the North Eastern Railway. The two railway companies amalgamated in 1863 and the station was enlarged in 1867 as it developed into a regional rail hub,

A goods station to the north-east of the railway station had opened by 1856 and was replaced with a larger building with its own goods yard in the 1870s.⁰⁹ As found elsewhere in the country, the railways brought new construction materials into the area which saw the replacement of local stone with imported stone, slate, and brick.



Bishop Auckland Station in the later twentieth century

⁰⁹ C Howard et al, 2021, p51

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century (continued)

1846

The Chapel of St. Anne's was rebuilt in an Early English Gothic style by William Thompson, architect to the Ecclesiastical Commissioners. Around the same time the seventeenth century almshouses (Bead Houses) north-east of the church, were rebuilt.



St Anne's Church following rebuilding (Durham County Records Office)

1851

The census of 1851 records the population of Bishop Auckland had risen to 5,099, from 1,961 in 1801. This led to an increase in demand for housing and the infilling and intensification of existing plots. New houses were built on Dial Stob Hill, Batts Terrace and Town Head. The construction of cottages to the rear of buildings accessed by a ginnel saw the creation of rear yards. The sub-division of existing properties to accommodate multiple families, and the limited access to water and sanitation, led to deplorable housing conditions.

Between the mid-nineteenth century to the turn of the century, the town saw further expansion and a growth of industry. It also saw the rebuilding of properties, the construction of new places of worship, the building of commercial premises, such as banks, and places of entertainment.

1855

The National School for Girls was built on the corner of South Church Road and Kingsway. It was extended in 1873 (by WV Thompson, son of the architect who designed St Annes Church) and again in 1896-1898. Following use by the Council as offices, it became vacant and was damaged by fire in the 2014. It was demolished to make way for a residential development.

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century (continued)

1859

The first Ordnance Survey 6-inch map was published in 1859. The map shows the Newton Cap Viaduct and the North Eastern Railway Line which had opened in 1857. The town was served by a small railway station on the branch line of the Stockton and Darlington Railway and a Goods Station was already established north of the line (in approximately the location of what is now the southern end of Morrisons). Development was already well underway along the South Road (now Newgate Street) no doubt prompted by the establishment of the station in the previous decade. Tenters Street is shown with development progressing from either end, and the gradual infilling of land to the north. Analysis also shows that back-to-back housing was common.



Extract of the Ordnance Survey 6-inch 1857 pub 1859

1864

The King James I Grammar School relocated to South Church Road. Designed by Thomas Austen of Newcastle, the school had originally been founded in 1604 in premises on the Market Place. Arthur Stanley Jefferson, (Laurel of Laurel and Hardy), was a pupil in 1902-1903.

c.1860

Bishop Auckland Savings Bank was constructed on the east side of the Chapel of St Anne. It was to amalgamate with Backhouse's Bank and a new imposing brick and stone Italianate building was erected on the Market Place in 1870, now part of the Spanish Gallery.

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century (continued)

1861-1862

The Town Hall was constructed by the Bishop Auckland Town Hall and Market Company. This followed pressure for an appropriate place for meetings to conduct town business. The building was originally designed by John Philpot Jones in the Gothic Revival style whose design was modified by J Johnson of Newcastle before construction.



The Town Hall. Engraving from The Builder, 1860

1870s

Large houses and villas were constructed on Victoria Street, Regent Street and Park Street.

1873

A drinking fountain was erected on Castle Chare by the Temperance League.



The drinking fountain and Castle Chare

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century (continued)

1873

The Co-operative building on Newgate Street was constructed. It replaced one of the first Co-operative stores in the country which had been established on Kingsway in about 1860. It was extended in 1882-3, again in 1892-4. A final phase of expansion saw the purchase in 1902 of an adjacent existing building.¹⁰ The original design was by WV Thompson and the 1880s extension was by his brother RW Thompson, producing a symmetrical frontage. WV Thompson also designed a number of other buildings in Bishop Auckland including the former George Hotel (Nos.41, 43 and 45 Newgate Street) and houses on Victoria Avenue.



The Co-operative building on Newgate Street

1875-1877

The Temperance Hall was built at the corner of Victoria Street (Later Victoria Avenue) and included committee, band, and assembly rooms. It was known as the Masonic Hall from the late-twentieth century.

1880-1881

The Mechanics Institute adjacent to the Temperance Hall was completed to designs of RW Thompson, brother of WV Thompson, who also built the extension to the Co-operative building.

1882

The Young Men's Church Institute, later known as the Lightfoot Institute after Bishop Lightfoot, the institutes benefactor, was opened on Kingsway. It was also designed by RW Thompson and extended in 1906 by RB Thompson. It was comprised of a large hall, classrooms and a library. The building stands today, now converted to residential housing.

1894

The Bishop Auckland Golf Club was founded.

¹⁰ Alastair Coey Architects, *Former Central Stores to Bishop Auckland Co-operative Society 80 Newgate Street, Bishop Auckland: Historic Building Report*, 2020, Historic England: <https://historicengland.org.uk/research/results/reports/16-2019> [last accessed 30th November 2023]

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century (continued)

1895

Arthur Robert Doggart, originally from Aldershot, took over a drapery business previously at Auckland House on Market Place. Doggart's stores were to become a household name in the North East, which at its peak had 17 branches.



Doggart's store in the mid-twentieth century on Market Place (now Sports Direct)

1897

The 1897 Ordnance Survey map of Bishop Auckland shows the growth of the town since the 1857 publication. Land south of the Bondgate area is now infilled, whilst new roads are laid out to the east and west of Newgate Street. The area between Newgate Street and South Church Road is well under development with terraced housing and industrial activity; the latter included the Auckland Engine Works and a steel works on Railway Street, connected to the railway system by a series of tracks. On the west side of Newgate Street lay a large goods station, now the site of Morrisons supermarket.

The area between Etherley Lane and the railway line, south of Princes Street is also intensively developed, including the establishment of roads like Edward Street, Waldron Street and Surtees Street, roughly aligned with former field boundaries. New streets off Etherley Lane now include Lindsay Street and Clarence Street.



Extract of the 1897 6 inch Ordnance Survey map of Bishop Auckland

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Nineteenth Century (continued)

1898

The Yorkshire Penny Bank was constructed at No.18 Newgate Street.

1898

The Queens Head public house was rebuilt.



Newgate Street at the turn of the twentieth century

Twentieth Century

1909

The Bay Horse public house was rebuilt replacing an earlier establishment. In the same year, the Hippodrome Theatre on Railway Street was built to designs by JJ Taylor at a cost of £10,000, as a theatre it was unable to compete with the growing demand for film and was converted into a cinema in 1912 and a bingo hall in 1960.



Laying the foundation stone of the Hippodrome

1910

The Bishop Auckland County Girls School was the third school to be constructed on South Church Road.

It was designed by Edwin Francis Reynolds, and featured a lodge.

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Twentieth Century (continued)

1922

The Woolworth's store was built at No.84 Newgate Street.



Woolworths on Newgate Street (Historic England Archive)

1926

Until the 1920s, access into the town from the east had been along Durham (Gib) Chare or the more incongruous Castle Chare. To alleviate the situation, Durham Road was diverted, meeting the Market Place where Castle Chare had formerly run. Unfortunately, this also meant the loss of part of the walled garden to Auckland Castle and alterations to the medieval routeways of Durham Chare and Castle Chare.



Durham Road with the mill on the Gaunless to the left (date unknown)

1930

Marks and Spencer constructed a shop in their house-style at No.23 Newgate Street.

1937

The Local Government Act gave Bishop Auckland Urban District Council more authority.

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Twentieth Century (continued)

1968

The Newton Cap Viaduct became redundant following the closure of the freight line. Nearly all the passenger lines through the town were also closed by this date. The viaduct reopened as a footpath in 1972.

1969

The Bishop Auckland Conservation Area was first designated.

1969-1971

The Department of Health and Social Security building (now known as Vinovium House) was constructed on Tenters Street.

1972

During a Council reorganisation under the 1972 Local Government Act, services were transferred to the Wear Valley District Council eventually leading to the council's removal from the Town Hall.

1977

The Council compulsory purchased the area between Clayton Street and Tenters Street and cleared the site in advance of the construction of a new bus station in the 1980s.

Twentieth Century (continued)

1980

The construction of Bob Hardisty Drive (A689) took place to relieve traffic from the centre of the town. It followed the former North Eastern Railway line Bishop Auckland to Durham through the town, and required the removal of several railway bridges.

At the other end of town, further loss of the integrity of the medieval pattern of street and plots took place when Kingsway was extended from Durham Chare to Durham Road, cutting across burgage plots to the rear of Market Place. A number of historic buildings were also lost on Durham Chare and Gaunless Terrace.

1983

The Newgate Shopping Centre was constructed to the west of Newgate Street in an area bounded by George Street and Tenters Street. The area had been the location of extensive gardens associated with the former Assembly Rooms on Fore Bondgate, it was subsequently developed as the auction mart in the nineteenth century and as terrace housing in the twentieth century, which was cleared along with other buildings to make way for the new centre. William Street formed the entrance from Newgate Street and required the demolition of buildings on its south side.

Many shops faced closure during this period due to the economic downturn including the Doggart's Department store which closed in 1980.



William Street before the construction of the Newgate Street Shopping Centre

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Twentieth Century (continued)

1986

Bishop Auckland Railway Station was replaced within the current modern building.

1995

The Newton Cap Viaduct, which had been listed at Grade II in 1972, was reopened as a road bridge. This involved significant engineering works including the construction of a wide new roadbed in concrete. The rail tunnel was demolished, and several historic buildings were lost on High Bondgate to connect Bob Hardisty Drive to the viaduct. It was the first example in England of a former railway bridge being adapted for road traffic and involved the removal of the parapets and pilasters. It was opened as part of a traffic alleviation scheme for the village of Toronto and the Newton Cap Bridge.



The Newton Cap Viaduct as converted for road traffic.

1990

The conservation area was extended to include West Road, Etherley Lane and the King James I School area.

1993

The conservation area was extended to include Newgate Street.

2009

Following the abolition of the district councils across County Durham, Bishop Auckland came under the new unitary authority of Durham County Council.

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Twenty-First Century

2011

The conservation area was added to Historic England Heritage at Risk Register.

The Auckland Project

The Auckland Project (TAP) is a regeneration charity working to establish Bishop Auckland as a heritage visitor destination. Formed in 2012, and formerly known as the Auckland Castle Trust, it was established by Jonathan and Jane Ruffer to secure the future of Auckland Castle and its magnificent collection of Zurbaran paintings.

The key components of The Auckland Project include the restoration of Auckland Castle, the creation of a Spanish Gallery to house works of art from the Spanish Golden Age, and the establishment of new attractions and facilities in the town to promote tourism and cultural engagement. TAP are therefore significant landowners within Bishop Auckland and the surrounding area.

Its mission is:

- Helping individuals by creating a sense of aspiration as well as providing opportunities for skills development and employment.
- Helping the community to become resilient and economically sound by creating opportunities for partnerships, building a year-round tourist market and supporting small creative industries to thrive.
- To protect, sustain and enhance our natural environment.
- To restore and enhance the beauty and historic significance of the built environment.¹¹



The Auckland Tower visitor centre

¹¹ The Auckland Project website: About Us: <https://aucklandproject.org/about-us/> [Last accessed 30th November 2023]

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Twenty-First Century (continued)

2012

Auckland Castle was purchased from the Church Commissioners by the Auckland Castle Trust (now The Auckland Project (TAP), along with its collection of Zurbaran paintings.

2014

The conservation area boundary was further altered, adding buildings and areas on Kingsway, whilst removing modern housing on The Willows and The Dell off Durham Chare.

2016

TAP acquires buildings which were to become the Mining Art Gallery and Spanish Gallery.

2018

The 29-metre-high Auckland Tower Welcome Building opened in the Market Place where public realm improvements had also been made by the Council. The design of the tower echoes historic structures like medieval siege engines, and allows visitors to view the town, Castle and parkland.

2018-2023

A Heritage Action Zone was launched in Bishop Auckland aimed at revitalising the historic town centre, securing sustainable, heritage-led growth and regenerating it as a vibrant place for local, businesses and visitors.



The Auckland Tower opened in 2018

SECTION 3.0: A BRIEF HISTORY OF BISHOP AUCKLAND

Twenty-First Century (continued)

2019

Auckland Castle reopened after a multi-million-pound restoration programme funded partly by the Heritage Lottery Fund and TAP amongst others.



Heritage Action Zone Delivery Plan Summary 2021

SECTION 4.0: HERITAGE ASSETS



- 4.1 Introduction
- 4.2 Listed Buildings
- 4.3 Locally Listed Buildings
- 4.4 Non-Designated Heritage Assets
- 4.5 Scheduled Monuments
- 4.6 Archaeology
- 4.7 Designations Plan

SECTION 4.0: HERITAGE ASSETS

4.1 Introduction

Bishop Auckland Conservation Area, a heritage asset in its own right, contains numerous individual heritage assets, including both designated and non-designated buildings, structures and areas which make a positive contribution to its character and appearance.

Quick Facts:

What is a Heritage Asset?

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). (National Planning Policy Framework)

What is a Designated Heritage Asset?

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. (National Planning Policy Framework)

What is a Non-designated Heritage Asset?

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets.

What is Listing?

To find out more see Historic England's website:

[Historic England, What is Designation](#)

To find details of an individual Listed Building or Scheduled Monument search the National Heritage List for England:

[Historic England, Listing](#)

What is Local Listing?

Find out more at [Historic England's](#) website:

4.2 Listed Buildings

Listed buildings are designated heritage assets that have been identified by national government as having special historic or architectural interest at a national level and are subject to additional planning controls, known as 'Listed Building Consent' (LBC).

Listings range from the most significant buildings, Listed Grade I and II* of 'exceptional or more than special interest', to those Listed Grade II of 'special interest'.

Within the conservation area, there are 75 listed building entries, although 11 of these contain more than one building within a single entry.⁰¹ The list contains eight Grade I listed buildings – all apart from Newton Cap Bridge are associated with the Castle. These are considered to be of 'exceptional' interest and only 2.5% of buildings are given this status. The conservation area also contains two Grade II* listed buildings, these are No.11 Market Place and the Town Hall, with the majority of listed buildings and structures in the conservation area listed at Grade II.

The majority of listed buildings are located on Market Place, the Bondgates and within the grounds of Auckland Castle, reflecting the historical development of the town. The most recently designated building in Bishop Auckland is that of the former Gregory's butcher's shop at 103 and 105 Newgate Street, listed during the work of the Heritage Action Zone in 2020.⁰²

⁰¹ As established via Historic England, [The List](#) [last accessed 30th November 2023]

⁰² [List Entry](#) [last accessed 30th November 2023]

SECTION 4.0: HERITAGE ASSETS

The List demonstrates the variety and breadth of heritage assets which are protected under law in Bishop Auckland, which range from cottages, war memorials and water fountains, to ecclesiastical buildings, educational establishments, civic buildings, and a bishop's former residence.

The location of Listed Buildings are shown on the map on page 47, and a list of heritage assets can be found in the appendix along with hyperlinks to the Historic England List Entry.



Many of the buildings around Market Place are listed; for example, Nos.9, 9A and 10 Market Place are all Grade II listed



Newton Cap or Skirlaw Bridge, listed Grade I



Gregory's Bakery, Negate Street, recently listed at Grade II

SECTION 4.0: HERITAGE ASSETS

4.3 Locally Listed Buildings

Additionally, Durham County Council launched a pilot project to identify buildings of local interest in the area. A locally listed building is one that has a degree of significance meriting consideration in planning decisions, but which is not formally designated.⁰³ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation. The work of the Heritage Action Zone and Historic England's Historic Area Assessment have contributed towards this project which was published in April 2024.

Historic England gives advice regarding the assessment criteria for locally listed buildings in *Advice Note 1: Conservation Area Appraisal, Designation and Management* (2019). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded.⁰⁴

Locally listed buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape.

4.4 Registered Park and Garden

Registered parks and gardens are a designed heritage asset and as such have the same weight in policy term as scheduled monuments and listed buildings.

The conservation area boundary takes in part of the Grade II* Registered Park, which comprises the formal gardens of Auckland Castle, including the bowling green, the walled garden and the more informal parkland (known as Inner Park). Around 28% of registered sites are Grade II* and as such the park and gardens are recognised as being of more than special interest.

4.5 Scheduled Monuments

Scheduled monuments are sites or structures designated under the Ancient Monuments and Archaeological Areas Act of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent which is required by Historic England when change is proposed. There are two scheduled monuments within Bishop Auckland Conservation Area; these are the late 16th- or early 17th-century Newton Cap Bridge, otherwise known as Skirlaw Bridge,⁰⁵ and the early nineteenth century Deer Shelter in Auckland Park. Both are also listed Grade I, the latter scheduled to preserve the archaeological sensitive interior to preserve potential evidence relating to deer husbandry.⁰⁶



The Deer Shelter in Auckland Park is listed grade and also protected as a scheduled monument.

03 Historic England, *Local Heritage Listing: Identifying and Conserving Local Heritage*, 2nd Edition, 2021, Historic England

04 Historic England, *Advice Note 1: Conservation Area Appraisal, Designation and Management*, 2019, p.20

05 Historic England, [The List](#), [last accessed 30th November 2023]

06 Historic England, [The List](#), [last accessed 30th November 2023]

SECTION 4.0: HERITAGE ASSETS

4.6 Archaeology

Although not always a visible part of the conservation area, archaeological remains can contribute to our understanding of how the area has developed and how it appears today. In the past there has been limited archaeological investigation and recording in the town centre. Large developments like the Newgate Shopping Centre and the construction of Kingsway took place without archaeological monitoring. Additionally, many historic buildings were lost in the later twentieth century without adequate records being made.

Little is known about the early settlement, but its location on a peninsula above a river suggests it may have attracted activity well before the Bishops of Durham took possession. The potential for archaeological remains within the conservation area has been demonstrated in recent years during excavations within the town and Castle. For example, in 2014 medieval activity which may have included metalworking was uncovered during excavations in advance of the construction of the Auckland Tower Welcome Building.⁰⁷ Additionally, an archaeological evaluation in 2001 in the car park on North Bondgate revealed a pit containing evidence of medieval activity in the area, supporting the hypothesis that medieval settlement lay on this side of Bondgate.⁰⁸ Vaulted cellars have been identified below buildings on the north and south side of the Market Place, which may date back to the medieval period.

More recently, analysis of roof timbers at 69 Newgate Street has highlighted the potential for early hidden fabric, showing the building to be one of the earliest within this part of Newgate Street which is generally thought to be mostly late nineteenth century replacement.⁰⁹

The archaeology of Auckland Castle has proved to be particularly rich; recent excavations have revealed medieval and post-medieval evidence. Excavations in the walled garden undertaken in 2011 revealed a medieval ditch running parallel to the River Gaunless¹⁰; excavations in 2019 revealed medieval rubbish dumps north of the chapel and also uncovered a substantial Castle wall and the Bishop's latrine. Excavations in 2016 and 2018 identified the surviving foundations of Bishop Bek's fourteenth-century chapel, whilst most recently, excavations in 2021 in front of the palace have revealed further evidence of the complex's medieval layout, including the foundations of a tower.

Future archaeological research at Bishop Auckland, therefore, has the potential to add to our current understanding of the development of the town and Castle, including:

- An improved understanding of the prehistoric, Roman and early medieval landscape;
- Identify the course of Dere Street; and
- Informing our present knowledge of the extent and development of the town.

It is clear that Bishop Auckland possesses significant archaeological potential. It is therefore important that owners and developers are mindful of archaeological considerations during any ground works or more significant development within the conservation area. There is a high potential for many of the buildings within the conservation area, particularly within the core areas of the town, to retain early hidden fabric within their party walls since these were often retained when a neighbouring building was taken down, appropriate historic building recording and assessment should therefore be undertaken, with a building investigation report used to assess in the first instance. The town centre has also been designated by the Council as an Area of Archaeological Interest (Policy 44). Although this is non-statutory, it recognises the potential value of the below-ground archaeology outside of the designated area the whole town and park has a very high potential for archaeological interest.

4.7 Non-Designated Heritage Assets

Non-designated heritage assets also help shape the character and appearance of the conservation area. These constitute the majority of historic buildings within the conservation area, such as the unlisted nineteenth century terraced houses or cottages. Whilst many may have suffered some form of superficial alteration, such as cement render or uPVC windows, the underlying integrity of the historic building and its part in the historic development of Bishop Auckland means it still makes a positive contribution to the conservation area.

⁰⁷ <https://keystothepast.info/search-records/results-of-search/results-of-search-2/site-details/?PRN=D55784>

⁰⁸ C Howard et al, 2021, p22

⁰⁹ Alison Arnold et al, 69 Newgate Street, Bishop Auckland, Durham: Tree-ring Analysis and Radiocarbon Wiggle-matching of Pine Timbers (2024), Historic England, <https://historicengland.org.uk/research/results/reports/35-2024>

¹⁰ <https://keystothepast.info/search-records/results-of-search/results-of-search-2/site-details/?PRN=D47446>

SECTION 4.0: HERITAGE ASSETS



ARCHAEOLOGY PLAN

- Possible section of Dere Street
- Burgage Plots (indicative only)
- Green (later marketplace)
- Tracks/Roads
- Approximate line of Escarpment
- Castle
- Great Grange

This plan is not to scale

SECTION 4.0: HERITAGE ASSETS

4.8 Designations Plan

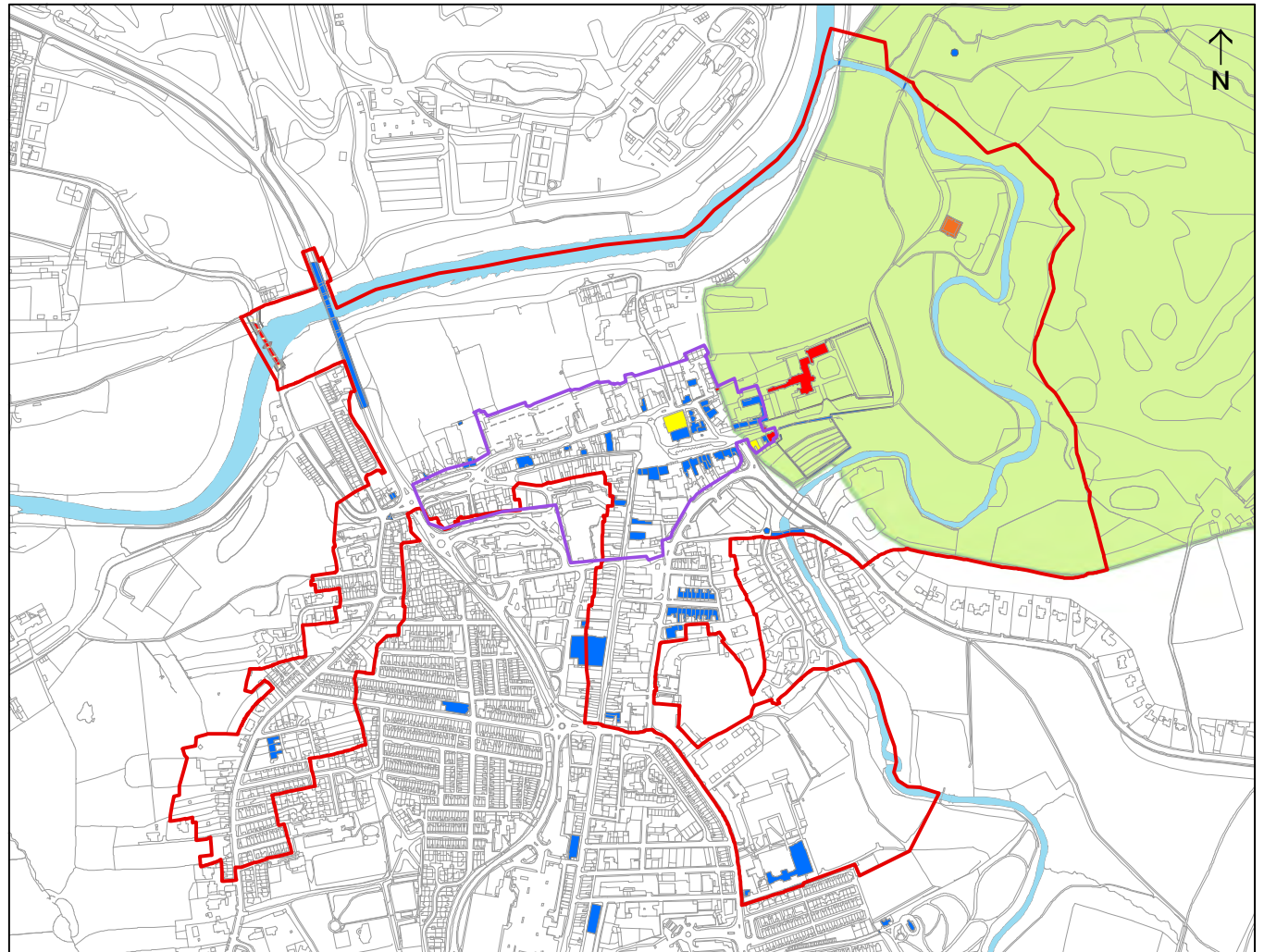
This plan highlights the spread of designated heritage assets within the conservation area and its setting. Heritage assets (along with the non-designated heritage assets) should be considered as making a positive contribution to the character of the conservation area. The overview plan opposite is given in more detail within the character area assessments.

DESIGNATIONS PLAN

- Grade I Listed
- Grade I as well as a Scheduled Monument
- Grade II* Listed
- Grade II Listed
- Registered Park and Garden Boundary
- Area of Archaeological Interest (as designated by Durham County Council)

Note: The buildings indicated are approximate only. Additionally, structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

This plan is not to scale



SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

- 5.1 Location
- 5.2 Setting, Topography and Geology
- 5.3 Views and Landmark Buildings
- 5.4 Architectural Interest
- 5.5 Townscape
- 5.6 Green Space, Trees and Vegetation



SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

5.1 Setting, Topography and Geology

Located amongst the vales and hills of the Wear Valley, Bishop Auckland lies on an elevated position on an east/west elongated peninsula with steep slopes to the east, west and north. The topography of Bishop Auckland has clearly been a catalyst in the development of the town, potentially as a strategic position allowing clear monitoring of the River Wear, and making it attractive for its potential defensive capabilities. At the eastern end, the highest point is approximately 97m above Ordnance Datum (aOD). Here, the Castle forms a dramatic landmark on the edge of the town overlooking its former deer park. The land here falls to the east and south towards the River Gaunless which cuts a path through Auckland Park.

Equally dramatic is the land fall to the north towards the River Wear, above the Bondgates / Market Place and the Castle. From here, stunning views can be obtained towards the River Wear and Newton Cap Viaduct, with long-distance views across countryside.

The land climbs steadily towards the western end of the peninsula. At High Bondgate the highest point is approximately 98m aOD, whilst climbing to approximately 124m aOD along Etherley Lane. There are views eastwards and westwards along streets or between buildings which are also of considerable value.

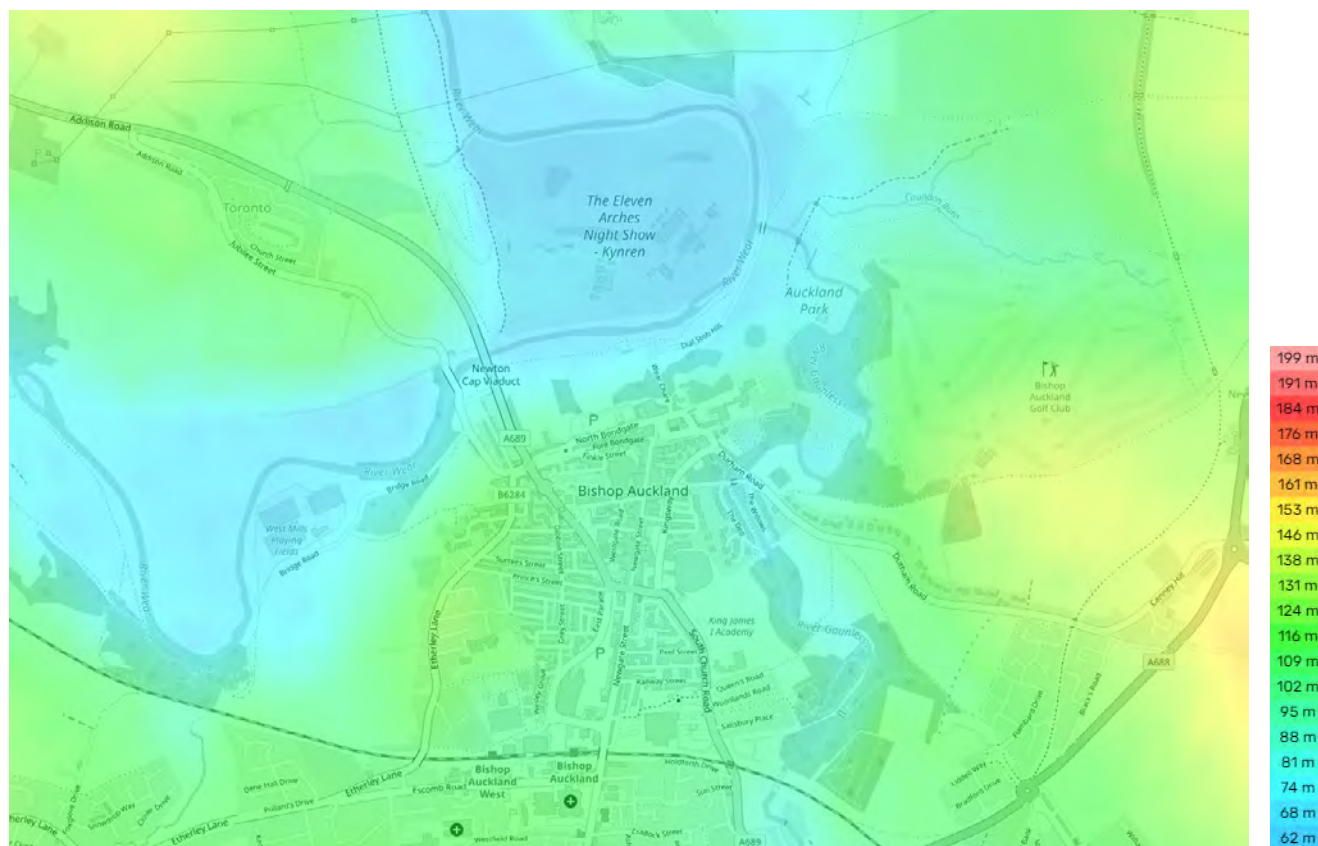
The raised position of the town also allows significant views from outside of the conservation area towards key landmarks, such as the Castle and the Town Hall. The viewing tower of the visitor centre is a new feature on the Bishop Auckland horizon.

The geology of Bishop Auckland is of particular significance to the area's history and development. The bedrock comprises the Pennine Lower and Middle Coal Measures Formation which includes beds of sandstone, mudstone, siltstone and coal seams. As a result, the area is rich in

good quality sandstone which has historically been used in the construction of buildings throughout the area, whilst limestone has been sourced from further afield. Additionally, the coal seams have been a main source of employment and wealth in the area from the early nineteenth century, initially mined for the local market from at least the

medieval period, and later transported further afield with the advent of the railways.

The landscape around Bishop Auckland is within the character area of the 'West Durham Coalfields', with well-defined river valleys, rounded topography, mixed farmland, hedgerows and varied tree and woodland cover.⁰¹



Topographic map of Bishop Auckland (<https://en-gb.topographic-map.com/>)

⁰¹ Durham Landscape: Understanding and conserving the diversity of the County Durham Landscape, Durham County Council, [Landscape Character Assessment](#) [last accessed 2nd January 2024]

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

5.2 Views and Landmark Buildings

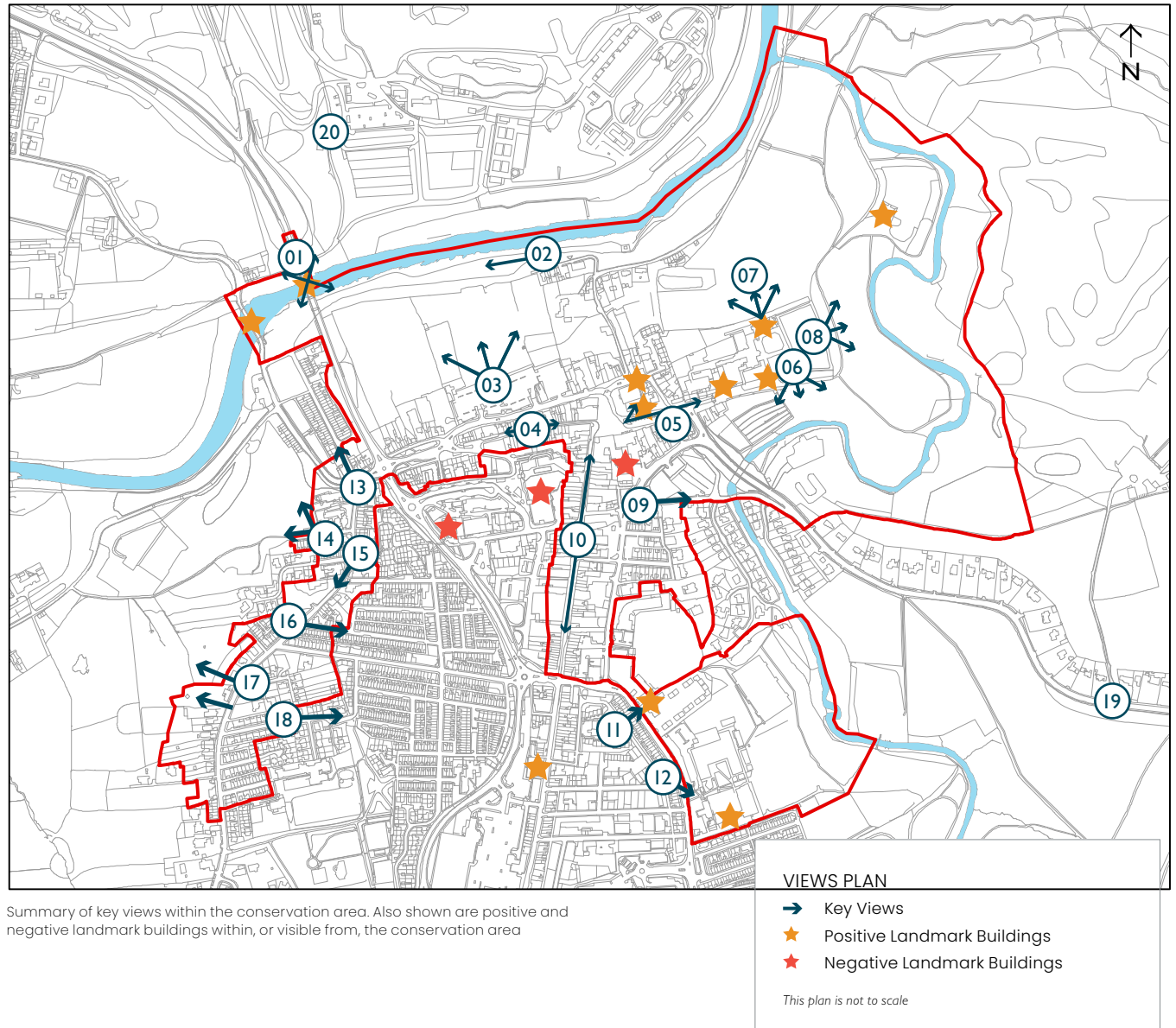
The assessment of views is an important part of establishing the character of a place. Views can be static or dynamic (that is they may change as a viewer moves through a place). They may be short or long range, look into, within and out of the conservation area. They may be channelled between buildings or trees, focussed on a key building, show relationships between buildings and open spaces or be panoramic, taking in a wide prospect of the conservation area. Views may also change between the seasons.

A selection of representative views is shown on the map adjacent and illustrated on the following pages. It must be stressed that these are a selection only and there are many more views of the key buildings such as the Castle, and those which look out of the conservation area towards the surrounding countryside, or inwards to landmarks, are too numerous to mention. The omission of any view here does not mean that it has no value.

In summary, key views are:

- Panoramic views from Newton Cap viaduct.
- Views from North Bondgate Car Park across the Wear Valley.
- Views across Auckland Park from the Castle.
- Views east and west along Market Place.
- Views east down Durham Chare.
- Views east and west along Fore Bondgate.
- Views north and south along Newgate Street.
- Glimpsed views west from Etherley Lane.

In addition, the map includes key buildings identified here as landmark buildings which often feature in views, and key negative landmark buildings, which although not necessarily within the conservation area, impact on views and the character of the conservation area.



Summary of key views within the conservation area. Also shown are positive and negative landmark buildings within, or visible from, the conservation area

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA



View 01a: View east from the viaduct towards Newton Cap Bridge



View 01b: View north-east from the Newton Cap Railway Viaduct across the River Wear towards Kyren and open countryside beyond



View 01c: View south-east from the viaduct towards the spires of the Town Hall, and St Anne's Church. The visitor centre's viewing tower is visible behind.



View 02: Newton Cap Railway Viaduct from The Batts



View 03: View north across the River Wear from the North Bondgate Car Park



View 04: Fore Bondgate, looking east

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA



View 05a: Market Place looking east towards the Town Hall and Church of St Anne, with the tower of the visitor centre beyond



View 05b: Market Place looking north



View 06: Walled garden at Auckland Castle, looking south



View 07: View north from Auckland Castle towards Binchester

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA



View 08: Auckland Park, looking east



View 09: Durham Chare, looking east



View 10: View south along Newgate Street



View 11: Although substantially rebuilt following a fire, the former Grammar School is still a distinctive façade on South Church Road



View 12: King James I Academy (former County Girl's School) buildings from South Church Road

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA



View 13: Dramatic view looking north from the top of Bridge Street



View 14: View north-west from Hexham Street across the Wear valley towards Toronto



View 15: View south-west along Etherley Lane



View 16: Long distance view east along Surtees Street from Etherley Lane

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA



View 17: Long distance glimpsed views westwards, captured between housing on Etherley Lane



View 18: Long distance view east along Clarence Gardens from Clarence Street



View 19: View of the conservation area from Durham Road showing positive and negative landmark buildings



View 20: View of the conservation area from the north.

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

5.3 Architectural Interest

5.3.1 Building Scale, Form and Massing

A range of building heights are present within the conservation area, ranging between one and five-storeys, although the majority are two to four-storeys. The tallest building in Bishop Auckland is Vinovium House at nine-storeys, which, whilst lying outside of the conservation area, is a particularly prominent building and a detracting feature due to its alien scale. There is a hierarchy of scales within the town, with the tallest buildings, aside from the church towers, generally located around Market Place, which is predominantly lined with three- or four-storey buildings. Elsewhere the building height is predominantly two- to three-storeys high.

There is a relatively fine urban grain within the town centre, although there are a number of large historic buildings that break with this on Market Place. Such buildings provide a pleasing contrast with their narrower and smaller neighbours. Modern buildings are typically characterised by a larger scale than historic buildings, including the late twentieth century developments to Newgate Street and the five-storey office building to the west of Kingsway. These buildings often occupy larger footprints than historic buildings, breaking up the fine urban grain.

Along Etherley Lane and Park Street there are a number of Victorian and Edwardian residential buildings which are larger in scale than those found elsewhere. These villas offer a contrast to the more modestly-scale terraces. Their wider frontages and larger plots sizes reflect their suburban location where space was at less of a premium when these

areas were being developed in the later nineteenth and early twentieth centuries. These areas also demonstrate their own modest hierarchies with larger terrace and villas facing onto the more fashionable highway of Etherly Lane. On Park Street, the villas occupy large plots and face east, taking advantage of their position above the Gaunless, in contrast to the terraces of Victoria Avenue and Regent Street behind.

5.3.2 Uses

The range of different building types and uses is representative of the historic development and varied character of the conservation area; to the east is Auckland Castle and Park open to the public as a heritage attraction in buildings of high significance, whilst the centre of the town is largely in mixed use; retail and commercial units predominate, comprising cafés, restaurants, local business and retail units on the Market Place, Fore Bondgate and Newgate Street specifically. Auckland Castle, its Park and the galleries and visitor centre on the Market Place are the principle focus for visitors, with a large area of car parking conveniently located in the North Bondgate.

Commercial and retail uses are concentrated along Newgate Street between the Market Place and the station. A fall in level of occupancy of commercial units, and long-term vacancy due to change in consumer habits, move to out-of-town shopping, cost of living crisis and the Covid-19 pandemic, has severely impacted on the vibrancy of Newgate Street and Fore Bondgate and the condition and appearance of buildings. There has been an increase in the churn of tenants and short to medium-term vacancy. There are significant opportunities for the reuse or redevelopment of vacant sites in traditionally commercial and retail areas especially as diversifications targeted towards visitors such as the multiple new galleries that have been established.

There is a changing land use pattern in Bishop Auckland in response to retail decline and the repositioning towards the visitor economy as a local and tourist destination for wider cultural and entertainment uses.

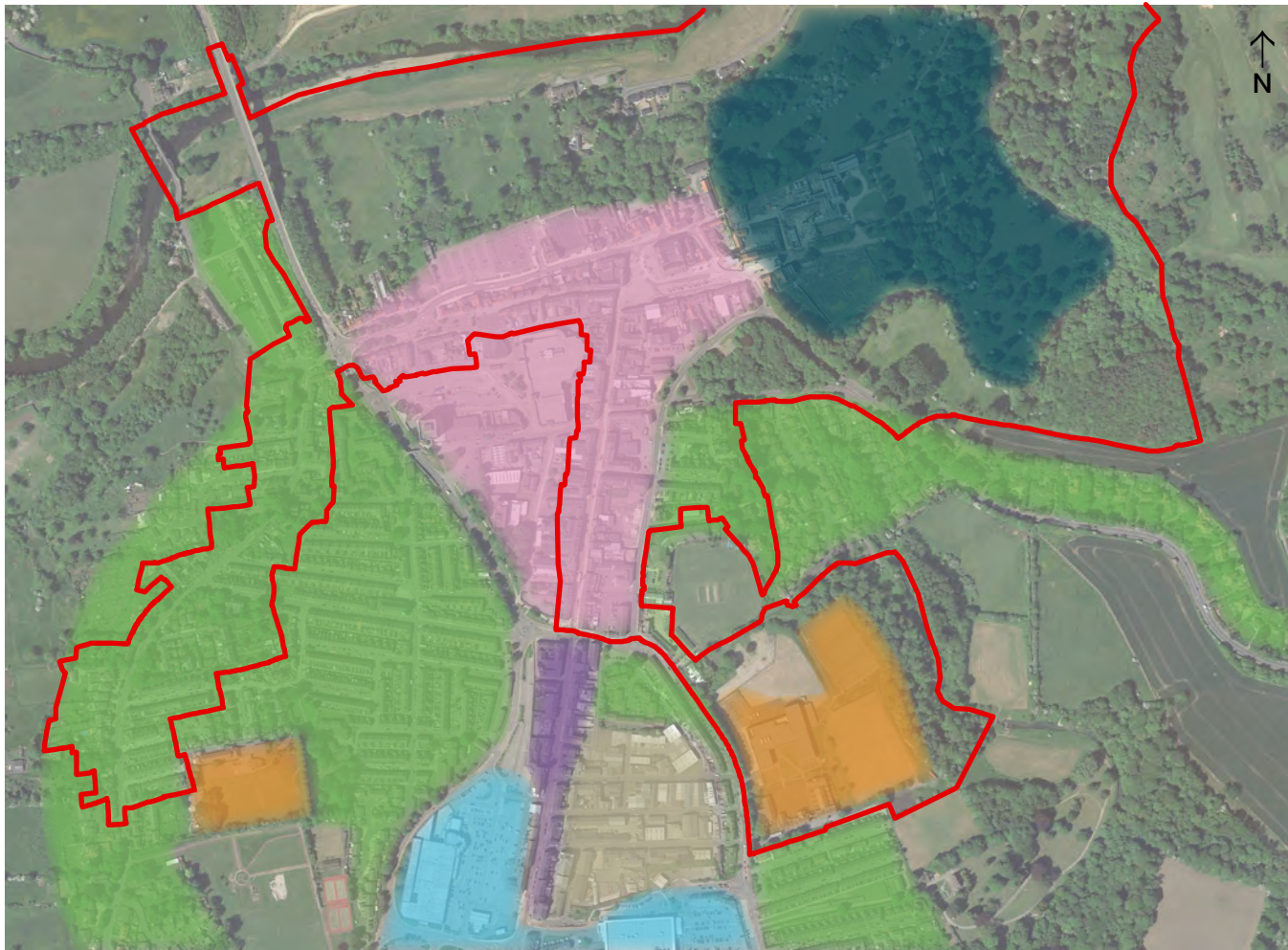
Light industrial uses centred on Peel Street and Chester Street which were established by the late-nineteenth century remain in this area and the stable and continuous land use and the variety across the character areas form part of Bishop Auckland's significance. There have been some major changes in use with the steel works and a goods station, which also operated into the twentieth century, now occupied by large retail units. Throughout, residential can be found interspersed between.

On High Bondgate, the area west of the A689 including Etherley Lane, and to the east of Kingsway the most common building use is residential. Here there is considerably more homogeneity of building uses with single dwelling residential dominating.

In the past there has been a considerable focus of educational establishments on South Church Road, now alone represented by King James I Academy in the former Girls Grammar School.

The pattern of uses across the conservation area and the wider town are shown on the plan on the following page.

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA



USES PLAN

- Conservation Area Boundary
- Auckland Castle and Park
- Town centre – Commercial and Retail Core, (Interspersed with Residential)
- Newgate Street Retail
- Light Industrial
- Residential
- Education
- Large Retail Stores / Supermarkets and Station

This plan is not to scale

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

5.3.3 Materials

The type of materials utilised within buildings make a key contribution to the local distinctiveness of Bishop Auckland. The use of locally and imported materials imbue the built environment with a high level of aesthetic interest and a strong sense of its history, reflecting changes in fashion and the economic success, or otherwise, of the area.

A local, buff-coloured, sandstone is a dominant material utilised throughout Auckland Castle and the town, with particularly prominent buildings constructed in quality rusticated or smooth sandstone ashlar. Welsh slate, and occasionally Lakeland slate, with lead dressings is a preferred material for many roofs, whilst pantile is often found on the vernacular buildings which predate the Industrial era. Sadly, cheaper concrete tiles have been used when reroofing many historic buildings in Bishop Auckland, replacing the original roof material with a material alien to its original form.

Brick has been used from the eighteenth century through to the modern period in Bishop Auckland. Earlier handmade bricks are discoverable across the conservation area which indicate early age before the machine manufacturing of the nineteenth century. Brick was used in the construction of the mid-eighteenth century The Elms in Market Place, and in a number of later Georgian buildings in Market Place and the Bondgates. During the Victorian period brick was used to dramatic effect, especially where combined with the sandstone dressings or with another coloured brick or terracotta. It is found on high-status buildings, as seen in Market Place and Newgate Street, as well as the terraces and villas of the late-nineteenth and early twentieth century in other parts of the conservation area. Several commercial buildings on Newgate Street (for example Nos.12 and 16) utilise terracotta dressings to significant effect.

Both textured stucco and smooth render are finishes which are found throughout the conservation area in a variety of colours. Where used on early buildings it was probably to conceal work resulting from later changes made to the structures and provide uniform decoration. It may also have been used to hide original coursed rubble-stone construction or brickwork as fashion dictated. In certain character areas rendered frontages are not a feature of the

area and should not be encouraged, and traditional render should always be appropriately used for repair without covering other traditional materials.

Less common is the use of mock timbering effect, although when utilised it can be effective, as can be seen at The Bay Horse in Fore Bondgate or the Queen's Head on Market Place.



SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

5.3.4 Building Types and Architectural Styles

The conservation area is characterised by a wide range of building types, demonstrating a vivid sense of the historic and piecemeal development of Bishop Auckland. Examples of various types of detail are shown in the palettes contained in this section. The diversity of architectural features contributes to the character of the place whilst the varying details indicate buildings' different construction dates, functions and status.

Extant building fabric dates from potentially as early as the twelfth century in Auckland Castle with buildings that are largely medieval at their core. Vernacular housing dating from the late sixteenth to at least the late seventeenth century is present in the conservation area along with high status Georgian houses from the eighteenth century. The majority of historic residential properties in Bishop Auckland were built during the later nineteenth and early twentieth century as the town grew.

The expansion of the town during the nineteenth century is demonstrated by the quality of buildings intended to express civic pride and commercial success, including the Town Hall and commercial buildings on Market Place and Newgate Street. Buildings from this period often favour the Gothic style, perhaps referencing the Castle itself, although other styles also prevail.

The quality and quantity of residential housing within the conservation area also reflects the growing population during the nineteenth century, as well as variations in wealth and status. The growing town also saw the reconstruction of St Anne's Church and the construction of a number of new places of worship, some of which survive in one form or another. The town also retains a number of purpose-built industrial buildings in Railway Street / Chester Street and Peel Street; whilst this area is not in the conservation area, it has been assessed as part of the boundary review.

Auckland Castle and Park Complex

The episcopal residence of the Bishops of Durham with earliest fabric potentially dating from the twelfth century; now well documented, it, and its associated complex, make up the most significant buildings in Bishop Auckland, demonstrating the historical importance of the town in the medieval and post-medieval periods. Whilst the present complex reflects recent fashions, particularly in the use of the Gothick style, the buildings are largely medieval at their core and constructed in stone with slate and lead roofs.



The 'Gothick' Clock Tower (or Robinson Archway) at Auckland Castle. To the left is Castle Lodge which adopts a more Artisan Mannerist style



Auckland Castle with chapel of St Peter to the right of the image

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Places of Worship

There are a number of buildings originally constructed for religious use. The Church of St Anne on Market Place is perhaps the most well-known example. It was built to replace a medieval chapel of ease in the 1840s. The architect William Thompson (c.1810-58) adopts the Early English style, an early Gothic form often favoured by Victorian architects as it represented a 'purer' form of architecture. Built of sandstone, with plain lancet windows, a Lakeland slate roof and bellcote, it is a simple but charming building which enhances Market Place. Sadly, its condition is a concern and the Heras fencing intrusive.



Church of St Anne on Market Place

St Wilfrid's Roman Catholic Church on West Road / Hexham Street was built in 1846 and enlarged in 1857; a major restoration was undertaken in 1890. It demonstrates the continuing expansion of the town in the mid-nineteenth century and the increasing Catholic population, fuelled by the arrival of Irish workers. Again, the architect Thomas Gibson adopts the simplicity of the Early English style. Adjacent is the fine presbytery, also in the Gothic style which was constructed in 1867.



St Wilfrid's Roman Catholic Church and Presbytery on West Road

The chapel of St Peter provides a significant presence in the Auckland Castle complex, rising above all other buildings despite the absence of a tower or spire. It is the earliest part of the Castle complex having originally been built as a medieval aisled hall; it was adapted as a chapel in the seventeenth century with the renewal of the clerestory. Unlike the Victorian churches in Bishop Auckland mentioned above, the composition adopts the Decorated Gothic style, including reticulated and geometric tracery in the windows, pinnacles and a crenelated parapet. The private chapel is open to the public for tours and services.



Four Clocks Centre

Although outside of the conservation area, the Wesleyan Methodist Church (now the Four Clocks Centre), built between 1908 and 1914, with its pinnacled tower designed in a Gothic Revival style, is prominent in views along Newgate Street.

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Public Buildings and Places of Entertainment

The Town Hall is the Market Place's principal building, occupying a large proportion of an island site in the marketplace. It was designed by John Philpot Jones and built in 1861-62; its scale and design are testimony to the prosperity of the growing town in the mid-nineteenth century. Whilst adopting the Gothic Revival style, it has Flemish and French influences, unusual in Bishop Auckland, particularly in the roof shape, which is steeply pitched and features cast-iron cresting, dormer windows and a tall lantern. Openings have shouldered heads and nook shafts, which on the first floor have pointed arched heads and tracery. Originally containing a covered market, offices and a Turkish bath, it is now a community arts centre and library.

The former Young's Men Church Institute, also known as the Lightfoot Institute after its founder, is located on Kingsway and was designed by Robert Wilkinson Thompson (1850-96) in a plain Jacobean style with a residential appearance, opened in 1882. Opposite on Victoria Avenue is the Masonic Hall which was formerly the Temperance Hall dating to 1877 designed by James Garry of Hartlepool. It adopts the Gothic Revival style and is of stone with two storeys with a first-floor assembly hall, lit by tall stone mullioned windows in arched heads and hood-moulds. The building is enlivened by carved stonework.

Adjacent is a narrow, but pleasing building set over three storeys; this is the former Mechanics Institute, also designed by Thompson.⁰² The ground floor arcade of door and windows are finely detailed and inscribed 'Mechanics 1880 Institute' across the three segmental heads. They form an attractive block of buildings on the south side of the streets all adopting the Gothic Revival style. Like many buildings in Bishop Auckland, the rear elevations are in brick.

Both the Mechanics Institute and the Masonic Hall are in need of new uses before their condition deteriorates further; the latter has recently been granted planning permission for conversion to accommodation.



The Town Hall, now a library and community arts hub



The former Lightfoot Institute, now apartments



The former Mechanics Institute on Victoria Road



The former Temperance Hall and latterly the Masonic Hall

⁰² For further see Alistair Coey Architects, [Former Bishop Auckland Mechanics Institute, 27 Victoria Avenue, Bishop Auckland: Historic Building Report](#), 2019, Historic England:

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

A most significant building, but largely unrecognisable as such, is that of the former assembly rooms at No.10 and 11 Fore Bondgate. Now subdivided into two shops, it was originally built in the eighteenth-century; the partially infilled first floor windows evidence the location of the large assembly room. A particular feature is the rusticated stone quoins, window and doorway surrounds. The rendered walls hide the original coursed rubble-stone construction. By the mid-nineteenth century the building had been subdivided and had various uses including that of an inn.

Although no historic cinemas operate in Bishop Auckland, the façade of the first purpose-built picture house can still be found at No.77 Newgate Street (now a shop). Built in about 1914 as the King's Picture House, its façade of coursed stone and ashlar was substantially reduced to its present height, although it retains a projecting oriel window in the centre (originally with curved glass), flanked by large windows with keystones. Although the hall to rear is now gone, some features are said to survive internally.⁰³

On Railway Street, the Hippodrome was a former theatre and music hall which opened in 1909 but was converted into a cinema in 1912. It has a distinctive frontage of red brick and stone dressings with Classical features and distinctive round-headed windows on the second floor with keystones. The larger central window survives with original stained glass and stone panel below containing the name 'Hippodrome'. It is now a bingo hall and Grade II listed.



The former assembly room on Fore Bondgate



The Hippodrome, Railway Street

⁰³ The Northern Echo, [online article](#), 9th January 2018

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Banks

Perhaps the most noteworthy former bank building is that of Backhouse Bank, later Barclays, at No.2 Market Place which opened in 1871. At three storeys and five bays, it is a striking building designed in the Gothic Revival with a polychromatic red brick walling and yellow sandstone dressings. Designed by G.G Hoskins it now forms part of The Auckland Project's (TAP) Spanish Gallery.

Another former bank in Market Place at No.45, now repurposed by TAP as the Miner's Art Gallery, dates to c.1860 and was built to designs by J.D Thompson (1824-71) for the former Bishop Auckland Savings Bank, one of the first banks

in the town. It also utilises the Gothic Revival style but to different effect; its modest size is more domestic than the former Backhouse Bank opposite and the circular tower is reminiscent of a baronial castle.

Within Newgate Street, the Yorkshire Penny Bank at No.18 on the corner with the Newgate Shopping Centre is probably one of the most prominent in the street. Designed in the Tudor-baronial style in 1898 by J.R Whitaker, it is built in sandstone ashlar. The architect has taken full advantage of the location by installing a prominent corner turret. The modern canopy adjacent, however, obscures the impressive façade.

The other banks in Newgate Street (by 1916 there were six) at No.10 (Co-Operative Bank) and No.36 (Coral) have typical bank building features like stone façades, rusticated ground floors and arched openings. However, the HSBC bank, formerly York County and City Bank on Newgate Street, is an impressive Georgian-style red brick with stone dressings and dormers which was built in 1893. The ground floor of granite is a favourite material for banks, expressing solidity and permanence.



The former Backhouse, and later Barclays Bank, Market Place



Former Lloyds Bank on Newgate Street



Former Bishop Auckland Savings Bank, now the Mining Art Gallery, Market Place



Former Yorkshire Penny Bank on Newgate Street



Unusual Georgian-style former bank on Newgate Street with rusticated granite ground floor

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Retail

Retail is a key activity within Bishop Auckland. Shopfronts form an important part of the street scene in the major retail areas of Newgate Street, Fore Bondgate and Market Place. Traditional shopfronts can greatly contribute to a town's distinctive identity and there are a number of notable survivals in Bishop Auckland. Additionally, there are a number of purpose-built retail premises which remain key in the street scene today.

McIntyre Boot and Shoe at No.25 Newgate Street is probably one of the best examples of a traditional shopfront in the town, with its recessed doorways and curved shop windows in bronze frames with Art Nouveau detailing.⁰⁴ This shop is currently undergoing renovations. Gregory's Bakers at Nos.103 and 105 Newgate Street is a former butcher's shop and also a significant survival of a shopfront and interior, including a stained-glass clerestory light and decorative tiling.⁰⁵

Fore Bondgate also retains some good examples of traditional shopfronts, especially towards its western end where there has been a concerted effort to install or restore traditional shopfronts and improve the appearance of the street scene and shopper experience. Good examples include No.50 and adjacent No.51 Bondgate Gallery.

The former Doggart's Department Store, formerly known as Auckland House (now Sports Direct), is an impressive classical-style façade of ashlar, with seven unequal bays of large windows separated by imposing giant Corinthian columns. Formerly Hedley's drapery emporium, the façade

was added in the 1870s by J D Thompson. It became Doggart's department store in 1895, also occupying adjacent buildings at No.1 Market Place and Nos.7 and 9 Newgate Street.⁰⁶ The original shopfront has been lost and the present one dates from the twentieth century.



Grade II listed Gregory's bakery, also possesses original fixtures and fittings internally



Traditional shopfronts in Fore Bondgate



Grand classical façade of the former Doggart's Department Store on Market Place



Traditional shopfronts in Fore Bondgate

⁰⁴ For further information see: Alistair Coey Architects, *Former McIntyre's Shoe Shop, 25 Newgate Street, Bishop Auckland, 2020*, Historic England

⁰⁵ See Historic England' website for more details: '[Former Bishop Auckland Butcher's Shop Listed, 2021](#)'.

⁰⁶ C Howard et al, 2021, p120

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Another notable retail premises is that of the former Co-operative store, more recently the department store of Beale's at No.80 Newgate Street. The imposing three-storey premises was built for the Co-operative in 1873-74 to designs by WV Thompson and extended in 1882-83 by his brother Robert in a similar Gothic Revival style and again in 1892-94. In 1902, they also acquired the neighbouring premises, which was built in 1894 in a more classical style. It is an example of large-scale late nineteenth century commercial expansion and redevelopment. Despite the modern ground floor shopfront, the building has a significant presence within the street scene. A new use for the building is urgently required.

Art Deco forms are occasionally found in Bishop Auckland, suggesting investments in the town in the 1920s and 30s. Examples include the former Marks and Spencer store (now the Tap & Tun) at No.23 Newgate Street. The first floor has a smooth-rendered frontage, paired pilasters below an architrave and stepped pediment. The ground floor shopfront retains original elements such as the window frames, curved glass, polished granite stall risers and pilasters. Another Art Deco purpose-built shop is that of the former Woolworths, now Boyes, at No.84 Newgate Street built in the 1920s. It has a striking red brick upper floor, topped by a rendered architrave and pediment.



Now vacant former Co-operative store on Newgate Street



Art Deco former purpose-built Marks and Spencer



Art Deco former Woolworth's building

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Pubs and Hotels

Historically, inns and public houses have vied for position on Market Place. The Market Place was once a stopping point for the stagecoach and inns were also an important place to conduct business before the Town Hall was constructed. Additionally, hostelrys provided an important service on market days. Today, however, only a few remain.

The Sportsman's Inn (formerly the Merry Monk) faces the Town Hall and has late seventeenth century vernacular features, including a steeply pitched tiled roof and stone gable copings and kneelers. The Castle Bar (formerly known by a number of different names over the years including the Hare and Hounds, Railway Hotel and the Commercial) is an early nineteenth century inn which lies on the west side of the Market Place at No.41. It is a rendered three bay, three-storey building and features three first-floor canted oriel windows.

The Postchaise and Queen's Head hotels on the north side of the Market Square, adopt contrasting architectural styles, with the very late nineteenth century Queens Hotel in a mock-Tudor frontage over three storeys, with distinctive gables facing Market Place. It replaced an inn which may have much earlier origins. Adjacent is the lower three-storey Postchaise with rendered frontage possibly dating to the late eighteenth century with distinctive quoins. Lying within former medieval burgage plots, both have potential to contain hidden historic fabric; the former is said, for example, to have earlier cellars. The Castle Bar, Postchaise and Queen's Head all lie vacant to the detriment of the conservation area.

Another distinctive public house is that of No.5 Market Place. The Stanley Jefferson, dating from the mid-eighteenth century, occupies one of the town's prestigious town houses. The brick frontage is made distinctive by the imposing two-storey bowed projection and wide entrance door with large fanlight.

Another public house, built in the mock-Tudor style dating to the early twentieth century, and replacing an earlier public house, is that of the Bay Horse found at Nos.38 and 40 Fore Bondgate. The three-storey building with imposing central gable, stained glass and projecting windows has changed little since its construction c.1909.



The Queen's Head Hotel and Postchaise Hotel



The Bay Horse, Fore Bondgate

Buddies nursery (No.1 Newton Cap Bank) on the corner of Bridge Street and Newton Cap Bank is a former public house (known as the Newton Cap in 1995) built to serve the residents of the local area in the later nineteenth century, and repurposed in recent decades.



The Castle Bar, Market Place



Stanley Jefferson, formerly a prestigious Georgian town house

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Educational

There are a number of schools and former schools within the conservation area. Barrington School was established in 1810 by Bishop Barrington on Market Place. Located at No. 3 Market Place, what is now part of the Spanish Gallery, the building was enlarged, remodelled and refaced in the early twentieth century. Its original form from the early nineteenth century is known from an engraving which shows it was once a three-story, three-bay building, typical of many late Georgian town houses. Additionally, No. 9a Market Place was built in 1873 as a residence, but later became part of the Mount School. It adopts the Gothic revival style in the shape of its windows and detailing of the doorcase.

South Church Road has historically been a focus of educational establishments. The first was the National School built in 1855 which, until recently, occupied the corner with Kingsway. Designed in the Tudor Gothic style the school and adjacent church hall were recently demolished and replaced with residential buildings intended to loosely reflect the earlier structures.

Further south along South Church Road is the former King James I Grammar School, also known as Lower School. It was built in 1865 as a private commission and therefore a more assertive Tudor Gothic than the earlier National School. It was attended by Stan Laurel of the Laurel and Hardy fame in the early twentieth century. Sadly, it was substantially damaged by fire and has been rebuilt, although the main façade remains, providing a positive contribution to the character of the street.

The King James I Academy is located within the former Bishop Auckland Girl's County School. The third school to be added to South Church Road, it was built in 1910, to designs by Edwin Francis Reynolds (1875-1949), in the free Jacobethan style and was later extended to form the current U-shape. Of note is the lodge house facing onto the

main road designed to complement the school buildings. The complex has been further added to since the last appraisal with a twenty-first century school building to the north of the present Grade II listed buildings.



Former Barrington School, now the Spanish Gallery



Former Mount School

Another converted school can be found on Etherly Lane is now in residential use; built in 1858 the former Wesleyan School was designed in the Gothic style and features shouldered openings to windows and doors.



King James I Grammar School (also known as Lower School) on South Church Road, now residential



Former school, now residential on Etherly Lane

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Residential

Residential buildings in Bishop Auckland vary in size, decoration, location, date and appearance owing to changing tastes, lifestyles, accessibility to materials and economic conditions.

Vernacular

A number of early residential houses survive in Bishop Auckland. They are usually identified by their low form, stone walling, steeply pitched pantile roofs and stone gable copings and kneelers. However, some later buildings may be concealing earlier structures, as has been observed at No.7 Market Place, where a large medieval fireplace is reported to be located in the basement of a seemingly late Georgian townhouse.⁰⁷

An early surviving house is located on the south side of High Bondgate – this route probably developed in the medieval period and was where the bondsmen settled, hence the street name 'Bondgate'. Nos.35 and 37 may date from the late sixteenth or early seventeenth century and feature roughly coursed and random rubble stone walls, quoins and a pantile roof with stone copings and kneelers. Additionally, No.17 North Bondgate has features which may possibly date this house to the early-eighteenth century.

Other early residential housing is located around Market Place where a number of houses date to at least the late seventeenth century; this includes Nos.22, 23, 24 and 25 Market Place. These are of two or three storeys, are vernacular in character with hints of the classical style in their later doorcases. No.24 and 25 on the corner is believed to be a former inn known as 'Charles in the Royal Oak'.⁰⁸

The almshouses at 49–52 Market Place were originally built in 1662 but rebuilt in the Gothic-style probably in a similar form in 1845.



Nos.24 and 24 Market Place



Nos.35 and 37 High Bondgate



Almshouses, 49-52 Market Place

⁰⁷ C Howard et al, 2021, p231

⁰⁸ C Howard et al, 2021, p113

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Georgian

There are a number of high-status houses around Market Place dating from the eighteenth century. They tend to be brick or rendered, and frequently have stone dressing, keystones and quoins. Eaves may be enlivened by brackets. Classical detailing is often expressed in features such as door cases. One such example is that of The Elms, now subdivided into apartments. It is a mid-eighteenth century three-storey brick building with four-bays and a distinctive porch carried on Ionic columns. Other examples can be seen at No.9 (Fifteas Tea Room), with its broken-pediment porch and panelled pilastered. Doors from this period are traditionally solid and often have six panels, occasionally with ornate, semi-circular fanlights as can be seen at No.4 (Reed) and No.5, (Stanley Jefferson).



The Elms, Market Place

Bow windows are a feature of late Georgian buildings; there are a number of fine examples on Market Place including No.7 Market Place (now Chang Thai) and No.5, the Stanley Jefferson public house. Other very modest examples can also be found on Fore Bondgate on the upper floors; for example, at Nos.65-66.

Sash windows of various different configurations are observed in this group of buildings, with the older, Georgian terraces often featuring six-over-six or eight-over-eight pane windows, whilst Venetian windows can also be found but are less common than the single square-headed sash.



No.9 Market place (Fifteas Tea Room)



Remains of Late Georgian shallow bow bay windows in Fore Bondgate



No.7 Market Place (Chang Thai)

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Victorian and Edwardian

The majority of historic residential properties in Bishop Auckland were built during the later nineteenth and early twentieth century; most residential housing is terraced, although a few larger villa properties can also be found, for example, on Park Street at the eastern end of Victoria Avenue or facing onto Etherley Lane.

Typically, the building styles are either classically inspired or have Gothic influences to enliven their façades. Stone remains the most common walling material, although there are a number of exceptions on Etherley Lane, with stone being replaced by brick. A notable example is the red bricked, late Victorian detached villa, at No.42 with mock half-timbered projection on the first floor. Additionally, terraces on the north side of Ladysmith Street houses have striking polychromatic brickwork. A number of mock-half-timbered buildings also exist from this period.

Canted bays are commonly found on villas, town houses and terraces of the later nineteenth century throughout Bishop Auckland. Oriel windows can also be seen on the upper floors on Newgate Street and the Bondgates. Windows would have historically been one-over-one or two-over-two timber sash windows, generally, with fewer glazing bars than their Georgian predecessors, whilst Edwardian houses commonly contain an upper sash with multiple lights, and a single pane in the sash below. Round-headed windows with margin lights are commonly found in the Regent Street / Park Street / Victoria Avenue area (often denoting a stairwell) and are aesthetically pleasing where they have been retained.

Door treatments vary, with large porches more common on the grander villas on Etherley Lane, whilst pediments, dentilled or consoled projections above doorways can all be seen in the area.

Roofs are commonly of slate. Whilst the junction between the wall and roof, or eaves, is highlighted by a cornice with dentils or corbels, whilst the edge of many buildings are frequently picked out by quoins.

The loss of these traditional features, and their replacement with manmade materials in inferior styles and designs has been noted throughout the conservation area, continuing a trend recognised in the earlier appraisal.



Early Cottages on Etherley Lane



Modest Terraces on Ladysmith Street



End-terrace villas on Etherley Lane



Grander terraces on Victoria Avenue



Late Victorian / Edwardian in Edge Hill retaining original fenestration



Late Victorian / Edwardian villa on Etherley Lane



Larger semi-detached villas on Etherley Lane



Terraces facing Etherley Lane

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Doors Palette



SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Windows Palette



SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Bridges

Bishop Auckland features a number of bridges which were the focus of a study undertaken by Historic England.⁰⁹ Notable among these is the post-medieval Newton Cap Bridge, visible from The Batts and the A689. It has two segmental arches and is believed to have been built about 1600. It is both listed Grade I and a scheduled monument.

Newton Cap Viaduct is a former railway bridge, now a road bridge, which spans the River Wear. Its height, at about 100ft, is striking; the latter is a pleasing combination of stone and brick; the brick only visible when seen from The Batts.

Other smaller stone bridges include the Gaunless Bridge on Gib / Durham Chare (1762, widened 1822), the Drive Bridge in Auckland Park (1757) and Jocks Bridge on Dial Stob Hill (eighteenth century, rebuilt nineteenth century) all are single-span bridges and all Grade II Listed.



Newton Cap Viaduct from The Batts



Bridge over the river Gaunless, Durham Chare



Newton Cap Bridge

⁰⁹ Jecock, Marcus, *The Road, Rail and Parkland Bridges of Bishop Auckland, Co Durham: an assessment of the historical and archaeological evidence* [link: <https://historicengland.org.uk/research/results/reports/4-2021>], 2021, Historic England.

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

5.4 Townscape

5.4.1 Street Pattern

Historic plot boundaries and street patterns have importance in defining how a settlement has developed over time or where change has occurred. The present pattern of streets in Bishop Auckland has developed over many centuries, and despite twentieth century intrusions, the historic plan form is still legible.

The earliest recognisable street pattern derives from the medieval period, when settlement was laid out around a green lying roughly east/west along the northern edge of the promontory, represented today by the Market Place and the Bondgates, and bounded to the east by the Castle and Town Head to the west. Meeting the Market Place at right angles to form a rough 'T' shaped pattern is the route of Newgate Street, which was possibly laid out in the Roman period. By the mid-nineteenth century, development in Bishop Auckland largely remained focussed on these areas.

Medieval burgage plots have been identified along the north and south side of the Market Place from nineteenth century maps, although they are less easy to identify in the modern townscape due to the amalgamation of many plots for the construction of larger buildings they are still significant and their legibility important to protect. Castle, Durham and Wear Chare are also representative of medieval routeways (although altered in the twentieth century).

A significant proportion of the town's plan form was laid out in the later nineteenth century and early twentieth centuries when a regular pattern of streets of densely packed terraces was laid out on the west side of Newgate Street. Those that survive within the conservation area include Surtees Street, Princes Street, Clarence Street and Lindsay Street, although many more survive outside of the boundary.

The twentieth century clearances and new road layouts had a significant impact on the appearance and character of the Bishop Auckland, sweeping away historic buildings and terraces and making alterations to the earlier street pattern. This allowed for new housing, as well as modern interventions like Vinovium House, the bus station and the Newgate Street shopping centre, but has also left empty plots on North Bondgate. Road alterations also included the extension of Durham Road to the Market Place in the early twentieth century, truncating both Durham and Castle Chare, and the extension of Kingsway in the 1980s. The conversion of the railway line into Bob Hardisty Way (A689) diverted traffic away from the town centre but also led to a loss of a number of historic buildings and busy traffic which intrudes on the western end of High Bondgate.

5.4.2 Surfaces

The majority of road surfaces and car parks in the conservation area are modern tarmac with typical road markings. Pavements are most commonly concrete slab, block paving, tarmac or concrete. However, fragments of historic pavement and road surfacing in the form of stone flags, stone cobbles and scoria blocks which can be found in a number of discreet locations both public and private are significant and should be retained. Historic images suggest a number of roads were once cobbled.¹⁰

Public realm improvements within a number of areas have seen the introduction of sympathetic surfacing treatments; for example, within Market Place, where natural stone paving and granite setts and kerbs can be found.

Scoria blocks appear to have been used prolifically in the nineteenth and earlier twentieth centuries and were a byproduct of the iron and steel manufacturing industry. They can be found throughout the town, mainly in back lanes, and were also once used as road gutters they contribute to the special interest of the conservation area part due to these links to Bishop Auckland's industrial past.

Stone setts, scoria bricks, brick setts and natural stone kerbs have been used in combination effectively in High Bondgate. Along with the traditional style railings and ample vegetation they contribute to the character of the area and help delineate the historic housing from the busy through traffic.

Granite as setts and kerbs have been in use in many towns since the nineteenth century and are both hardwearing and weather well. Sympathetic natural stone kerbs have been used in past public realm improvements in Newgate Street, although coupled with a modern brick and concrete paving. Future changes on Newgate Street and elsewhere should seek to retain or reuse natural stone kerbs.

¹⁰ For example, see T Hutchinson, *Bishop Auckland: A Century of Postcards*, 2009, p36 lower picture.

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Surfaces Palette



SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

5.4.3 Street Furniture

Historic street furniture makes a strong contribution to a sense of place and local identity through items including post boxes, telephone kiosks, bollards, railings, and memorials. All helping enrich the streetscape, and it is therefore important to ensure these are retained and managed.

Bishop Auckland retains a number of traditional pieces of street furniture; these include several post boxes and a phone kiosk; the latter is located on the Market Place and is the last in Bishop Auckland.¹¹ Unusually, not designated, it has been adapted as an emergency defibrillator point. Several post boxes survive, including one on Market Place, and another set into a boundary wall on the corner of Etherley Lane and Clarence Street.

A number of other items of street furniture help illustrate the town's history and evolution and make contribution the special interest of the conservation area. The two water fountains on High Bondgate and on Durham Chare are both constructed in stone in a similar Gothic Revival style, although one is believed to be early nineteenth century whilst the other on Durham Chare was erected by the Temperance League in 1873. Both have recently undergone restoration works and interpretation panels have been installed. Close by is a granite milestone on Durham Chare. Also of high significance is the war memorial on Market Place, relocated in c.1980 from Station Approach.

As part of the public realm improvements, the Council have introduced new street furniture within Market Place; modern styles have been mixed with traditional forms. Benches are a mixture of the more traditional style, as found outside of St Anne's Church (and in other locations around the conservation area), attractive stone seating and a rather unattractive plastic memorial bench. Bike stands also vary in style on Market Place, as do bollards, where stone spheres are an interesting substitute to the traditional-style black metal or plastic bollard which is found throughout the conservation area. Other rudimentary and unremarkable items of street furniture include bins and bus shelters.

Guard railings are necessary to ensure public safety. They are used in a number of locations including an attractive bespoke form used in the Market Place and a traditional form on High Bondgate.

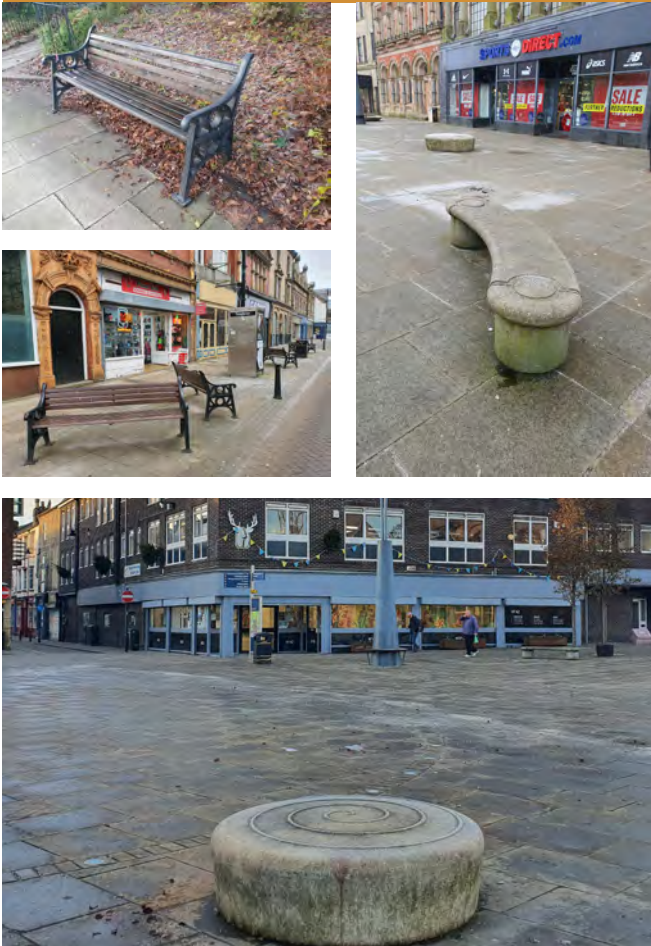
There is variation in streetlighting throughout the conservation area. Lighting columns and fittings are generally modern, although in prominent streets like Newgate Street and Fore Bondgate, the modern lighting is traditional in style, designed to replicate the form of a historic street lamp. In the latter, the narrow street requires the streetlights to be fixed to building elevations to economise on space and avoid visual clutter. Elsewhere, lampposts are modern and utilitarian. Market Place has a number of bespoke lighting columns alongside unremarkable lampposts and bulky security camera columns, despite the significance of the area.



¹¹ The Northern Echo, 9th September 2020 '[History Group fight to save last red telephone box in Bishop Auckland](#)'.

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Benches and Seating



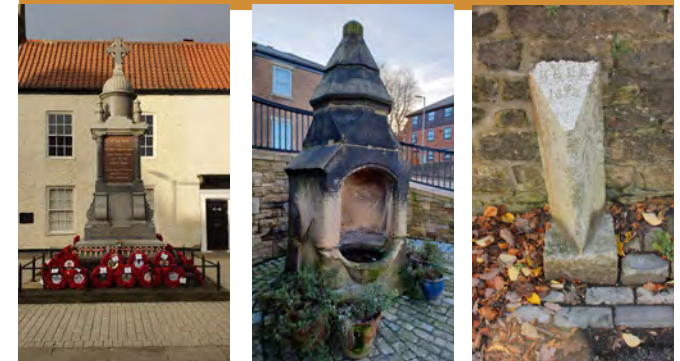
Bins, Bike Stands and Other Items



Guardrails



Memorials, water fountains and milestones



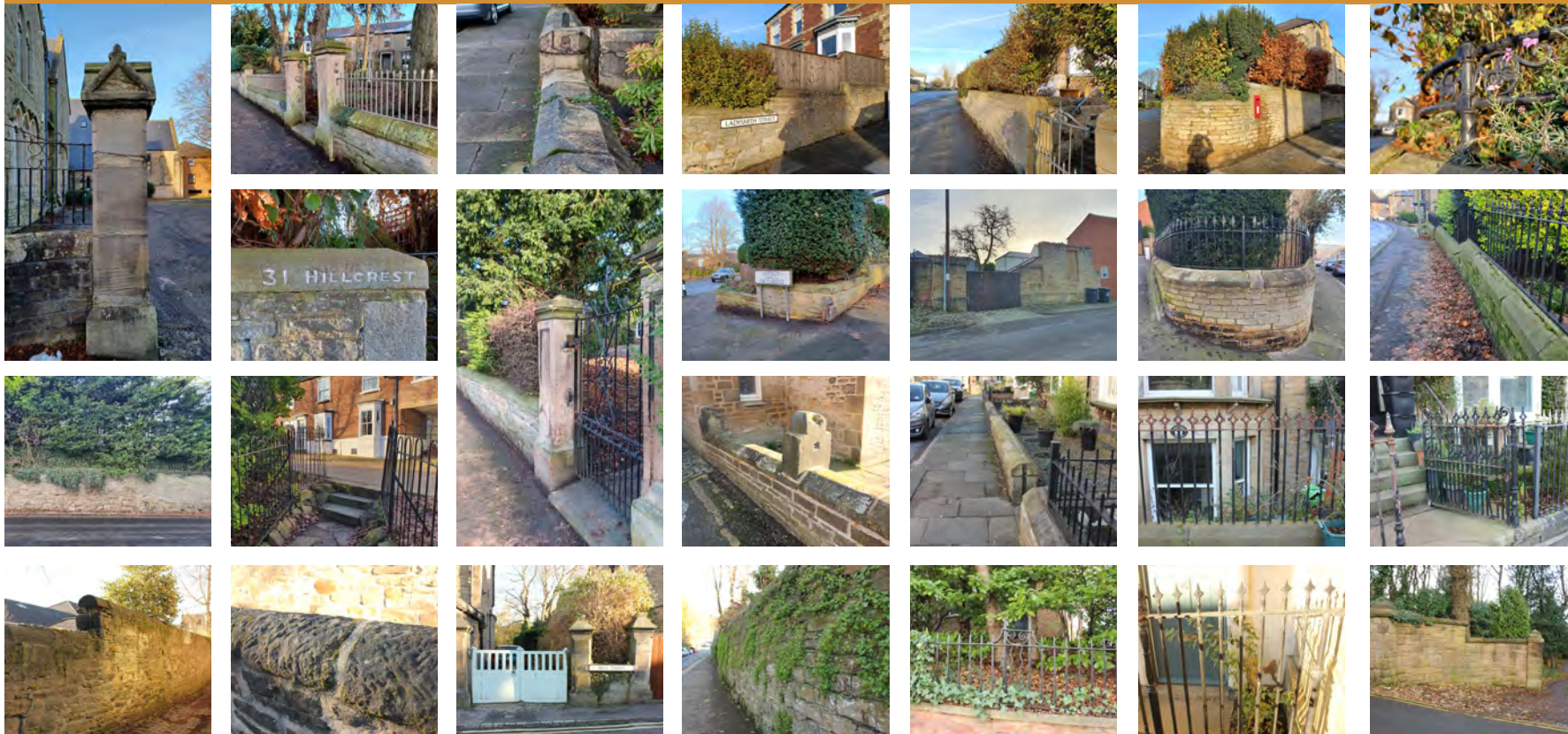
SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

5.4.4 Boundary Treatments

Where buildings are positioned close together and up against the back of the pavement, there are few boundaries present. Where space allows away from the main commercial core, there are more frequent examples of notable boundary treatments in streets like Victoria Avenue, the Chares, and Etherley Lane. Local stone is frequently used in boundary walls, sometimes incorporating

original cast-iron railings and gates. Walls may feature tooled coping stones which can sometimes evidence the past use of railings, now removed. Where they have been removed in the past, some residents have installed modern replacement railings. Traditionally-styled railings have been installed on High Bondgate as part of improvements to the public realm. Brick is also used in boundary walls on some historic properties. Hedging is also found in some residential streets.

Palette of boundary treatments



SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

5.4.5 Movement, Activity and Atmosphere

As mentioned above, the conversion of the railway line into Bob Hardisty Drive (A689) has diverted traffic away from the town centre between the A688 in the south-east and other settlements to the north-west. This has unfortunately led to busy traffic intruding on the western end of High Bondgate, a largely residential area.

Once busy with shoppers and bus passengers, the focus for Market Place has shifted away to one of hospitality and tourism. Despite this, a traditional market is still held on a Thursday and a Saturday although much reduced in size than in previous decades. In addition, special events, fairs and markets are held throughout the year enlivening this space, including a Street Food Market held on the last Friday in every month between March and October. The food festival has proved popular, attracting approximately 30,000 visitors and residents during 2022.¹² Regular heritage walks and tours held during the Heritage Action Zone proved a popular way of bringing the conservation area's architecture and history to life. At other times the Market Place is partly pedestrianised although its atmosphere is disturbed by busy through-traffic from the A688, which uses Durham Road to access the town centre or onwards to the A689.

Newgate Street, and to some extent Fore Bondgate, have succeeded Market Place as the focus for retail in the conservation area. However, the large number of vacant shop units evidence the current shift preference to online and out-of-town shopping, and the closure of popular chain stores has reduced the vibrancy of these two streets and footfall has reduced. Traffic is restricted to disabled badge holders only and, at the lower end of Newgate Street, to bus traffic.

Car parking can be found in a number of locations in the conservation area; most prominent is on North Bondgate, within land on the north side of the street formerly occupied by buildings removed during the clearances of the mid to late twentieth century. The car parks dominate the street scene and give it an 'edge-of-town' character, despite it having once been an important medieval street. North Bondgate is usually busy with traffic.

Pedestrian movement from the North Bondgate car park is, generally, eastwards towards the Market Place and attractions and there is potential for visitor movement from the galleries and castle into the retail and hospitality on surrounding streets. A narrow passage into Fore Bondgate is easily missed by visitors and to encourage more pedestrian flow into Fore Bondgate, the Council have created a new access route into Fore Bondgate, with the aim of encouraging interaction with businesses. Fore Bondgate itself, which is restricted to traffic, retains something of its historic ambience, although now degraded by the vacancy and condition of a number of buildings.



Food Festival



Narrow alley between North Bondgate and Fore Bondgate

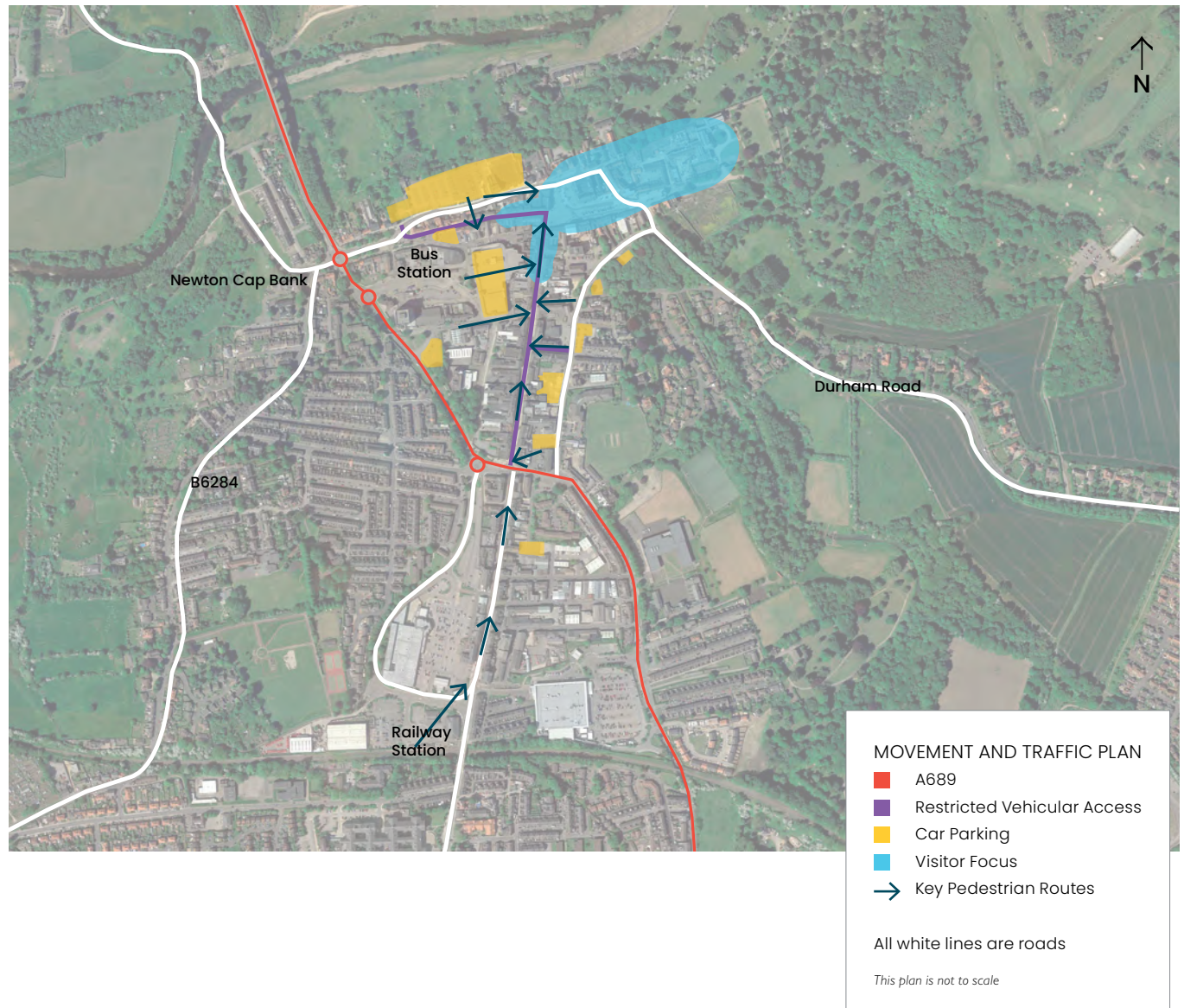
¹² Bishop Auckland Town Council Public Meeting, 16th January 2023.

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

A new car park and pedestrian through-route is also hoped to be created following the demolition of buildings between Nos.63 and 67 and Nos.69 and 71 Kingsway. This will allow visitor flow from Kingsway onto Newgate Street.

Durham and Wear Chare are both narrow historic roads which retain a pleasant leafy feel. Pavements are narrow or non-existent in places and share the carriageway with traffic, which can be disconcerting.

Although, outside of the conservation area, the station is located to the south of the town centre drawing pedestrian movement along Newgate Street into the town centre. The bus station lies to the rear of Fore Bondgate and east of Newgate Street and the shopping centre; plans to redevelop this uninspiring space and also create a larger car park are currently underway. Pedestrian movement from the bus station remains problematic, via back streets or the Newgate Shopping Centre.



SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA



Publicly accessible Auckland Park, a valuable asset to the people of Bishop Auckland

5.5 Green Space, Trees and Vegetation

Despite the urban focus of the conservation area, it includes a number of significant areas of green space. Auckland Park to the north-east is the largest and most significant of these. The conservation area boundary takes in part of the Grade II* Registered Park, which comprises the formal gardens of Auckland Castle, including the bowling green and the walled garden (currently under restoration) and the more informal parkland (known as Inner Park). The park features open grassland, scattered trees and tree clumps, and the wooded valley of the Gaunless. A key building in the park is the large Gothick deer shelter which overlooks the Gaunless. The park is open to the public all year round and is well used and appreciated by locals and visitors alike.



Isolated but pleasant wooded area of Castle Chare



Leafy Wear Chare

SECTION 5.0: THE CHARACTER OF THE CONSERVATION AREA

Also to the north of the town is an area of open grassland known as The Batts which is a popular dog-walking area. A green space south of the River Wear, a path leads west where dramatic views of the Newton Cap Viaduct can be obtained. The riverside path continues west, outside of the conservation area. Rising up the slope to the south towards the town is an area of enclosed grass and scrub. Batts Terrace is partly protected from flooding by a raised grassy bank.

Although not a green space the Market Place is an important open space within the town. It defines the town centre and is demonstrative of its original (and continuing) purpose as an area which holds a market. To improve the

appearance of this space the Council have carried out surface improvements along with tree planting.

Tree planting can also be found in many of Bishop Auckland's streets, making an important contribution to the nature of the area; for example along High Bondgate, where the trees and shrubs also help reduce the impact of traffic noise and pollution. Pockets of trees can be found in residential areas and are particularly significant along Castle Chare and Durham Chare. On the latter, road layout changes in the early twentieth century have created an isolated area of woodland through which the historic Castle Chare descends to the Gaunless Bridge.

Planting with private gardens and along South Church Road in the school grounds of King James I Academy also make a valuable contribution to a greener urban experience. Etherley Lane is particularly leafy, with a number of larger Tree Preservation Orders (TPOs) in place such as in the grounds of St Wilfrid's Church and to the gardens of Elmside. Views of the surrounding countryside are never too far away, offering frequent leafy views from elevated positions within the town.



Riverside walk along the Wear, looking west at the Newton Cap Viaduct



The Batts looking north-east



Reminders of the surrounding countryside from within the conservation area. Looking east from Clarence Gardens on the edge of the conservation area.

SECTION 6.0: CHARACTER AREAS



- Character Area 1: Auckland Castle and Park
- Character Area 2: Town Centre
- Character Area 3: Wear Chare and The Batts
- Character Area 4: Etherley Lane
- Character Area 5: Kingsway and South Church Road

SECTION 6.0: CHARACTER AREAS

This section divides Bishop Auckland Conservation Area into smaller character areas. Each area has a slightly different atmosphere and character depending on street layout, building types, scale, design and uses, amongst other things. The descriptions of each character area summarise their individual characteristics and provide more detail on variations in character throughout the conservation area. Each section will also provide a summary of significance as well as ongoing challenges and opportunities - the latter to be expanded in Part 2.

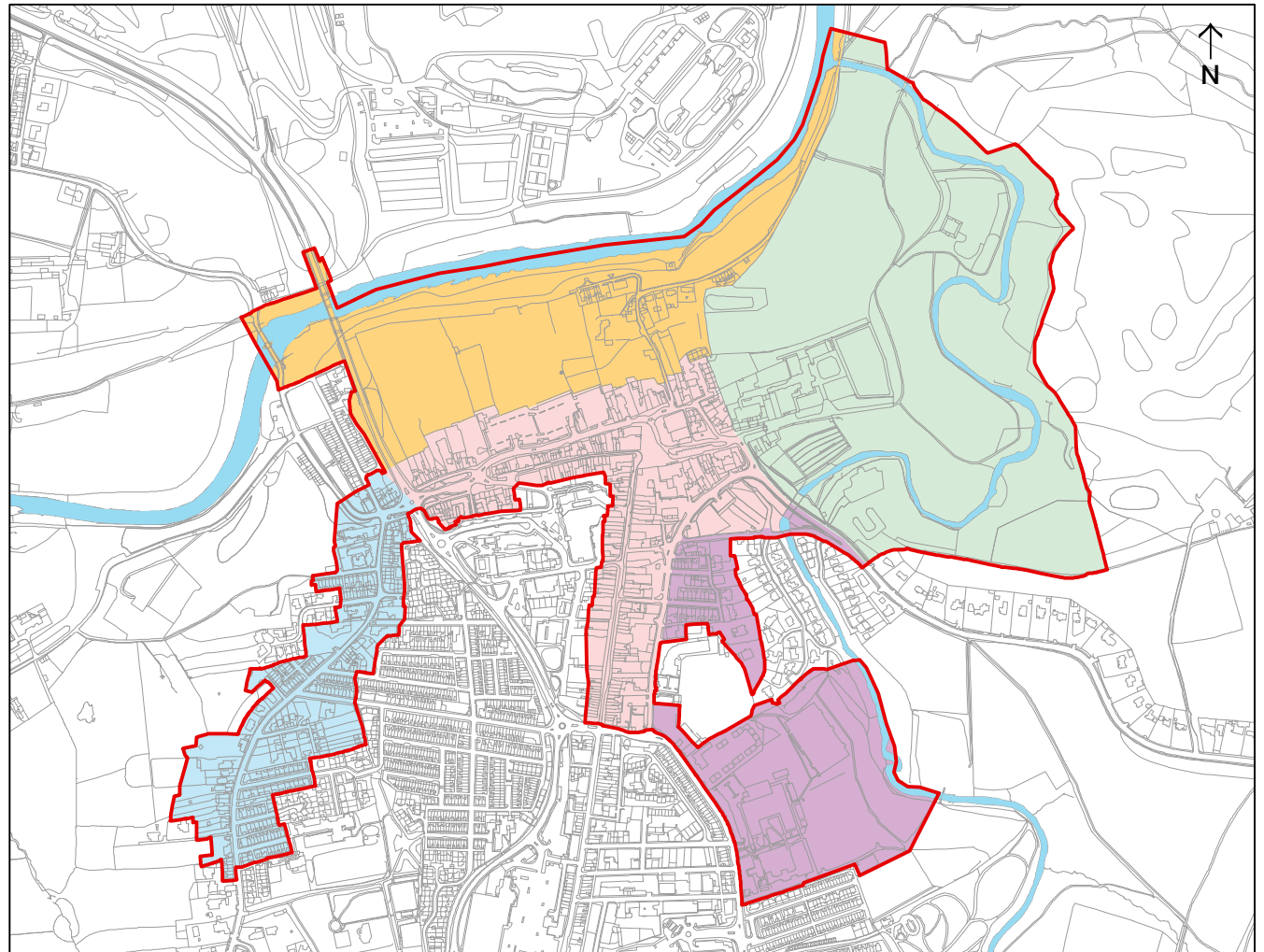
These character areas largely follow those in the earlier conservation area appraisal (2014), also informed by Historic England (2021) Historic Area Assessment of Bishop Auckland.

Where relevant each character area contains a list of Key Non-Designated Heritage Assets, these assets makes a positive contribution to the character of the conservation area. Non-designated heritage assets within conservation areas also benefit from the general control over demolition in conservation areas afforded by the Town and Country Planning Act 1990.⁰¹

CHARACTER AREAS

-  Conservation Area Boundary
-  Character Area 1: Auckland Castle and Park
-  Character Area 2: Town Centre
-  Character Area 3: Wear Chare and The Batts
-  Character Area 4: Etherley Lane
-  Character Area 5: Kingsway and South Church Road

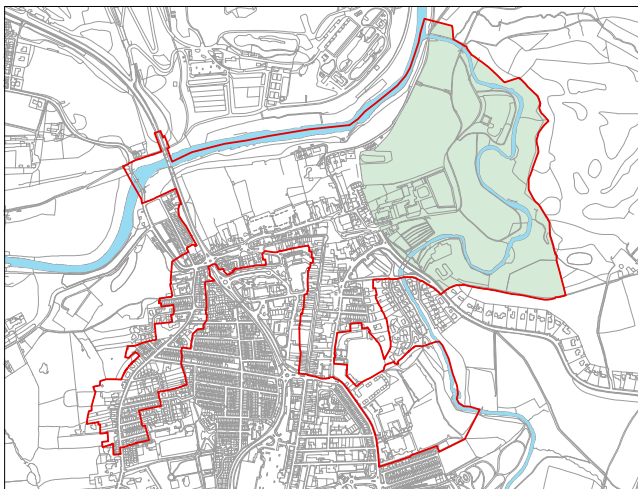
This plan is not to scale



⁰¹ For more information see Historic England Advice Note 7 (2nd Edition), 2021 Local Heritage Listing: Identifying and Conserving Local Heritage <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>, which sets out the appraisal process for the identification of unlisted buildings that make a 'positive contribution' to the character of a conservation area.

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 1: AUCKLAND CASTLE AND PARK



The area focuses on the most significant element of the conservation area, Auckland Castle and its Park. The boundary of the conservation area, however, excludes the golf course.

Summary History

Auckland Castle occupies a high point on the promontory and has served as the preferred residence for the Bishops of Durham since the twelfth century. The park originally functioned as a deer park and the first mention of building here was a hall or hunting lodge built by Bishop de Puiset (1153-1195) in the late twelfth century. However, it may not have been the first building to have been constructed on the site.⁰² It was positioned east-west on the northern edge of the plateau, with a commanding outlook over the Wear towards Binchester. Given Puiset's reputation as a great builder, it is feasible that other areas of the complex were upgraded and developed at the same time. Elements of Puiset's medieval hall are believed to have been incorporated into the chapel of St Peter when it was transformed by Bishop Cosin in the seventeenth century.

The development of the complex continued under Bishop Anthony Bek (1283-1311), which included the creation of a South Range with a Great Chamber over an undercroft, terminating with a chapel to the south. The Castle has since undergone many phases of extension and alteration, resulting in the complex seen today.⁰³

During the fifteenth century the New College was constructed by either Bishop Robert Neville (1438-57) or Bishop Laurence Booth (1457-76). Located to the west of the Castle complex it likely displaced the Great Grange. The purpose of the New College was to house the Dean and Canons for the bishops' private chapel, replacing an earlier arrangement founded by Bek at the East Deanery, near St. Andrew's South Church, Bishop Auckland.

In the eighteenth century, substantial alterations transformed the park into pleasure grounds. This change included the planting of tree stands, the construction of a Gothick Deer House, and a bridge over the River Gaunless. These were part of a wider transformation of the Bishop's residence into a Gothic fantasy castle.

Auckland Castle was never likely to have been a military or actively defensive structure, having evolved from an earlier hunting lodge rather than defensive fortress (as at Durham). The term 'Castle' is indeed quite late, with the title 'Auckland Palace' more common up to the nineteenth century. However, its status and the bishop's privacy demanded substantial walls and gates, which nurtured its gradual branding as a castle.

The Castle was acquired from the Church Commissioners in 2012 by Jonathan Ruffer who set up the charity the Auckland Castle Trust (now The Auckland Project (TAP)). The aim was to restore the Castle and establish it as the anchor for new visitor attractions, whilst acting as a catalyst for the regeneration of the town and the wider area.

⁰² Purcell Architects, 'Auckland Castle Conservation Plan Conservation Plan', 2015, unpublished report.

⁰³ For more detail see the Conservation Plan, 2015.

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 1: AUCKLAND CASTLE AND PARK

Over the past decade TAP have worked closely with Durham County Council to conserve and restore Auckland Castle, enabled by funding from the owner, TAP, the National Heritage Lottery Fund and many others. The Castle reopened to the public in 2019 following extensive works which included a full refurbishment of historic fabric and a careful renewal of services. Within the Castle complex, a focus on reducing carbon emissions saw the development of the new Energy Centre, housed in a new building which goes some way in restoring the fourth side of the College quadrangle. Additionally, a new visitor centre opened in 2018, featuring a 29-metre-high tower, and the new Faith Museum, housed in a stunning new building located adjacent to the Castle, which opened in October 2023. Works continue today in the restoration of the walled garden, to be opened to the public in 2024.



Parkland view, published 1936, from Churton's Portrait and Landscape Gallery

Key Features, Character and Significance

- This character area contains a large area of managed parkland with a limited number of buildings. However, these are of international significance and high architectural merit set in a parkland of significant time-depth.
- Auckland Castle (also known as the Bishop's Palace) is one of the most important medieval residential complexes in England, with significant architectural, historic, archaeological and aesthetic value in its own right. Its association to the Bishops of Durham and other historical figures is indisputable. Its communal interest has increased through the work of TAP; as a heritage destination it is a valuable asset to Bishop Auckland and a key catalyst in the areas' regeneration.
- The Clock Tower (or Robinson Arch) provides an impressive entrance and separation between town and Castle and is a key building in views from the historic Market Place. The buildings which flank the entrance have a residential character and have eighteenth and nineteenth century features, but those to the north side have their origins in the mid-fifteenth century as a Prebends' college.
- The entrance from Market Place has been enhanced by the recent resurfacing and use of natural materials like cobbles, stone setts and stone flags and a consistency of street furniture.
- A former entrance to the Castle complex can be seen on Silver Street; the West Mural Tower has been recently restored and is an impressive, low stone tower topped by crenellations.
- On entering the grounds, the uniquely designed Faith Museum clad in a warm sandstone is prominent on the north with the Grade I listed Castle Lodge to the right; an austere residence with crenellations to continue the defensive theme found throughout the complex.
- The long gravel walk draws the eye towards the park and also encourages visitors to explore. The topography means that the walled garden is not immediately obvious to the south. A viewing point, however, encourages visitors to admire the view and the ongoing restorations of the walled garden.
- The Wyatt Screen with railings and arched gateway in the Gothick style provides a physical separation from the drive, but provides glimpsed views of the Castle, increasing anticipation. Key views of the Castle can be obtained once visitors have stepped below the archway.
- Auckland Castle is an impressive complex of buildings of considerable historical, archaeological and architectural value; the present complex reflects recent fashions, particularly in the use of the Gothick style, the buildings are largely medieval at their core, constructed in stone with slate and lead roofs.
- The Castle is surrounded by a number of gardens including the sunken lawned area to the east known as the bowling green. To the west, the remains of a barn evidence this area was once part of the Great Grange.
- Recent excavations have shown the considerable archaeological value of the Castle uncovering elements of the medieval castle, and work by Historic England and others has indicated the landscape still retains much evidence of its past in the form of earthworks.⁰⁴

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 1: AUCKLAND CASTLE AND PARK

- The large parkland was formerly a deer park and productive landscape which was transformed into pleasure gardens and a designed landscape in the seventeenth and eighteenth centuries. It features specimen and stands of trees and areas of woodland through which the River Gaunless winds its way. The parkland is open to the public and includes well marked paths, making a valuable contribution to the wellbeing of the local population.
- The Deer Shelter continues the Gothick theme and is a unique structure built originally to provide shelter and a feeding area for the parkland deer is defensive in appearance, with a quadrangular form, crenellations and tower.
- There is a strong sense of architectural coherency across Auckland Castle and its parkland structures through the use of sandstone and medieval and Gothick architectural designs.
- The Park contains a number of habitats and species of significance including bats, grassland, otters and badgers.
- There are a number of significant views to and from Auckland Castle and Park which have been discussed in Section 5.3.



The Castle Lodge and Clock Tower gateway



West Mural Tower marks a former entrance into the Castle complex



Wyatt Screen and Arch



Auckland Castle



Walled garden undergoing restoration



The new Faith Museum



Auckland Park

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 1: AUCKLAND CASTLE AND PARK

Key Buildings

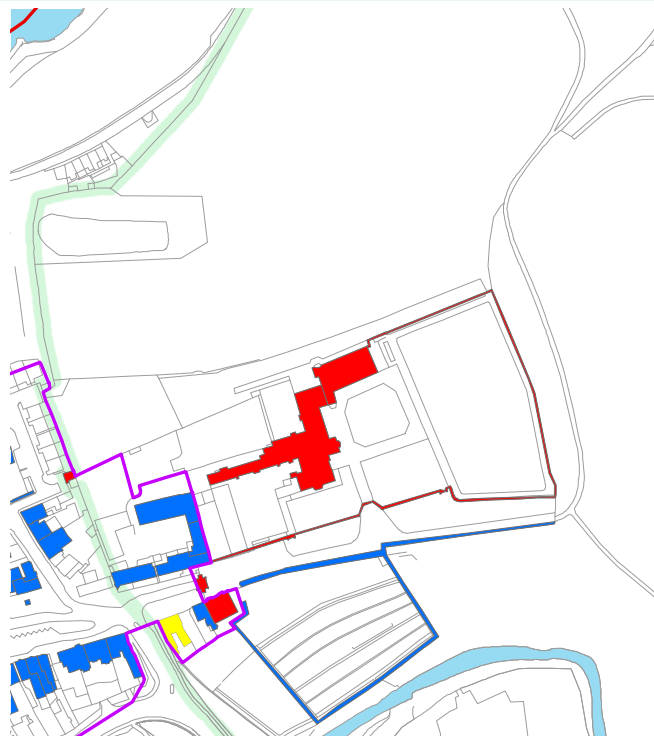
There are a significant number of features contained within the Character Area of Auckland Castle and the Park, many of which are covered by designations. The most distinctive elements are Auckland Castle and attached chapel. Modern structures include the new Faith Museum. All contribute to the appearance and character of this part of the conservation area. Additionally, the character area comprises a large proportion of the Grade II* registered park and garden. The list below summarises the key structures as follow:

Listed Buildings

- Auckland Castle, Grade I
- St Peters Chapel, Grade I
- Auckland Castle Screen Wall (Wyatt Screen), Grade I
- Deer Shelter, Grade I and Scheduled Monument
- Walled Garden, Grade II
- The College (made up of three separate listings), Grade II
- The Clock Tower (Robinson Arch), Grade I
- Castle Lodge, Grade I
- West Mural Tower and walls, Grade I
- Bridge over the River Gaunless, Grade II
- 11, Market Place, Grade II*
- 17 and 18 Market Place, Grade II

Key non-designated Heritage Assets

- Ponds on North Terrace Auckland Castle Park
- Drive bridge over Coundon Burn - Auckland Castle Park
- Footbridge over Coundon Burn, collapsed - Auckland Castle Park
- Footbridge over Coundon Burn - Auckland Castle Park
- Railway accommodation bridge BIF/7 (at south edge of Auckland Park)
- Railway culvert BIF/8 carrying the Coundon Burn within Auckland Park



Plan of designations at Auckland Castle (note: the plan does not show the bridge over the River Gaunless to the north)

DESIGNATIONS: AUCKLAND CASTLE

- Conservation Area Boundary
- Grade I
- Grade II*
- Grade II
- Registered Park and Gardens
- Area of Archaeological Interest

This plan is not to scale

Other Significant Buildings

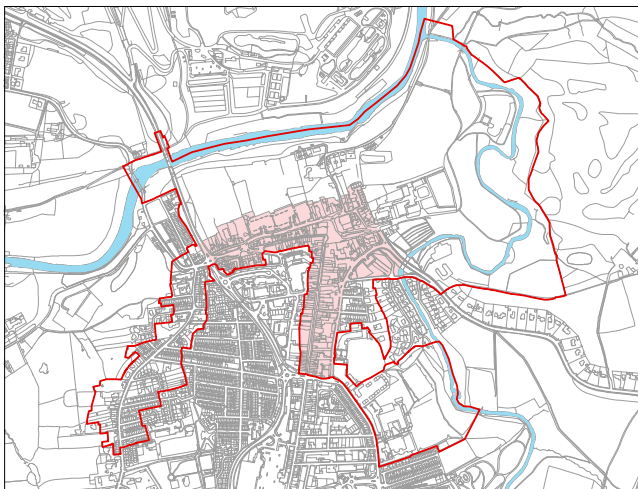
- The Faith Museum

Challenges and Opportunities

- Auckland Castle has reopened after undergoing conservation works internally and externally and is now in a good overall condition. The challenge going forward, will be ensuring regular maintenance is undertaken in an appropriate and timely manner to preserve the appearance and special interest of the building.
- TAP continue to restore elements of the park and garden, with the walled gardens due to open to the public in 2024, with and plans afoot for other works. There remains opportunities to engage with the public through archaeological investigations in advance of further development.
- An increase in the number of visitors, whilst bringing economic success to the town, will also result in increased pressure on the fabric of the Castle, Park and the town, including an increase in cars and pressure on the surrounding road network. Car parking pressures and the growing need for hospitality services continue to be part of discussions between TAP and the Council.
- Ensuring the parkland is carefully managed; in 2025 TAP are producing a Park management plan which will address the short, medium and long term management requirement of archaeological, ecological, landscape and heritage significance within the park as well as visitor management.
- The high archaeological interest of the character area brings the opportunity for further research to add to our understanding of the Castle complex and the Park.

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 2: TOWN CENTRE



The area focuses on the commercial core of the Market Place, the Bondgates and part of Newgate Street and Kingsway.

Summary History

The medieval core of Bishop Auckland evolved from a settlement known as 'North Auckland' and was first mentioned c.1006. It is thought to have been a small settlement possibly located in the area of High Bondgate and North Bondgate.

During the medieval period, the settlement grew on the ridge around a green, bordered by landholdings. The green is thought to have been triangular in plan possibly also responding to the roads which converged upon it. Upon the green developed a marketplace; a formal market was recorded by the thirteenth century when the settlement was raised in status to a town. Stalls eventually gave way to rows of permanent buildings and the infilling of the green took place. This created the island development between North Bondgate and Fore Bondgate, confining the marketplace to the eastern end of the town against the boundary to the Castle and park.

A market cross existed here, and it is possible that the first hall or Guildhall was created somewhere on the site, perhaps in the vicinity of the present Town Hall. A chapel of ease was also established within the marketplace by at least the fourteenth century, further infilling the market area.

In the later medieval period, development began to creep perpendicular to the marketplace along Newgate Street, perhaps as far as Durham Chare. At some point in the fifteenth century, and perhaps in response to the pressure from infilling, the marketplace was extended eastwards, with the boundary between town and Castle redefined by the construction of the Mural Tower. The development of this

area was well underway by the seventeenth century with various buildings including the Almshouses (late-seventeenth century and later remodelled in nineteenth century).

Over the centuries the older buildings were replaced, and plots amalgamated to allow for the construction of larger buildings as can be seen on the south side of Market Place.

In 1856, the section of Kingsway between South Church Road and Durham Chare was an unnamed back lane which ran to the rear of Newgate Street. By 1915 the road was known as King's Way. The stretch of the Kingsway between Durham Road and Durham Chare was built in the 1980, cutting through the former medieval plots and bisected Durham Chare and Castle Chare.

Key Features, Character and Significance

- The character area represents the historic and commercial core of Bishop Auckland positioned close to the Castle. The area contains the town's oldest buildings.
- The area retains evidence of its medieval origins in the form of the triangular-shaped marketplace and the long medieval plots to the south and north side of Market Place.
- The Bondgates represent the areas where the medieval Bondsmen settled (these were the servile tenants tied to the bishop and the castle).
- The Market Place contains some of the town's finest civic and commercial architecture from the nineteenth century including the Town Hall and the former Backhouse Bank (now part of the Spanish Gallery). The scale of buildings is predominantly three storeys.

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 2: TOWN CENTRE

- Market Place is also significant for the survival of late-seventeenth century and eighteenth-century buildings. Older buildings often feature steep pitched roofs, pantiles, stone copings and kneelers. The older buildings are also frequently rendered. The eighteenth-century survivals frequently have classical door cases, often with fanlights and bow bay windows. Windows tend to be multi-paned sashes. These include The Elms, No.4, No.5, No.9 and No.10 Market Place.
- The Market Place remains an attractive space and has recently undergone public realm improvements featuring contemporary and historic furniture and surfacing.
- Architectural styles in the character area are often Gothic Revival (such as the Town Hall, built 1862), intermixed with classical forms.
- The focus for commercial activity lies on Newgate Street and Fore Bondgate, whilst Market Place provides hospitality and visitor attractions.
- Despite public realm works, parking and traffic intrude on Market Place.
- There is special interest in the high potential for early standing fabric within many of the buildings, and for buried archaeology within building plots, which are worthy of further investigation, as identified within the Historic Area Assessment by Historic England (2021). The town centre has also been designated by the Council as an Area of Archaeological Interest (Policy 44), recognising its significant archaeological potential, despite later development. Archaeological interest extends beyond the investigated high-risk area and archaeological investigations may be required elsewhere and building recording may be required if loss of fabric of significance is to occur.
- A number of purpose-built commercial premises survive including the former Backhouse Bank at No.2 Market Place, and the former Bishop Auckland Savings Bank, now the Miner's Art Gallery at No.45.
- A market is still held on Market Place on Thursdays and Saturdays, with specialist markets at various times of the year maintaining the vibrant atmosphere.
- Fore Bondgate, North Bondgate and High Bondgate reflect the town's medieval origins. Fore Bondgate is narrow and slightly sinuous, with buildings built right up to the pavement edge, with generally narrow building frontages, reflecting the encroachment upon the medieval green. It retains a number of good quality historic and traditional shop fronts; for example, at No.50 Fore Bondgate and the adjacent No.51 (Bondgate Gallery).
- High Bondgate retains its residential feel and much of its traditional form and fabric.
- North Bondgate has lost much of its earlier character due to the clearance of buildings on its northern side. Replaced by car parking, it has a peripheral character rather than an important medieval street. On its southern side are the rear aspects of buildings facing Fore Bondgate, which evidences unplanned progressive building and renewal over a period of time.
- Newgate Street represents the southern expansion of the commercial core which likely began during the medieval period. Today, its character is one of dense commercial development, continuous shop frontages in a variety of architectural styles.
- Buildings on Newgate Street are interspersed with a number of vernacular houses dating from the eighteenth century, as well a number of poorly designed modern brick buildings.
- A number of good quality shop fronts can be found in Newgate Street; in particular McIntyre Boot and Shoe shop at No.25 Newgate Street.
- Key views in Market Place of the Clock Tower entrance to Auckland Castle, of the Town Hall and St Anne's Church and along Newgate Street have been identified in Section 5.3.



Market Place with the town hall and St Anne's Church

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 2: TOWN CENTRE



Market Place and the new visitor centre, looking west



High quality buildings in Market Place



Eighteenth century housing on Market Place



North Bondgate

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 2: TOWN CENTRE



High Bondgate retains its residential feel



Fore Bondgate



Newgate Street, looking north



SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 2: TOWN CENTRE

Key Buildings

Listed Buildings

- Town Hall, Market Place, Grade: II*
- Postchaise Hotel, Grade: II
- Old Bank Chambers, 45 Market Place, Grade: II
- No.23, Market place, Grade: II
- Nos.46 and 47, Market Place, Grade: II
- Nos.24 and 25, Market Place, Grade: II
- No.22, Market Place, Grade: II
- No.29, Market Place, Grade: II
- The Elms, 27 Market Place, Grade: II
- Wall in front of 27 Market Place, Grade: II
- No.9, Market Place, Grade: II
- No.4, Market Place, Grade: II
- No.5, Market Place, Grade: II
- The Almshouses, Grade: II
- No.1 Market Place, Grade: II
- Nos.1A and 1B, Market Place, Grade: II
- No.9A Market Place, Grade: II
- No.2 Market Place, Grade: II

- No.6, Market Place, Grade: II
- No.7, Market Place, Grade: II
- No.8, Market Place, Grade: II
- War Memorial, Market Place, Grade: II
- Church of St Anne, Market Place, Grade: II
- No.10, Market Place, Grade: II
- No.48, Market Place, Grade: II
- Nos.4 and 6, High Bondgate, Grade: II
- No.8, High Bondgate, Grade: II
- No.28, High Bondgate, Grade: II
- Gazebo to north of 6 High Bondgate, Grade: II
- Bay Horse Public House, Fore Bondgate, Grade: II
- Nos.65-66, Fore Bondgate, Grade: II
- Nos.55, 55A, 55B and 57, Fore Bondgate, Grade: II
- No.17, North Bondgate, Grade: II
- No.18, Newgate Street, Grade: II
- No.21, Newgate Street, Grade: II
- No.80, Newgate Street, Grade: II
- No.1, Newgate Street, Grade: II
- Former Gregory Butchers Shop, Newgate Street, Grade: II

- McIntyre's Shoe Shop, Newgate Street, Grade: II

Key Non-Designated Heritage Assets

- Former Masonic Hall, Victoria Avenue
- Former Mechanic Institute, Victoria Avenue
- The Sportsman, 30 Market Place
- No.21 Market Place
- No.10 Newgate Street
- No.12 Newgate Street
- No.16 Newgate Street
- No.56 North Bondgate
- Nos.10-11 Fore Bondgate
- Nos.34-36 Fore Bondgate
- No.50 Fore Bondgate
- No.51 Fore Bondgate
- Nos.27-28 Finkle Street
- Building adjoining east elevation of York House Day Nursery
- 35-37 High Bondgate
- Historic High Bondgate metal street sign attached to 54 High Bondgate
- Bondgate Cottage – 22 High Bondgate (including historic boot scraper)
- Kings Lodge, Market Place
- Telephone Box, Market Place, outside Town Hall
- Auckland Tower

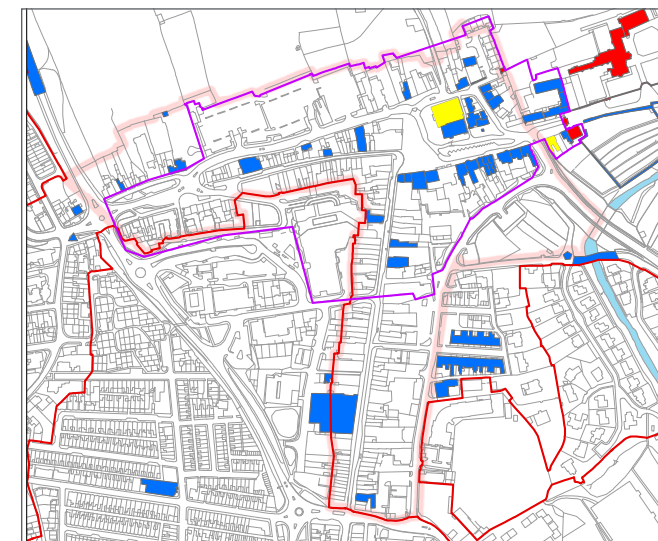
- Bishop Auckland Market Place
- Historic green, High Bondgate
- Severed gardens, Kingsway
- Historic Castle Chare metal street sign attached to 10 Market Place
- 2-4 Newgate Street
- 6-8 Newgate Street
- 10 Newgate Street
- 12 Newgate Street
- 14 Newgate Street
- 16 Newgate Street
- 30 to 36 Newgate Street
- 69 Newgate Street (Formerly Clarks)
- Rear of 50 Newgate Street
- 77 Newgate Street (former Kings Cinema)
- Stan Laurel statue, Theatre Corner
- 5 to 11 Tenters Street (Wilson Veterinary Group surgery)
- 27 Victoria Avenue (former Mechanics' Institute)
- 25 Victoria Avenue (former Temperance Hall, later Masonic Lodge)
- Kingsway House, Kingsway
- 54 Kingsway

Other

- Visitor centre and associated tower

Key Negative Buildings

- No.42 Market Place
- No.43 Market Place
- No.60 Kingsway
- Nos.72 and 74 Kingsway
- No.66, Newgate Street



Plan of designations in the Town Centre

DESIGNATIONS: TOWN CENTRE

- Conservation Area Boundary
- Grade I
- Grade II*
- Grade II
- Registered Park and Gardens
- Area of Archaeological Interest (as designated by Durham County Council)

This plan is not to scale

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 2: TOWN CENTRE

Challenges and Opportunities

- A fall in level of occupancy of commercial units, and long-term vacancy due to change in consumer habits, move to out-of-town shopping, cost of living crisis and the Covid-19 pandemic, has severely impacted on the vibrancy of Newgate Street and Fore Bondgate and the condition and appearance of buildings.
- There are significant opportunities for the reuse or redevelopment of vacant sites on Market Place and Newgate Street.
- There are opportunities for diversification away from traditional high street uses as 10 Newgate Street (banking to dental Surgery), 47 Newgate Street (retail and post office to holiday lets) and 44 Market Place (retail to Bishops Shop and Football Museum).
- Problem of upper floor vacancy.
- Short and medium term vacancy and churn in recent years are also a key factor putting the conservation area at risk.
- Medium term vacancy and decay on Victoria Avenue and at the former Co-Op on Newgate Street
- Poor quality modern shopfronts and modern signage.
- Modern intrusions, including the west side of Market Place which also presents blank frontages on Fore Bondgate. Various modern infilling of low quality on Newgate Street and Fore Bondgate. Opportunities to improve the appearance of, or replace, intrusive modern buildings.
- Derelict buildings and vacant plots to the rear of Newgate Street properties opening onto Kingsway are severely impacting on the appearance of this part of the conservation area. There is an opportunity for improvements, redevelopment and an increase in tree planting.
- Car parking on Market Place is unattractive with a forest of signage.
- Planting and vegetation around the car parks on North Bondgate have yet to mature and help improve the appearance of this area.
- There is the opportunity to create communal bin stores to remove bins from pavements and make them less visible, particularly along North Bondgate and in Market Place.



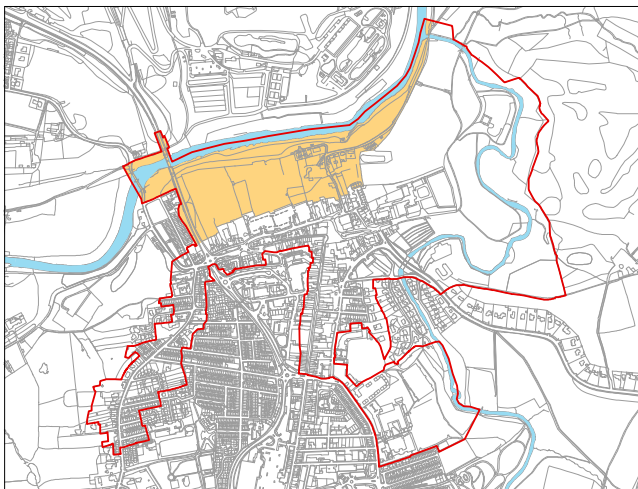
Modern intrusions on Fore Bondgate



Vacant buildings on Market Place

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 3: WEAR CHARE AND THE BATTS



This character area lies to the north of Bishop Auckland's medieval core and comprises the sloping ground down to The Batts, a largely undeveloped green area on the southern bank of the River Wear. It includes Wear Chare which leads to Batts Terrace and Dial Stob Hill, punctuated by a number of terraces and modern housing. The character area also includes three historic bridges.

Summary History

It is thought that the name 'The Batts', may refer to the late-medieval practice of archery which would have taken place in an area called 'The Butts'.⁰⁵ The north facing slope of scrub which rises up to the Bondgates can be clearly seen from The Batts; fragmentary remains of former medieval tenement plots have been identified, defining the location of former crofts, approximately 40-50m wide and 150-200m long.⁰⁶ Plots have been largely amalgamated but are deserving of further investigation.

The Batts is a dynamic landscape which has altered over time by flooding and the changing course of the River Wear. Historically, it provided grazing for animals and was conveniently located close to the marketplace. It was perhaps used for the grazing of horses by the inns located in the town.⁰⁷ The area has also been used for meetings, including a gathering in 1863 by pitmen as part of the 'Rocking Strike'.⁰⁸

Wear Chare is one of the key routeways into the medieval settlement. Cartographic evidence shows it was built-up in the nineteenth century with inns and terraced housing. A small number of terraced houses remain at Batts Terrace.

Key Features, Character and Significance

- Rural nature of Wear Chare and The Batts with a quiet, tranquil character.
- Dramatic topography, sloping downhill from the town to the River Wear.

- Wear Chare lies between land banked up behind high stone walls and is overgrown with trees and vegetation.
- Significant amenity value for the people of Bishop Auckland with riverside walks.
- Significant views west across The Batts towards Newton Cap Viaduct which dominates the valley, and the earlier, Newton Cap stone bridge below it.
- High archaeological value of the sloping ground north of North Bondgate down to The Batts which contains abandoned rear sections of former medieval tenement plots which may reveal new evidence about the development of the early settlement.
- Archaeological value of the bridges and potential below ground evidence of earlier routeways leading north across the river, such as the line of the Roman road.
- Significant vegetation and woodland across the character area.
- The character area features three historic bridges in the form of Newton Cap Bridge, Newton Cap Viaduct (1854-7) built for the North Eastern Railway Company and now converted as a road bridge, and Jocks' Bridge to the north of the character area, a small stone bridge over the River Gaunless which is probably mid-eighteenth century.
- Newton Cap Viaduct is significant as one of the first listed railway bridges to be converted for road traffic.

⁰⁵ C Howard etc al, 2021, p134

⁰⁶ C Howard etc al, 2021, p137

⁰⁷ Ibid

⁰⁸ Ibid

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 3: WEAR CHARE AND THE BATTS



The Batts and scrub below North Bondgate from the Newton Cap Viaduct, looking east



Newton Cap Viaduct from The Batts

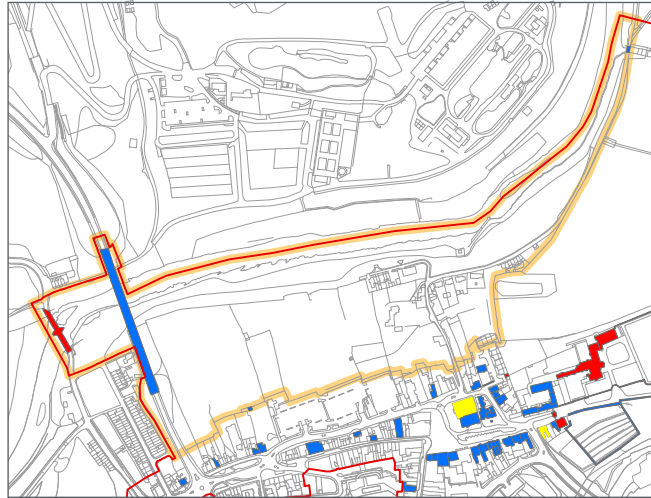
SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 3: WEAR CHARE AND THE BATTS

Key Buildings

Listed Buildings

- Newton Cap Bridge, Grade I and also a Scheduled Monument
- Newton Cap Railway Viaduct, Grade II
- Jock's Bridge, Grade II



Plan of designations at Wear Chare and The Batts

DESIGNATIONS: TOWN CENTRE

- Conservation Area Boundary
- Grade I
- Grade II*
- Grade II
- Registered Park and Gardens

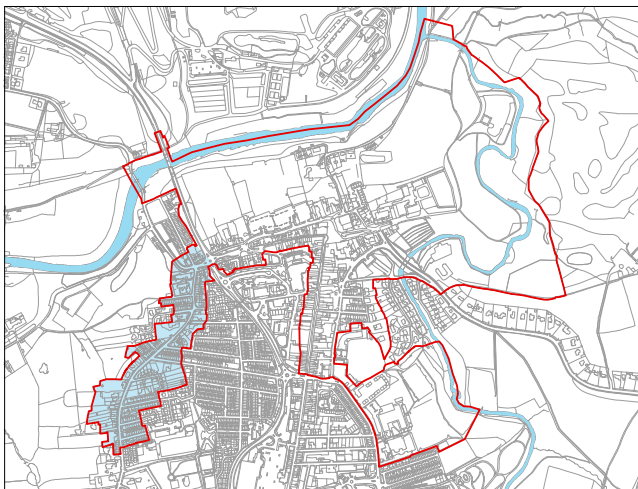
This plan is not to scale

Challenges and Opportunities

- Retaining the tranquil atmosphere.
- Pressure of new development and the need to ensure any new development is of appropriate scope and scale and is of the highest-quality and utilises suitable high-quality materials.
- Climate change and increased risk of flooding, with potential impact on the historic river bridges and on residential housing.

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 4: ETHERLEY LANE



The area focuses on the residential area of Etherley Lane, beginning at the former Town Head and the junction of Newton Cap Bank and High Bondgate. Travelling south-west along a ridge of high ground, West Road becomes Etherley Lane. The character area represents later nineteenth and early twentieth century residential expansion. West Road and Etherley Lane largely comprise Victorian and Edwardian villas and less affluent terraced houses built on former agricultural fields. Etherley Lane also commands some spectacular views west across the Wear Valley.

Summary History

Etherley Lane today is a result of the increased expansion of the town during the latter half of the nineteenth century and early twentieth and the pressures of a rising population. The area was largely agricultural until the mid-nineteenth century with a scattering of houses and cottages. The first 25-inch Ordnance Survey of 1856 (published 1857), shows development beginning at the northern end of West Road; St Wildrid's Roman Catholic Church had been built on what was then the western edge of Bishop Auckland and terraced housing lay on the west side of the street. The Wesleyan School, south of Russell Street (now housing) was to be built just a year after the publication of the OS map in 1858, serving the expanding town which had crept onto the west side of the railway line along Tenters Street. Only two properties lay on Hexham Street, and Russell Street was only partially built. Also of note were a short terrace on Etherley Lane of which Nos.15 and 17 are recognisable on the 1856 map. Wear Terrace is also shown as two houses – today Wear Terrace comprises Nos.25, 27 and 29 Etherley Lane, which are now Grade II listed. A property known as Clarence Cottage is shown to the south-east of Wear Terrace, it was demolished to make way for Clarence Terrace by 1896.

As the town grew, demand increased for workers' housing; terraces were built in newly laid out streets which lay off Etherley Lane. By the publication of the 1897 25-inch Ordnance Survey (surveyed 1896), terraces had been laid out on the east side of Etherley Lane, with a slow southwards advance infilling the former agricultural fields on the west side of the railway line. These streets included Edward Street, Surtees Street, Princes Street, Clarence Street and Lindsay Street, and soon after, infilling took place creating Ladysmith Street. Grander detached villas occupied the ends of the terraces, facing directly onto the highway – including Nos.3 and 5 Etherley Lane and Nos.33, 37, 39 and No.41 Etherley Lane.

Until the late nineteenth and early twentieth centuries, there was relatively little development on the west side of the Etherley Lane, allowing magnificent views across the Wear Valley. Pollard's Terrace had been built in 1857 and remained one of only a few buildings until the late nineteenth century when a number of larger detached, semi-detached villas were constructed to take advantage of the views.

The twentieth century clearances saw the loss of many workers' terraces on West Road, replaced by modern housing. Elsewhere, modern housing has infilled formerly gap sites on the west side of Etherley Lane, diluting the areas special architectural interest.



Details of Ordnance Survey 25-inch, 1857 (surveyed 1856), showing Etherley Lane as largely undeveloped. The 1897 map (surveyed 1896) shows the slow encroachment of housing upon the town's surrounding fields.

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 4: ETHERLEY LANE

Key Features, Character and Significance

- The area illustrates the increased expansion of the town during the latter half of the nineteenth century and early twentieth when there was a boom in industry in Bishop Auckland and coal extraction was at its height. It illustrates the pressures of a rising population and the desire for wealthier residents of the town to move out from the busy town centre, constructing larger houses, terraces and villas on formerly agricultural fields. It also evidences the demand to house workers in smaller terraces which developed on a grid-pattern of streets between the railway line and Etherley Lane, constructed by speculative builders.
- The surviving church and school buildings also reflect the need to meet the educational and religious needs of the growing population.
- Leafy residential character, with a number of important tree groups contributing to the leafy streetscape.
- Rising topography and sinuous highway evidencing its evolution from a small country lane.
- Regular pattern of streets leading off Etherley Lane with straight runs of terraced housing.
- Glimpsed views across countryside and the River Wear.
- Channelled views eastwards along streets across the town with views of distant countryside.
- Grander Victorian and Edwardian houses include detached and semi-detached and larger terraces. A number are attached to the ends of terraces with double frontages and hipped roofs. Mainly two storeys, with occasional attic storeys lit by end gable windows or small dormers, some in unusual shapes. Often with enclosed front and rear gardens and usually facing onto Etherley Lane.
- The listed Wear Terrace (Nos.25 and 27 Etherley lane) was constructed in 1854 although No.29 was not shown on the 1857 Ordnance Survey and was therefore built slightly later; differences between all three houses would also evidence a piecemeal development. The elegant terrace is set in large gardens; all three have double frontages, hipped slate roofs, large ground floor bay windows and grand porches supported on classical columns. The gardens with a number of mature trees add to the leafy character of the streetscape.
- Smaller workers' housing is mainly found in side streets, usually of two storeys with limited outdoor space and constructed with continuous frontages in uniform groups.
- Materials used throughout are predominantly stone, although brick (including polychrome) also feature. Roofs usually retaining traditional slate often with bracketed eaves and occasionally decorative ridge tiles and finials. Chimneys, where they have been retained, are of stone or brick and have multiple pots. Render or painted frontages are not a feature of the area and should not be encouraged.
- Modern cement tiles have been used by some owners replacing traditional slate to the detriment of the conservation area. Many owners have converted their attics and inserted roof lights.
- Modern surfacing to roads and pavements with little historic surfacing remaining.
- Both classical and Gothic styles are found, usually expressed in window and door surrounds. Door treatments vary, with large porches more common on the grander villas. Some large villas have porches supported by columns but more commonly found are simple classical style doorcases or simple projections above the door supported on console brackets. Doors are traditionally solid and often have four or six moulded panels, with fanlights.
- Many buildings feature canted bays with sliding sash windows, although there is a predominance for plastic sashes, or worse, plastic casements, which have replaced many original windows, with generally unsatisfactory results.
- Boundaries vary in design and materials showing the piecemeal development of the area. Stone is a common material although brick is found. Typically, terraced properties have low stone walls enclosing front gardens, formerly topped by railings; few original railings have survived, although occasionally residents have installed modern versions. Higher stone and brick walls can be found enclosing rear yards, incorporating outbuildings, or enclosing individual properties, such as Elmside.
- The area has retained many quality buildings, although a number of terraces have been lost to clearance, and the character has been diluted by infill modern development.

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 4: ETHERLEY LANE



Etherley lane, looking south-west



Well maintained Victorian villa facing Etherley but attached to a terrace on Clarence Street



Brick cottage in a chequerboard pattern, No.1 Etherley Lane



Smaller terraces on Russell Street



Row of stone-built cottages built before 1856, Etherley Lane



Double-fronted terraces on Clarence Street



Modest terraces without front gardens on Lindsey Street



End of terrace villa, Clarence Street

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 4: ETHERLEY LANE

Key Buildings

Listed Buildings

- Drinking fountain at the junction of High Bondgate and West Road, Grade II
- Nos.25, 27 and 29 Etherley Lane (Wear Terrace), Grade II listed, along with the wall and gatepiers also Grade II listed.
- Nos.46 and 48 High Bondgate, Grade II



Wear Terrace



Nos.46 and 48 High Bondgate



Drinking Fountain

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 4: ETHERLEY LANE

Key Non-designated Heritage Assets

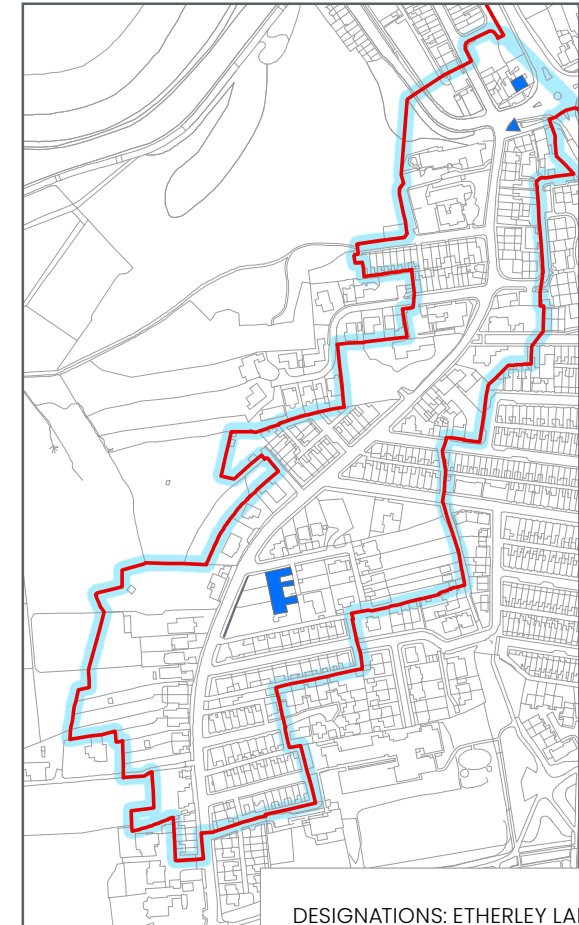
- St Wilfrid's Church and Presbytery of 1846 and 1857 in the Gothic Revival style.
- Former Wesleyan School and attached school house (Nos.10, 12, 14 and 18 Russell Street), now residential, built in 1858 in the Gothic style with steeply pitched roofs and shouldered openings.
- Clairmont, on Princes Street, an imposing former school and maternity hospital. Three-storeys, stone with slate steeply pitched roofs in the Gothic Revival style, set in private gardens. The building is vacant and urgently requires a new use.
- No.42 Etherley Lane, a striking red brick, two-storey house with terracotta detailing and a half-timbered projection on the first floor. Built in the 1890s, it retains its original windows which add to its special character.
- The letter box set into a boundary wall on the corner of Etherley Lane and Clarence Street.



St Wilfrid's Presbytery



Clairmont



Plan of designations at Etherley Lane

DESIGNATIONS: ETHERLEY LANE

- Conservation Area Boundary
- Grade II

This plan is not to scale

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 4: ETHERLEY LANE

Challenges and Opportunities

- Etherley Lane is a pleasant suburb of Bishop Auckland whose atmosphere is often interrupted by through-traffic.
- Over time there has been a significant loss of original architectural features such as doors and windows and their replacement with uPVC products in inappropriate styles. There are opportunities going forward to encourage their replacement with more sympathetic materials and designs.
- The installation of satellite dishes and PV panels have a negative impact on the streetscape.
- Replacement of roofs with modern concrete tiles.
- Poor surfacing of paths and roads patch repaired, with opportunity to improve surfacing throughout the character area.
- Use of inappropriate materials like cement pointing on masonry on historic buildings. There is an opportunity to promote and encourage conservation and repair techniques.
- Modern intrusions on the character area, such as the Bishopgate Lodge Nursing Home on a raised site above the junction of Newton Cap Bank and West Road, modern housing on the east side of West Road, on Ninefields and the modern extension to row of terraces on the east end of Hexham Street.
- Vacancy of a large prominent building, Clairmont, on Princes Street presents many challenges. The building currently has an untidy appearance impacting negatively on the conservation area. Potential new uses include residential housing, care home or apartments, but there is a danger that original features, such as the timber sash windows, may be replaced in a redevelopment.



Loss of original windows and openings and a desire for individuality has made this house unrecognisable as a Victorian worker's cottage



Historic scoria bricks to outbuilding, alongside low-quality concrete paving



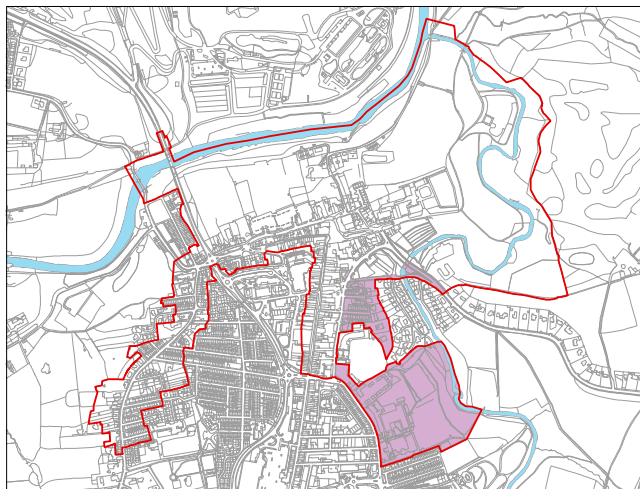
UPVC windows are common within the conservation area



Satellite dishes and PV panels in the character area

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 5: KINGSWAY AND SOUTH CHURCH ROAD



The character area runs southwards from Durham Road and the eastern end of Durham Chare, along the east side of Kingsway to include the late-nineteenth century housing on Park Street, Victoria Avenue and Regent Street and the Lightfoot Institute, continuing to the former and existing educational establishments on the east side of South Church Road.

Summary History

Durham Chare is one of Bishop Auckland's medieval routeways. Originally connecting Newgate Street with Durham Road. On its northern side, the high stone walls mark the former boundaries of medieval burgage plots which once connected with the plots of the opposite side of Kingsway, laying to the south side of Market Place.

Durham Chare was also the location of one of the town's flour mills located on the River Gaunless. Gaunless Mill was operational in the early nineteenth century with a mill race running along the east bank of the river. It was known as Gaunless Roller Flour Mills and later Ferens Flour Mill. The mill was destroyed by fire in the 1970s and demolished. The Willows cul-de-sac was constructed in its place and has been excluded from the conservation area.

In the mid-nineteenth century, the section of Kingsway between South Church Road and Durham Chare was an unnamed back lane which ran to the rear of Newgate Street. By 1915 the road was known as King's Way and the stretch of Kingsway between Durham Road and Durham Chare was built in the 1980, cutting through the former medieval plots and bisected Durham Chare and Castle Chare with the loss of a number of buildings in the process.

Initially part of Pollard's Lands South Church Road was primarily used for agriculture until the mid to late nineteenth century. The National School for Girls was one of the first buildings to be constructed in this area on the corner of South Church Road and Kingsway in 1855 and is shown on

the 1857 Ordnance Survey map. It was extended in 1873 and later 1896-8. Following use as offices, it became vacant and was damaged by fire in the 2014. It was recently demolished to make way for a residential development.

In the mid-nineteenth century, South Church Road was still undeveloped, but by the publication of the 1897 Ordnance Survey 25-inch map, terraced housing lay along much of the west side. The cricket ground is first shown at this time on the east side of Kingsway, although it had been established earlier in the mid-nineteenth century. The open land to the west of South Church Road was used as pasture into the twentieth century, later utilised as sports fields by the King James I Academy.

By the late-nineteenth century demand for housing led to the construction of large detached and semi-detached villas on the high ground above Dell Bank and the mill, with names such as 'Dellwood' and the 'Vicarage', built about 1880. Terrace housing was also constructed along Regent Street and Victoria Avenue (formerly known as Victoria Street) at this time. A Congregational Church (built 1877) occupied what is now the car park between Regent Street and Victoria Street (demolished in the late twentieth century). Also, the Young Men's Church Institute (also known as the Lightfoot Institute) was built on Kingsway in 1882. The Old Vicarage, Church and the Lightfoot Institute were all designed by the Thompson family who were responsible for so many of the buildings in Bishop Auckland ensuring a continuity of design across the town.⁰⁹ Infilling in the garden of Park View saw the construction of the bungalow, Tree Tops, in the 1950s.

⁰⁹ C Howard et al, 2021, p45-6

SECTION 6.0: CHARACTER AREAS

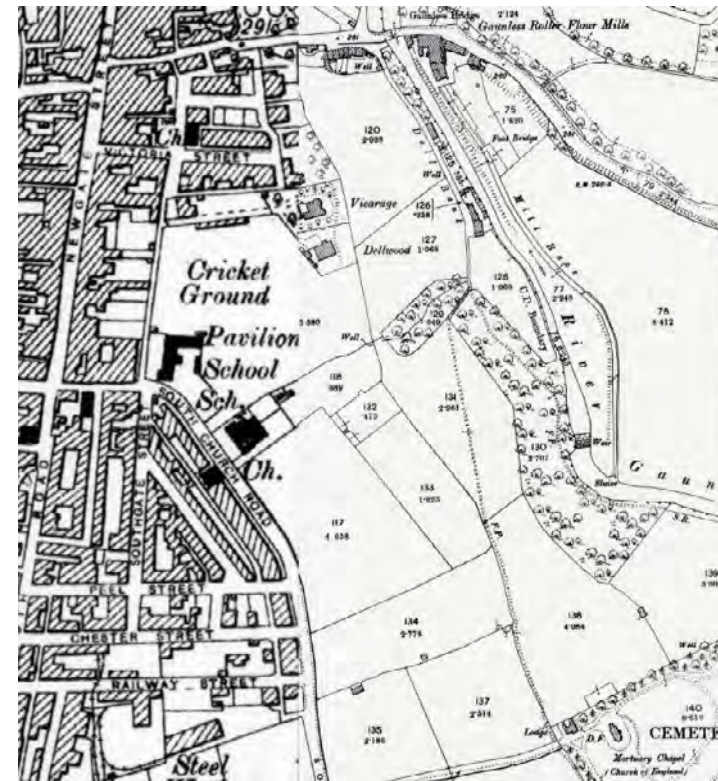
CHARACTER AREA 5: KINGSWAY AND SOUTH CHURCH ROAD

The King James I Grammar School was constructed on land close to the National School in 1864 to designs by Thomas Austen of Newcastle and extended and refronted by WV Thompson. It had been founded in 1604 and relocated to South Church Road from South Terrace. Arthur Stanley Jefferson, (Laurel of Laurel and Hardy), was a pupil in 1902-1903. The large two storey front block was constructed in 1897; the building was severely damaged by arson in 2007 but the façade was retained in a new residential building completed on the site in 2022.

The Bishop Auckland Girls County School (now part of the King James I Academy), was built in 1910 to designs by Edwin Francis Reynolds and included a lodge on South Church Road. Following various extensions, it took on its distinctive 'U'-shape plan.



South Street Road in the early twentieth century



Ordnance Survey 1897 (surveyed 1896) 25-inch

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 5: KINGSWAY AND SOUTH CHURCH ROAD

Key Features, Character and Significance

- The character area is largely residential with a number of institutional buildings. Houses range from the early cottages on Durham Chare, to the later nineteenth century residential terraces and villas of Victoria Avenue and Park Street. The educational provision was established in the area in the mid-nineteenth century for the growing population, from which it grew to its present form.
- Durham Chare at its eastern end is a narrow, steep but relatively quiet road which was once one of the principal routes into the town, crossing the River Gaunless by a stone bridge. It now provides access to housing.
- At the junction of Durham Chare with Castle Chare – another medieval routeway which is now a footpath cutting through isolated woodland – there is a water fountain built by the Temperance Society in 1873 to provide the town's inhabitants with fresh water. Its Gothic appearance is similar to another public water fountain on High Bondgate.
- Durham Chare features a number of two-storey stone and brick cottages on its south side dating between the late eighteenth century to the middle of the nineteenth century.
- The area around Victoria Avenue, despite losses of the Church and YMCA retains much of its late nineteenth century appearance. There is a consistency of appearance which is found elsewhere in Bishop Auckland due to the involvement of the Thompson brothers in the design of many buildings.
- The villas and terraces vary in size and status and demonstrate the varying wealth of Bishop Auckland inhabitants and also the expanding population of the town in the later nineteenth century.
- Park Street is aligned to the edge of the raised plateau above the River Gaunless and features a number of significant trees covered by TPOs. The larger villas like The Dell are two to two-and-a-half storeys, set in their own grounds. They tend to adopt the Gothic Revival style, are stone-built with steeply pitched slate roofs and have a variety of architectural detailing such as bay windows, decorative bargeboards, fish-scale roof tiles, decorative ridge tiles, finials and corbelled eaves. A number retain stair windows with margin lights and coloured glass and Park View has a small turret. They tend to have their rear elevations to the street to enjoy views across the Gaunless.
- Victoria Avenue features some well-preserved terraces. Nos.5-11 on the north side of the street are the most elaborate, and are two and half storeys with attic gables; No.11 has a basement, and a number are double fronted. Rear elevations of the terraced housing are in brick, whilst the principles elevations are in stone. Built by the Thompson brothers they have similar characteristics to the villas on Park Street.
- Key features in Victoria Avenue are small front gardens with low stone walls (one retaining its original railings and gate); slate roofs and bracketed eaves, canted bays to the ground floor; classical-style door cases, and shouldered window openings, with many retaining their timber sash windows.
- Back lanes to residential houses are surfaced in scoria brick, although pavements and roads are in modern materials including concrete.
- Regent Street terraces are smaller with no front gardens but have bay windows and classical style doorcases.
- The Lightfoot Institute continues the loose-Gothic style also found in other institutions in the area and blends well with its surroundings. The building has been converted to residential.
- The character area has historically been a focus for a number of institutions. The loss of the National School and adjacent hall on the corner of Kingsway and South Church Road (replaced by housing) has further reduced this connection which began in the later twentieth century when the Congregation Church and YMCA were demolished on Kingsway.
- The King James I Grammar School has undergone redevelopment into a residential complex. Following many years of dereliction, much of the building has been demolished, but the façade retained and restored, making a significant improvement to the appearance of the streetscape.
- The King James I Academy retains a set of significant well-preserved school buildings which are designated at Grade II. It has seen recent expansion and the construction of new school buildings. Despite the loss of intervisibility between the Academy and the former Lower School (identified as significant in the previous conservation area appraisal), the set of educational buildings still represent the rich educational past and present of Bishop Auckland.
- The trees on Durham Chare and on the east side of South Church Road are particularly significant to the streetscape and the character of the conservation area.

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 5: KINGSWAY AND SOUTH CHURCH ROAD



Cottage on Durham Chare



Cottage on Durham Chare



Durham Chare looking west



Victoria Avenue



The back of villas on Park Street



The Lightfoot Institute



South Church Street, and the former King James Grammer School (Lower School) (looking north)



King James Academy listed buildings

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 5: KINGSWAY AND SOUTH CHURCH ROAD

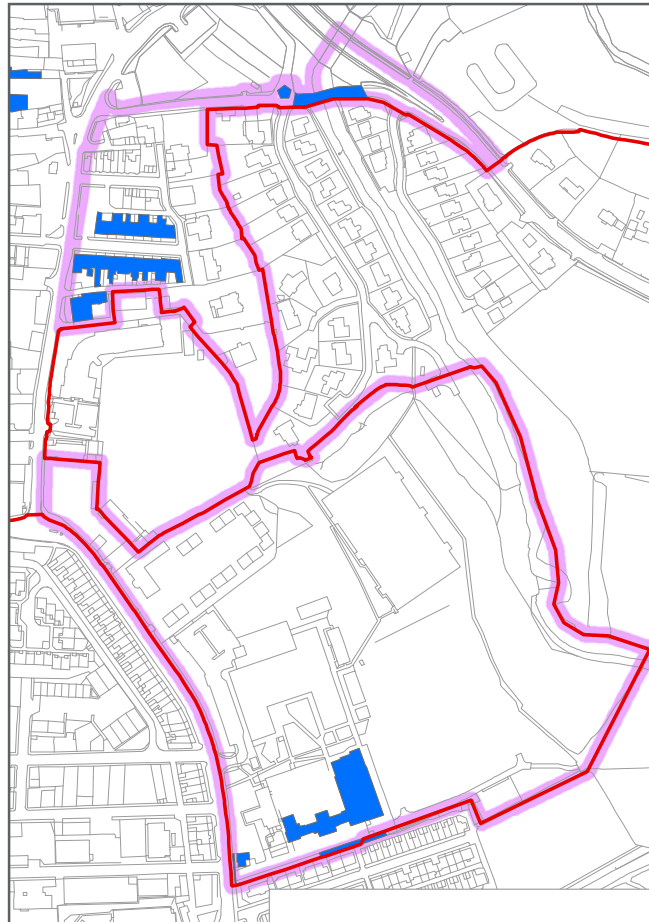
Key Buildings

Listed Buildings

- Castle Chare drinking fountain, Grade II
- Gaunless Bridge, Grade II
- Nos.5-12 Victoria Avenue, Grade II
- Nos.13-23 Victoria Avenue, Grade II
- The Lightfoot Institute, Kingsway, Grade II
- King James I Academy, Grade II
- Former Lodge to King James I Academy, Grade II
- Walls and gates and railings to King James I Academy, Grade II
- Toilet block and storage buildings to King James I Academy, Grade II

Key Non-Designated Heritage Assets

- Façade of the former King James I School (Lower), now residential
- Park Lodge, Park Street
- 24 Durham Chare



Plan of designations
at Kingsway and South
Church Road

DESIGNATIONS: KINGSWAY AND SOUTH CHURCH ROAD

- Conservation Area Boundary
- Grade II

This plan is not to scale

Challenges and Opportunities

- Victoria Avenue features well-preserved, high-quality terraces, but the public realm surfaces are low-quality and could be enhanced.
- Parking along Durham Chare is intrusive.
- A number of the houses and villas have window or door replacement in designs and materials which are inappropriate. There are opportunities going forward to encourage their replacement with more sympathetic materials and designs and to ensure original windows elsewhere are retained.
- Cement pointing which is both damaging to softer stonework and unattractive.
- The installation of satellite dishes and PV panels have a negative impact on the streetscape.
- Victoria Avenue car park could be better presented with soft landscaping and improved surfacing. However, its complete removal and replacement with a public green space provides the opportunity to improve Kingsway's appearance and provide a more appropriate setting for the listed buildings.
- Potential loss of school playing fields to development.
- Potential infilling and loss of garden space on Park Street to development.

SECTION 6.0: CHARACTER AREAS

CHARACTER AREA 5: KINGSWAY AND SOUTH CHURCH ROAD

- Unattractive views of the rear of shops on Newgate Street.
- Kingsway suffers from a significant amount of road traffic.
- Derelict buildings in need of new uses / redevelopment.
- Façade of the former King James I School (Lower) retained and redeveloped along with adjacent plot outside of the conservation area boundary.
- Opportunities to enhance Kingsway through new development, better open spaces and tree planting to provide a strong visual edge where buildings cannot be added and to redevelop or remove intrusive modern additions to the rear of buildings on Newgate Street.



Victoria Avenue car park



Derelict building on Kingsway



Looking towards the rear of buildings on Newgate Street with Kingsway Short Stay car park left of centre



Satellite dish



Parking on the medieval routeway of Durham Chare

SECTION 7.0: BOUNDARY REVIEW



7.1 Proposed Extensions

SECTION 7.0: BOUNDARY REVIEW

7.1 Proposed Extensions

7.1.1 Railway Street Industrial Area

Summary History

The area north of the railway line has historically constituted the most industrially developed part of Bishop Auckland. In the mid-to late nineteenth century it featured amongst other things, a large station, a goods station and goods yard, several sawmills and the engineering works of Lingford Gardiner and Company and steel works of Robert Wilson and Sons both accessed off their own railway spurs. Peel Street, Chester Street and Railway Street were laid out in the mid-nineteenth century and retain their original layout with only minor change. By the early twentieth century the area featured a public house on the corner of Peel Street and Southgate Street, and a cinema and drill hall on Union Street.

The good station and steel works were replaced by large supermarkets in the late twentieth century, and rows of terraced housing north of Peel Street was demolished in the 1960s.

Key Features, Character and Significance

Although elements of Bishop Auckland's railway and industrial past were swept away in the twentieth century, Peel Street, Chester Street and Railway Street retain their industrial character. The area remains a busy hub with many businesses still operating from historic buildings. Peel Street, Chester Street, Railway Street, Southgate Street and Union Street form a grid-pattern of streets which has seen only minor changes to its layout in the later nineteenth century.

Beyond the edge of the conservation area are a series of streets which retain a number of industrial buildings identified within the recent Historic Area Assessment by Historic England (2021) and dating from the late nineteenth and twentieth centuries.

Generally, the buildings in this area are functional in appearance, one or two storeys and constructed in brick (although many have since been rendered). Notable survivals are the units which once formed part of the former premises of Lingford Gardiner and Company between Chester and Railway Street and on the south of Railway Street and east side of Union Street. Of particular note is No.24 Railway Street, a partially rendered red brick building, segmental-arched openings and decorative dog-tooth detailing. The back lane to Newgate Street shops still has its original surfacing of scoria brick.

Recent demolition between Peel Street and Chester Street have shown the vulnerability of this historic area.



Union Street industrial buildings



Peel Street industrial buildings

SECTION 7.0: BOUNDARY REVIEW

7.1.2 Etherley Lane

No.60 Etherley Lane also known as Thornfield Grange (formerly Thornfield House), a stone-built house, of two storeys with slate roof, now a care home. First shown on the 25-inch 1897 Ordnance Survey (surveyed 1896) but is likely to be mid-nineteenth century.

No.58 Etherley, a large late Victorian or Edwardian house, set in private grounds. Stone and two and half storeys, stone stacks and red tiled roof with shaped dormer. Largely square in plan with a turret to the north-west corner with a conical roof c.1900.

The special interest of this pair of detached properties lies in their illustrative value of the historic development of suburban expansion of Bishop Auckland during the latter half of the nineteenth century and early twentieth when there was a boom in industry and a desire from wealthier residents to move out from the busy town centre, constructing larger houses on formerly agricultural land. They also hold architectural and artistic interest being two of the grandest houses on Etherley Lane, sitting in large plots with mature trees fronting the street, adding to the leafy character of the streetscape. Their inclusion within the conservation area and character area 4 will add to the overall value and special interest of the Bishop Auckland Conservation Area.

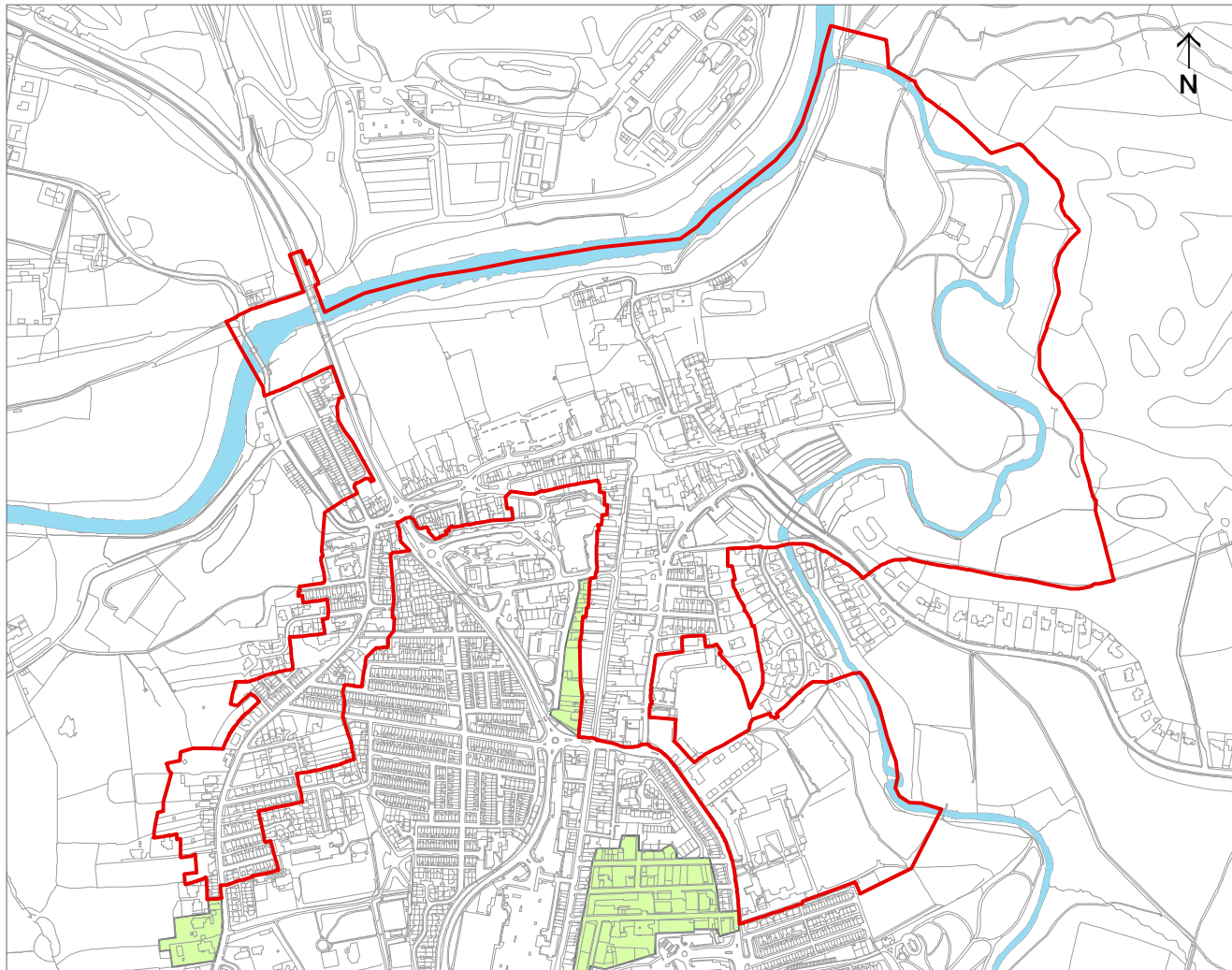


No.58 Etherley Lane

7.1.3 Westgate Road

The proposed extension brings the entirety of the buildings on Newgate Street including the listed former Co-Op building into the conservation area and protects the burgage plot development pattern in the same way as it already does on the opposite side of Newgate Street.

SECTION 7.0: BOUNDARY REVIEW

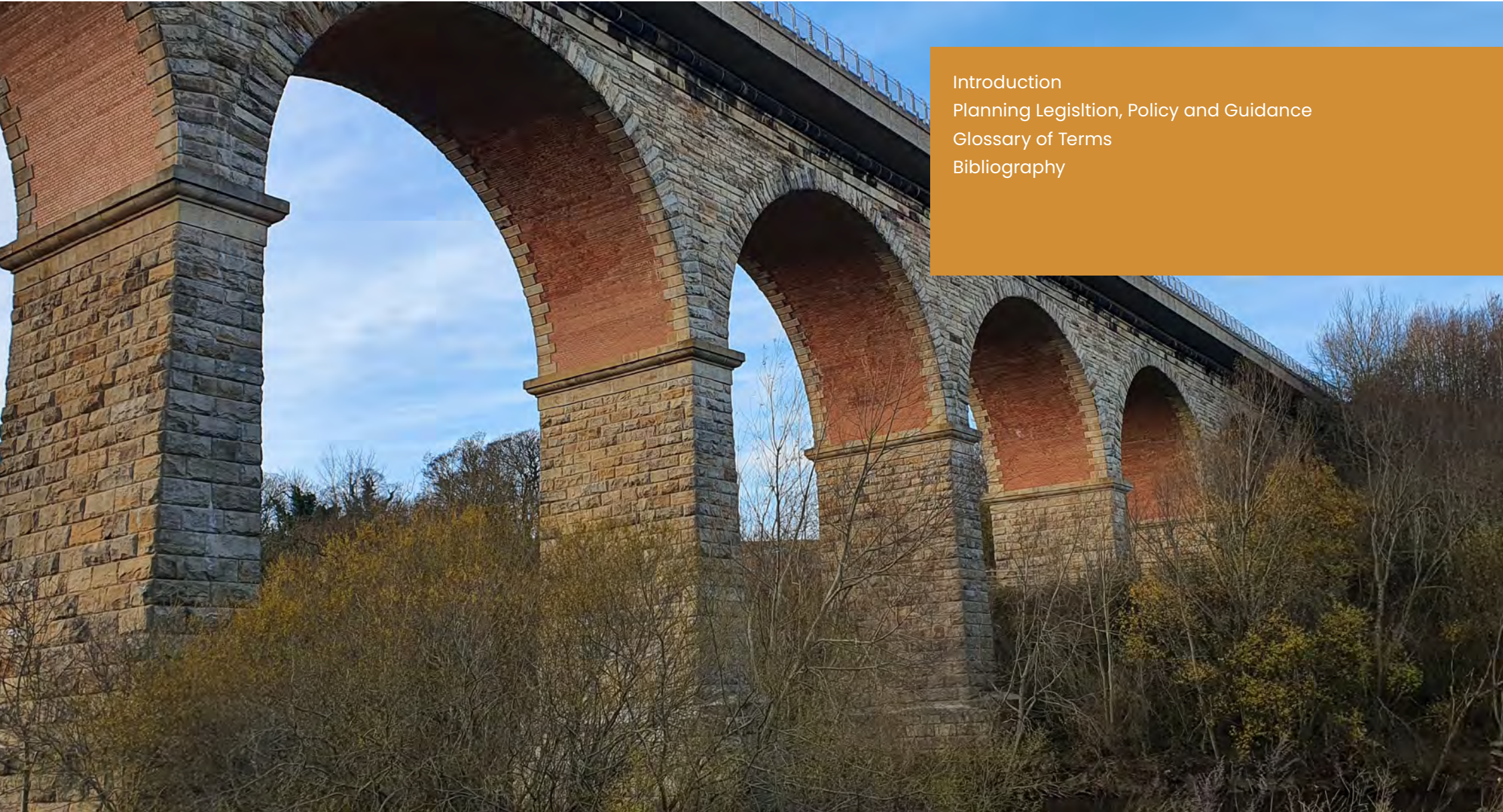


BOUNDARY REVIEW

- Current Conservation Area Boundary
- Proposed Extension

This plan is not to scale

FURTHER INFORMATION AND SOURCES



Introduction
Planning Legislation, Policy and Guidance
Glossary of Terms
Bibliography

FURTHER INFORMATION AND SOURCES

Introduction

The preservation and enhancement of the character, appearance and special architectural interest of the conservation area should be at the heart of changes made within the area. All of its residents have the opportunity to contribute to the preservation and enhancement of the area and ensure that it is passed on to future generations. This section provides background to the legislation and policy which underpins conservation areas and provides useful links and advice regarding planning change. Additionally, guidance on caring for historic buildings can also be found below.

Planning Legislation, Policy and Guidance

Planning legislation, policy and guidance is utilised when considering development or other change within County Durham's Conservation Areas. This is to ensure that proposals seek to preserve or enhance an area's character and appearance, including its setting.

The primary legislation governing conservation areas is the [Planning \(Listed Buildings and Conservation Areas\) Act 1990](#). The Act defines what a conservation area is and is the legislative mechanism for ensuring their preservation and enhancement.

The [National Planning Policy Framework \(2023\)](#) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (paragraph 190). Government guidance on the historic environment is found within the relevant section of the [National Planning Practice Guidance](#).

The [County Durham Local Plan \(2020\)](#) sets out the Council's own policies which guide development within the county, including policies and guidance for protecting and enhancing the historic environment including conservation areas. Policies relevant to the conservation area are:

- Policy 44 Historic Environment
- Policy 29 Sustainable Design

In addition to these legislative and policy requirements, this CAMP has been prepared in line with the following best practice guidance published by Historic England, the public body who manage the care and protection of the historic environment:

- [Conservation Area Appraisal, Designation and Management: Historic England Advice Note 1 \(Second Edition\), February 2019.](#)
- [Conservation Principles, Policies and Guidance, April 2008](#)
- [Understanding Place: Historic Area Assessments, Historic England, April 2017](#)
- [Valuing Places: Good Practice in Conservation Areas, Historic England, January 2011](#)
- [The Setting of Heritage Assets Good Practice Advice in Planning Note 3 \(Second Edition\), December 2017](#)
- [Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12, October 2019](#)

Planning Advice

If you need further advice on buildings within conservation areas, design guidance, planning permissions and contact details of the conservation and design team, visit the Planning pages on the Council's website: <https://www.durham.gov.uk/article/3276/Planning-applications-and-advice>

The Council are in the process of producing a number of guidance notes, published as Supplementary Planning Documents. Those already adopted can be found here:

[County Durham Plan supporting documents](#)

Shop front SPD is currently in development. A consultation copy can be viewed here:

[Shopfront Design Guide Supplementary Planning Document \(SPD\)](#)

FURTHER INFORMATION AND SOURCES

Finding a Conservation Architect, Consultant Or Contractor

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to lead workers and roofers.

The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

Tracking or Commenting on Planning Applications

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://www.durham.gov.uk/article/8276/View-and-comment-on-current-planning-applications>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the area to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the Council only holds planning application records online for recent years.

Researching the History of a Building or Site

Before proposing any change, it is important to understand the history of a building or site which will require some research into its historical development. Some useful places to start your search are detailed below.

The National Heritage List for England, to find out whether your building is listed and now gives detailed histories on many of the historic buildings in the conservation area: <https://historicengland.org.uk/listing/the-list/>

The National Archives. These are located at Kew, London, but the catalogue can be searched online at: <https://discovery.nationalarchives.gov.uk/>

British Newspaper Archive Online, which can often be a useful source of local history information: <https://www.britishnewspaperarchive.co.uk/>

National Library of Scotland, which allows you to view numerous historic plans online: <https://maps.nls.uk/>

Durham County Record Office is the official archive service for County Durham and Darlington: <https://durhamrecordoffice.org.uk/>

Keys to the Past unlocks the archaeological secrets of County Durham and Northumberland: <https://keystothevast.info/>

Caring for Historic Buildings

Like a car, buildings require regular care and maintenance to keep them in good order. Timely repairs and regular maintenance can save money in the long run. However, maintaining a historic building requires a slightly different approach to a modern one. If you own or care for a historic building, practical information can be found online and in a number of published forms.

Historic England has a wealth of advice and guidance on how to maintain and repair historic buildings, as well as advice on the types of materials and treatment methods to use: <https://historicengland.org.uk/advice/>

Their advice includes such themes as the care and upgrading of traditional windows:

Traditional Windows: their care, repair and upgrading, Historic England <https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/>

Webinar on Traditional Windows Care Repair and Improving Energy Efficiency <https://historicengland.org.uk/services-skills/training-skills/training/webinars/recordings/webinar-on-traditional-windows-care-repair-and-improving-energy-efficiency/>

Repairing Windows in an Older Home, Historic England <https://historicengland.org.uk/advice/your-home/looking-after-your-home/repair/windows/>

Secondary Glazing Advice for Traditional Windows <https://historicengland.org.uk/images-books/publications/eehb-secondary-glazing-windows/heag085-secondary-glazing/>

I Want to Alter My Windows, Historic England <https://historicengland.org.uk/advice/your-home/making-changes-your-property/types-of-work/alter-my-windows/>

FURTHER INFORMATION AND SOURCES

[The Society for the Protection of Ancient Buildings'](#)

([SPAB](#)) philosophy emphasises the importance of good maintenance to buildings of all ages and types. Its website provides maintenance advice for historic buildings and also offers practical courses on their care and maintenance.

Technical Advice Notes from the SPAB include topics such as damp, lead plumbing, old floorboard repairs, repair of timber windows, how old buildings must be allowed to 'breathe' to avoid dampness and decay, fireplaces, flues and chimneys: <https://www.spab.org.uk/advice/technical-advice-notes>

Online courses by the SPAB include understanding old buildings and advice on repairing them: <https://www.spab.org.uk/whats-on/online-learning>

Glossary of Terms

Term	Explanation of Term
Active frontage	ground floor level frontages that are not blank, in order to encourage human interaction. For example, windows, active doors, shops, restaurants and cafés.
Anglo-Saxon period	denotes the period in Britain between about AD 450 and 1066
Art Deco	the predominant decorative art style of the 1920s and 1930s, characterized by geometric shapes and stylised forms.
Ashlar	stone walling consisting of courses of finely jointed and finished blocks to give a smooth appearance.
Conservation Area	'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> (HE, <i>Conservation Principles</i> , 2008, 71).
Console	curved bracket.
Corbel	projecting block supporting something above.
Classical style	architecture derived from the principles of Greek and Roman architecture of classical antiquity, or sometimes more specifically, from the works of the Roman architect Vitruvius.
Dentil	small square blocks used in classical cornices.

FURTHER INFORMATION AND SOURCES

Term	Explanation of Term
Designated heritage asset	buildings, monuments, sites, places, areas, landscapes or archaeology that are protected by legislation: World Heritage Site, Scheduled Monument, Listed Building, Registered Park and Garden, Registered Battlefield and Conservation Area.
Eaves	the part of the roof which projects beyond the side of the building.
Edwardian	the architectural period broadly from 1901 to 1919.
Elevation	view of a structure in the vertical plane at 90 degrees from the viewer.
Façade	front (or sides) of a building facing a public space.
Fenestration	the arrangement and style of windows.
Georgian	the architectural style between 1714 and 1837.
Gothic style	an architectural style that was prevalent in Europe from the late twelfth to the sixteenth century, characterised by pointed arches and pointed windows. Gothic revival is a style based upon these forms popular in the nineteenth century.
Gothick	a style of architecture loosely based upon medieval Gothic forms which was popular in the later eighteenth and early nineteenth centuries, often characterised by the pointed arch.
Hipped roof	a pitched roof with four slopes of equal pitch.
Ionic	one of the Classical Orders characterised by fluted columns and capitals with scroll-like ornaments.
Keystone	a central stone, often wedge-shaped, above a window or door, or at summit of an arch.

Term	Explanation of Term
Landmark	a prominent building or structure (or sometimes space). Its prominence is normally physical (such as a church tower) but may be social (a village pub) or historical (village stocks).
Legibility	the ability to navigate through, or 'read', the urban environment. Can be improved by means such as good connections between places, landmarks and signage.
Massing	the arrangement, shape and scale of individual or combined built form.
Medieval	the period from the Norman Conquest in 1066 through to the succession of the Tudor dynasty in 1485.
Movement	how people and goods move around – on foot, by bike, car, bus, train or lorry.
Non-designated heritage asset	a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, but which does not have the degree of special interest that would merit designation at the national level, e.g. listing.
Oriel	window which projects from the building above ground level
Pediment	triangular gable derived from a classical temple.
Pilaster	flat classical column in shallow relief attached to a building
Pinnacle	small upright projection, often with the appearance of a spire.
Pitched roof	a roof with sloping sides meeting at a ridge. Include m-shaped roofs, hipped roofs and semi-hipped.
Pointing	fill and finish the junction between masonry.

FURTHER INFORMATION AND SOURCES

Term	Explanation of Term
Polychromatic	building materials such a brick and stone arranged in more than one colour to give a decorative effect
Post-medieval	generally referred to as the period of the accession of the Tudor monarchy in 1485 through to the start of the eighteenth century.
Preserve	to keep safe from harm (HE, Conservation Principles, 2008, 72).
Public realm	the publicly-accessible space between buildings – streets, squares, quaysides, paths, parks and gardens – and its components, such as pavement, signage, seating and planting.
Render	a material (such as aggregate or stucco plaster) added to the face of a wall to create a uniform decoration.
Repair	work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).
Roofscape	the ‘landscape’ of roofs, chimneys, towers etc.
Rusticated	treatment of masonry to imply strength, including recessed joints and textured stonework.
Quoins	dressed stones at the angles of a building.
Sash window	fixed or moveable (often sliding) window. Scale – Proportion, size or extent usually in relation to surrounding structures.
Scale	proportion, size or extent usually in relation to surrounding structures.
Significance (in heritage policy)	the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. (NPPF, 2018, 71).

Term	Explanation of Term
Sill	stone beam below the opening of a window.
Setting	the aspects of the surroundings of an historic building, structure, landscape, site, place, archaeology or conservation area that contribute to its significance.
Significance	the special historical, architectural, cultural, archaeological or social interest of a building, structure, landscape, site, place or archaeology – forming the reasons why it is valued.
Slate	thin fissile roofing material of fine grain. Often lustrous or micaceous in finish. May derive from Wales or Cumbria.
Streetscape	the ‘landscape’ of the streets – the interaction of buildings, spaces and topography (an element of the wider townscape, see below).
Stucco	see render.
Townscape	the ‘landscape’ of towns and villages – the interaction of buildings, streets, spaces and topography.
Tudor style	revival style based upon the final development of medieval architecture in England and Wales, during the Tudor period (1485–1603) and characterised by steeply pitched gable roofs, decorative stonework and the use of half-timbering.
Value	an aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).
Venetian window	(sometimes referred to as a Palladian window) large decorative window surmounted with a semi-circular arch.
Vernacular	traditional forms of building using local materials.
Victorian	the architectural style between 1837 and 1901, i.e. during the reign of Queen Victoria.

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APPENDIX A: LIST OF LISTED BUILDINGS



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List Entry No.	Name	Grade	List Date	Hyperlink
1196444	Auckland Castle	I	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1196444
1196445	Auckland Castle West Mural Tower And West Walls	I	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1196445
1196446	Chapel Of St Peter At Auckland Castle	I	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1196446
1196448	Screen Wall And Garden Walls To South And East Of Auckland Castle	I	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1196448
1292118	Newton Cap Bridge	I	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1292118
1297529	Castle Lodge	I	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1297529
1297608	Deer Shelter In Auckland Castle Park	I	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1297608
1297645	Auckland Castle Entrance Gateway	I	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1297645
1196607	11, Market Place	II*	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1196607
1297550	Town Hall, Market Place	II*	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1297550
1196447	Six Pillars 3 Metres East Of West Wall Of Auckland Castle	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1196447
1196449	Drive Bridge Over River Gaunless	II	06/05/1986	https://historicengland.org.uk/listing/the-list/list-entry/1196449
1196566	22, Market Place	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1196566
1196567	23, Market Place	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1196567
1196568	24 And 25, Market Place	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1196568
1196569	The Elms	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1196569
1196570	Wall In Front Of The Elms, Number 27 Market Place	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1196570
1196571	29, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1196571

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List Entry No.	Name	Grade	List Date	Hyperlink
1196572	Post Chaise Hotel	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1196572
1196573	Old Bank Chambers	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1196573
1196574	46 And 47, Market Place	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1196574
1196575	The Almshouses	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1196575
1196577	Mcintyre's	II	06/09/1993	https://historicengland.org.uk/listing/the-list/list-entry/1196577
1196584	Toilet Blocks And Storage Buildings To King James I Academy	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1196584
1196587	13-23, Victoria Avenue	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1196587
1196588	Coopers Public House, 65-66, Fore Bondgate	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1196588
1196599	Gaunless Bridge	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1196599
1196600	Gazebo To North Of Number 6	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1196600
1196601	Stone Horse Trough At Junction With West Road	II	11/04/1986	https://historicengland.org.uk/listing/the-list/list-entry/1196601
1196604	1 Market Place	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1196604
1196605	5, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1196605
1196606	9a Market Place	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1196606
1196608	15 And 16, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1196608
1208804	Jock's Bridge	II	06/05/1986	https://historicengland.org.uk/listing/the-list/list-entry/1208804
1209685	Bay Horse Public House, 40 Fore Bondgate	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1209685
1210028	Drinking Fountain, Durham Chare	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1210028

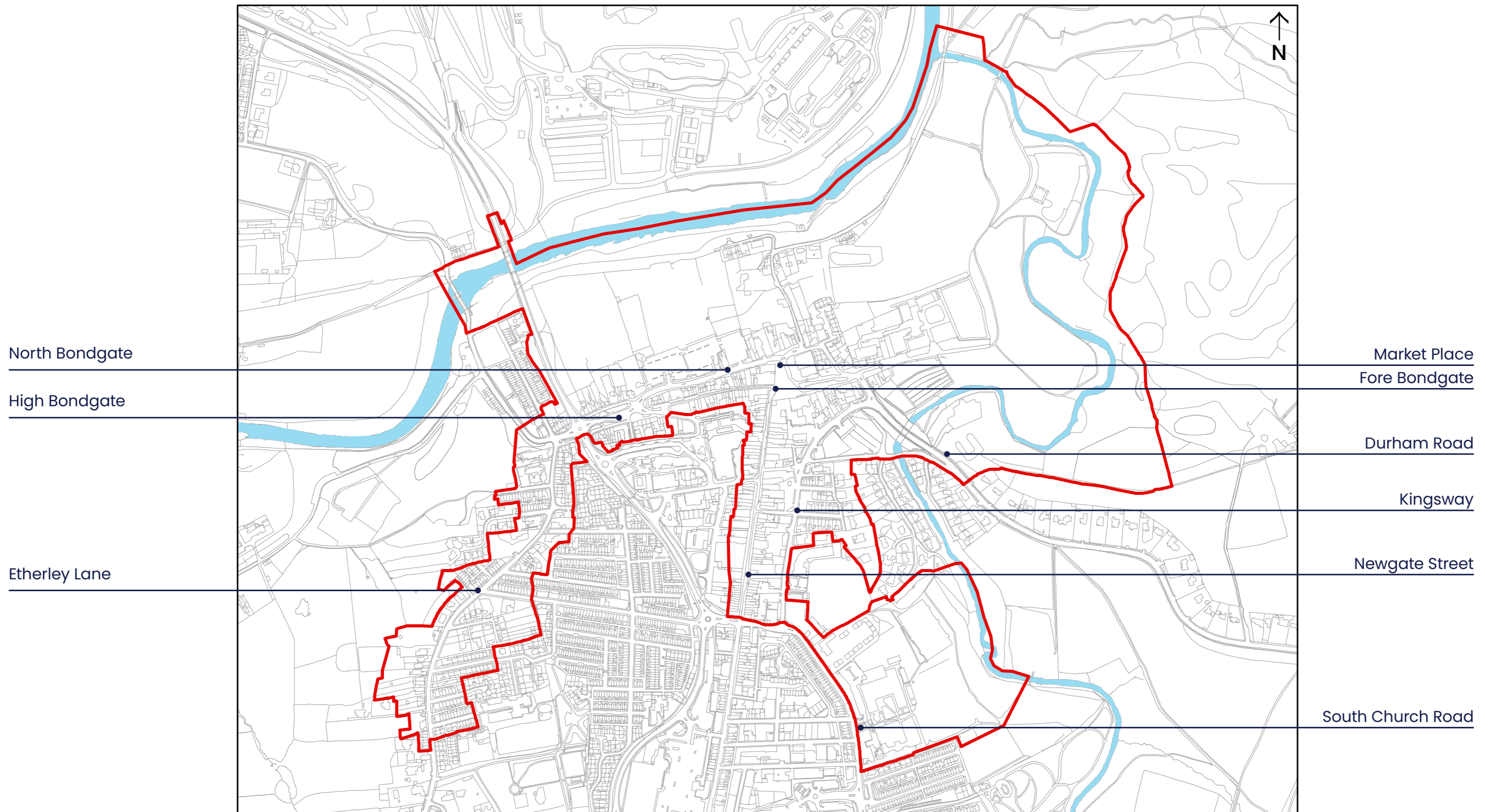
APPENDIX A: LIST OF LISTED BUILDINGS

List Entry No.	Name	Grade	List Date	Hyperlink
1210069	8, High Bondgate	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1210069
1210079	46 And 48, High Bondgate	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1210079
1210111	1a And 1b, Market Place	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1210111
1210112	4, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1210112
1210113	8, Market Place	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1210113
1217892	10, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1217892
1217902	12, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1217902
1217919	Westcott Lodge, 14 Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1217919
1217931	17 And 18, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1217931
1217971	48, Market Place	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1217971
1218095	1, Newgate Street	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1218095
1218106	21 Newgate Street	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1218106
1297556	King James I Academy	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1297556
1218386	Former Lodge To King James I Academy	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1218386
1291998	Walls, Piers, Gates And Railings To King James I Academy	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1291998
1218446	5-12, Victoria Avenue	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1218446
1242334	28, High Bondgate	II	21/12/1994	https://historicengland.org.uk/listing/the-list/list-entry/1242334
1269762	Newton Cap Railway Viaduct Over River Wear	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1269762

APPENDIX A: LIST OF LISTED BUILDINGS

List Entry No.	Name	Grade	List Date	Hyperlink
1292114	80 Newgate Street	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1292114
1292201	Church Of St Anne	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1292201
1292260	9, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1292260
1292306	6, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1292306
1292354	4 And 6, High Bondgate	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1292354
1292520	Glenside, Hollin House, Westholme, 25, 27 And 29 Etherley Lane	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1292520
1297614	Walls And Piers In Front Of Numbers 25, 27 And 29 Etherley Lane	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1297614
1297528	7, Market Place	II	21/04/1952	https://historicengland.org.uk/listing/the-list/list-entry/1297528
1297549	War Memorial In Front Of Number 45 Market Place	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1297549
1297551	18 Newgate Street	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1297551
1297552	17, North Bongate	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1297552
1297559	55,5 5a, 55b And 57, Fore Bondgate	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1297559
1297565	The Lightfoot Institute	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1297565
1297567	2 Market Place	II	20/09/1972	https://historicengland.org.uk/listing/the-list/list-entry/1297567
1297646	Potting Shed And Garages West Of Auckland Castle	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1297646
1297647	Garden And Drive Walls And Railings South Of Auckland Castle Drive	II	23/05/1994	https://historicengland.org.uk/listing/the-list/list-entry/1297647
1471541	Former Gregory Butchers Shop	II	09/12/2020	https://historicengland.org.uk/listing/the-list/list-entry/1471541

APPENDIX B: ENLARGED PLANS



APPENDIX B: ENLARGED PLANS



Extract of the Ordnance Survey 6-inch 1857 pub 1859



Extract of the 1897 6 inch Ordnance Survey map of Bishop Auckland

APPENDIX B: ENLARGED PLANS










Extract from the Ordnance Survey 6-inch map of Bishop Auckland revised in 1939 and published 1952

APPENDIX B: ENLARGED PLANS

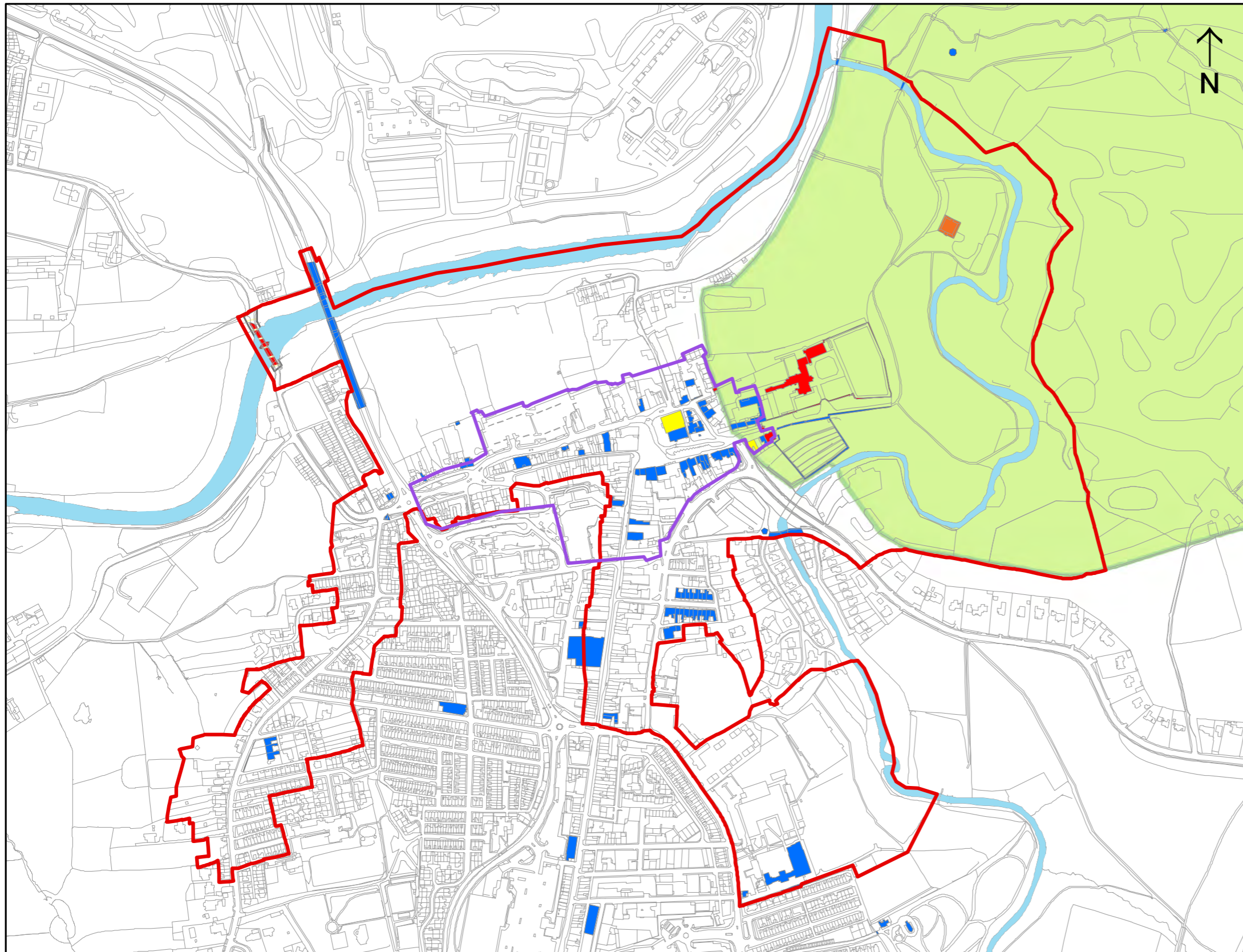


ARCHAEOLOGY PLAN

-  Possible line of Dere Street
-  Burgage Plots (indicative only)
-  Green (later marketplace)
-  Tracks/Roads
-  Approximate line of Escarpment
-  Castle
-  Great Grange

This plan is not to scale

APPENDIX B: ENLARGED PLANS



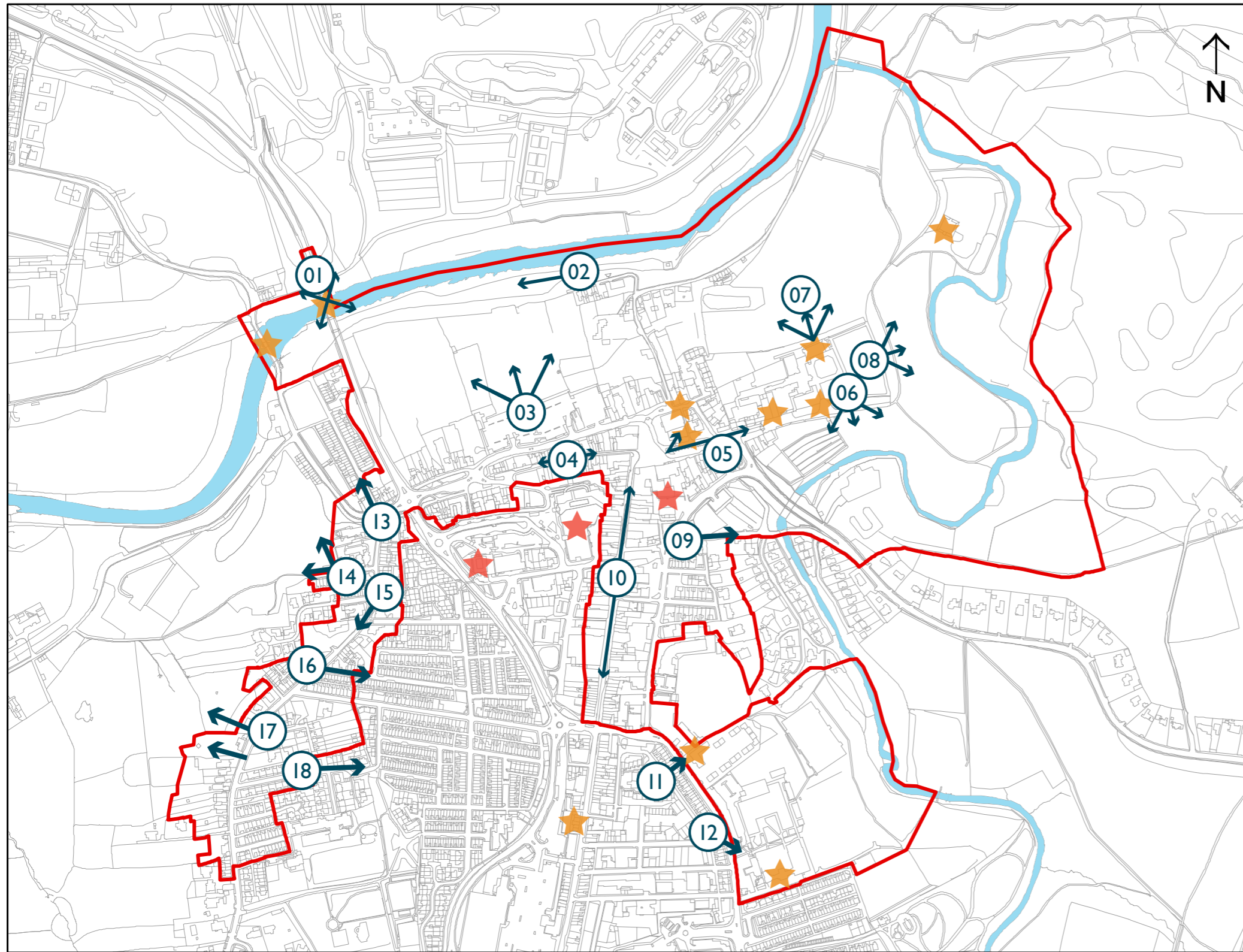
DESIGNATIONS PLAN

- Grade I Listed
- ▨ Grade I as well as a Scheduled Monument
- Grade II* Listed
- Grade II Listed
- Registered Park and Garden Boundary
- Area of Archaeological Interest

Note: The buildings indicated are approximate only. Additionally, structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

This plan is not to scale

APPENDIX B: ENLARGED PLANS



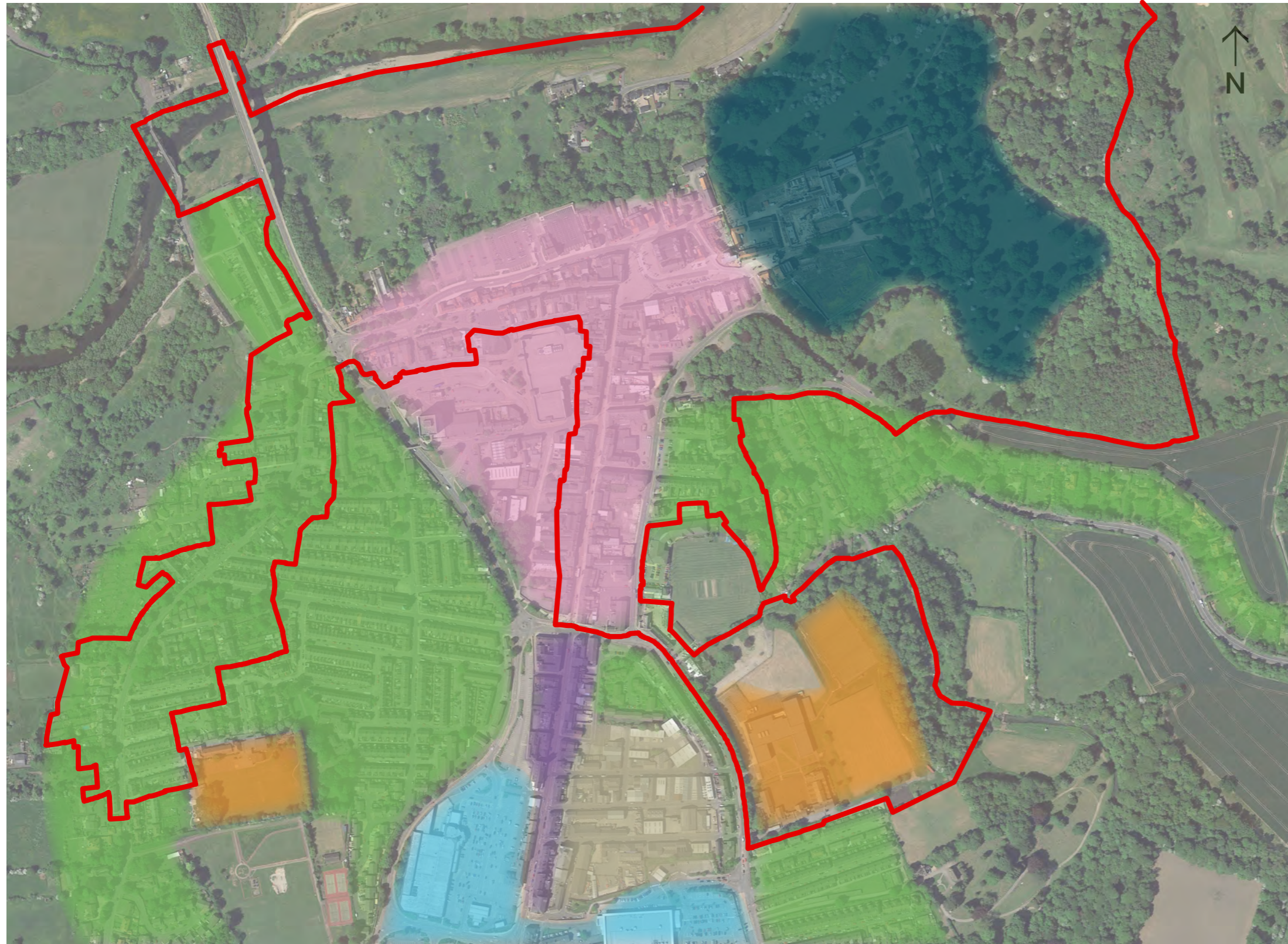
VIEWS PLAN

- ➔ Key Views
- ★ Positive Landmark Buildings
- ★ Negative Landmark Buildings

This plan is not to scale

Summary of key views within the conservation area. Also shown are positive and negative landmark buildings within, or visible from, the conservation area

APPENDIX B: ENLARGED PLANS

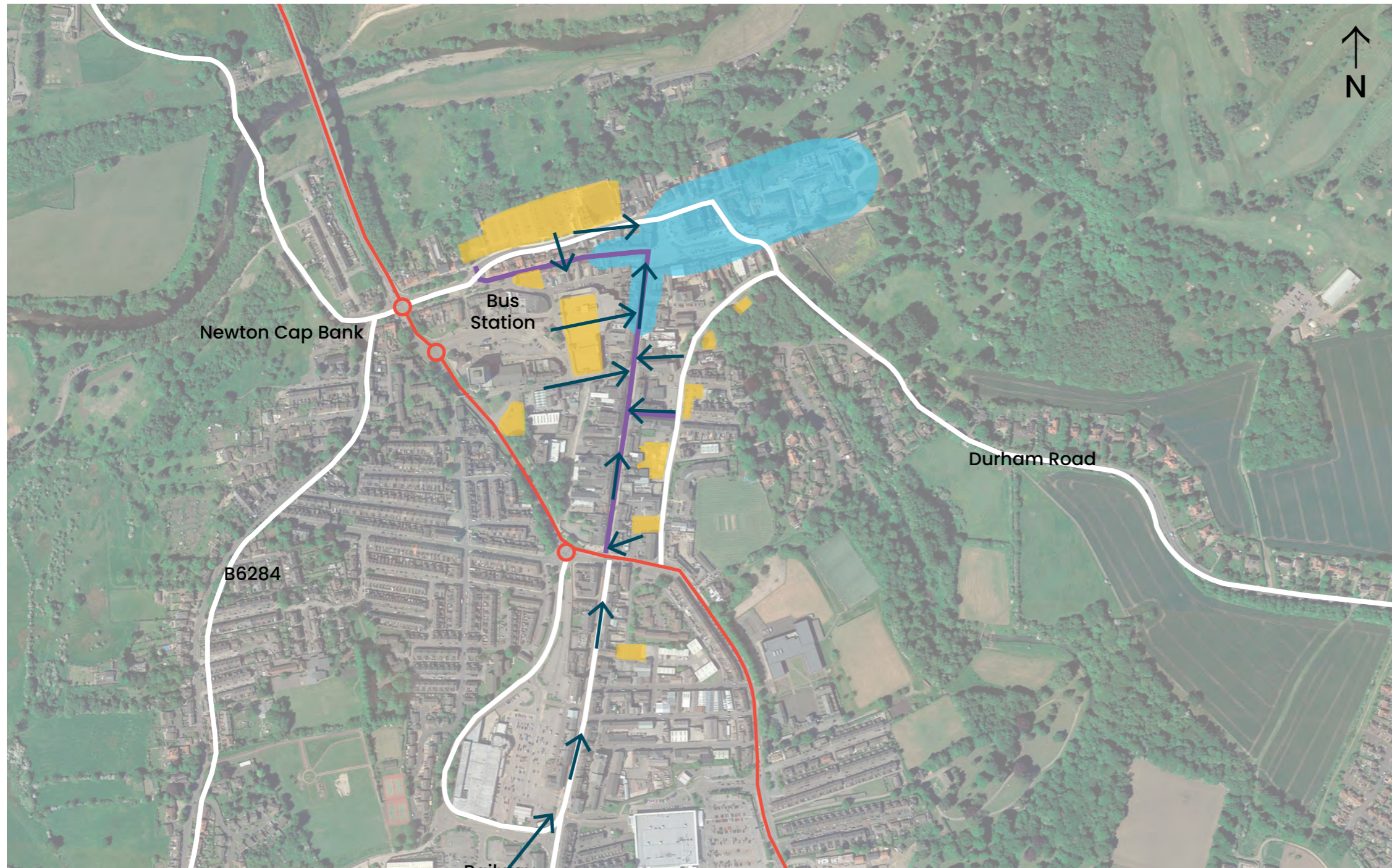


USES PLAN





-  Auckland Castle and Park
-  Town centre – Commercial and Retail Core, Interspersed with Residential
-  Newgate Street Retail
-  Light Industrial
-  Residential
-  Education
-  Large Retail Stores / Supermarkets and Station

This plan is not to scale

APPENDIX B: ENLARGED PLANS



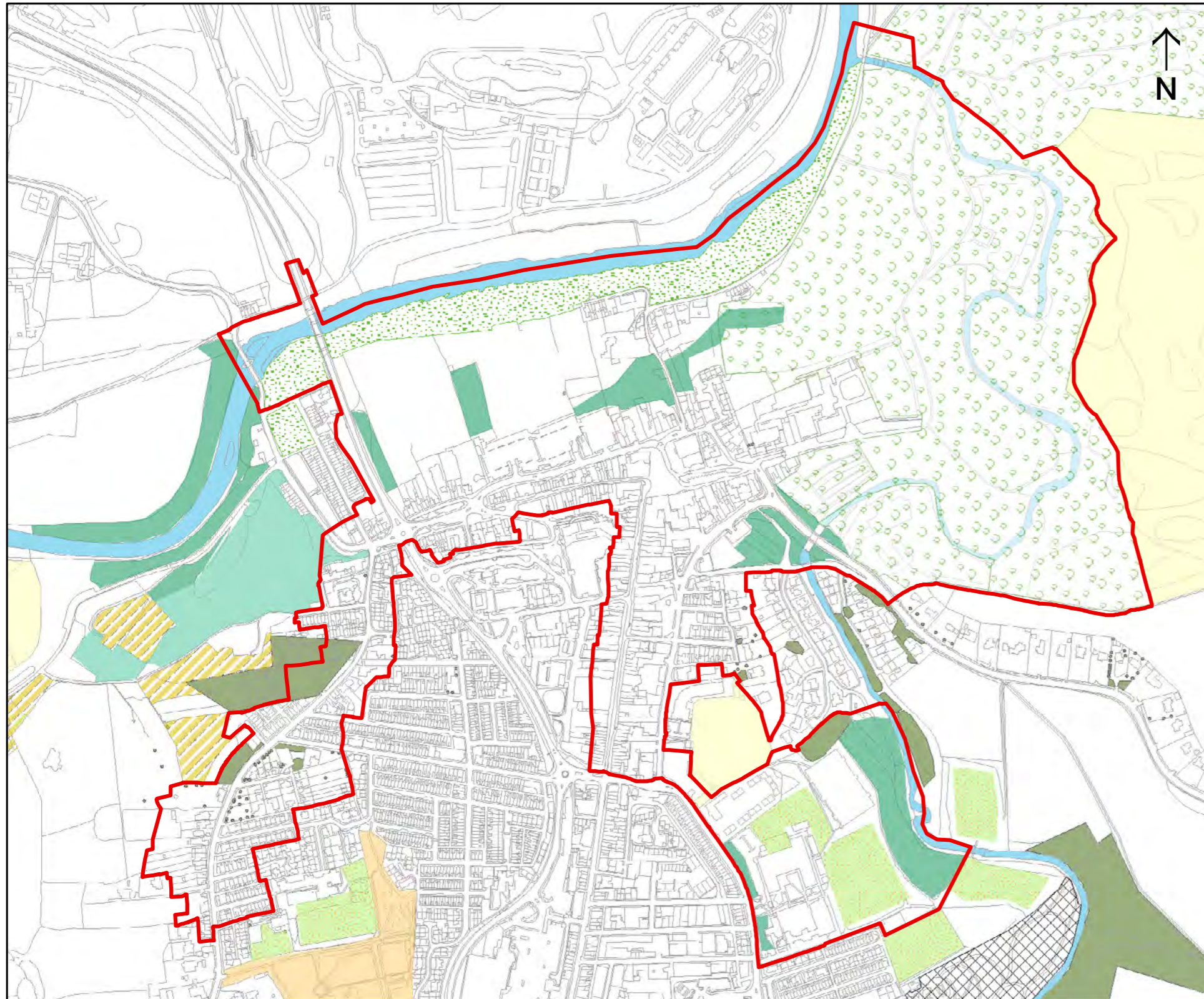
MOVEMENT AND TRAFFIC PLAN

-  A689
-  Restricted Vehicular Access
-  Car Parking
-  Visitor Focus

All white lines are roads

This plan is not to scale

APPENDIX B: ENLARGED PLANS

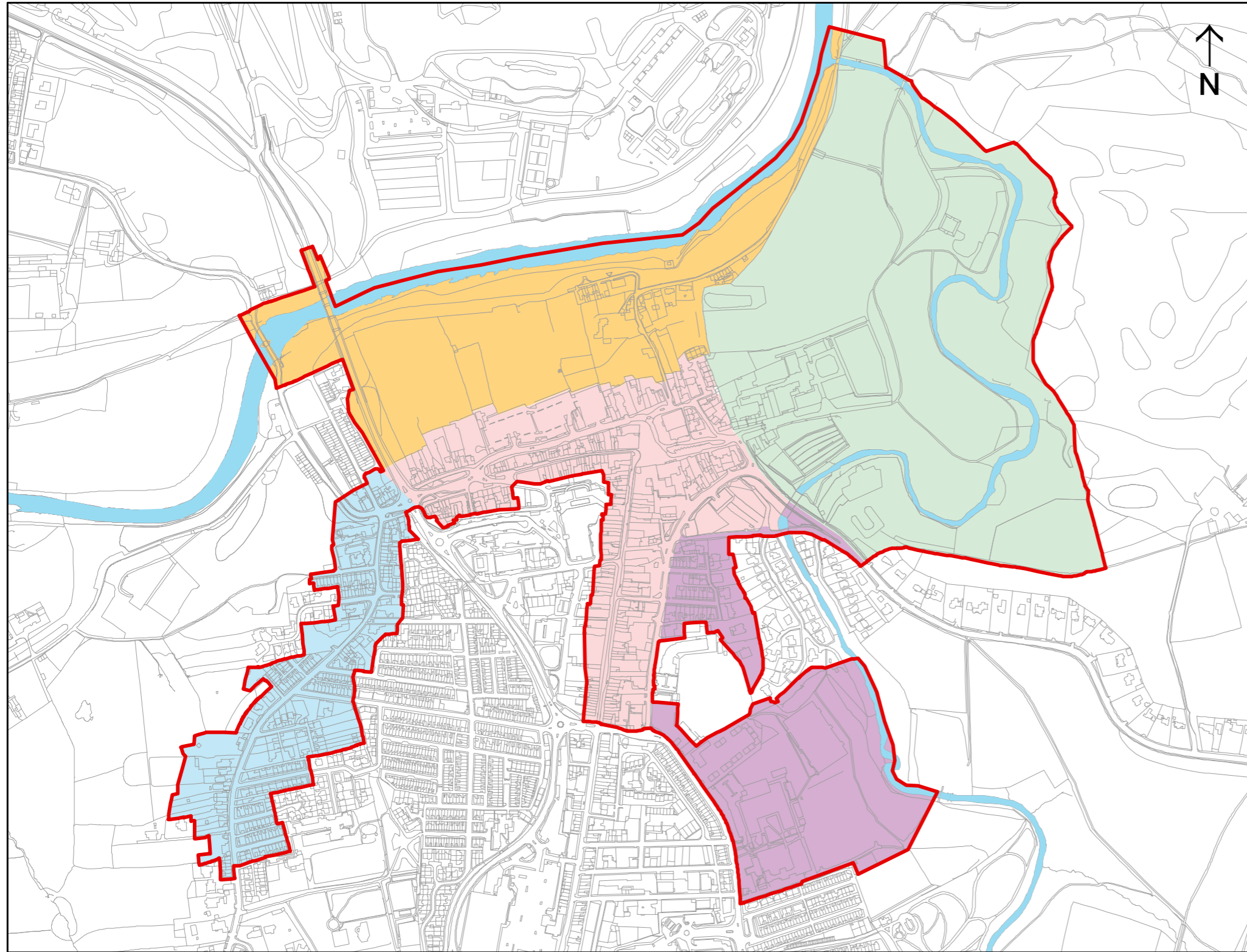


GREEN SPACES AND TPOs

- Conservation Area Boundary
- Parks and Recreation
- Churchyard or Cemetery
- Accessible Natural Green Space
- Notable Trees or Woodland
- Open Space: Amenity
- Open Space: Education
- Open Space: Privately Owned
- Open Space: Sport
- Allotments
- TPOs

This plan is not to scale

APPENDIX B: ENLARGED PLANS

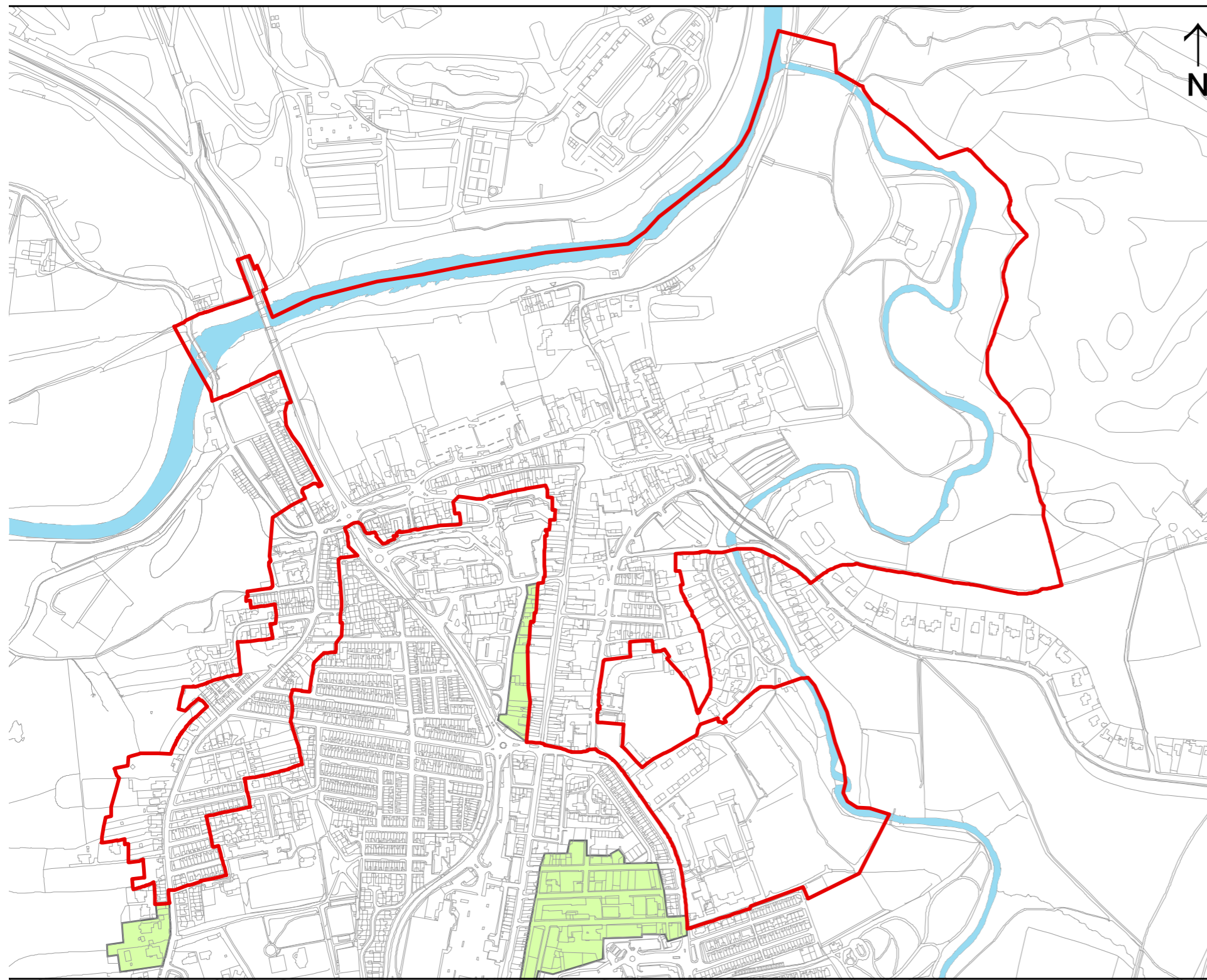


CHARACTER AREAS

- Conservation Area Boundary
- Character Area 1: Auckland Castle and Park
- Character Area 2: Town Centre
- Character Area 3: Wear Chare and The Batts
- Character Area 4: Etherley Lane
- Character Area 5: Kingsway and South Church Road

This plan is not to scale

APPENDIX B: ENLARGED PLANS



BOUNDARY REVIEW

-  Current Conservation Area Boundary
-  Proposed Extension
-  Proposed Deletion

This plan is not to scale

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