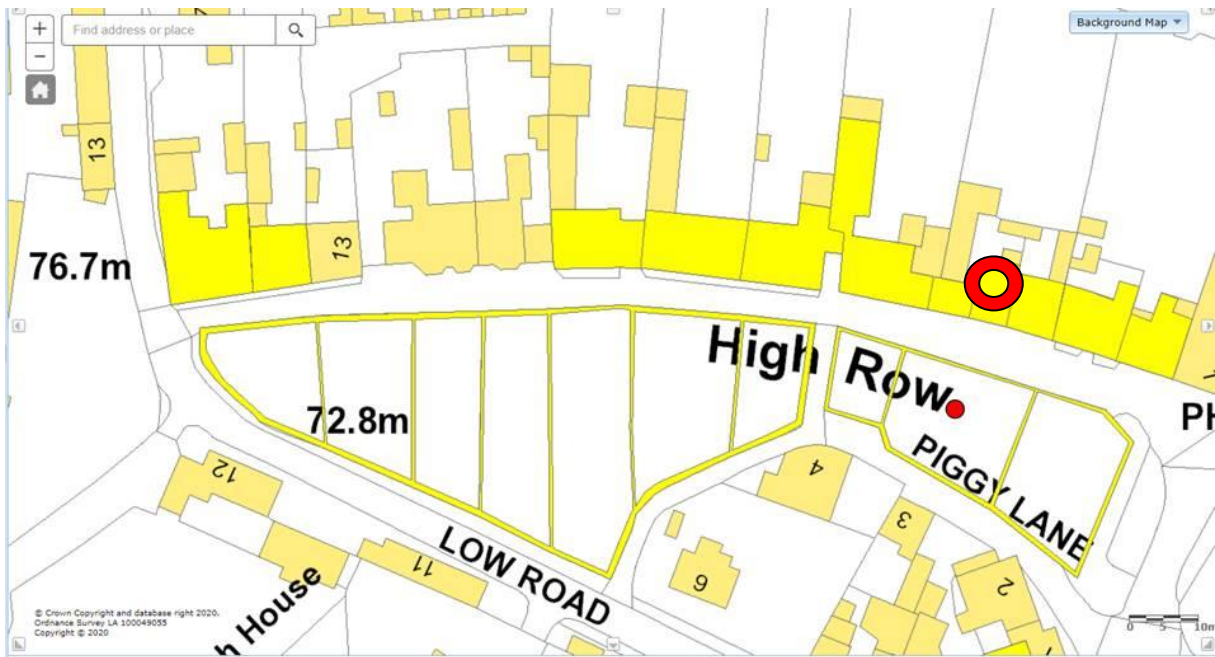


# Heritage Statement

for the  
5 High Row  
Gainford DL2 3DN



*Image identifies High Row Gainford*

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View of No.5 House High Row September by permission of Addisons Estate Agents Barnard Castle 2019

## 1. Section A

### 1.1. Document Overview and Background

The following heritage statement has been prepared by Harris Irwin Associates on behalf of their client to support an application for: the repair of the Chimney stack replacing missing and damaged chimney pots, removal of the Victorian render and pointing of the original dressed stone front of cottage, removal and replacement of the modern softwood and plastic windows, removal of the modern front door frame and soft wood and particle front door and the replacement of the removed railings to the front of the house (see Historical Photographs of High Row facing east and west above and below) at 5 High Row, Gainford Darlington, County Durham, DL2 3DN. This document seeks to explore the history of Gainford, High Row. An attached document is intended to establish the method of building and the overall quantum of the work.

This document is to be read in conjunction with this document: -

- 2915-HIA-ZZ-XX-DR-A-P1S2 - Site Location Plan
- Method Statement

### 1.2. Site Location

Gainford is a village on the north bank of the River Tees in County Durham. It lies approximately 11km west of Darlington and 14.5km east of Barnard Castle on rising ground on the north bank of the River Tees.



*Aerial View of Gainford in relation to surrounding villages*

### 1.3. History of Gainford and High Row

The earliest remains from the village date back to prehistory. In Anglo-Saxon times Gainford was the centre of an estate, part of a large Northumbrian Congregation of Cuthbert of Lindisfarne. Following the end of Roman rule in the early 5th century, Gainford appears to have come into its own as an important settlement. The name of the village itself comes from the [Old English](#) for 'direct/straight ford'. This gives an indication of why the settlement grew up here; it was on a good river crossing point. In the early 9th century Gainford became the site of an [Anglo-Saxon monastery](#). The remains of many Anglo-Saxon carved stone crosses can still be seen in the church- the site remained an important monastery throughout the 9th and 10th century. Viking carved stones of this date are also still to be seen in the church.

**In an extract from:**

[Edward III: January 1327, C 49/6/1](#)

[Parliament Rolls of Medieval England. Originally published by Boydell, Woodbridge, 2005.](#)

IN THE PARLIAMENT SUMMONED AT WESTMINSTER THE DAY AFTER EPIPHANY IN THE FIRST YEAR OF THE REIGN OF KING EDWARD SON OF KING EDWARD [II] SON OF KING EDWARD [I] [7 JANUARY 1327] [p. ix-111] A CERTAIN PETITION WAS PRESENTED ON BEHALF OF LOUIS, BISHOP OF DURHAM; it states:

*“And whereas Sir Anthony late bishop of Durham, the predecessor of the present bishop, caused to be seized into his hand the castle and manor of Barnard Castle and its manors of Gainford and Middleton with their appurtenances within his said royal franchise by the forfeiture of Sir John de Balliol, late king of Scotland, who forfeited them on account of war, and other lands and appurtenances belonging to the said manors”*

In the post-medieval period dating 16<sup>th</sup> - 17<sup>th</sup> Century the village became a center and a market for the surrounding area, and the settlement became increasing wealthy. Large houses, such as Gainford Hall, were built.

High Row is an impressive terrace of 15 buildings which curves along the line of the valley ridge. Eleven of the fifteen are listed, some of the houses are important, others are important for the group value. The buildings except for No.7 are all two storeys high with similar roof heights, although pitches and roofing materials do vary.



*The above image is a historic photograph showing views out over the Gainford rooftops from the church tower.*

High Row is clearly visible in the image above by the view of the Mansion House No.7 (3 stories high), with No.5 High Row to the Left. The above and below Image also show No.5 with only one window on the first floor. The image below also shows how the gardens along High row were originally used for growing produce rather than a recreational modern garden setting.



*High Row Gardens 1971*



*The below image is a current aerial view of Gainford.*

## **2. Section B**

### **2.1. High Row**

The original Georgian buildings of High Row form part of the built structure to the row of historically important houses which have been identifiable since their depiction in the 1<sup>st</sup> edition OS map of c.1860. The land was originally owned by the Church since it took possession from the King of Scotland in the 13<sup>th</sup> Century. The Georgian houses replaced smaller farm buildings and earlier medieval housing.

Over the ensuing years the buildings have been developed into various shapes, some houses along High Row do not have any land to the front of the house and many have being altered in style during the Victorian period to include totally new housing and the new fashion for rendering the front of the

house or if your purse could stretch to it the whole house and garden walls as shown on the historical photos below. This altered the Georgian houses to the latest fashion, the equivalent of pebble dashing in the 1970s.



*Historical Photographs of High Row facing east and west above and below*



## 2.2 Photographs of No. 5 Chimneys in the High Row

These are photographs taken in 2021 are of Chimney Structures and the inside to show the degradation of the structure outside and inside. They show lack of mortar and brick movement.





Above image is of the completed chimney at a distance

The below images show numbers 5&6 in relation to No7, the chimney of No.5 was rebuilt as was but in keeping with the historic style of No.7.

#### **Removal of rendering to No5**

You can clearly see the buildings of 5&6 were built as one, internally there is evidence of doorways and interlinking the buildings downstairs and upstairs. At this period of time Number 4 did not exist as there is evidence of a bricked up window upstairs in No.5 which is now terraced with Number 4. The structure of the back to both No.5 & 6 cottages is cobble and it is not rendered, which indicates that extra money was spent on the front to be dressed stone and they would never have then originally rendered the properties after outlaying an extra cost to look smart. With the render of the front of the house it brings back the history to the building in its full glory.







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