

Heritage Statement for The Old Joiners Shop, Lartington Hall

Co. Durham

For Lartington Estates

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SUMMARY

This Heritage Statement covers a small group of former workshops associated with Lartington Hall in Lartington, County Durham, although the proposed development site sits within the parish of Cotherstone. The buildings are locally referred to as the Old Joiner's Shop or the Old Carpenter's Shop.

The Statement of Significance element of this report is designed to help inform the design of the conversion of the buildings into residential use by assessing their significance and setting so that those elements of greatest significance are protected from harm. This significance is understood by exploring the history of the buildings and their setting and how they developed over time. A separate Heritage Impact Assessment at the end of the report assesses the resulting proposed development against this significance.

The workshops sit within a highly designated landscape. Lartington Hall is a listed building (grade II*) and any outbuildings pre-dating July 1948 with an association with the Hall can also be considered to be curtilage listed.¹ The private mausoleum associated with the Estate is located about 60m to the S of the workshops and is listed grade II. The site also sits with Lartington's Conservation Area and the Hall's designed landscape which is a grade II registered park and garden.

Lartington Hall was a country seat from at least the 17th century, although a principal house as home to the Lord of the Manor and servants existed since the late 12th or early 13th century. The Hall and its estate were supported by various outbuildings with specific functions, plus the accommodation for servants located partially in the village and partially in the Hall itself. The location and function of these outbuildings altered over time, but this group of workshops date to the second half of the 19th century.

They were located close enough to the Hall to allow convenient access for Estate staff while being distant enough to shield the Hall residents and villagers from noise. Their location in a natural wooded dip by the Scur Beck also provided some visual shielding. They were within a wooded area which had previously been set out as pleasure walks in the 18th century and these walks continue in use today.

Late nineteenth century maps show that the buildings consisted of two parallel linear buildings joined at each end with gated walls forming an enclosed courtyard. The northern range survives, but the southern range has been demolished leaving only its west gable end which has a lean-to modern brick building attached on its west side.

Recent uses for the buildings were a joiner's or carpenter's workshop and most recently, general storage, pheasant rearing, a sheltered area for beaters to have lunch and storage for game carts. They were probably built originally as a centre for various maintenance activities for the estate such as joinery and metalworking or smithing. There are no surviving internal fittings to suggest any other uses, although an area of concrete hard standing in the SW corner of the main building may have been the location for some heavy machinery or a forge.

The building has window openings of varying sizes. Attic vents would ensure that the building was well ventilated but dry. The N elevation has no windows and faces a wooded bank. The roof is a modern replacement of 2021. The wide entrance doorway on the centre of the S elevation has a replacement lintel; part of this elevation has been rebuilt. One window has a sill made from a reused lintel, possibly of 17th century date and possibly taken

¹ Historic England 2018 Listed Buildings and Curtilage HE Advice Note 10, p1

from the former servants' quarters which went through a period of renovation at Lartington Hall in the 1860s.

Photographs of the now mostly demolished S building show that it had a red brick chimney half way along and domesticated Victorian window styles. The surviving W gable end has a blocked doorway.

The two buildings had a courtyard between them formed of river worn cobbles, some of which survive, albeit disturbed by site clearance works. The buildings and courtyard were enclosed with a gate; a metal fixing survives on the gatepost on the E side. The far end may have also had a gate, but the surviving walls are altered.

Collectively the two buildings with a substantial courtyard able to accommodate horses and carts represents a significant investment by the Estate and Thomas Witham. This suggests that they were used for general maintenance responsibilities covering woodworking, timber storage and metalworking and had an important role in keeping the Estate running.

The aspects of the proposed development site and its setting that are of the greatest significance are:

- The workshop's place within an unobtrusive working or light industrial zone in a designed Estate landscape
- Woodland character and nearby Pleasure Walks
- Modest scale and form of the workshop buildings
- Use of traditional materials (stone, timber, river worn cobbles)
- Architectural features which are evidence of former use or which retain a rural and/or light industrial character, plus the reused mullioned window sill or lintel, possibly 17th century (and its graffiti)
- The N wall with no openings
- Evidence of cobbled courtyard enclosure

This assessment of significance suggests that the site could be reused without harming the significance of the registered parkland, the setting of the listed Hall, the significance of the mausoleum or Lartington Conservation Area. Indeed, the reuse of these historic workshop buildings could conserve their special interest while retaining part of the history of the Estate and in that respect their reuse could enhance the area's significance. Their reuse also limits the carbon footprint of any development by reusing the building materials which already have an embodied energy cost.

Any proposed development should seek to conserve the following elements:

1. Retain the low profile of the building. This does not preclude the use of the attic space but the building should not be increased to two storeys.
2. Retain the modest design devoid of ornamentation
3. Use traditional materials. This does not preclude the additional use of visually permeable modern materials
4. Combine the domestic and rural character by retaining varied window shapes and gable vents
5. Retain the reused mullioned window sill with graffiti
6. Retain the courtyard wall stumps
7. Keep the north elevation without window or door openings
8. Retain the rural character of the approach track into the site and avoid urbanising the approach from the carriage drive

9. Avoid placing visually obtrusive domestic elements such as washing lines near to views from the park or the pleasure walk to the north.

Proposed development should also seek the opportunity to enhance the significance of the area and this could be achieved in the following ways:

10. Re-lay the cobble courtyard
11. The construction of another S range building or boundary feature would re-create the enclosed courtyard

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Acknowledgements

Thank you to John Mayhew of Lartington Estates for commissioning this report and sharing some of the recent history of the building. Thank you too to the Estate's builder Paul Oakwood for his local knowledge and sharing of archival material. We are grateful to the West Yorkshire Archive Service and D'Arcy Darilmaz in particular for their research service that allowed access to the tithe map and to architect George Stastny for discussing his recommendations on previous proposals on site.

Due to ongoing Covid restrictions, access to the Durham Records Office has not been possible. The DRO holds the archives from the solicitors for Lartington Estates – Hanby Holmes. The catalogue does not list anything directly relevant, but the many volumes of paybills might have information relating to the construction of the workshops or their uses. The DRO will create some limited access from November 2021.

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LOCATION

The old joiner's or carpenter's workshop of Lartington Hall in County Durham is located at NZ 02033 17922 on a south facing wooded slope, north of the Scur Beck. Although part of the landscaped grounds around Lartington Hall, they sit within Cotherstone parish, the beck immediately south forming the parish boundary. The buildings are approached along a track which joins a parkland drive which in turn leads to the walled gardens (now the location of two private residences). The workshops were built E of the earlier Estate kennels (NZ 01946 17890) and access to the kennels from the Hall was via this drive and a track running between the workshops and the beck. The kennels survive in a ruinous condition but the track has been lost beneath demolition debris relating to a short-lived 20th century building.

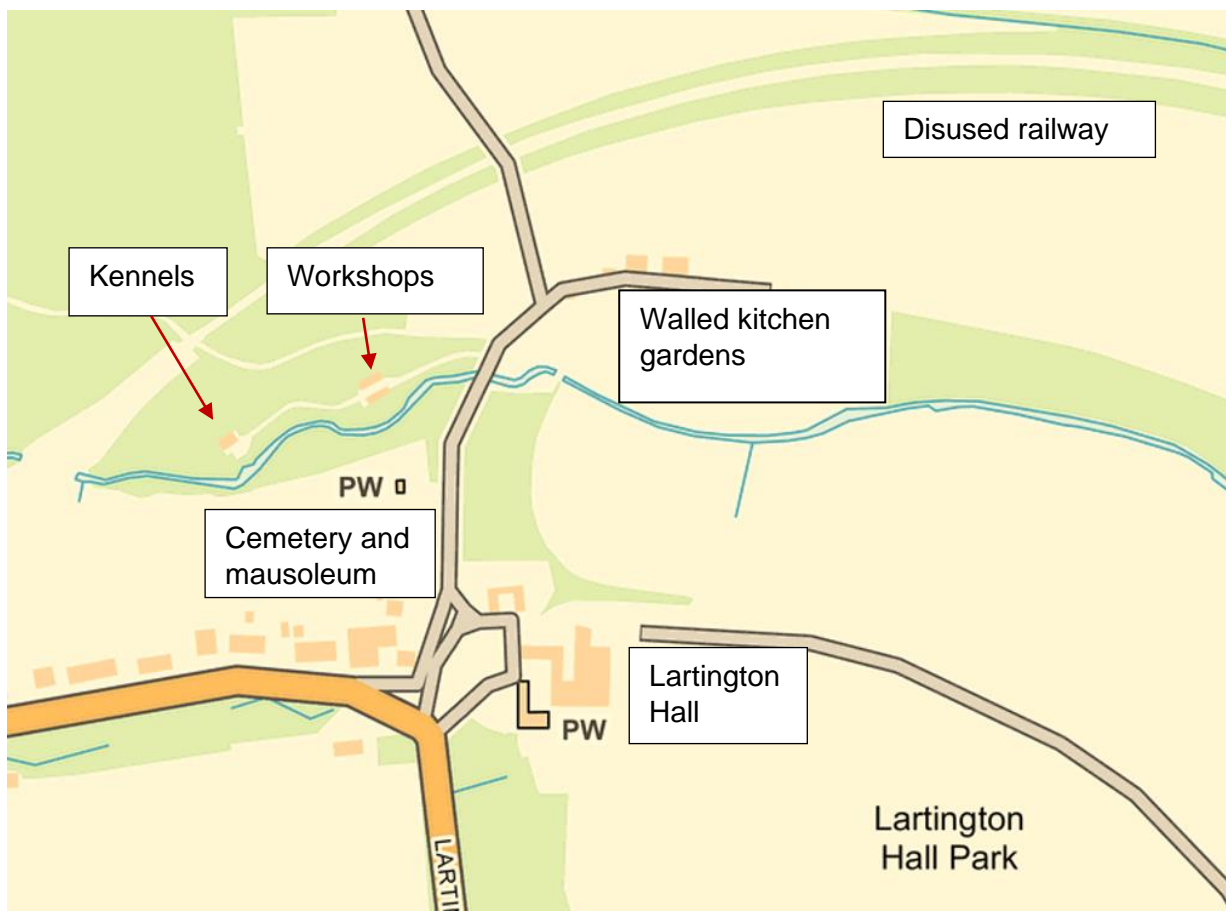


Figure 1. The location of the workshops

To the north, the disused former South Durham and Lancashire Union Railway of 1861 runs along an embankment cutting through the designed parkland and separating the workshops from the rest of Spring Wood to the north. The line was closed in 1962.

Until recently the buildings consisted of two linear ranges enclosed around a courtyard. A modern brick building has been added to the W end of the southernmost, now partially demolished S building. A large and unsightly modern water pipe with brick abutments crosses the beck S of the buildings and on the opposite bank is the site of the former ice house (NZ 02073 17911), overlooked by the cemetery (NZ 02051 17863) located on high ground above.

DESIGNATIONS

The former workshops sit with the registered parkland of Lartington Hall.² The parkland is grade II and includes the formal gardens of the Hall, its parkland, pleasure grounds and the area of Low Pond to the south of the Hall. The extent of the registered parkland can be seen in Appendix C.

Lartington Hall is listed grade II*.³ Part of its significance are the alterations that have taken place to the Hall over the centuries reflecting the changing principal elevations and views to and from the Hall. In particular the setting of the Hall has been altered to reflect changing landscape fashions, but the surviving character is predominantly the 18th century English Parkland design possibly by Anthony Sparrow with some Victorian modifications to reintroduce some formality to the otherwise naturalistic landscape. The workshops were just a few of the buildings that housed activities that supported the Estate and the parkland and are therefore part of the listed Hall's setting.

The private mausoleum consecrated in 1877 and originally built for Thomas Witham is listed grade II and sits at the N end of the graveyard laid out at the same time.⁴ The graveyard and mausoleum also sit within the registered parkland. When built, views of the workshops would have been possible from outside the mausoleum through much thinner tree cover, but the workshop site is now wholly hidden from view by self seeded trees.⁵



Figure 2. The listed mausoleum and graveyard S of the workshops

The workshops also sit within Lartington Conservation Area. The Conservation Area Appraisal highlights as significant the Estate character of the village and surroundings, the designed nature of the landscape and buildings and the use of local materials. The extent of the Conservation Area can be seen in Appendix B.

² List entry no. 1000731

³ List entry no. 1310603

⁴ List entry no. 1121025

⁵ View assessed in September 2021 when tree cover was at its leafiest

These collective designations mean that the setting of the workshops is of the highest level and their significance should be sustained and enhanced by any development. ⁶

HISTORIC DEVELOPMENT

The workshops date to the second half of the 19th century. They were not shown on the tithe map of 1838,⁷ nor were they shown on the OS maps surveyed in 1854. They first appeared on the subsequent OS editions surveyed in 1892. They were therefore built between 1854 and 1892 and so constructed while Thomas Witham was the squire.

The Rev. Thomas Witham inherited the estate in 1847.⁸ The Hall's surrounding landscape had last been through a major restructuring in the mid to late 18th century when the designed parkland was laid out, possibly to a design by Anthony Sparrow.⁹

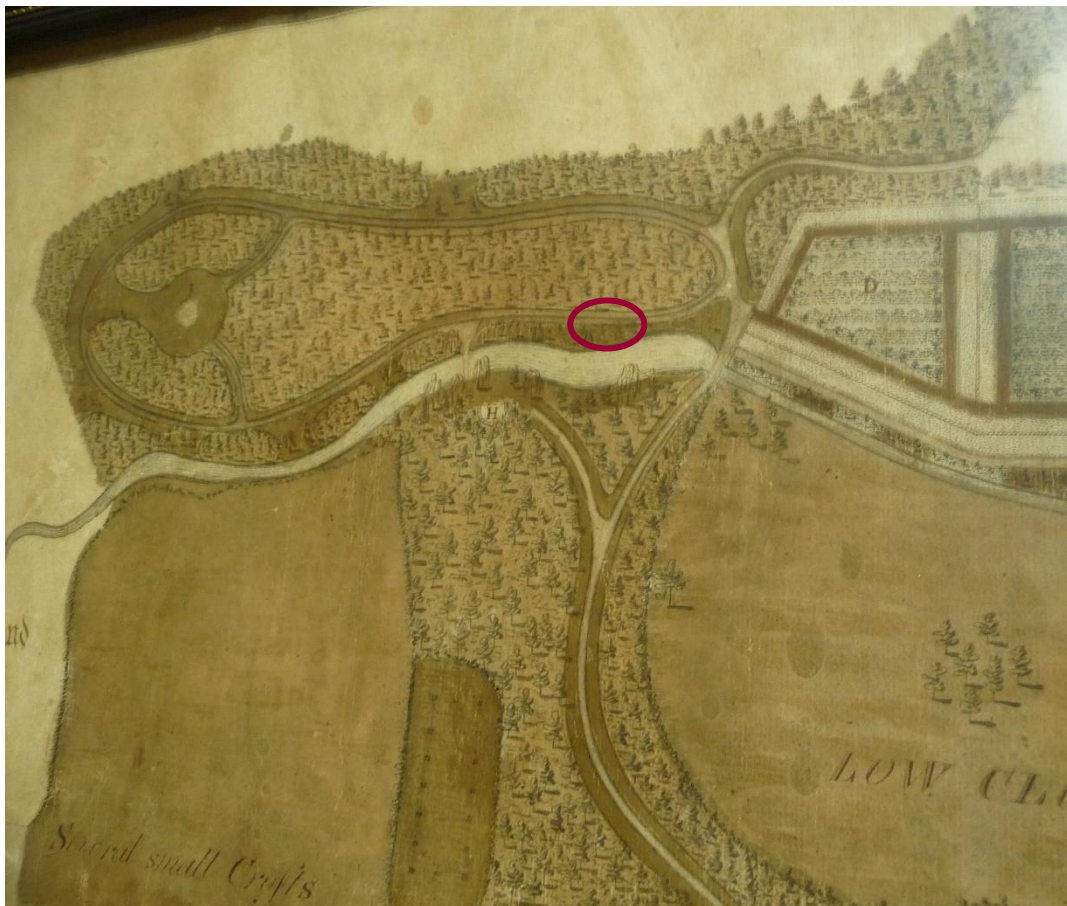


Figure 3. An extract from the 18th century plan, possibly by Sparrow with a proposed design for the landscape around Lartington Hall. Much of his went on to be implemented. The site of the workshops (circled) then consisted of circular pleasure walks around a central feature, possibly a sitting area or site of a statue. Close to the workshop and kennel site to the W, a bridge was proposed crossing the beck and leading to an area labelled as 'H' which according to the accompanying 'Explanation' was a 'natural [or retired] Grottesque Seat'. [Map still located in Lartington Hall]

The spirit of this design was to create a series of views to and from the Hall across a naturalistic parkland, devoid of visible boundaries but scattered with features fashionable at

⁶ NPPF 2021, para 206

⁷ R D/RT/60 and R D/RT/61

⁸ Archaeo-Environment 2011, 33

⁹ Archaeo-Environment 2011, 29

the time including tree clumps, cascading water features, follies and grottos, pleasure walks and a main carriage drive (itself a device to manage views), walled kitchen gardens and long views across pasture towards Barnard Castle. A new east wing was added to the Hall with large, bayed windows which framed the uninterrupted views towards Barnard Castle.

Into this landscape, more functional and workaday buildings had to be placed that respected the English Parkland scene while still fulfilling an essential role in the running of the estate and Sparrow recommended that such 'disagreeable' features be hidden behind follies. There is no evidence of Lartington Estate ever using follies to hide the less attractive elements of the Estate, but it had already evolved with the N and W sides of the Hall being the location of the more practical buildings associated with the running of the Estate. The servants' quarters were here, the kitchen gardens to the N and the icehouse located above the Scur Beck was to the NW. The area that would later be chosen as the location for the workshops was woodland in the 18th century which Sparrow proposed as being the location of a series of pleasure walks.



Figure 4. The Romal Kirk tithe map of 1838. The walled gardens and carriage drive over the bridge can be seen, but the workshops are not present in field 111, marked as woodland on the tithe apportionment. The kennels have not been built yet either. The future railway has been pencilled in, presumably at a later date. (R D/RT/60 and R D/RT/61)

Thomas Witham was to be a long-lived squire who made numerous changes to the Estate between 1847 and his death in 1897. In the 1850s he extended the parkland east, all the way to Barnard Castle – an economic as much as an aesthetic decision based on the town's need for wool for its growing carpet industry. Sheep would now graze where crops had been grown.

He also altered the approach to Lartington Hall by having Joseph Hansom design a port cochere in 1863, on the north side of the building where carriages could pull up, deposit passengers straight into the shelter and then depart. In doing so the ground between the east elevation of the Hall and the ha-ha was made into a private formal garden space and so another significant shift away from the Georgian parkland design.¹⁰

¹⁰ Archaeo-Environment 2011, 33



Figure 5. OS 1st ed. Surveyed: 1854,
Published: 1857

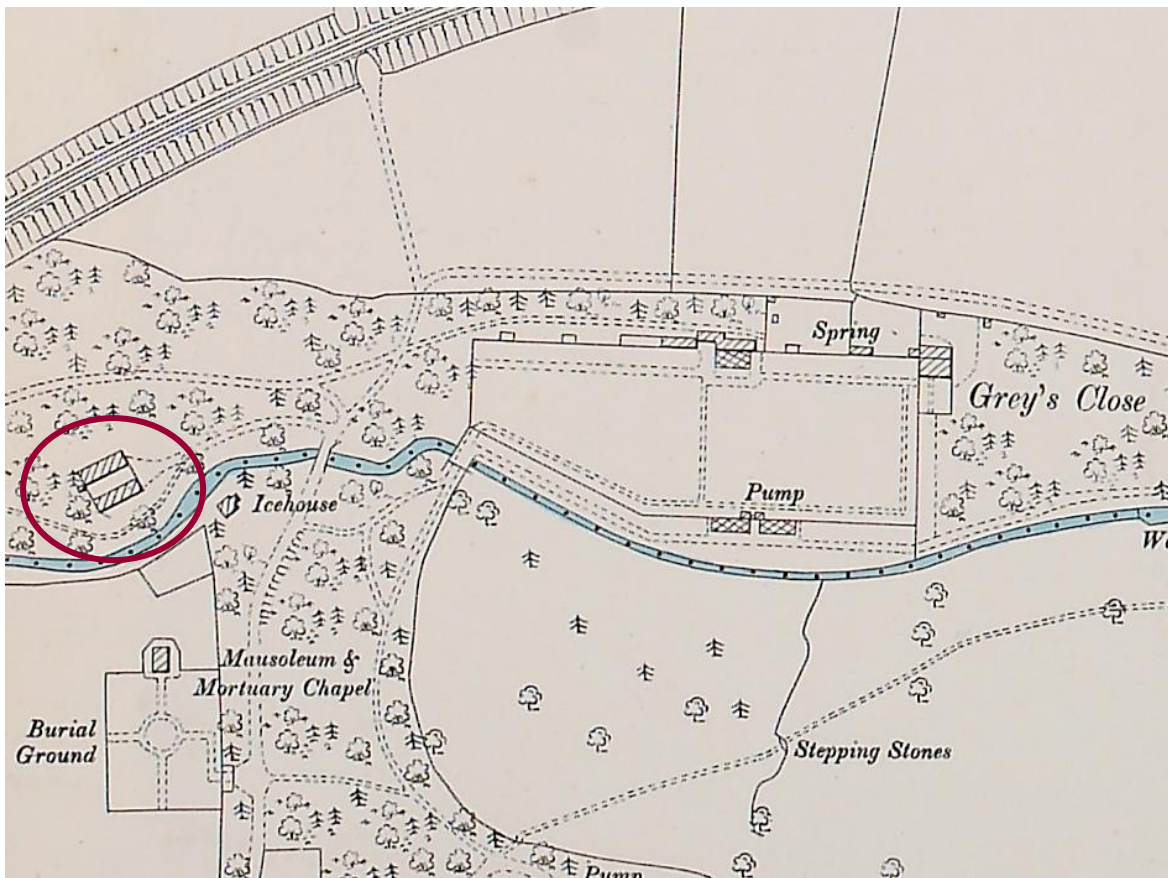


Figure 6. The workshops as depicted in the 2nd ed 25 inch OS map surveyed in 1892 and published in 1893. Yorkshire XII.2

He also commissioned major works to the servants' area on the W side of the Hall. Witham's new servants' quarters were designed by Hansom and it is possible that the partial demolition of the existing, 17th or early 18th century buildings, resulted in some architectural pieces being re-used in the construction of the workshops 0.17km to the north west (such as the reused window fragment on the S elevation).

Another significant addition to the Hall instigated by Thomas Witham was the graveyard and mausoleum. These too were located to the NW of the Hall and built in 1877 and from the high ground around the mausoleum, the workshops, built roughly at the same time, would have been visible through the sparse tree cover.

The workshops consisted of two stone built linear ranges aligned roughly SW/NE and linked by a gated enclosure forming a courtyard. This courtyard was cobbled with river worn cobbles and some of these cobbles still survive albeit disturbed by recent activity.

By the time the Estate was being sold in 1917, an additional structure had been added to the S. This was another linear range but slightly curved to reflect the shape of the riverbank. It was also shown on the 1919 3rd ed OS map and may have been a simple storage shed. There is no evidence of this on site today, although the area is strewn with rubble. It was not shown on OS maps dating to 1970 so must have been demolished by then.¹¹

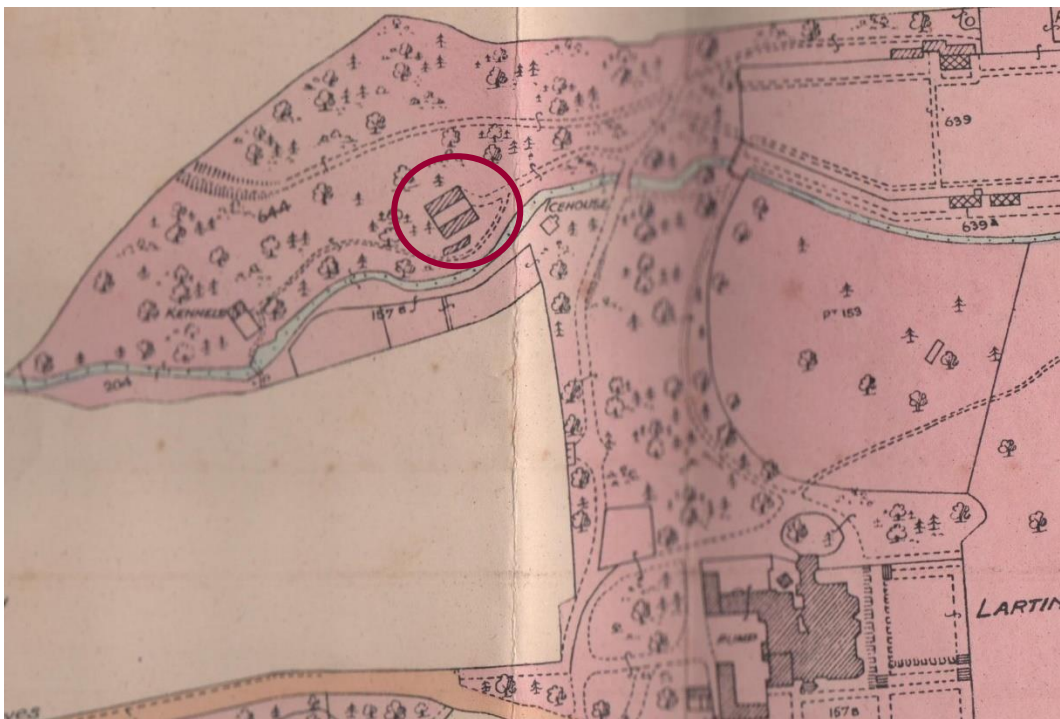


Figure 7. An extract from the map produced as part of the sale documents for Lartington Estate showing an additional building between the workshops and the Scur Beck

More recently, the surviving workshop buildings had a number of varying uses. They were used for general storage; large adjoining doors from the interiors of Streatlam Castle were stored here, presumably taken away prior to its final explosive demolition by the Territorial Army in 1959.¹² The Castle had been purchased by the Field family in 1918 at the same time

¹¹ NZ01NW - A/ Surveyed / Revised : 1940 to 1970, Published: 1970

¹² Phil Morgan, former gamekeeper to the Estate, confirmed by John Mayhew. The doors have since been moved to another storage location on the Estate.

as their purchase of Lartington Hall, but the castle was never maintained.¹³ They have also been used for shoot related activities such as pheasant rearing, a sheltered place for beaters to have lunch and storage for game carts. These uses also ceased when commercial shooting on the Estate stopped.¹⁴

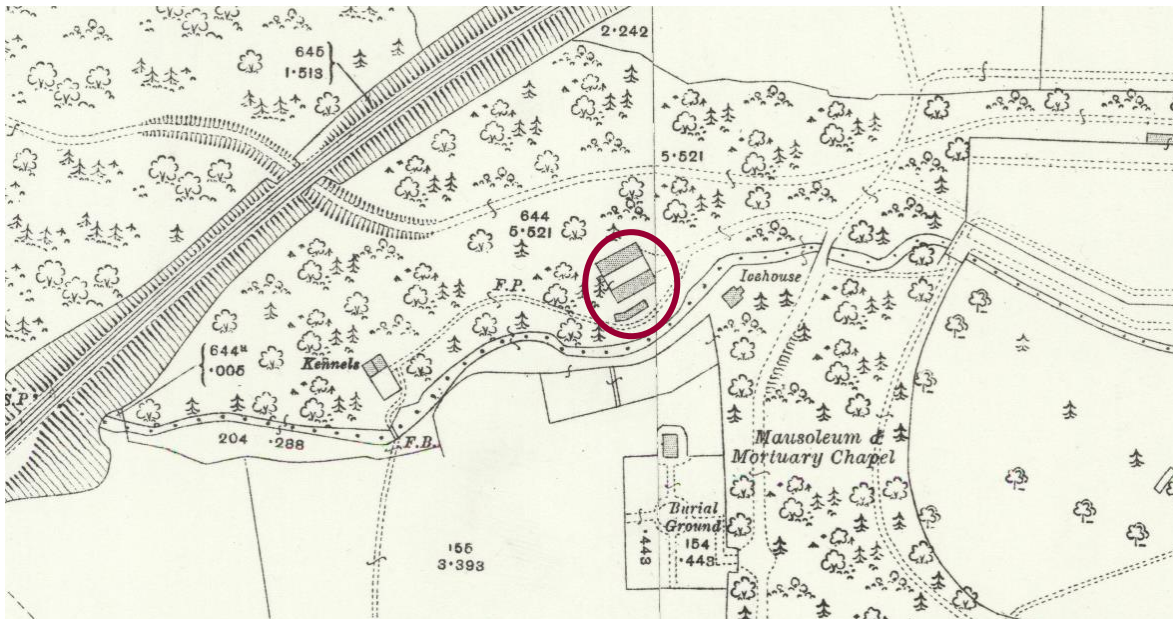


Figure 8. 3rd ed 6 inch map (1919) showing the location of the workshops, an additional structure to the south, the kennels to the west linked by a footpath and the icehouse to the SE. The burial ground and mausoleum to the S are located on high ground and would overlook the site, but today the intervening ground is covered in trees.



Figure 9. The site 'as existing' in 1995. The building in the foreground has mostly been demolished; only the N range survives to the rear.

¹³ Archaeo-Environment 2011, 37

¹⁴ Information from John Mayhew pers comm

Both buildings of the original workshop range survived, albeit in poor condition, until 1989 and 1995 when they were the subject of planning applications to convert them into a game keeper's cottage with garden (the application area also included the kennels to the W). The design for the new build was by local architect George Stastny of Forsyth and Stastny.

Photos at the time showed two ranges with partially tiled roofs and exposed rafters; the description at the time by the architects suggested that the N range was roofed with corrugated iron. The windows were an assortment of Yorkshire sliding sashes and fixed light sashes to the N building and later tripartite Victorian sashes to the S range. A modern brick lean-to building with corrugated (asbestos?) roof had been added to the W gable end of the S building.

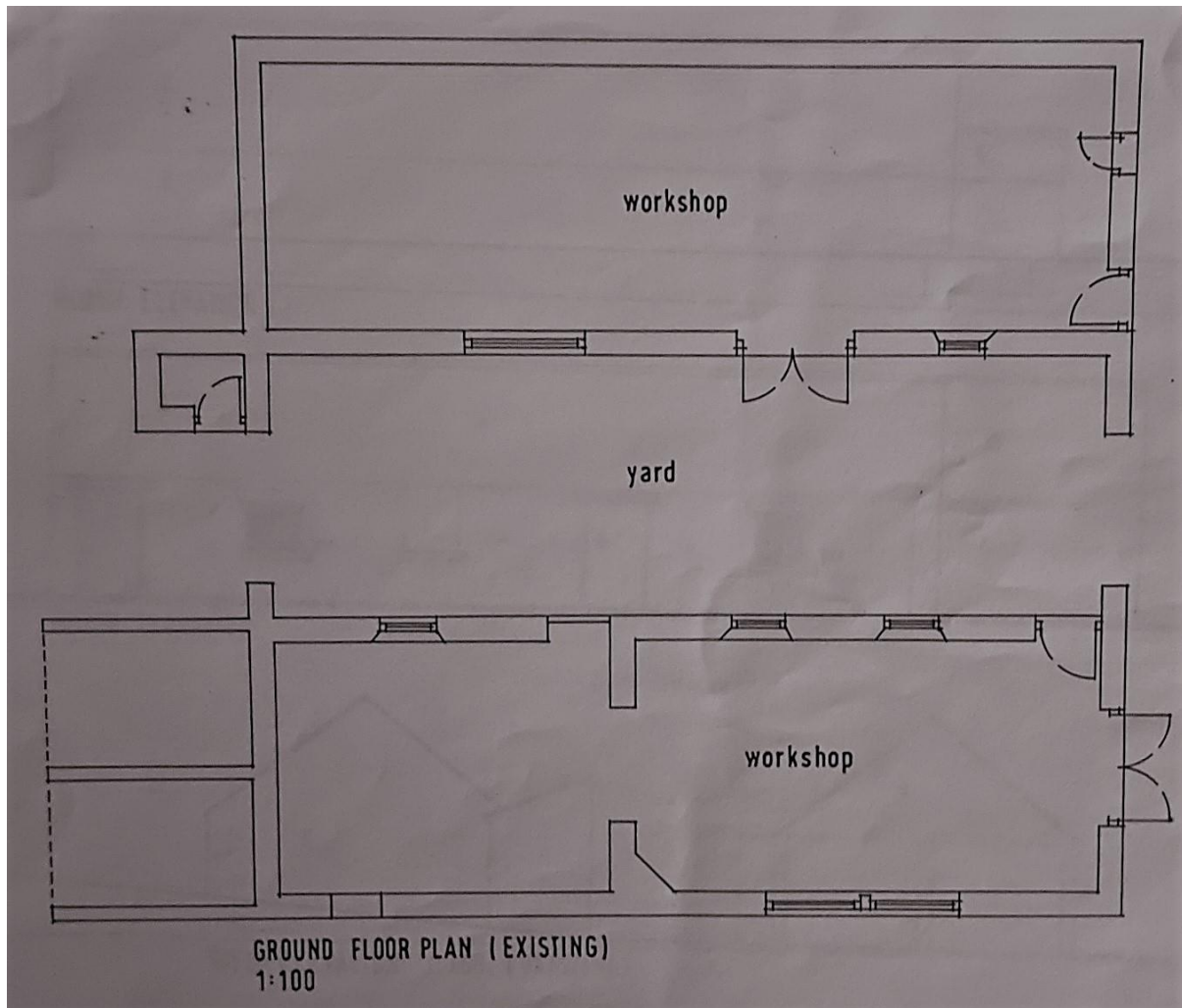


Figure 10. The floorplans of both ranges 'as existing' in 1995

The planning application was refused by Teesdale District Council¹⁵ and the disused buildings were left to further decay while self-seeded trees grew up around the site.

By 2020, the S building had been demolished; it is not clear when this happened. The N building roof had collapsed, the timberwork rotten and the building's SE corner had sunk into the ground, resulting in the E gable end collapsing.

¹⁵ 6/1995/0137/DM Former Carpenters Shop, Kennels And Store Buildings On Lartington Estate Lartington DL12 9BW. A previous planning application to use the site for two houses was also refused in 1989 (undated newspaper cutting courtesy of John Mayhew).

THE BUILDINGS TODAY

Works to stabilise and weatherproof the remaining N building took place in early 2021. This included the complete re-roofing of the building, the partial demolition of the E gable end and its rebuilding and the rebuilding of a section of collapsed S wall with a new lintel. Some new window openings also appear to have been inserted. The approach to the buildings and the land around them had a number of self-seeded trees removed and the earth bank to the N of the range which had slumped against the back wall, was dug out to allow the stonework to dry out.



Figure 11. The site viewed from the E. The surviving range to the right is the original N range. The S range has been demolished except its W gable end. Its footprint can still be discerned on the ground. Short stretches of wall at both ends of the courtyard formed gated entrances.

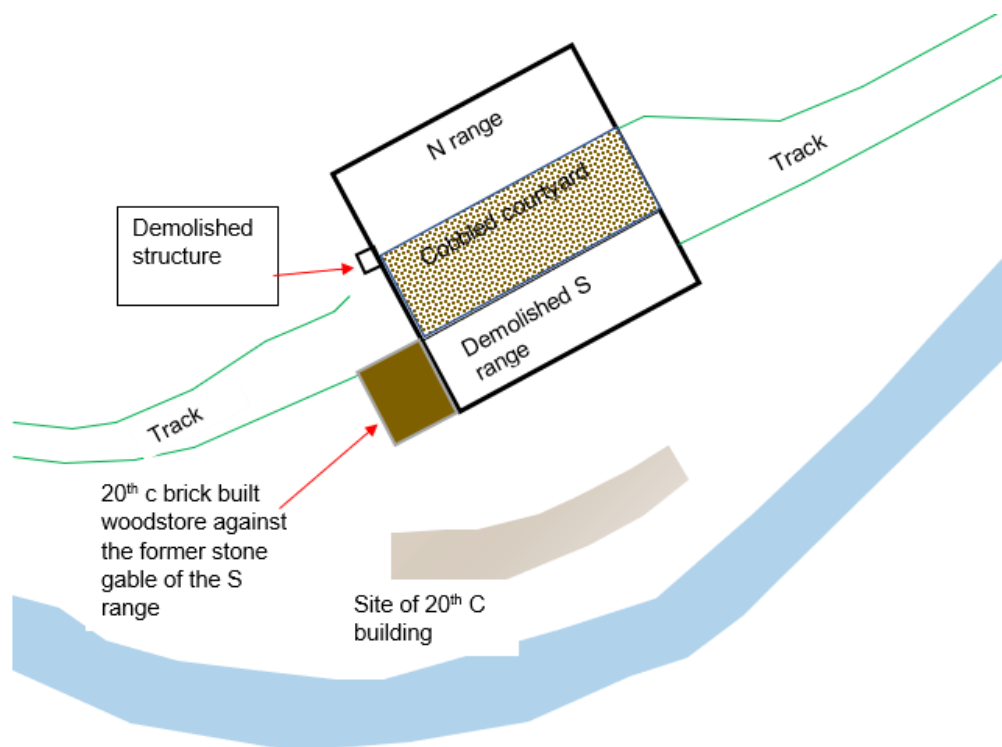


Figure 12. The layout of the site today including the locations of demolished structures

Of the original two linear buildings and central courtyard, only the N range survives intact. The S building has mostly been demolished, but its W gable end survives as the E wall of a 20th century brick lean-to structure currently used as a woodstore.

The N Building



Figure 13. The North Building

The N building is a single storey stone-built structure dating to the second half of the 19th century with a modern replacement roof dating to 2021.

North elevation

The N rear wall was built at the foot of a sloping wooded bank; it has no openings. It has a slight lean on it facing towards the bank. The stone is coursed and roughly dressed and the walls terminate with dressed stone quoins. In 2021 the soil which had slipped and covered the base of the wall was removed and a retaining wall built to create a space allowing the wall to dry out.



Figure 14. The rear wall of the N building. The earth was cut away from the wall in 2021 to allow it to dry out. It had previously slipped down the bank to cover the bottom four courses.

South elevation

The front S wall consists of one wide central opening; this has been rebuilt along with a section of the S wall to the W of the door. The lintel is a new replacement.



Figure 15. The front S elevation in 2021

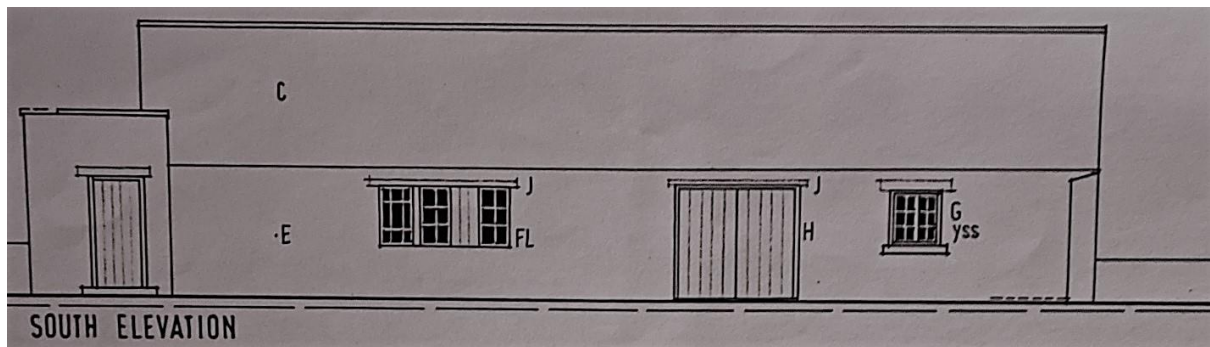
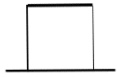


Figure 16. As existing drawings in 1995 with an assortment of window styles and the large central opening. The structure on the SW corner survived at this time.



Figure 17. The E window with a reused 17th c window sill (or possibly a lintel) with graffiti reading R.W.L and a small square shape.

To the E of this opening is a square window opening with original lintel and sill. This window still had its Yorkshire sliding sash window in 1995 (see fig 16). The sill is a reused window lintel or sill possibly dating to the 17th century and from a mullioned window. It may have been taken from the Hall (which has similar windows on its S elevation cellars) when Hansom carried out the rebuilding of the servants' quarters between 1860-63 on behalf of Thomas Witham. An engraved set of initials must date to the earlier use at the Hall as they are now upside down. They read R.W.L and a small square shape, thus:



The sill has holes where iron bars once ran vertically from lintel to sill. There is no slit for glass to be inserted suggesting that its original use was for servants' quarters or cellars.

Left (W) of the large door opening is another large window opening that previously had a tripartite group of multi-pane fixed light windows. The 1995 plans 'as existing' (fig 16) suggest that the windows had been altered; gaps were filled with timber and one of the three windows differed from the other two. This suggests an approach to maintenance relying on disused architectural fragments from elsewhere on the Estate. This section of wall was entirely rebuilt in 2021 due to structural instability.

Further to the W on this elevation is a smaller window; the present stone sill was salvaged from inside the building,¹⁶ but the opening is new.

The S elevation is not always keyed into the gable walls. This could be a product of the recent rebuild, but if original would suggest that the building may have had a more open frontage originally.

The 1995 'as existing plans' also show a small square building on the corner of this elevation and the W elevation (fig 16). This has since been demolished (see the section on the W elevation).

East elevation

The E gable end has been largely rebuilt (and underpinned) due to subsidence and structural issues. It was taken down to the bottom few courses and rebuilt in 2021. It now consists of two square window openings with an attic vent above. Attic vents would provide good ventilation for a joiner's workshop. The right (N) window is shown on earlier plans dating to 1995. The left (S) window was apparently a window opening originally,¹⁷ but by 1995 it was a doorway with a timber door. It has been rebuilt as a window opening.

¹⁶ Paul Oakwood, builder, pers comm. This opening was not present in 1995

¹⁷ Paul Oakwood, builder, pers comm



Figure 18. The rebuilt E gable end featuring two square windows and an attic vent opening at the pinnacle of the gable. This elevation was taken down to the bottom five courses and rebuilt in 2021 due to structural issues.



Figure 19. The W gable end in 2021. The repointed whiter area on the right suggests some rebuilding. It is also the location of an adjoining former square building, now demolished.

West elevation

The W gable end mirrors the E one with two squared windows and an attic vent, but all appear to be recent insertions.

One end of the gable appears to have been recently repointed or rebuilt – this once had a small square building attached as seen on the OS maps dating to 1892 (see fig 6).¹⁸ Based on the 1995 plans, it provided no access to the interior of the main building so may have been additional storage or an outside toilet.

The S Building

The south range is largely demolished but its footprint can be discerned in the ground. It was demolished sometime between 1995 and c.2005. The W gable remains and a 20th c brick lean-to structure is built against it on the W side. A blocked doorway is visible in the gable end and the pointing suggests that both ends N and S of the gable have been rebuilt including the courtyard wall which abuts it.

Photographs and plans from 1995 show that the building had a chimney halfway along its S wall (see figs 9 and 10); this was associated with a corner fireplace internally. The ‘as existing’ plans dating to 1995 confirm that the surviving window openings were Yorkshire sliding sashes and with two narrow doors facing the courtyard. Large double doors faced the east, suitable for cart access. The E gable also had a narrow attic vent.



Figure 20. The surviving W gable of the S building. A blocked doorway is located to the left of the ranging pole

¹⁸ 3rd ed 25 inch 1919 XLVI 15



Figure 21. The 20th c woodstore on the W side of the surviving stone gable

Courtyard walls

Three wall stubs that joined the two original buildings forming an enclosed courtyard have survived. One of the S walls was lost when the S range was demolished. Access into the courtyard was controlled as evidenced by a gate hinge on the E wall.



Figure 22 The three surviving courtyard walls.

Once the workshop range was built in the second half of the 19th c, access to the earlier kennel buildings to the W was via a track which ran to the S between the workshops and the Scur Beck – not through the courtyard.¹⁹

The courtyard walls appear to be contemporary with the buildings although there are structural differences between the two W walls as a result on the W one being part of a now demolished outbuilding. The courtyard wall joining the S range is finished with large dressed quoins finished with herringbone pattern often used to help limewash adhere to the walls. It also has a rounded coped top. The E wall also has sloping coping. The opposing N wall has less regular and smaller quoins apart from a large padstone to the top with none of the herringbone pattern seen opposite. It also has a concrete skim added in the past. This wall formed part of an adjoining small building and so is of a slightly different construction than the other surviving walls.



Figure 23. Left: An iron gate hinge on the E courtyard wall Right: sloping coping to the courtyard walls

The Interiors of the N Buildings

Internally there are very few features left to suggest the uses for the building. Large parts of the S and E walls have been rebuilt and new insertions made into the W wall and the roof including the timbers were all replaced in 2021.

¹⁹ OS 2nd ed 25 inch 1897



Figure 24. Concrete hardstanding in the SW corner. The window is a modern insertion



Figure 25. Plug holes on the N wall

The SW corner has a small area of concrete hard standing with the two adjacent walls having a concrete skim half way up. This may have been the location of some heavy machinery or a forge, but there is no evidence of burning or heat on the adjacent walls. The walls here have been modified however with the insertion of a new window opening and some repointing externally.

The intact N wall only has two rows of plugholes as surviving features – possibly evidence of internal fittings such as racks or shelving when the building was still in use.

BUILDING AND SETTING ANALYSIS

The workshops were built as two linear ranges forming a cobbled courtyard. Access was via the drive that linked the Hall to the walled gardens in an area that was designed to house buildings and structures necessary for the functioning of the Estate and Hall, such as the walled gardens, hunting kennels and the icehouse. A direct path for staff who lived in the village to the adjacent kennels also existed from the back of Keeper's Cottage and the Thatch (the former Turk's Head Inn) across a footbridge over the Scur Beck.



Figure 26. A view of the kennels from the S (possibly from the S side of the Scur Beck.) The whitewashing plus thinner tree cover suggests that these buildings were visible from the backs of the village properties. The kennels were also linked by a footbridge and path from the village houses now called Keeper's Cottage and The Thatch, perhaps the location at one time of the staff with responsibility for looking after the kennels.²⁰ The photograph is undated, but possibly Edwardian and so when Mr and Mrs Field owned the Estate. Photo courtesy of Paul Oakwood.

²⁰ OS 1st ed 6 inch map surveyed 1854 shows the path between what is now Keeper's Cottage and The Thatch (the village inn called the Turk's Head until 1847; the pub landlords were also part time farmers) and the kennels.

The workshop range post-dates the kennels to the W so access to the kennels was via a track to the S of the workshops. The Estate was probably far busier in the 18th and 19th centuries with people working in the various outbuildings and travelling by foot and horse and cart between the Hall and other parts of the Estate, the village and, after 1861, the railway station.

The designed landscape had been laid out in the mid to late 18th century but by the time the workshops were built, this design was already 100 years old, the railway cut through the Estate and Thomas Witham was making changes that reflected the Estate's needs and fashions of the time. The workshops were therefore not part of the Georgian landscape design, but neither did their construction seek to diminish its design principles which sought to hide the disagreeable and more utilitarian aspects of the Estate's requirements. The low-lying nature of the site ensured that while it was located in an area which included the old Pleasure Walks, it was not visually obtrusive, nor could noise travel towards the Hall.



Figure 27. The present day (October 2021) view of the workshops from the former Pleasure Walks to the N. The workshop's low-lying location within a woodland made them visually unobtrusive



Figure 28. The setting of the Hall varied throughout history, but generally the picturesque set pieces of the 18th century parkland were to the E where views (dark blue) to and from the Hall and within the park were managed by design. Earlier the principal elevation was southwards controlling views (light blue) from the approach into the village. This left the darker and cooler aspects to the north and west for the servants' quarters, the village which housed support staff such as footmen, teachers, the pub landlords and part time farmers and other Estate maintenance workshops, kennels, kitchen functions etc all within a NW zone (purple).

Woodland cover in the 18th and 19th centuries was an important part of the landscape, but with fewer self-seeded trees than are in place today; indeed the tree cover has increased considerably in the 21st century meaning that the workshops are less visible now than they have ever been in their history. Few historic photographs exist of these buildings, but one from 1995 and another much earlier from Edwardian times of the adjacent kennels give some indication of the extent to which the buildings here were visible from the village and the parkland. The photograph of the kennels suggests that they were limewashed and so would have been an eye-catching white (fig 26). A number of the dressed stones used at the workshops have evidence of keying to help limewash adhere to the surface suggesting that they too may have been whitewashed.



Figure 29. A photo dating to 1995 and taken from near the icehouse.



Figure 30. The same view in 2021 (photo taken 1st October 2021)



Figure 31. The former workshops in 2001 (Google Earth imagery) when there was less tree cover

It is this Estate character that the Lartington Conservation Area designation seeks to sustain and enhance.²¹ The Conservation Area Appraisal highlights the character of the area derived from the land improvements and Estate buildings and the use of local materials. In that respect the workshops reflect this character as Estate buildings and built of local (stone) materials. Such Estate buildings tend to be under-represented in lists of designated assets, with an understandable concentration on the more ornate Halls, follies and estate villages. In Lartington, many of the staff buildings and workshops next to the Hall were demolished at various times in the 20th century²² and so the reuse of these buildings is an opportunity to conserve an aspect of the Estate's past that is not well-represented in the surviving building stock.

The use of varied window opening sizes (excluding recent insertions) and latterly a hotch-potch of window styles is of some interest. Why some areas merited large openings and others smaller ones, may be an indication of the uses of the building. By 1995 the windows had the appearance of being patched together with reused windows taken from elsewhere. This is most clearly seen on the S elevation of the N range. The reuse of window materials therefore starts at the outset with the reused 17th c lintel or sill and continued as long as the buildings remained in use. The use of Yorkshire sliding sashes in most of the windows could also help to provide a date. Such windows were rarely used after the 1860s due to the wider

²¹ Durham County Council 2012. Lartington Conservation Area Appraisal

²² Archaeo-Environment 2011

availability of larger paned glass, but as a modest out-of-the-way utilitarian building with low ceilings, the older and cheaper style may have sufficed.²³

It is not clear what function the buildings had originally. Latterly the range to the N was used as a joiner's or carpenter's workshop²⁴ and the range to the S has been referred to locally as a former blacksmith's.²⁵ If it was a joiner's workshop it is not clear how the joiners work here related to the Robinsons in the village who were also joiners in the 19th century. The Robinson's carried out work over a wide area for private clients therefore these workshops may have been built to specifically serve the surrounding Estate.²⁶



Figure 32. *The Old Smithy* by James Stokeld

If one of the buildings was a blacksmith's then there is evidence of another blacksmith's in the village. In 1854 when the Ordnance Survey surveyed the village, the smithy was on the corner of the approach into the village from Barnard Castle and has since been lost to the road being altered to create a gentler curve into the village and the creation of the Yew Trees clump. This smithy was depicted by James Stokeld who was alive between 1827-1857 and so it certainly pre-dates the workshop buildings.

There is also a single storey linear building in the village referred to as The Smithy and which replaced the one depicted by Stokeld. This was marked as the Smithy when the

²³ Not only did the Yorkshire horizontal sliding sash not require larger sheets of pane glass, they also had no need for sash cords, weights, hinges, handles, stays or catches as were required for the more modern Victorian vertical sliding sashes

²⁴ J Mayhew pers comm

²⁵ Paul Oakwood pers comm

²⁶ Vera Chapman with Cotherstone Local History Group 1985, 13-14

Ordnance Survey surveyed the village in 1892.²⁷ Neither OS maps label the workshop buildings.

The surviving building does have the characteristics of a forge. Forges required wide doorways and access to a water supply, both of which are in evidence here.²⁸ They were built to serve farming and rural communities and were also built on large estate farms. They required bellows for working the forge and benches for working. The hard standing on the corner could have been the location of the bellows or hearth and the plugholes be the location of racks along the north wall. Such buildings were vital parts of a functioning Estate not just to shoe horses, but also to repair tools and equipment.

Neither is there evidence for the use of the short-lived early 20th century building that sat between the original range and the Scur Beck, but its curious shape and short life suggests a basic shed for storage.

There is no obvious source of power on the site. While the beck runs close to the site, there is no evidence that it was used to provide power. The S range had a red brick chimney halfway along the S wall which could have been associated with a forge.

Collectively the two buildings with a substantial courtyard able to accommodate horses and carts represents a significant investment by the Estate and Thomas Witham. This suggests that they were used for general maintenance responsibilities covering light industrial uses such as woodworking, timber storage and metalworking and had an important role in keeping the Estate running, at least until the Estate declined in the post war period.

SIGNIFICANCE OF THE WORKSHOPS AND THEIR SETTING

The following section looks at just what it is that contributes to the unique site significance of the buildings and their setting based on information outlined above. This is to help make informed decisions regarding their future use.

This includes an assessment of the nature, extent and level of significance of the heritage asset and how this helps to understand its importance. The nature of the heritage asset's significance is divided into archaeological, architectural, artistic or historic interest in order to comply with national planning policy guidance.²⁹ The level of interest is divided into Considerable, Some, Limited, Negligible or None/Neutral and the definitions for these are included in Appendix E.

Having established the nature, level and extent of the asset's special interests, it is then possible to recommend suggestions for how future development might protect or enhance significance through use and design. This is included in a short section called Moving Forward and is designed to provide suggestions for further exploration.

The Significance of the Setting

1. The workshop's place within a designed Estate landscape

The setting of these buildings has altered over time but still references, most strongly, the Georgian landscaped parkland, now a registered parkland and the setting of the listed Hall. The parkland features many of the typical Georgian English parkland features including water features such as cascades, ponds and bridges, designed planting layouts, specimen trees, uninterrupted views across a pastoral landscape, pleasure walks and carriage drives.

²⁷ OS 2nd ed published 1895

²⁸ Historic England 2013 National Farm Building Types p23

²⁹ NPPF 2021, para 194-5 and p 71-2 Glossary

It is the Estate character that is highlighted as being significant in Lartington's Conservation Area Appraisal. This setting is of **considerable** artistic and architectural interest and merits protection.

2. The Railway

The designed parkland has had a number of intrusions into it, most notably the South Durham and Lancashire Union Railway of 1861; its 60 years of disuse have left it as a tree covered embankment that is not too dissimilar to a parkland circuit and so while when active it detracted from the parkland design (and trees would not have been allowed to grow on the railway embankment), it has settled into making a **neutral** contribution to the significance of the parkland.

3. Woodland

The woodland character around the workshop buildings has changed over time. It was woodland when the grounds were laid out as a designed parkland in the 18th century, and it was labelled as woodland on the tithe map of 1839.³⁰ However, it was almost certainly a managed and possibly commercial woodland³¹ rather than the un-managed self-seeded woodland of today. The woodland to the north of the workshops had been the proposed location of Georgian pleasure walks which survive today. The planting of rhododendrons alongside these walks enhanced the walks, possibly from as early as the original parkland layout, although its peak of popularity was in Victorian times.³²

It is clear from photographs taken in the past, even the recent past, that the density of this woodland and its character has altered over time. Self-seeded trees are not part of the Estate's historic character and run counter to the managed style of the Estate. They also tend to obscure intended views and damage buildings if allowed to grow too close to them or damage sub-surface deposits such as the nearby icehouse foundations. The woodland around the workshops is therefore only of **limited** artistic and historic interest because it continues the historic woodland use of the site, but the pleasure walks to the north are of **considerable** interest because they are part of the original Georgian design.

4. Graveyard and mausoleum

The graveyard and mausoleum are also later (1877) additions into the designed landscape but with the classical design of the mausoleum in a prominent position, its presence serves to enhance the design of the parkland and so is of **considerable architectural interest**. The use of railings from the same source as those around the Hall's gardens set out in the 1860s, plus the use of stone figures on the gateposts, also reflect the formal garden layout and links the graveyard aesthetically to the Hall and the parkland. The mausoleum designed by Mr Scurr (former village school teacher and agent to Thomas Witham from 1852) was designed to enhance the parkland as it was in the 1870s.³³

5. Workshop location in a working part of the Estate

Closer to the workshops, the significance of the setting is their location in an area used for working Estate buildings as opposed to picturesque or artistic elements visible on the approach to the Hall or from it. The location was not designed to be invisible to users of the

³⁰ R D/RT/61

³¹ Woodland on the Estate has different purposes; some was ornamental and some was commercial and used in mines, for example. D/HH/7/4/309-329

³² Rhododendrons were introduced to the UK in 1763 and was a popular planting on Estates

³³ Teesdale Mercury 29.8.1977 and Milburn undated, 32 fn 100

pleasure walks or carriage drives but was designed to be unobtrusive while conveniently accessed from the Hall and the village via a network of paths. They were also far enough away to shield residents of the Hall from the noise of sawing or hammering. This choice of location to the N and W of the Hall is therefore of **some** artistic, architectural and historic interest as it reinforces the historic use of the N and W parts of the Hall's designed surroundings as working areas.

6. Negative impacts

The presence of a large green water pipe across the beck and its brick abutments on both sides of the riverbank detract from the parkland setting.

The Significance of the Workshop Buildings

7. Scale and form

The single storey height of the buildings contributes to their unobtrusive presence as does their modest form without ornamentation. Their simple design does not compete with the parkland, the Hall or the mausoleum. This modest single storey form is of **considerable** architectural interest.

8. The building type

Small scale light industrial buildings are not well represented on the Lartington Estate but were a vital part of its maintenance. They are therefore of **some** architectural interest.

9. Architectural features

The use of attic vents contributes towards a rural character for the buildings and so are of **some architectural interest**, although one may be a recent addition.

The large central doorway is of **some** archaeological interest as it suggests the need for larger spaces to accommodate materials passing through. While some window openings are recent insertions, the use of various window opening sizes in the N and now demolished S range is of **some** architectural interest. While later plans suggest a mixture of window types, the one that predominates and appears to be original is the Yorkshire sliding sash.

The reuse of a 17th century mullioned window lintel or sill is of **considerable** archaeological interest because it is evidence of earlier window forms on the Estate, probably at the Hall and may link into the large scale alterations instigated by Thomas Witham and designed by Joseph Hansom. It is also evidence of building materials being recycled on the Estate. The graffiti added to it is also of **some** archaeological interest.

The lack of openings on the N elevation is presumably a design response to the lack of available light anyway, the need for a solid wall internally to hang fixtures from and a desire to shield from view people using the former pleasure walks. It is therefore of **considerable** historic and architectural interest.

The roof is entirely modern and of **no** special interest, although it does reflect the pitch of the original. The 1995 plans indicate that the N range had corrugated sheeting by that time and the S range had Teesdale stone slate, suggesting that this was the original roofing material. Most historic buildings in the Conservation Area use stone or Welsh slates. Welsh slate was more readily available once the railway came to Lartington in 1861, but it was already being imported into the area before the railway was developed. The current use of a corrugated modern material conserves the modest workaday appearance.

10. Internal features

The internal spaces are devoid of any features of the highest level of significance. The hard standing in the SW corner is of **limited** archaeological interest because it may evidence of earlier uses and the plug holes of **negligible** archaeological interest.

11. Other buildings and structures

The remains of the S range are of **some** archaeological interest as they provide physical evidence that there were two buildings forming a courtyard. The blocked doorway on the W gable end is also of **limited** archaeological interest.

The 20th century brick woodstore is of **no** interest (but it is probably holding up the old gable end).

The cobbles partially buried amongst the earth are of **some** archaeological interest in providing evidence of the courtyard surface although most of the cobbles are now scattered around the wider area. The wall stubs (and gate hinge) are also of **some** archaeological interest as evidence of the courtyard and how people moved through the site when it was in use.

12. Buried remains

The sub-surface remains have the potential to reveal additional information about what the site was used for over time, however works to date have only uncovered a varied selection of glass bottles.³⁴ These are mostly domestic in nature and include food and drink bottles from the early 20th century to the 1970s. One ornate architectural fragment – a stone pinnacle has been uncovered from amongst building debris.



Figure 33. Some of the artefacts scattered around the site or uncovered during the 2021 works

There is considerable demolition debris around the site and so the original context for these finds has been lost but the nature of the finds suggests that the site has been used as a midden rather than the finds relating to the functions of the workshops. There may be below ground evidence for the short-lived 20th century building that ran parallel to the Scur Beck,

³⁴ Pond's Extract bottle – a healing cream for cuts and bruises. The company was founded in 1846 but the products continued in use throughout the 20th century and today. Another glass jar is similar to a meat paste jar, used from the early 20th century. Another looks like a half bottle of whisky. Another is a Northern milk bottle dating to the 1970s based on the design.

but this too is now covered with demolition debris. The below ground remains are therefore of **limited** archaeological interest.

MOVING FORWARD

The research into the development of the workshops and their setting and this assessment of significance both suggest that the site could be reused without harming the significance of the registered parkland, the setting of the listed Hall or mausoleum or Lartington Conservation Area. Indeed, the reuse of these historic buildings could conserve them while retaining part of the history of the Estate and in that respect their reuse could enhance the area's significance.

Their reuse also limits the carbon footprint of any development by reusing the building materials which already have an embodied energy cost. According to Historic England, 'To meet the government's target of being carbon neutral by 2050, we must recycle, reuse and responsibly adapt our existing historic buildings'.³⁵

The research in this report can therefore be used to inform the reuse and refurbishment of these historic buildings as follows:

Any proposed development should seek to conserve the following elements:

1. Retain the low profile of the building. This does not preclude the use of the attic space but the building should not be increased to two storeys.
2. Retain the modest design devoid of ornamentation
3. Use traditional materials. This does not preclude the additional use of visually permeable modern materials
4. Retain the rural character of the buildings by retaining the large central door opening, varied window shapes and gable vents
5. Retain the reused mullioned window sill with graffiti
6. Retain the courtyard wall stumps
7. Keep the north elevation without window or door openings
8. Retain the rural character of the approach track into the site and avoid urbanising the approach from the carriage drive with hard engineering
9. Avoid placing visually obtrusive domestic elements such as washing lines and bins near to views from the park or the pleasure walk to the north.

Proposed development should also seek the opportunity to enhance the significance of the area. The reuse and conservation of traditional Estate buildings is in itself an enhancement of the Conservation Area as it seeks to conserve the under-represented working buildings that helped the Estate function.

Other ways that the heritage interest of the area could be enhanced include:

10. Re-lay the cobble courtyard
11. Use traditional window styles such as the Yorkshire sliding sash
12. The construction of another S range building or boundary feature would re-create the enclosed courtyard

³⁵ Historic England 2020, 40 and <https://historicengland.org.uk/whats-new/news/recycle-buildings-tackle-climate-change/> [accessed 181021]

HERITAGE IMPACT ASSESSMENT

The historic research and subsequent Statement of Significance element of this report was used to inform the design of the conversion of the buildings into residential use by identifying what was significant about them and their setting and then seeking to sustain or enhance that special interest.

This section is the Heritage Impact Assessment which assesses the resulting proposed development against these special qualities in a simple tabular form.

Former Joiner's Workshop, Lartington		Development Impact		
Identified significance	Significance Level and Special Interest Type	Heritage Impact Assessment	Proposed Mitigation if Required	Enhanced/ Sustained/Neutral or Harmful Impact
<i>The Significance and Impact on the Setting</i>				
The workshop's place within a designed Estate landscape	Considerable artistic and architectural interest	The proposal sustains the building's place in the designed landscape. It remains in a visually unobtrusive location, outside designed views, partly shielded by local topography and tree cover as was originally designed. The reuse of the building will prevent further deterioration and by restoring its appearance will enhance the heritage interest of the Estate landscape.		Enhanced
Workshop location in a working part of the Estate	This choice of location is of some architectural and historic interest as it reinforces the historic use of the N and W parts of the Hall's designed surroundings as working areas.	The location chosen by Witham or his agent Mr Scarr was chosen because it was within a north and westerly zone of servants' quarters and buildings with Estate supporting functions. The location was unobtrusive, but distant enough from the Hall not to result in noise from machinery. It was however conveniently accessible from the Hall and the village via a network of paths. The proposal will have no impact on those special interests and by retaining them for staff uses, will sustain this		Sustained

Former Joiner's Workshop, Lartington		Development Impact		
Identified significance	Significance Level and Special Interest Type	Heritage Impact Assessment	Proposed Mitigation if Required	Enhanced/ Sustained/Neutral or Harmful Impact
		special interest.		
The Railway	Neutral artistic interest	The proposal will have no impact on the railway's special interest nor on its impact on the Estate.		Neutral
Woodland and Pleasure Walks	The woodland is only of limited artistic and historic interest, but the pleasure walks to the north are of considerable interest because they are part of the original Georgian design.	The proposal will have no impact on the woodland of the Estate which is no longer the designed and managed woodland intended from the 18 th c onwards. The visual relationship between the workshops and the Pleasure Walks as designed in the mid to late 19 th C will be sustained.		Sustained
Graveyard and mausoleum	The graveyard and mausoleum are of considerable architectural interest.	The views between the graveyard and mausoleum are less now than when they were consecrated in 1877. The prominent position of the mausoleum on high ground and its architectural relationship with the boundary features introduced in the 1860s-70s by Witham will be wholly unaffected by the proposal.		Neutral
<i>The Significance and Impact on the Workshop Buildings</i>				
Scale and form. The single storey height of the buildings contributes to their unobtrusive presence as does their modest form without ornamentation.	This modest single storey form is of considerable architectural interest.	The retention of the low height and modest form sustains their special interest.	Retain the modest design devoid of ornamentation. Use traditional materials.	Sustained

Former Joiner's Workshop, Lartington		Development Impact		
Identified significance	Significance Level and Special Interest Type	Heritage Impact Assessment	Proposed Mitigation if Required	Enhanced/Sustained/Neutral or Harmful Impact
The building type.	Some architectural interest.	Small scale light industrial buildings are not well represented on the Lartington Estate but were a vital part of its maintenance. The reuse of these buildings will rescue them from an earlier state of dereliction and so ensure that the building type is represented on the Estate. In that respect it enhances the significance of the Estate by returning the buildings into active use and ensuring that they are maintained.	The design and materials, plus landscaping details retain the modest rural and light industrial appearance and do not overly domesticate the character of the plot. The use of dark painted metal framed doors reference and enhance the light industrial character. The retention of a varied style of window types and traditional window detailing also retain the modest design.	Enhanced
Architectural features: attic vents	Some architectural interest	By retaining the attic vent and adding another to the W gable, the building sustains its rural character and the character of the now lost S range which had similar features.		Sustained
Architectural features: wide central doorway	The large central doorway is of some archaeological interest as it suggests the need for larger spaces to accommodate materials passing through	This has been retained and reused and so the significance is sustained.		Sustained

Former Joiner's Workshop, Lartington		Development Impact		
Identified significance	Significance Level and Special Interest Type	Heritage Impact Assessment	Proposed Mitigation if Required	Enhanced/Sustained/Neutral or Harmful Impact
Architectural features: window shape and type.	While later plans suggest a mixture of window types, the one that predominates and appears to be original is the Yorkshire sliding sash. The use of various window opening sizes in the N and now demolished S range is of some architectural interest.	Existing window openings have been retained and new openings reflect the size and style of existing ones. Traditional timber windows have been proposed reflecting the style of those seen in historic photographs. The return of timber sash windows will therefore enhance the architectural interest.	Timber Yorkshire Sliding Sashes proposed	Enhanced
Architectural features: the reuse of a 17th century mullioned window lintel or sill	Considerable archaeological interest	This has been retained and its reuse will ensure that it survives.		Sustained
Architectural features: The lack of openings on the N elevation	Considerable historic and architectural interest.	The lack of features here has been retained.		Sustained
Architectural features: roof	The roof is a modern replacement in its entirety and therefore of no heritage interest. Archival information suggests that it may have originally been Teesdale stone slate. The pitch of the roof reflects the pitch of	The pitch of the roof and low building height has been retained. The present modern temporary roofing material will be replaced with blue slate which is one of the traditional materials used in the wider Conservation Area.		Sustained

Former Joiner's Workshop, Lartington		Development Impact		
Identified significance	Significance Level and Special Interest Type	Heritage Impact Assessment	Proposed Mitigation if Required	Enhanced/ Sustained/Neutral or Harmful Impact
	the old and so is of some historic interest.			
Internal features: concrete hardstanding in the SW corner	Limited archaeological interest	This feature will be lost but is not of a high level of significance. There will therefore be a modest level of harm outweighed by the protection of the building as a whole	Ensure there is a scaled photographic record of the feature prior to the building alterations taking place (already done as part of research for this report).	Sustained
Internal features: plugholes on the N wall	Negligible archaeological interest.	These will remain but will be covered with insulation and plaster materials.	Their location can be plotted on to elevation drawings and submitted as part of the recording programme set out in any archaeological condition.	Sustained
Other buildings and structures: The S range	Some archaeological interest as they provide physical evidence that there were two buildings forming a courtyard. The blocked doorway on the W gable end is also of limited archaeological interest.	This is largely demolished, but the surviving gable end including the blocked door will be retained and so significance will be sustained.	Photographically record the W side of the elevation when the internal partitions are removed from the woodstore.	Sustained
The 20 th century brick woodstore	No interest	This will be converted into a garage space		Sustained
The cobbles	Some archaeological	Cobbles will be restored to form a courtyard		Enhanced

Former Joiner's Workshop, Lartington		Development Impact		
Identified significance	Significance Level and Special Interest Type	Heritage Impact Assessment	Proposed Mitigation if Required	Enhanced/ Sustained/Neutral or Harmful Impact
	interest because they provide evidence of the courtyard surface	character that reflects the extent of the original courtyard.		
The wall stubs (and gate hinge) to the former courtyard	Some archaeological interest as evidence of the courtyard and how people moved through the site when it was in use.	These will be reused and so significance sustained.		Sustained
The sense of enclosure originally created by the courtyard	As above	A boundary wall will return the sense of enclosure to the courtyard garden		Sustained
Buried remains – mostly 20 th c midden waste and demolition debris.	Limited archaeological interest.	The construction of service trenches and landscaping will create some additional ground disturbance but most of the land around the buildings is already disturbed. Artefacts uncovered so far would suggest a very limited potential to reveal any useful information.	A watching brief condition could be imposed if required.	Sustained

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Statement of Significance for The Old Joiners Shop, Lartington Hall

Co. Durham

For Lartington Estates

October 2021

APPENDICES



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APPENDICES

Appendix A Tabular chronology

Appendix B Map of Conservation Area

Appendix C Map of Registered Parkland

Appendix D Sites to be added to the HER

Appendix E Levels of Significance



Lartington Estate Parkland Chronology

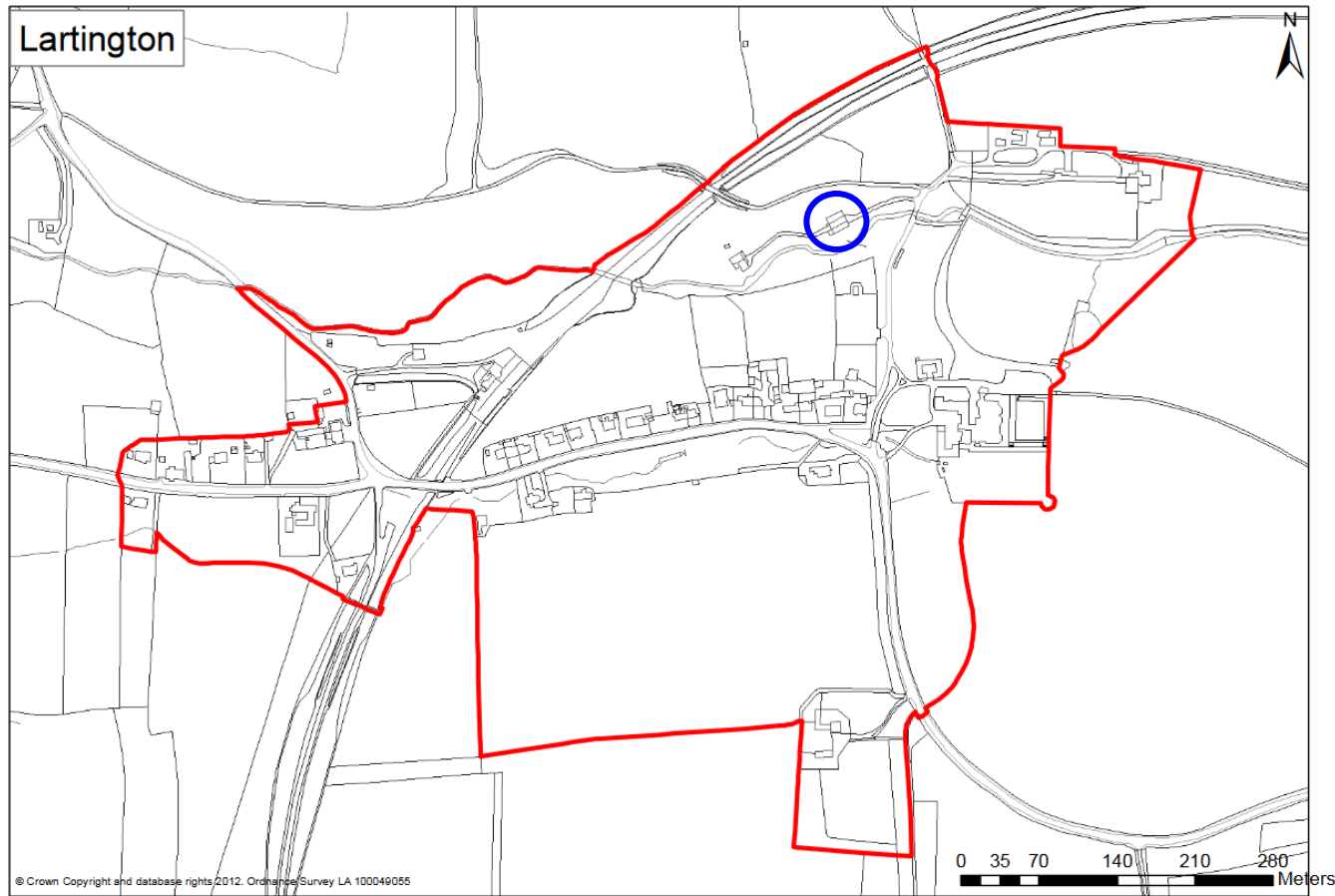
990-1020	<i>LARTINGTON</i> ³⁶ was pledged with Barforth by the Bishop of Durham to 'Eorl' Ughtred of Northumbria and two Danes between 990 and 1020	Lewis 1848, 30-33
Late 12 th to early 13 th century and 1208	Some time at the close of the 12th or beginning of the 13th century Henry son of Hervey, lord of Ravensworth, gave to Robert de Lascelles and his heirs the whole vill of Lartington but retained the right to hunt on the forest for themselves.	Lewis 1848, 30-33
1301	Lady Albreda Spring, widow of Sir Henry Spring, was the lady of the Manor, farming a substantial demesne	Yorks Arch Soc Record ser vol 21
1546	There was a chantry at Lartington, probably founded by one of the Fitzhughs. It was dedicated to Our Lady, and in 1546 was valued at £5 6s. 8d. per annum. The building was still standing in the year 1620, but its current location is unknown.	from Bulmer's <i>History and Directory of North Yorkshire</i> (1890)
1629	Lartington was purchased by Francis Appleby	D/HH/7/4/160 Rackham 1986, unpag
Before 1672	Francis Appleby's daughter married Thomas Maire.	Rackham 1986, unpag Yorks Arch Soc Record ser vol 21
1685	Margaret's son Thomas, succeeded his father Thomas Maire	Lewis 1848, 30-33
1720	A sketch by Samuel Buck showed the hall with formal gardens to the S and E.	Samuel Buck's <i>Yorkshire Sketchbook</i> (1720), Wakefield Historical Society facsimile reprint (1979), p 368)
1752-80	The West Wing was added (some of this was later to be converted into a chapel). The East wing was added with views across the newly laid out parkland. A plan was made of the proposed parkland some time in this period. It proposed the fashionable English parkland style with pleasure walks, specimen trees and water cascades and hiding the 'disagreeable'.	Rackham 1986, unpag Rackham 1998, unpag Archaeo-Environment 2011
1762	Thomas Maire Esq of Lartington Hall died on 26 th December 1762. Dying a bachelor, he was succeeded in his estate by his brother, John Maire of Grey's Inn, Esq.'	Newcastle Courant 9.8.1891 Looking Back
1771	John Maire died at Lartington Hall aged 69	Newcastle Courant 5.10.1771
1772	Catherine Lawson married John Silvertop of Ministacres and became Mrs Silvertop-Maire. She had 5 children; the second youngest,	Rackham 1986, unpag

³⁶ (Lertinton in the 11th century; Lertingeton or Lyrtynghon in the 13th century; Lirlington in the 13th – 15th century.),

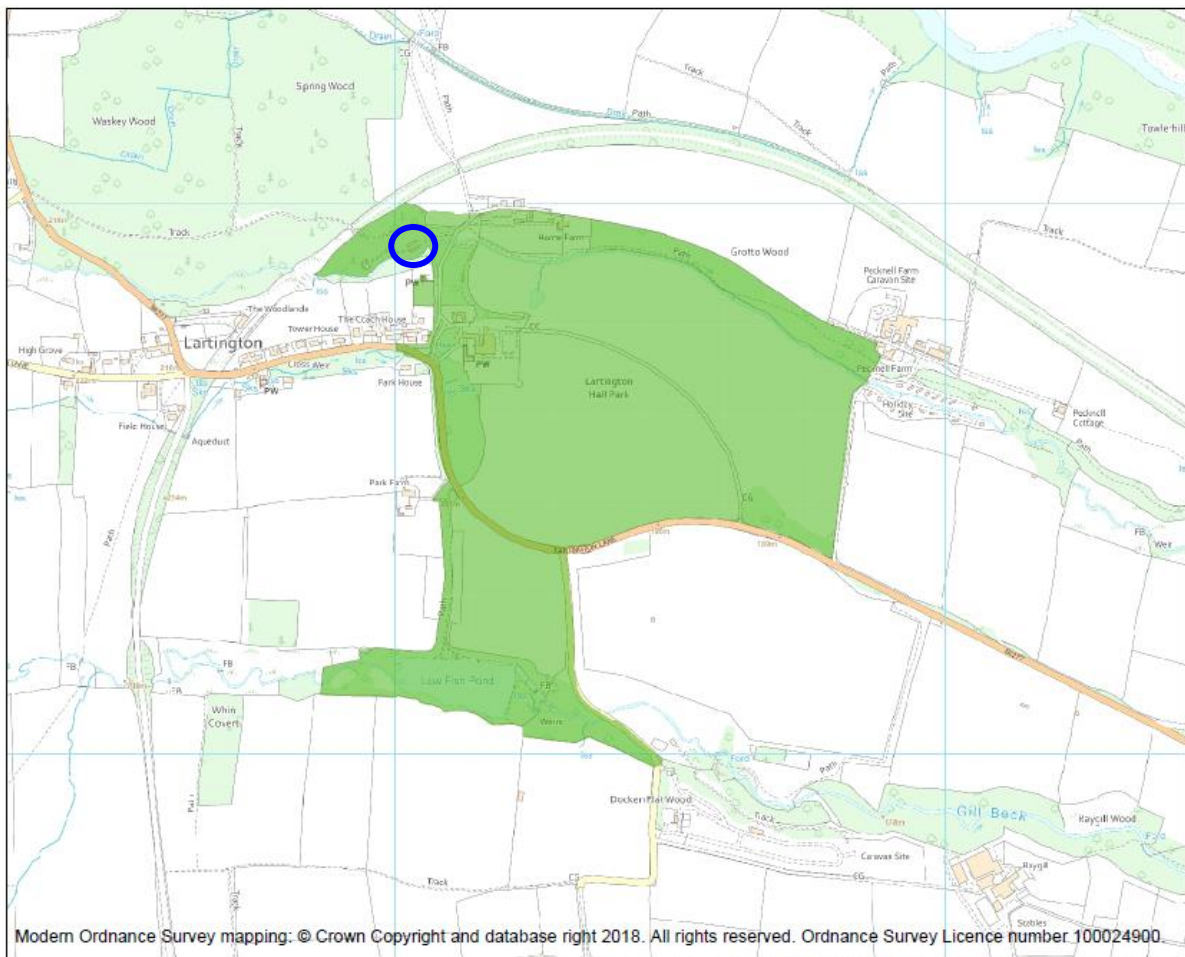
	Harry or Henry changed his name to Witham when he married the heiress, Eliza Witham of Headlam	
1790	The hall was depicted by William Angus with its new east wing and surrounding parkland	Archaeo-Environment 2011, 26
1811	Henry Thomas Silvertop Witham lived in Lartington Hall with Eliza and their 11 children until 1826, but he squandered his money and left for Scotland.	Rackham 1986, unpag
1829	The hall was rented to Edward Unwin Esq	Newcastle Courant 31.10.1829
1832	Witham and family returned to Lartington Hall after the death of Henry's mother	Rackham 1986, unpag
1838	Tithe map produced by Dixon covering Cotherstone parish showed no workshop buildings and no kennels. The land use is recorded as woodland.	R D/RT/60 and R D/RT/61
1841	William Horner Scarr was appointed as the village school master. He is subsequently made Thomas Witham's agent from 1852. The tithe plan was produced for Lartington parish by Captain Robert Dawson.	Milburn, undated, 18 Ref No. D/HH 7/4/9 Schedule of landowners and tenants, fields and acreages for the Lartington tithe apportionment, 1841
1844	Henry Witham died and the Estate passed to Henry's third son Captain George Witham	
1847	The hall is passed to Thomas Witham, later the Right Reverend Monsignor Witham	
1854	The Ordnance Survey carry out a survey of the Estate for their 1 st ed maps later published in 1857; the workshops were not depicted, but the kennels had been built.	Yorkshire Sheet 12
1857	William Scarr became Witham's agent	Milburn, undated, 18
1861-3/7	The Priest's Hall (servants wing), grand entrance, porte cochère and corridor were all commissioned by Monsignor Witham, designed by Hansom and formal gardens redesigned	Rackham 1986, unpag Teesdale Mercury 14.11.1900 Archaeo-Environment 2011, 33
1871	Railings were purchased from Walker and Emley of Newcastle for the gardens	D/HH/4/274 Archaeo-Environment 2011, 34
1877	Lartington cemetery was consecrated. The mortuary chapel was designed by Mr Scarre	Teesdale Mercury 29.8.1977 Milburn undated, 32 fn 100
1888	On going sale of timbers from estate include poplars, Scotch Fir, Elm, Beech, also refers to sycamore and Silver Spruce at Grotto Walks	D/HH/7/4/309-329
1893	Henry Silvertop of Ministacres died. He had been the heir to Monsignor Witham and his death at the early age of 38, leaves the estate at Lartington without an heir The OS published their 2nd ed map of the area (surveyed the year before in 1892) showing the workshops for the first time. They consisted of two linear parallel ranges	Northern Echo 19.12.1893 OS 2 nd ed 25 inch map 1893

	with an enclosed courtyard between and a small square structure on the W end of the N building – possibly a chimney/flue.	
1897	Monsignor Witham died on Dec 4 th and his funeral took place on the 9 th at Lartington Hall chapel and graveyard. The Hall was let to the Berkeley-Matthews family, but is now owned by Francis Silvertop	Northern Echo Dec 10 th 1897 Rackham 1986, unpag (D/HH/7/4/261, 281) Teesdale Mercury 8.12.1897
1910	Francis Silvertop put the estate up for sale.	Rackham 1986, unpag
1917	Sale documents show the workshops with an additional linear range to the S Most of the Estate houses in the village were sold	Private collections
1918	Hall and 5,000 acres of the estate were sold to Norman and Olive Field, who also acquired Streatlam Castle which was apparently sold by the Earl of Strathmore to pay for his daughter's dowry to the future King George VI.	Rackham 1986, unpag
1918	When the Fields acquired the house, the hall had been unoccupied for some years	Private papers compiling notes on the hall, the source for this possibly a letter from Mrs Olive Field 24.10.1961
1919	The 3 rd ed OS map was published in 1919 showing the workshops and an additional linear range to the S	OS 3 rd ed 1919
1957	Norman Field died and Olive lived on mainly in the East wing as the hall deteriorated	Rackham 1986, unpag
1959	Streatlam Castle was blown up after a long period of decline. Prior to these some internal drawing room doors were removed and stored in the workshops.	Phil Morgan and John Mayhew pers comm
1973-4	Olive Field died in a car crash. The estate was left to nephew Derek Mayhew.	Rackham 1986, unpag
1979 - 2002	The Hall and formal gardens were purchased by Robin Rackham but the Estate remained in the ownership of Lartington Estate (via Derek Mayhew).	Rackham 1986, unpag
1990-2	The map by Anthony Sparrow was restored by the Rackhams	Estimate dated 16.7.90 and subsequent letter
1989-1995	Two planning applications were submitted to either build on the site of the workshops (1989) or convert the workshops (1995) into accommodation for Estate staff.	6/1995/0137/DM
2011	The Hall was sold to Shona Harper and John Wilkes	Archaeo-Environment 2011

Appendix B. Conservation Area (workshops circled in blue)



Appendix C. Registered parkland map (workshops circled blue)



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: LARTINGTON HALL

Heritage Category:	Park and Garden
List Entry No :	1000731
Grade:	II

County:	
District:	County Durham
Parish:	Lartington, Cotherstone

Each official record of a registered garden or other land contains a map. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from Historic England.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. The map and grid references are for identification purposes only and must be read in conjunction with other information in the record.

List Entry NGR:	NZ0221517621
Map Scale:	1:10000
Print Date:	14 September 2021



APPENDIX D. Additional features to be added to the HER

Lartington Estate Kennels, 19thc, 401946 517890. Visible on the 1st ed OS maps surveyed 1854 but not on the tithe map of 1839. These survive in poor condition.

Lartington Estate Ice House, shown on 19th c OS maps but date unknown. 402073 517911. This was a rectangular building with porch on the N side. This no longer survives.

Appendix E Levels of significance

Considerable: aspects of the site considered as seminal to the archaeological, architectural, artistic or historic significance of the site, the alteration or development of which would destroy or significantly compromise the integrity of the site.

Some: aspects that help to define the archaeological, architectural, artistic or historic significance of the site, without which the character and understanding of place would be diminished but not destroyed.

Limited: aspects which may contribute to, or complement, the archaeological, architectural, artistic or historic significance of the site but are not intrinsic to it or may only have a minor connection to it, and the removal or alteration of which may have a degree of impact on the understanding and interpretation of the place.

Unknown: aspects where the significance is not clearly understood possibly because it is masked or obscured and where further research may be required to clarify its significance.

None: aspects which may make a negative contribution or a neutral contribution where its loss would make no difference to our understanding and interpretation of the place.