

Darlington Borough Council

BUILDINGS AT RISK REGISTER February 2008



DARLINGTON BOROUGH COUNCIL

'BUILDINGS AT RISK' REGISTER 2008

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What is a “Building At Risk”?

Local Planning Authorities nationally are encouraged to publish a Buildings At Risk register in order to monitor the condition of listed buildings within the Local Planning Authority’s area. The Local Planning Authority has a statutory duty to ensure the protection of its stock of listed buildings.

Darlington Borough Council’s inaugural Buildings At Risk register currently includes 25 listed buildings, all of which are buildings or structures considered to be At Risk. The “At Risk” status of a listed building may be due to a number of factors, such as the lack of a regular maintenance regime, vacancy of the building, with the subsequent vandalism, theft of architectural features (such as staircases, doors, fireplaces and other fixtures and fittings) or arson, that may follow.

The English Heritage criteria for establishing a building’s ‘at risk’ status is that, “they [Buildings] should be included only where they have been vacant for long enough to cause concern about their future, or because they are specialised buildings whose form, size or location is likely to make re-use problematic”. There are also likely to be buildings, which through economic circumstances cannot currently pay their way. The risk categories range from: 1, for those buildings in “Extreme Risk”, to 4, for buildings considered to be “Vulnerable”.

Risk in relation to structures and monuments **not** capable of use can only be defined by **condition**; anything in Bad or Poor condition should be included.

A ruined castle, for instance, is not at risk if the surviving masonry is appropriately consolidated and the rate of loss of historic fabric minimal; it is at risk if

unconsolidated, or if previous consolidation requires significant maintenance, so that without action it is highly likely that historic fabric will be lost.

The criteria for condition remains generally as defined in 1992:

Very Bad

- Means a building where there has been structural failure or where there are clear signs of structural instability; (where applicable) there has been loss of significant areas of the roof covering, leading to major deterioration of the interior; or where there has been a major fire or other disaster affecting most of the building.

Poor

- Means a building or structure with deteriorating masonry and/or leaking roof and/or defective rainwater goods, usually accompanied by rot outbreaks within and general deterioration of most elements of the building fabric, including external joinery; or where there has been a fire or other disaster which has affected part of the building.

Fair

- Means a building which is structurally sound, but in need of minor repair or showing signs of a lack of general maintenance.

Good

- Means structurally sound, weather-tight and with no significant repair needed (Buildings in this Category are not considered to be at risk).

The Buildings at Risk Register

A building at risk is a statutorily listed building (or scheduled ancient monument) the architectural and historic significance of which means that its loss would be locally, and sometimes nationally, detrimental. Listed buildings can be at risk in a number of ways; they may be threatened by insensitive changes, vandalism, theft of internal features or redevelopment. Buildings At Risk may also be threatened by lack of investment leading to a poor maintenance regime and subsequent deterioration. The Buildings at Risk survey method was developed by English Heritage as a simple tool to assist local authorities in identifying and categorising listed buildings. A building at risk is defined as one, which, for whatever reason, is neglected. The term does not cover the threat resulting from proposed works, such as undesirable alterations. The survey results are recorded on a computer program originally developed by English Heritage but which has now been adapted to suit the needs of local planning authorities. Having this information on a database allows the local authority to compare the degree of risk to all the listed buildings in its area.

Buildings in risk categories 1-3 are defined as being “at risk”; those in category 4 are “vulnerable” buildings, which may soon be at risk. Buildings in categories 5 and 6 are not at risk from neglect. The procedure does not constitute a full condition survey, which would require internal access to the buildings by a qualified building surveyor - at much greater cost. Local authorities would need a more detailed inspection of those buildings identified as being at risk.

Listed buildings incorporate many different structures such as bridges, statues and chest tombs, which cannot be occupied. These have not been addressed in this survey of the district but it is hoped that once a programme of action for the highest category of at risk buildings is underway, further work, especially on chest tombs and monuments, can be undertaken.

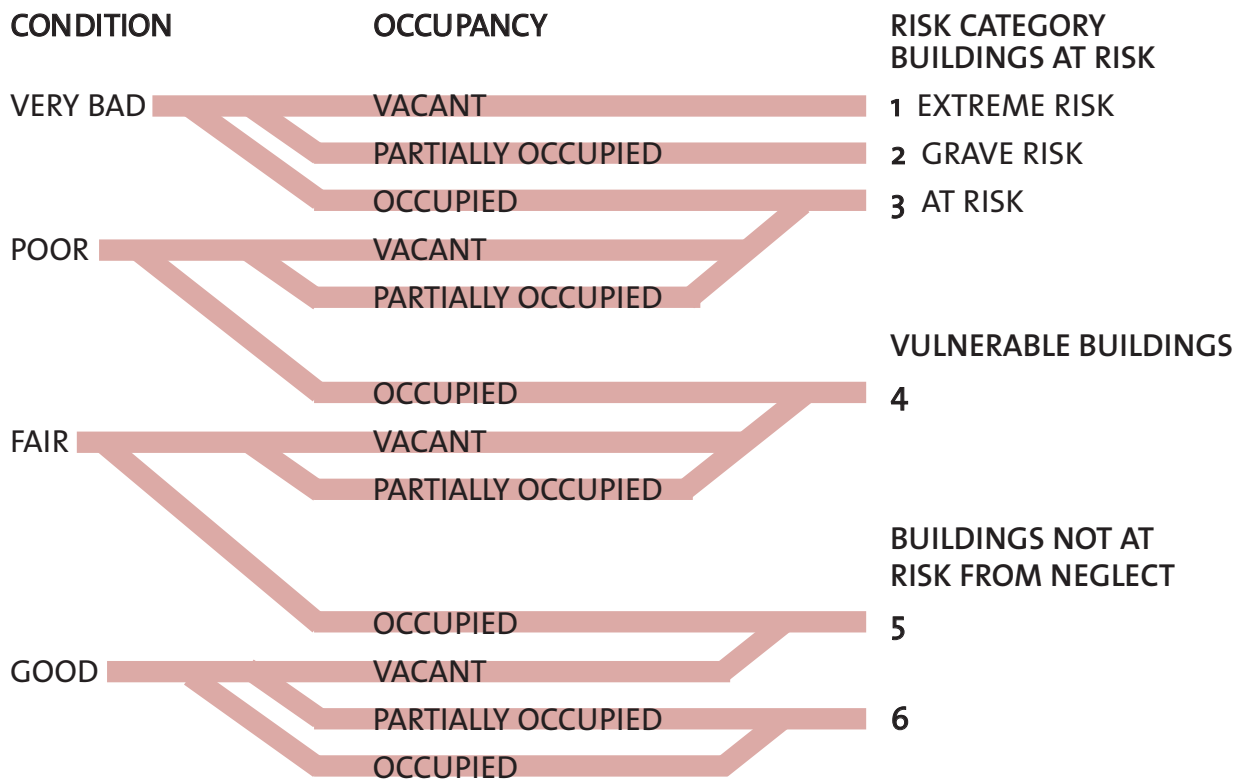
Martyn Kendall
CONSERVATION OFFICER

Survey Method

The information system is designed to identify those buildings warranting a more detailed investigation. Problem buildings can most easily be identified by the recognisable indicators of neglect: “condition” and “occupancy”. The core of the survey is an assessment of these two factors, judged from external inspection

only. The chart below shows how condition and occupancy are used in association to define the different categories of risk on a scale from 1 to 6. This provides a national standard of risk assessment.

English Heritage Risk Scale

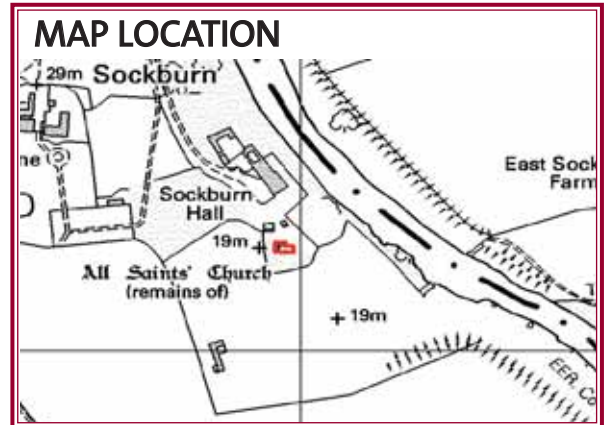


Category 1-2

All Saints Church

Sockburn

• Risk Category	1
• Listed	Grade I
• Listed Building No.	19/39
• Conservation Area?	No



Grid Ref: 434983 507109

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Ruined church. Pre-Norman nave and chancel; late 12thC south aisle; the chancel was rebuilt in the early 13thC; 14thC chantry, now the Conyers chapel; the latter was restored and re-roofed in 1900 by WH Knowles; chancel roofless.

Pre-Norman cross shafts, grave covers (some with mediaeval inlaid brasses of the Conyer family members) originally sited in the church have been removed to the adjoining Conyers chapel.

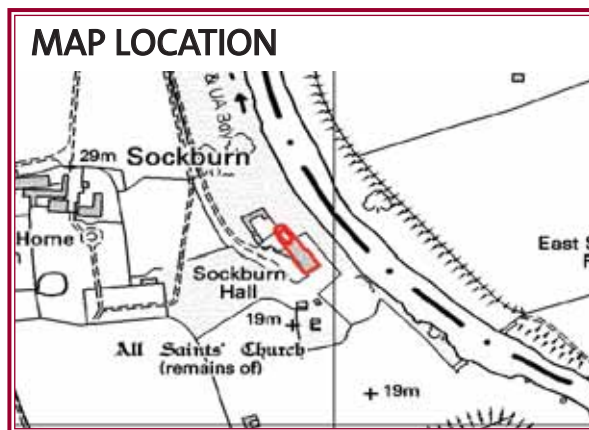
Funding has recently been offered by the Church Commissioners for Durham diocese and English Heritage, for the replacement of the roof, which would greatly assist in consolidating this important mediaeval building.



Sockburn Hall

Sockburn Lane, Sockburn

• Risk Category	1
• Listed	Grade II*
• Listed Building No.	19/38
• Conservation Area?	No



Grid Ref: 434965 507190

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Country house in the Jacobean style, dated 1834, on a carved scroll above the entrance. Possibly built by Sir Edward Blakett for his younger brother, Henry Collingwool Blakett. Built of ashlar sandstone, with graduated stone-tiled roofs. Interior contains some Jacobean-style fittings.

Square main block, with two parallel wings on left return; two storeys plus Dutch-style attic dormers.

This property has been vacant for several years and suffered a collapse of a number of roof and floor timbers due to water penetration. The owners are now looking to retain the building.

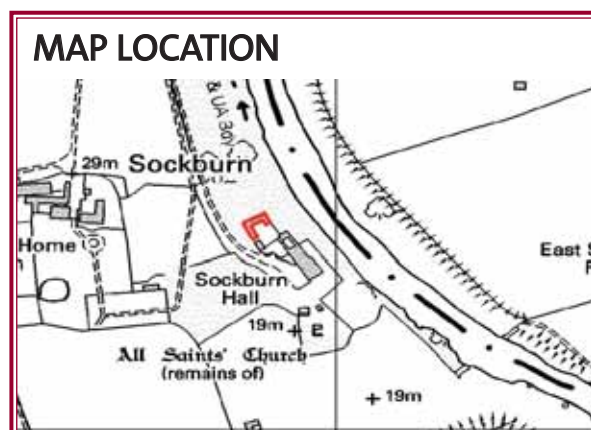


Former Coach House to Sockburn Hall

Sockburn Lane, Sockburn

• Risk Category	1
• Listed	Grade II
• Listed Building No.	19/37
• Conservation Area?	No

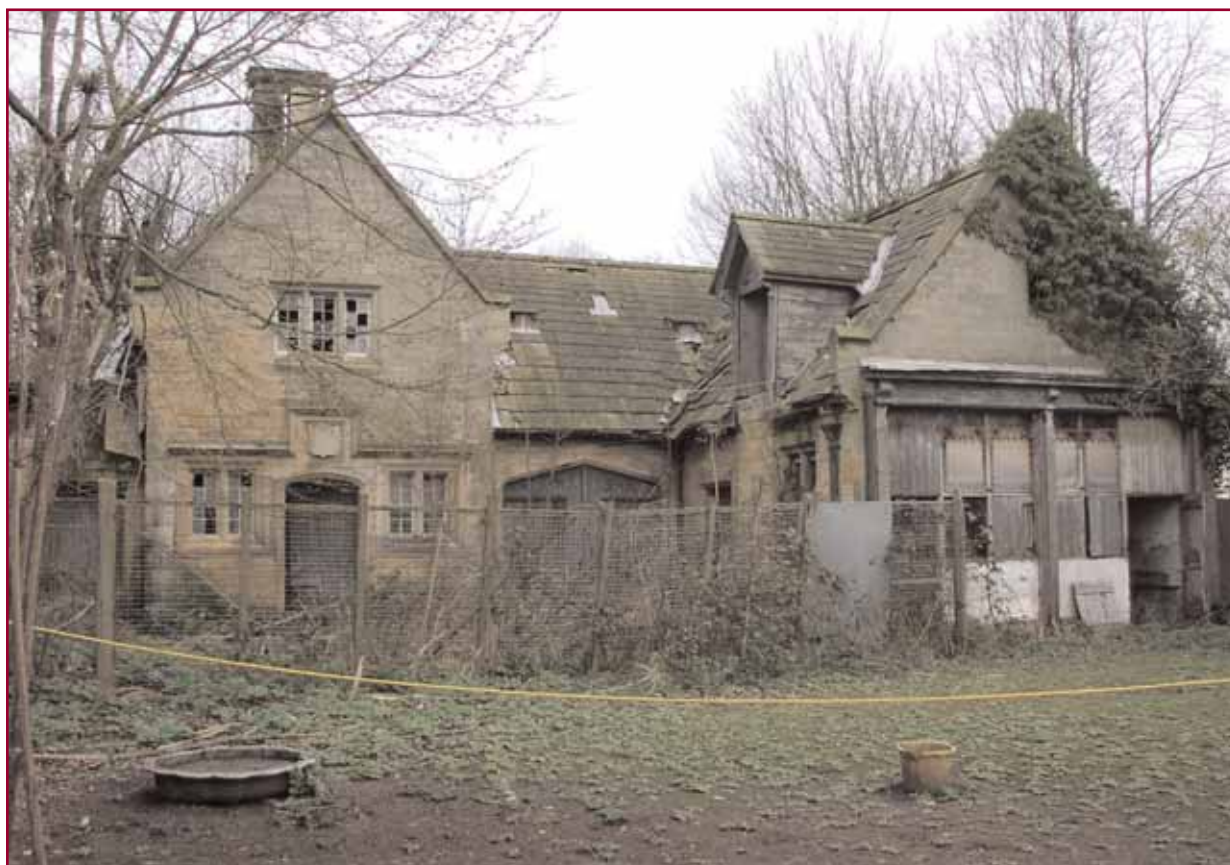
Grid Ref: 434924 507227



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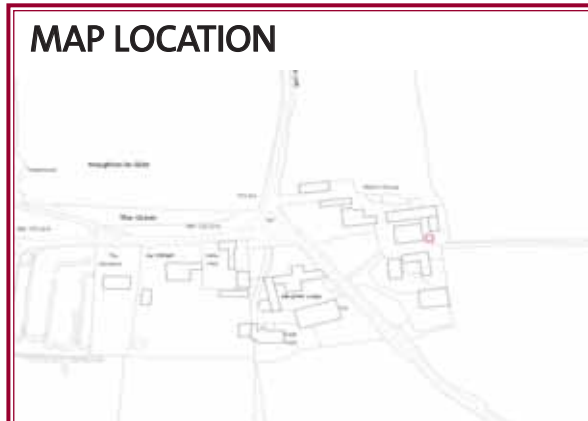
Former coach house and stables, more recently kennels. Mid 19thC. Dressed sandstone; graduated stone-flagged roofs. E-plan, with gabled centre bay with projecting end wings of one storey, plus attics; some Tudor-style detailing.

Currently vacant, dilapidated, missing roof tiles and with serious water ingress, the building in association with Sockburn Hall is being retained by the owners.



Dovecote, 45 metres east of Manor House Houghton Bank Lane, Houghton-le-side

• Risk Category	1
• Listed	Grade II*
• Listed Building No.	2/17
• Conservation Area?	No

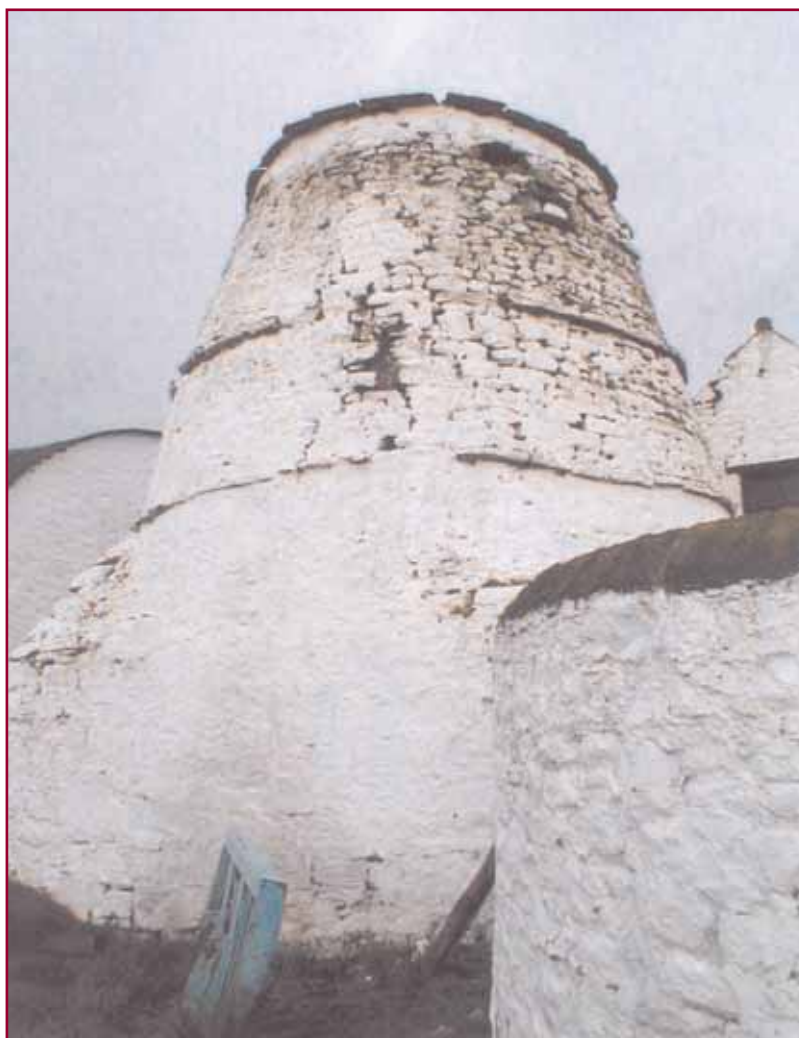


Grid Ref: 422557 521795

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Large Dovecote, 17thC or earlier, in coursed rubble, painted white. Stone flagged roof, low-pitched with 6 radiating tiled ridges; circular plan, with tapering, slightly convex elevation; 3 stages, defined by stone ledges. Stone-lined interior with ledges and nesting boxes.

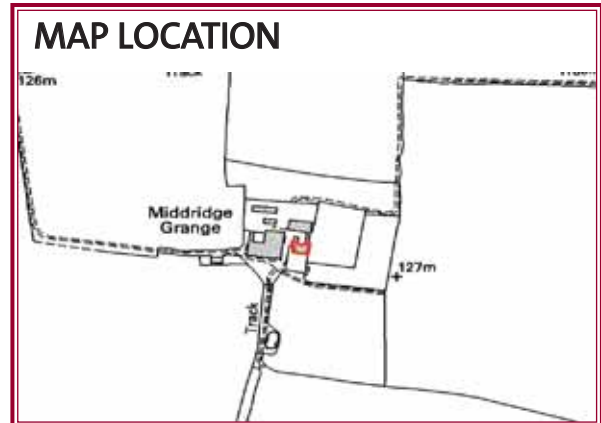
Considered one of the largest and best examples in County Durham, a new use would be exacerbated by its awkward shape and location.



Midridge Grange Farmhouse

Sildon Lane, Heighington

• Risk Category	1
• Listed	Grade II*
• Listed Building No.	2/58
• Conservation Area?	No



Grid Ref: 424468 524632

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Large farmhouse c.1600, with alterations and additions from around 1690, 1720, 1850 and 1897. Partly rendered coursed sandstone rubble; Welsh slate and clay pantile roofs, the latter with stone-flagged eaves. Currently vacant and identified as being at risk since 1997, English Heritage has recently provided grant aid towards the preparation of a condition survey and outline repair proposals.

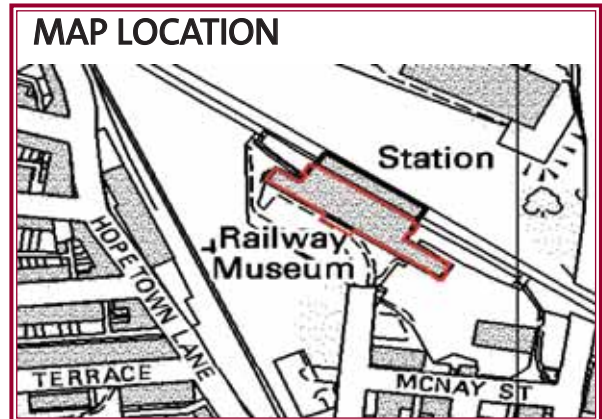
The farm is notable as being the home of the first Arab horse imported into Britain (The Byerley Turk) and from this horse and two others, all British racing bloodstock is derived. Restoration has begun and, funds permitting, the house will soon be lived in again for the first time in 30 years.



North Road Railway Station

Station Road, Darlington

• Risk Category	1
• Listed	Grade II*
• Listed Building No.	2/127
• Conservation Area?	Yes



Grid Ref: 428910 515711

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Railway Station, opened in 1842, with later amendments/additions. Served the original Stockton & Darlington Railway. Now used as a Museum as well as a public station. Poor maintenance resulted in serious structural decay of the roof trusses. Following an English Heritage-funded conservation plan, a repair solution was agreed and a major EH grant offered in April 2006 towards re-roofing the station. The building is due to open to visitors following a refurbishment programme, in April 2007.

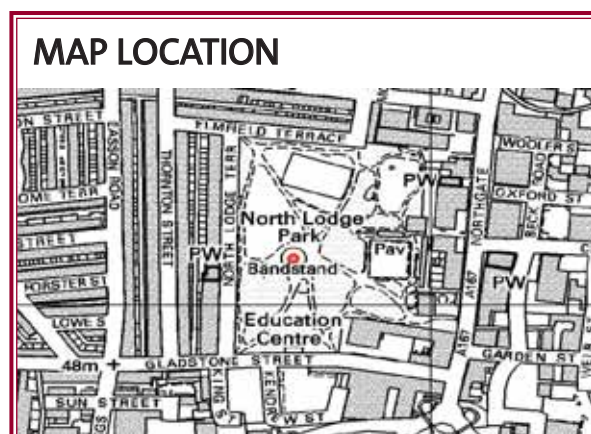


Category 3

Bandstand in North Lodge Park

• Risk Category	3
• Listed	Grade II
• Listed Building No.	2/350
• Conservation Area?	Yes

Grid Ref: 428871 515052



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Late 19thC bandstand with ogee-shaped ribbed leaded dome-shaped roof; wrought iron crown and spray finial; eight slender cast iron columns with acanthus mouldings, radial spandrel brackets, ornamental frieze below deep eaves. Red brick base has moulded stone coping.

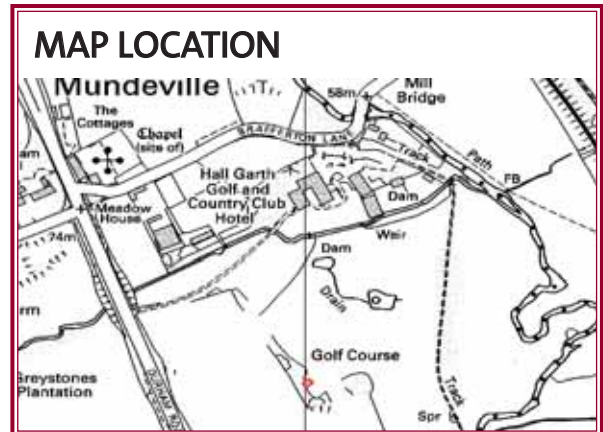
This building has suffered some vandalism, including attempts to remove the zinc roof cladding. The interior of the bandstand is boarded off, with a ring of temporary fencing around it. A local 'Friends' group is seeking funding for the building's complete restoration and re-use as a music and community venue.



Deer House to South side of Hall Garth Coatham Mundeville

• Risk Category	3
• Listed	Grade II
• Listed Building No.	12/164 & 13/164
• Conservation Area?	Yes

Grid Ref: 429003 520328



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Originally a Deer House, more recently a shelter shed; late 18th-early 19thC. Squared limestone, corrugated asbestos roof. In Gothic style, with crow-stepped gable roof; front corner towers, formerly with embattled parapets.

Although having recently been re-roofed, some serious structural cracks are visible in the right hand elevation wall.

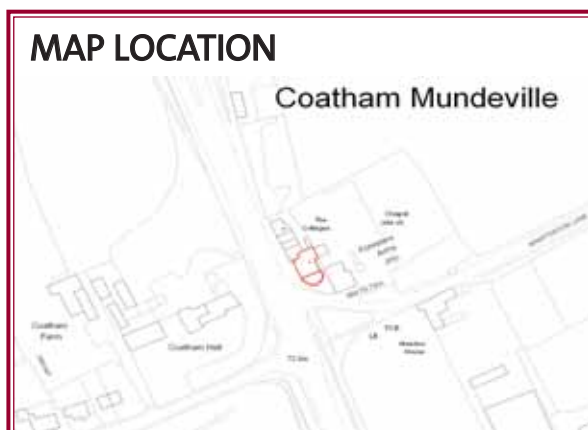
Now on the periphery of the golf course to Hall Garth hotel, a new use for this building is required. Its former use as a shelter would seem to be a sensitive, and ideal option perhaps now for golfers.

Discussions have recently taken place between the Conservation Officer and new owners, and measures to repair structural cracks caused by subsidence have been agreed.



Glebe Farmhouse, Coatham Mundeville

• Risk Category	3
• Listed	Grade II
• Listed Building No.	12/170
• Conservation Area?	Yes



Grid Ref: 428722 520624

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House and front garden wall; mid 18thC of squared limestone, pebble-dashed on front and rough rendered on left return. Two storey tall, three-bay frontage; central door with fanlight with intersecting tracery, ornamental wooden doorcase; flanking Venetian windows with 4+12+4 pane sashes.

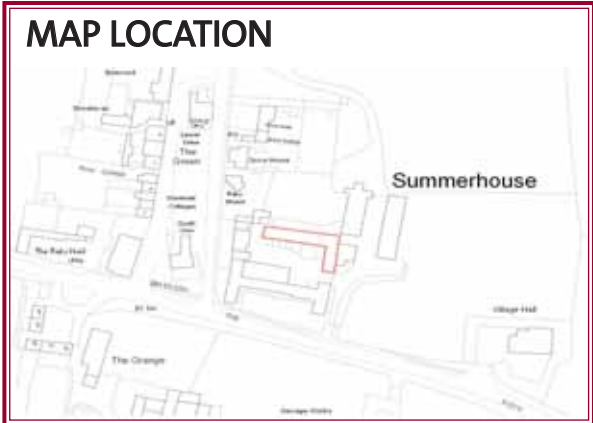
Currently in need of significant maintenance, with wooden lintels above some windows failing; serious loss of mortar pointing in a number of areas, and right hand external chimney-stack suffering from serious stonework erosion.



11 and 12, and flanking farm buildings at North Farm Summerhouse

• Risk Category	3
• Listed	Grade II
• Listed Building No.	14/83
• Conservation Area?	Yes

Grid Ref: 420236 519090



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Late 18th/early 19thC former farmhouse and flanking farm buildings, currently vacant; rubble stone, painted white; mixture of clay pantiles and ridged concrete tiles, in linear plan. Single-storey outshut added to rear of farmhouse.

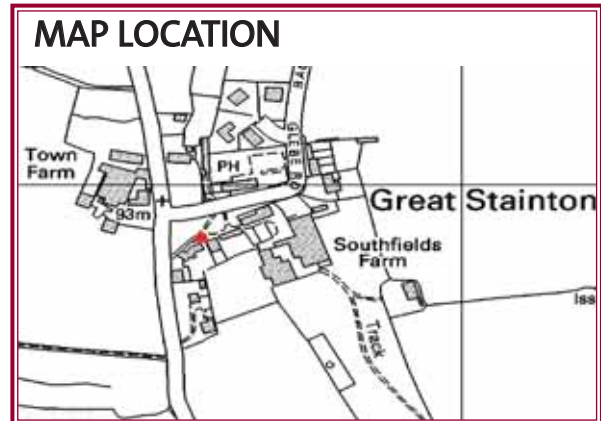
2-storey, 4 bay farmhouse incorporates cottage at right; boarded cross-passage door i third bay; single storey range to right, and low, single-storey shed to left.

The farmhouse and the associated outbuildings have received listed building consent and are currently for sale for conversion to residential use.



Water Pump & Railing The Green, Great Stainton

• Risk Category	3
• Listed	Grade II
• Listed Building No.	2/9
• Conservation Area?	No



Grid Ref: 433745 521938

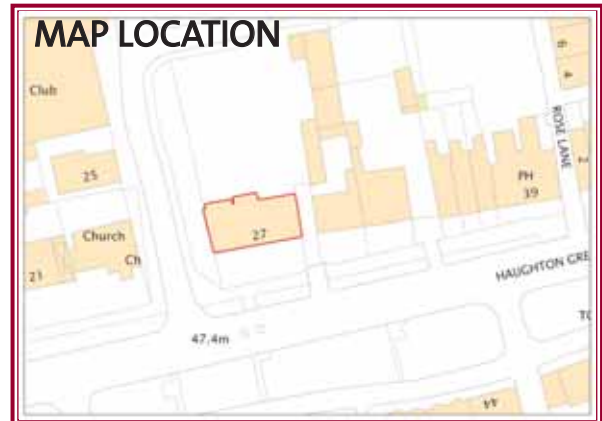
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Built to commemorate the Golden Jubilee of Queen Victoria in 1887, this ornamental water pump with its surrounding cast and wrought iron railings is steadily deteriorating. The wooden case in which the pump is housed is rotting badly in places, and in need of some replacement boards. The steel plaque, which highlights the event, has cracked in two and has erosion of the raised lettering.



Skerne Lodge, 27 Haughton Green Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	5/158
• Conservation Area?	Yes



Grid Ref: 431026 515958

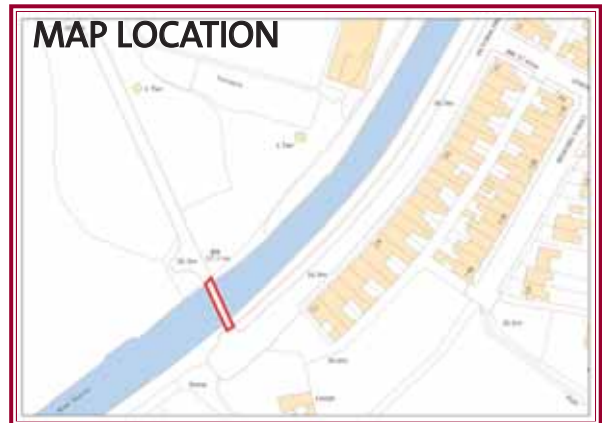
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Late 18thC house, with 5 bays, of irregular form. Possibly once two dwellings. Light red brick, clay pantiled roof. The building has been a former residential home, now being converted to flats."



Polam Lane Bridg Darlington

• Risk Category	3
• Listed	Grade II
• Listed Building No.	496054
• Conservation Area?	Yes



Grid Ref: 428828 513750

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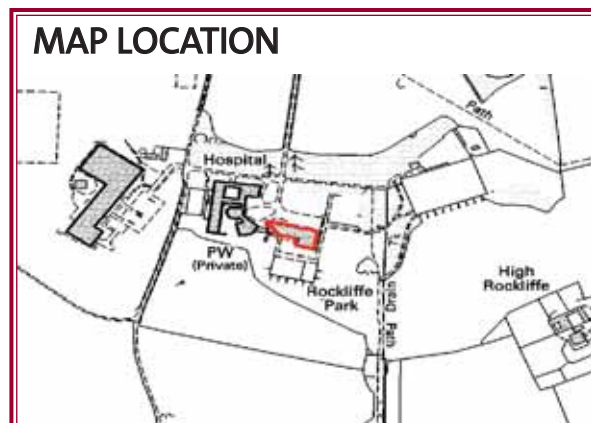
Footbridge spanning River Skerne, built c.1891 of cast and wrought iron. North and South sandstone abutments. Built in association with South Park, the elaborate wrought iron ornamental handrails are themselves an attractive feature. The steel beams supporting the footpath are corroded and in need of replacement."



Category 4

St. Cuthbert's Hospital in Rockcliffe Park Hurworth Road, Hurworth

• Risk Category	3
• Listed	Grade II
• Listed Building No.	10/127
• Conservation Area?	No



Grid Ref: 429612 509323

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Country house, later hospital; currently vacant. Built in 1863-5, by Alfred Waterhouse for A. Backhouse, in the gothic style. Red brick with stone ashlar dressings, patterned slate roofs with decorative ridge tiles. 2 storeys, plus attics. 14 tall decorative brick chimney-stacks.

Interior: Has original cross-plan hall with triple-arched arcades with marble columns and ornate carved foliate capitals; single flight and return staircase with unusual hexagonal patterned balustrade. Former drawing room has 18thC style plaster panels, covings and ceiling. Most original doors, doorcases, ornate plaster ceilings and a single wooden fireplace, survive.

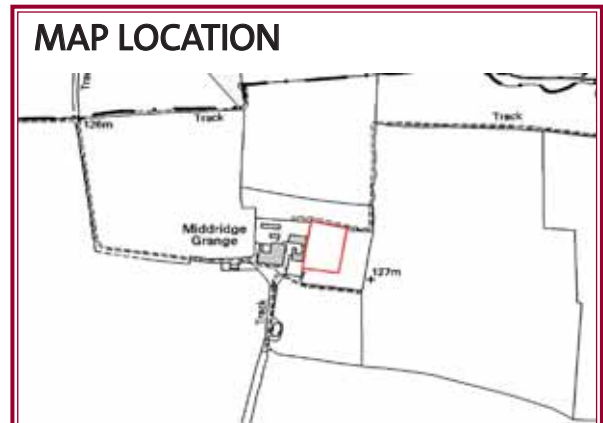
This building suffers from water ingress caused through roof tile slippage, with resultant damaged ceilings/floors, with some vandalism and a general lack of maintenance. A new scheme of enabling development, allowing the building to be restored and re-used as a hotel, is going through the planning system, with minor changes to the listed building.



Outer Wall and Gate Piers, East of Middridge Farm Heighington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	2/61
• Conservation Area?	No

Grid Ref: 424541 524613



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Garden wall and pair of gate piers, 2.5-3 metres tall, broken down and partly rebuilt in places; probably late 17th-Early 18thC. Coursed rubble walls with ashlar piers; walls enclose an L-shaped area known as The Bull Park.

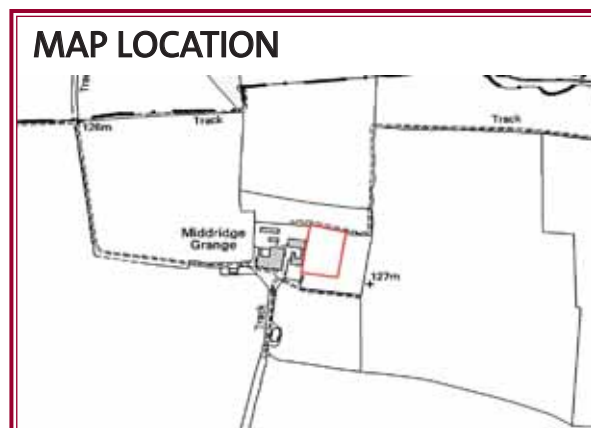
It is hoped the walls will be restored following the restoration of Middridge Farm.



Walls and Gate Piers, East of Middridge Farm Heighington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	2/60
• Conservation Area?	No

Grid Ref: 424511 524649



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Garden walls and pair of gate piers; probably 17thC walls and late 17th-Early 18thC gate piers. Coursed rubble walls and ashlar piers; walls enclosed a nearly-rectangular area known as The Orchard. 2-3 metres tall, these walls have (mostly blocked) triangular openings set low at around 3metre intervals, said to be loop holes for musket fire during the Civil War, but could also be wind vents to prevent turbulence on the leeward side of the walls.



Hopetown Carriage Works, Hopetown Road Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	2/430
• Conservation Area?	Yes

Grid Ref: 428784 515710



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Workshops, c.1853, for the Stockton and Darlington Railway Co. coursed, squared stone, now mostly rendered, with Welsh slate roof. Two-storey, two bay centre section flanked by one storey, eight bay wings; ground floor Venetian entrance feature with stepped voussoirs, partly blocked.

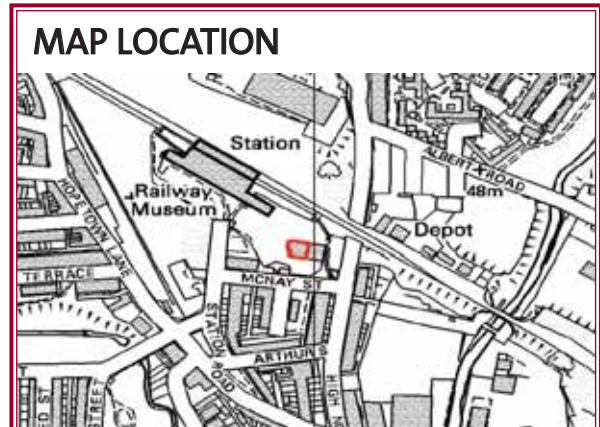
Currently in use by preservation trusts for the manufacture and restoration of steam engines, the building would benefit from a programme of regular maintenance.



Former Goods Shed Station Road, Darlington

• Risk Category	4
• Listed	Grade II*
• Listed Building No.	2/334
• Conservation Area?	Yes

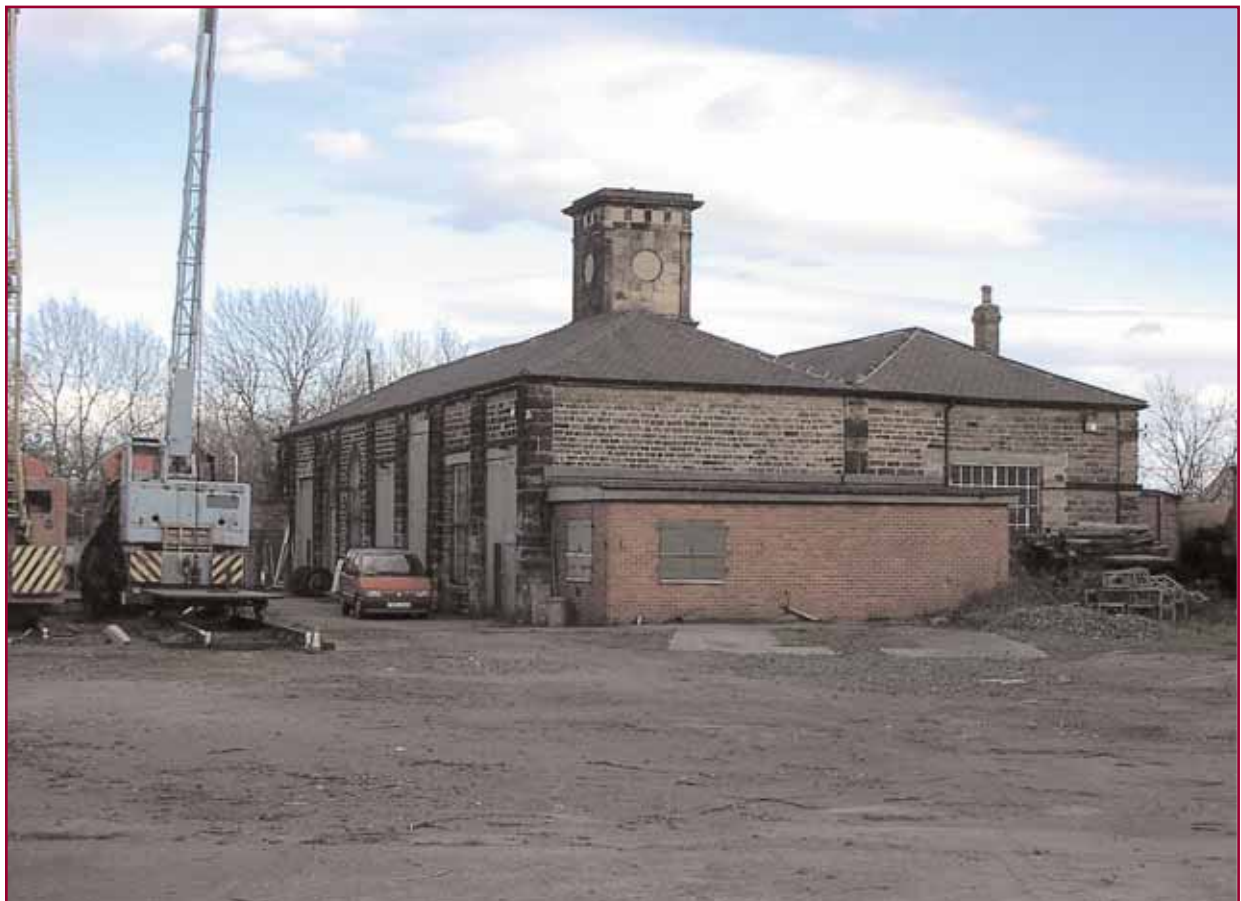
Grid Ref: 428985 515631



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Built circa 1840, this former Goods Shed formed part of the original Stockton Darlington Railway Company complex. One storey tall, eight bays wide, with a double-span hipped roof, with a square tower (formerly housing a clock) rising from the valley; main building having stone pilasters separating bays; openings of varied sizes; some tall windows with small square panes and iron glazing bars.

Now occupied by a railway preservation trust, this building could benefit from some maintenance, especially to windows and slate roof.



138-148 Northgate Darlington

• Risk Category	3
• Listed	Grade II
• Listed Building No.	9/342
• Conservation Area?	Yes



Grid Ref: 129044 514932

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Large and handsome, early-mid 19thC dwelling houses, altered in several places. Double pile, 3 storey building of eight bays (Poss. Re-fronting of an 18thC group, as there is an 18thC rear wing remaining). Pinkish brick, fairly low pitched slate roof with two pairs of end chimney stacks. Stuccoed frontage with incised lines, four-bay pedimented centre; main entablature rests on rusticated ionic pilasters at ends and defining bays; round window in pediment. Second and third bays re-fronted c.1900 with a 2nd floor oriel window; other windows, sashes in moulded architraves.

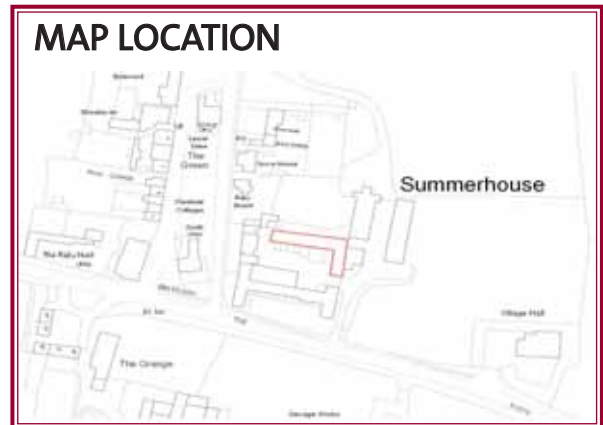
Having suffered recent deterioration and with many upper floor areas vacant, this property suffers water ingress and general lack of maintenance. A scheme is proposed for the restoration of part of the building with the assistance of a current grant scheme.

The building would benefit from a reinstatement of the original frontage to its former late Georgian-Early Victorian appearance.



Farmbuildings to rear of No.12 North Farm Summerhouse

• Risk Category	4
• Listed	Grade II
• Listed Building No.	14/84
• Conservation Area?	Yes



Grid Ref: 420275 519097

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Linked farm buildings; Mid 19thC, rubble stone, painted white. Pantiled roofs, except for cart shed with Welsh slate roof.

Linear range of linked buildings from left to right:

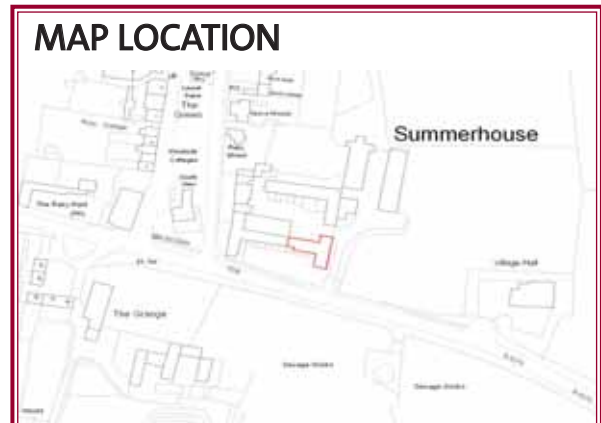
- set-back, single-storey shed with central opening and monopitch roof;
- loose-box at right angles, with Dutch door and monopitch roof;
- single-storey, 2-bay range of loose-boxes with segmental archway to left
- 2-storey, 5 bay cart shed with 3 segmental arched openings
- Long 2-storey threshing barn, at right angles, with Dutch door, hit-and-miss windows and breathers
- Large square plan gin-gang, on rear of threshing barn, hit-and-miss windows and pyramidal roof.



T-plan Farmbuildings to rear of No.12 North Farm Summerhouse

• Risk Category	4
• Listed	Grade II
• Listed Building No.	14/85
• Conservation Area?	Yes

Grid Ref: 420273 519068



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T-plan range of farm buildings, formerly byres/looseboxes, now vacant; mid 19th C. Coursed rubble, painted white. Pantiled roof.

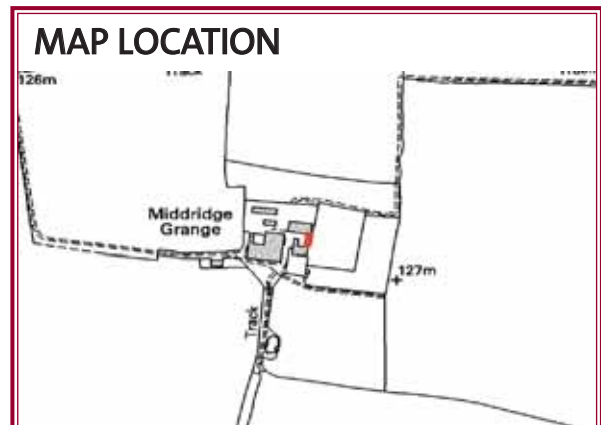
Single-storey range has Dutch doors and hit-and-miss windows; 3 blocked segmental archway on rear. Large, attached 20th C barn not of special interest.



Cartshed at Middridge Grange farmhouse Shildon Lane, Heighington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	2/59
• Conservation Area?	No

Grid Ref: 424477 524646



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Former cart shed to Middridge Grange, now used as storage. Early 19thC, in coursed rubble sandstone; single storey, 4-bays long with dressed stone elliptical arches on rectangular-plan piers. Corrugated asbestos roof.

Largely protected by the modern asbestos roof, there would be some scope to see this building restored in conjunction with the restoration of the Grange.

Although the attached house is proposed for restoration, the cart shed is not included in the plans; however, its full restoration now appears more likely.



35 Tubwell Row Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	8/396
• Conservation Area?	Yes

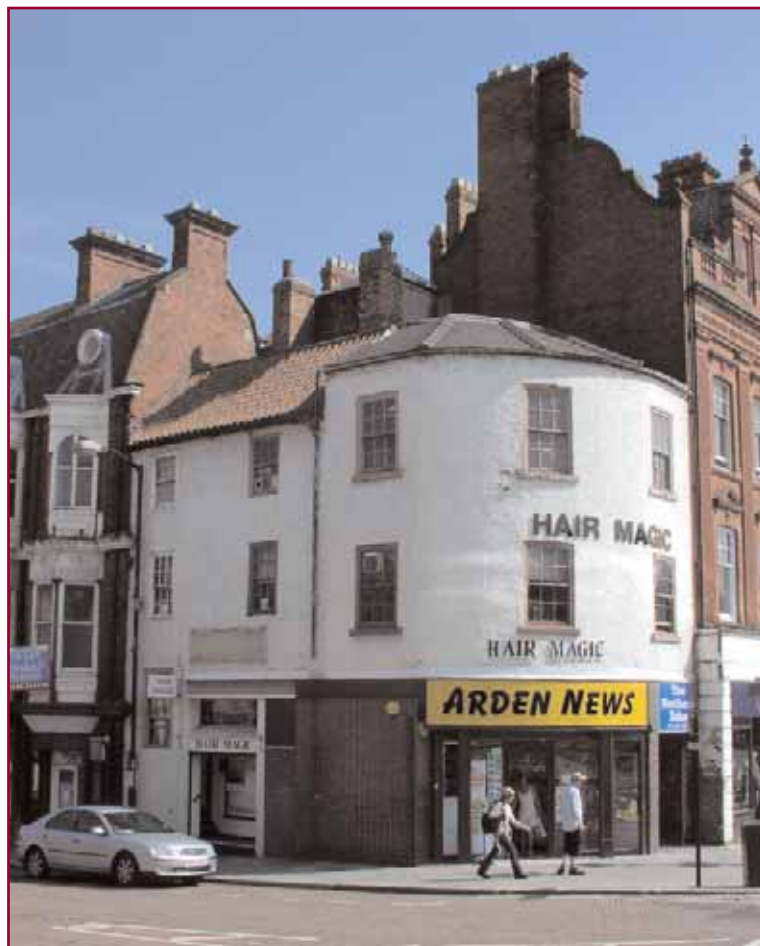
Grid Ref: 428950 514477



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Early-mid 18thC three-storey, two-bay building, originally house, with clay pantiled roof; taller, early 19thC addition with hipped roof with slate tiles. Modern shop-fronts upper storeys painted brick.

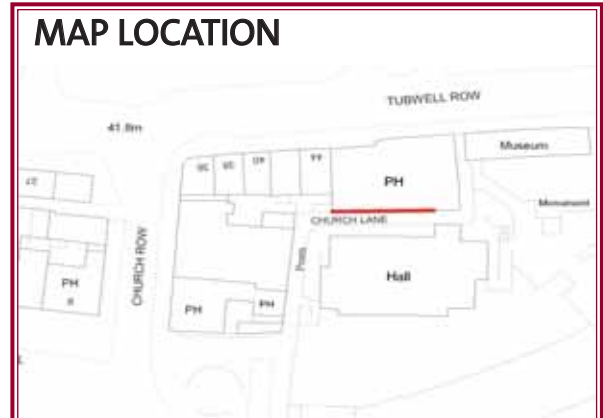
Although occupied, the upper floor windows are in need of some restoration.



Rear boundary wall to Nag's Head Tubwell Row, Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	10/135
• Conservation Area?	Yes

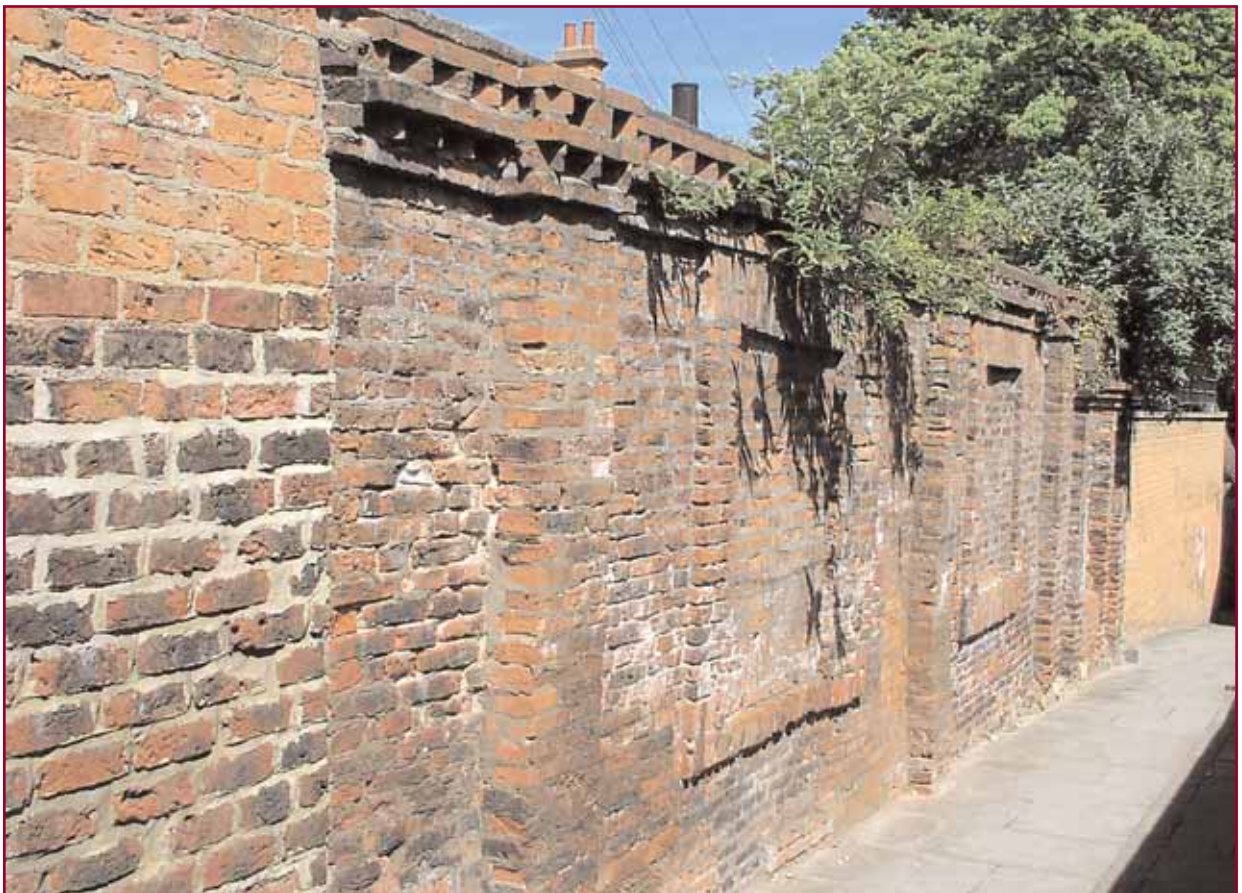
Grid Ref: 429025 514471



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This wall is the only above-ground remains of an early-mid 17thC inn, known as the Nag's Head hotel. The wall is approximately two and a half metres tall, of thin red brick comprising brick pilaster bay divisions and what had been the 1st floor string-course of alternating stretcher and diagonal courses and with an ornamental gouged arch to doorway. Original window openings have been infilled.

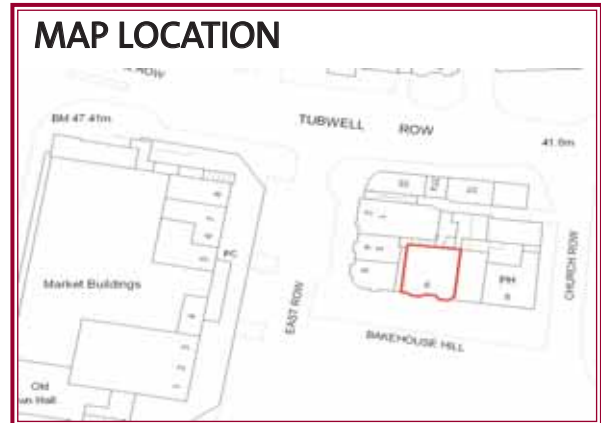
This wall has suffered poor pointing in a hard cement mortar mix, with plant growth, new, poorly choiced brick replacements and is sited in a little used alley to the rear of Tubwell Row.



6 Bakehouse Hill Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	8/12
• Conservation Area?	Yes

Grid Ref: 428957 514459



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This attractive late 18th/early 19thC property has been empty for over a year and has become vulnerable to the slow process of decay and potential vandalism. Although the ground floor windows are currently boarded over, problems may be arising from decay of internal fabric. The property has recently been sold and a restoration scheme and new use is expected shortly.

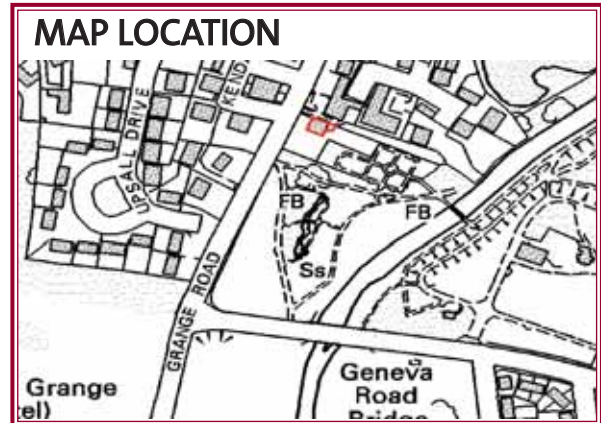


Neasham House

205 Grange Road, Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	11/73
• Conservation Area?	Yes

Grid Ref: 428368 513551



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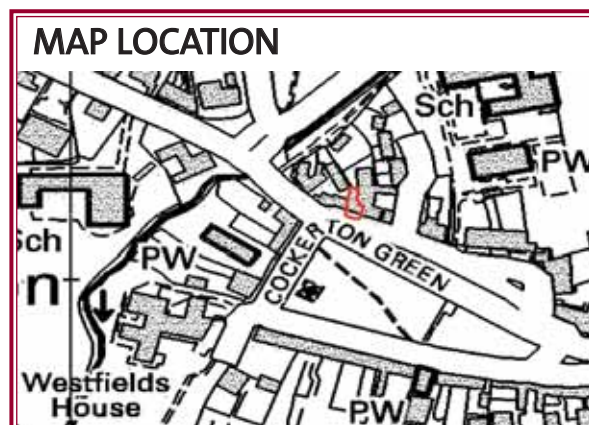
Neasham House is a late 18th or Early 19th century house of two storeys and three bays. Empty for a number of years, the house would benefit from a programme of sensitive maintenance. Situated beside the recently restored South Park, the house would make an ideal family home. The building has recently been sold and a scheme for its full restoration is on-going.



82 Cockerton Green Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	1/274
• Conservation Area?	Yes

Grid Ref: 427164 515581



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A late 18thC cottage, of two bays, with sash windows, rough rendered walls and two mid 19thC canted bays, and Victorian four-panelled door. Currently used as the local scout group headquarters, the building requires a programme of maintenance to repaint/restore the door and windows and some render repairs. As this building is no in domestic use, it is likely that some internal repairs and maintenance are required in order to conserve the building's historic fabric. The bays and windows have been replaced.



Wall at Woodland Road Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	6/411
• Conservation Area?	Yes



Grid Ref: 428282 514850

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Walls to Holy Trinity church. Semi-coursed sandstone rubble, with capstones, c.1836. Central pair of gate piers, tall capstones mimic the design of the church tower. Recently rebuilt using hard cement mortar and unsympathetic strap pointing. The long term result is likely to be spalling and cracking of the stone face of the wall and faster erosion of the soft stone. Repointing the outer face in lime mortar, slightly rebated back from the face, is likely to improve the wall's longevity"



92 Bondgate Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	17/219
• Conservation Area?	Yes

Grid Ref: 428764 514681



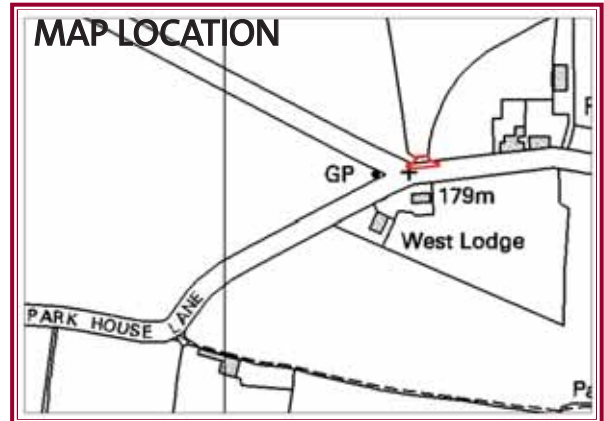
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Late 18thC house, of three storeys. Pinkish brick, with fairly low pitched slate roof. Blocked cart entrance to Potter's Yard on left. Long 18thC rear wing comprising no's 1 and 15 Potter's Yard. Vacant for a number of years and currently advertised as 'To let'. The building is suffering from water ingress problems and a general delapidation."



Gate and Piers at Redworth Hall Heighington

• Risk Category	?
• Listed	Grade ?
• Listed Building No.	?
• Conservation Area?	?



Grid Ref: 423151 522802

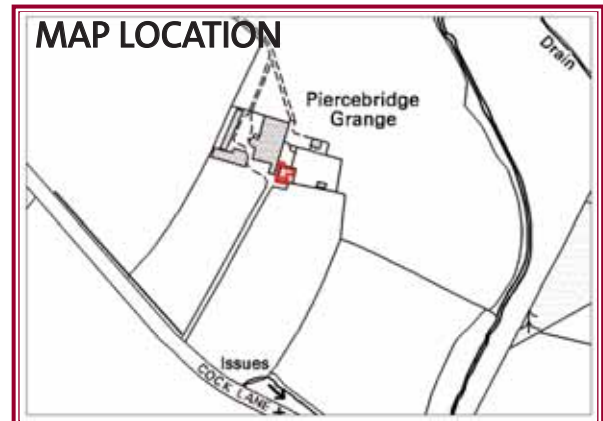
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Four rusticated sandstone gate piers and wrought iron gates to Redworth Hall. Earl 19thC for Robert Surtees. Relocated to this entrance in 1923, but only used until 1939, when a new entrance was reated to the north. Surtees crest of three feathers in cast iron set within two outer piers. This entrance is no longer used, and the gates appea to have no current purpose. Although the piers and gates are in a reasonable condition, the gates require some maintenance to remove the build-up of rust.



Piercebridge Grange Farm Piercebridge, Nr Darlington

• Risk Category	4
• Listed	Grade II
• Listed Building No.	5/149
• Conservation Area?	No



Grid Ref: 420396 516782

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Farmhouse, front garden wall, iron railings and gate. Mid 18thC with 19thC alterations and wing. Roughcast render over rubble stone, with clay pantile and slate roofs. Empty for a number of years, and suffering from a process of slow decay. The property is currently for sale, with the adjacent related agricultural buildings having been recently converted to residential use.



BAR Register

USEFUL LINKS:

Conservation Officer: 01325 388604

Martyn.Kendall@darlington.gov.uk

To access the English Heritage Buildings at Risk Register go to:

EnglishHeritage.org.uk → Research and Conservation → Heritage Protection

English Heritage contact:

Hilary Roome 0191 2691222