

# WINDLESTONE HALL SUPPLEMENTARY PLANNING DOCUMENT

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**November 2008**

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## Introduction

- 1.1 This Supplementary Planning Document has been prepared to guide the redevelopment of Windlestone Hall that respects the intrinsic value of the Grade II\* Listing Building, its setting and other constituent elements that are currently being offered for sale.
- 1.2 The Supplementary Planning Document is explicitly linked to the “saved” Policies E2 and E18 of the adopted Borough Local Plan<sup>1</sup>. These policies seek to protect and enhance Historic Parklands and the Built Environment in the Borough. In particular, Policy E18 seeks to preserve and enhance the character and appearance of Conservation Areas and their setting.
- 1.3 It is vitally important for developers to enter into early discussions with the Local Planning Authority to ascertain whether their proposals for the site are in accordance with this Supplementary Planning Document.

## Windlestone Hall

- 2.1 The site is located at Rushyford, near Chilton. The area extends to some 10.3 hectares and encompasses Windlestone Hall with its 1970’s extension, stable block, clock tower, and other ancillary buildings together with related land. A site location plan is attached as Appendix 1, and Appendix 2 shows the relationship of the land for sale with the wider Conservation Area and Historic Park and Garden.
- 2.2 Windlestone Hall was built circa 1835 to a design by Ignatius Bonomi for Sir Robert Johnson Eden Bart, and was built on the site of the earlier house which had been the home of the Eden family since the 16<sup>th</sup> century. The Hall was listed in 1968, one year after the introduction of Civic Amenities Act 1967.
- 2.3 Over time many changes have taken place to the Hall, some of which without due care and attention to the heritage significance of the Hall. Many of these occurred at a time when the preservation and enhancement of historic assets were not afforded the same level of protection as they are today. The Hall is currently vacant and has been since the former use as residential school ceased in 2007.
- 2.4 Windlestone Hall and its grounds encompass a number of readily identifiable land parcels based on historical land uses. These are described below and are identified in Appendix 3.
  - a. Windlestone Hall (including all ancillary buildings) - The main Hall with its former stable blocks and clock tower and the 1970’s additions of a two storey class room block and staff accommodation;
  - b. Former Gardens - These include the pleasure gardens to the east of the Hall and the former Kitchen garden to the west;
  - c. Woodland - The woodland to the north of the Hall forming part of the larger historic park and garden; and,

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<sup>1</sup> Sedgefield Borough Council, 1996. *Local Plan*

- d. Pasture Land - This is low-lying land to the south of the Hall forming part of a wider historic parkland landscape.
- 2.5 The key buildings and structures that form part of Windlestone Hall are identified in Appendix 4. This appendix also provides further details about their historical context.

## Policy Context

- 3.1 This section sets out the relevant national, regional and local planning guidance which provide the planning context in relation to the Supplementary Planning Document.
- 3.2 Planning Policy Statement 1 (PPS1): *Delivering Sustainable Development* (2005)<sup>2</sup> states that sustainable development is the core principle underpinning planning. It outlines the Government's commitment to promoting sustainable and inclusive patterns of urban and rural development by:
- making suitable land available for development;
  - protecting and enhancing the natural and historic environment;
  - ensuring high quality development; and,
  - ensuring that development contributes to the creation of safe, sustainable, liveable and mixed communities.

PPS1 requires planning to facilitate the provision of sufficient, good quality, new homes in sustainable locations, whether through new development or conversion of existing buildings. PPS1 states that planning policies should provide a high level of protection for the most valued townscape and landscape, particularly those with national designations. In relation to design, PPS1 states that good design ensures usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning.

- 3.3 Planning Policy Statement 3 (PPS3): *Housing* (2006)<sup>3</sup> sets out the national planning policy framework for delivering the Government's housing objectives. The Government's key housing policy goal is to ensure that everyone has the opportunity of living in a decent home, which they can afford, in a community where they want to live. In pursuit of this PPS3 seeks to deliver housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure therefore reducing the need to travel.
- 3.4 Planning Policy Statement 7 (PPS7): *Sustainable Development in Rural Areas* (2004)<sup>4</sup> seeks to protect and enhance the natural and built environment, and the quality and character of the countryside. In order to promote more sustainable patterns of development, PPS7 seeks to focus most development in, or next to, existing towns and villages. With regard to the re-use of buildings in the countryside, PPS7 clarifies that productive re-use of appropriately located and suitably constructed existing buildings in the countryside is supported where this would meet sustainable development objectives. Re-use for economic development purposes will usually be preferable, but residential conversions may be more appropriate in some locations, and for some types of building.

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<sup>2</sup> Communities and Local Government, 2005. *Planning Policy Statement 1: Delivering Sustainable Development*.

<sup>3</sup> Communities and Local Government, 2006. *Planning Policy Statement 3: Housing*.

<sup>4</sup> Communities and Local Government, 2004. *Planning Policy Statement 7: Sustainable Development in Rural Areas*.

- 3.5 Planning Policy Statement 9 (PPS9): *Biodiversity and Geological Conservation* (2005)<sup>5</sup> sets out planning policies on the protection of biodiversity and geological conservation through the planning system. PPS9 stresses the importance of needing to take an integrated strategic approach to the maintenance, enhancement, restoration and additions to biodiversity and geological interests.
- 3.6 Planning Policy Guidance Note 15 (PPG15): *Planning and the Historic Environment* (1994)<sup>6</sup> lays out Government policies for the identification and protection of historic buildings, conservation areas, and other elements of the historic environment, and it explains the role of the planning system in their protection. The frequently close link between controls over 'listed' buildings and conservation areas and development control decisions means that development and conservation generally need to be considered together. PPG15 deals with those aspects of conservation and listed building policy, which interact most directly with the planning system, including matters of economic prosperity, visual impact, building alterations, traffic and its affect on the character of conservation areas or listed building and its setting.
- 3.7 Planning Policy Guidance Note 16 (PPG16): *Archaeology and Planning* (1990)<sup>7</sup> sets out the government's policy on archaeological remains on land and how they should be preserved or recorded both in an urban setting and in the countryside. PPG16 stresses the importance of the evaluation of a site for its archaeological potential in advance of development in order to inform future management decisions.
- 3.8 The North East Regional Spatial Strategy (RSS) (2008)<sup>8</sup> expects (amongst other things) the protection and enhancement of the natural and built environment.
- 3.9 The provisions of Policy E2, E18 and E23 of the Borough Local Plan<sup>9</sup> relate specifically to the preservation and enhancement of Historic Parklands, Conservation Areas and the Built Environment in the Borough. These policies require development proposals to respect the historic environment and be sympathetic to the existing character of the area. The County Landscape Strategy<sup>10</sup> identifies that the parkland surrounding the Hall should be conserved and restored, and the woodland should be conserved and enhanced. These objectives should be incorporated into any re-development proposal.

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<sup>5</sup> Communities and Local Government, 2005. *Planning Policy Statement 9: Biodiversity and Geological Conservation*.

<sup>6</sup> Communities and Local Government, 1994. *Planning Policy Guidance Note 15: Planning and the Historic Environment*.

<sup>7</sup> Communities and Local Government, 1990. *Planning Policy Guidance Note 16: Archaeological and Planning*.

<sup>8</sup> Government Office for the North East, 2008. *The NE of England Plan RSS to 2021*

<sup>9</sup> Sedgfield Borough Council, 1996. *Local Plan*

<sup>10</sup> Durham County Council, 2008. *The County Durham Landscape Strategy*

- 3.10 The development of this Supplementary Planning Document is explicitly tied to the delivery of the Local Development Framework's Aims and Objectives. These Aims and Objectives can be found in the Core Strategy<sup>11</sup>.

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<sup>11</sup> Sedgefield Borough Council, June 2007. *Local Development Framework: Core Strategy Preferred Options Document*.

## Development Framework

- 4.1 The development site contains two Grade II\*, two Grade II Listed Buildings and seven Grade II Listed Structures. Together these Listed Buildings, Structures and the spaces around them represent the historical development of the site and provide the special interest of this historic former residence of the Eden family.
- 4.2 The development framework, as illustrated through the Concept Plan, is included in Appendix 10.

### Windlestone Hall

- 4.3 Windlestone Hall, the principal building, is listed Grade II\* and is of grand stately home proportions, occupying an important elevated part of the development site. The front of the Hall faces east overlooking a car park bounded by a Grade II listed terraced wall beyond which are the pleasure gardens. The Hall is predominately 2 storeys with 12 bays in the front and a single storey, 2-bay, billiard room block at the northern end. The front walls are out of sandstone whereas the rear service wing is rendered with ashlar dressing. The roof has a thick light grey slate covering. Internally on the ground floor the Hall has a small entrance hall, which leads southwards into a full-height hall which provides access to many of the larger rooms including the former library to the south and the billiard room to the north via a long corridor. On the first floor many of the former larger rooms have been subdivided to facilitate the dormitory accommodation of the former residential school. Windlestone Hall is included in the English Heritage 'Buildings at Risk' register due to its vacant state and deteriorating condition.
- 4.4 This Grade II\* listed building is to be retained as the principal focal point within the re-development site and adapted for an acceptably appropriate use within the constraints placed by its special historic and architectural importance and without undermining the historic fabric in any way both internally and externally.

**It is a prerequisite that Windlestone Hall be put back into good repair and beneficial use.**

### Infill development between two northern wings of Windlestone Hall

- 4.5 At some point during the lifetime of the Hall, alterations took place which infilled the space which previously existed between the two northern wings. It is not considered that this development is sympathetic to the character of the original building, and the removal of this infill development is considered to be a highly desirable component of any comprehensive development plan for the site. Its removal will assist in the preservation of the important original character of the Hall.

**It is recommended that this inappropriate infill development between two northern wings of Windlestone Hall should be demolished.**

Extension to Windlestone Hall

- 4.6 The 1970's extension to the rear of Windlestone Hall measures approximately 10 metres x 37 metres and formed additional classrooms and activity space for the school. The 2-storey block detracts from the original character of the Hall.
- 4.7 The removal of the 1970's extension block is considered to be a highly desirable component of any comprehensive development plan for the site. Its removal will not only assist in the preservation of the important original character of the Hall on the west side but it will also allow the restoration of the former terrace which is currently sub-divided by this block.

**It is recommended that this inappropriate extension to Windlestone Hall should be demolished.**

Restoration of former terraces to the South and West of Windlestone Hall

- 4.8 The preservation and enhancement of the setting of the Grade II\* listed Hall is considered to be just as important as the restoration and re-use of the Hall. Following removal of the 1970's classroom block, the restoration of the former terrace and other spaces to the south and west of the Hall will therefore, be an important planning requirement, particularly as this rear wing of the Hall represents the 1750 rebuilding of the original C16 house on this site.

**It is recommended that a comprehensive restoration plan and programme will be provided regarding the restoration of the former terraces.**

Stable Block (north of the Hall)

- 4.9 The stable block, to the north of Windlestone Hall, probably built in early c19 with some alteration during c20, is listed Grade II and has been used as classrooms as part of the Special School. It has a 'U' shaped plan around three sides of a courtyard with the clock tower over the gateway on the fourth side, to the east. The block is single storey with a hipped roof in Lakeland slate.
- 4.10 This Grade II Listed Building has suffered from c20 alterations, although it still retains much of its original character and local setting. Careful adaptation and restoration for a use associated with the new use of the Hall or such other appropriate use compatible with its special architectural and historic character is expected.

**It is recommended that this Stable Block be retained and re-used appropriately.**

Stable Block (north-west of the Hall)

- 4.11 The stables, to the north-west of Windlestone Hall, probably built in early c19, are a Grade II listed building and has in the recent past served as the school laundry. It is a 2-storey building with a hipped roof in Lakeland slate.
- 4.12 This Grade II listed building from probably early c19 has most of its original architectural character and form intact except for the insertion of a c20 window on the south wall of the one storey block and a late c20 external chimney stack to facilitate the re-use of the block as a laundry for the school. Adaptation of this building for re-use in association with the Hall and careful restoration is recommended.

**It is recommended that this Stable Block be retained and re-used appropriately.**

#### Clock Tower (north of the Hall)

- 4.13 The clock tower, to the north of Windlestone Hall, probably built in early c19, is listed Grade II\* and provides an important landmark feature to Windlestone Hall. It is a 3-stage tower with 4 large painted clock dials (3 stolen and 1 removed for safe keeping) and has a high dome supported on a circular colonnade drum. The clock tower is included in the English Heritage 'Buildings at Risk' register.
- 4.14 This Grade II\* listed stable gateway clock tower is to be retained and thoroughly restored to its former splendour, including the careful re-construction and re-siting of three of the missing large painted clock dials (the surviving fourth clock face to be obtained from Durham County Council). This restored structure will serve as a landmark feature to the site as a whole. The Developer will be required to provide a restoration programme for the approval of the Local Planning Authority and English Heritage.

**The restoration of the Clock Tower is imperative and must be included in the development proposal.**

#### Staff Accommodation Unit

- 4.15 The 1970's staff accommodation north of the 'U' shaped stable block is an alien structure within the setting of Windlestone Hall.
- 4.16 The removal of the 1970's staff accommodation situated north of the 'U' shaped stable block is desirable but due to its discreet location a suitably convincing adaptation and re-use associated with the main use of the Hall could be considered.

**It is recommended that the staff accommodation should be demolished. However, if this is not feasible, its discreet position offers some scope for re-use.**

#### Other buildings

- 4.17 There are several other unlisted unsympathetic buildings, dotted around the rear of Windlestone Hall, for example, the former Headmaster's House. Many

of these buildings are an impediment to a successful restoration of the Listed Buildings at Windlestone Hall.

**It is recommended that these unsympathetic buildings be demolished.**

**In all cases, the re-use of demolished materials on-site should be explored so as to support sustainable construction techniques. It will also be important to source new building materials locally.**

#### Listed Structures

4.18 The development site contains several listed structures in the form of terraced wall, garden wall, curved wall and a Ha-Ha wall, all representing important historical features. The retention and restoration of these listed structures associated with Windlestone Hall are considered important in as much that they help to identify the historical spaces that were synonymous with the original use of the Hall. These structures are currently in various states of repair and will need careful attention as part of the re-use of Windlestone Hall and Gardens. The Grade II Listed Structures comprise: -

- Curved garden wall west of Windlestone Hall;
- Garden wall forming north boundary of former kitchen garden;
- Garden wall to south-west of Hall;
- Terrace wall to the east and south of the Hall;
- Field boundary to the south-west of the Hall;
- Ha-Ha wall to south west of Hall; and,
- Entrance gateway to Windlestone Hall.

**It is recommended that these structures should be retained and restored.**

#### Historic Parkland

4.19 The development site includes part of the Grade II Registered Historic Park and Garden. There are two elements to this. There is an inner landscaped garden and beyond this, a parkland landscape. It is likely that these were laid out between the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The parkland is characterised by tree belts/woodlands, bounded by Ha-Ha's and the whole is dissected to the south by a series of three lakes. This Green Space is an important characteristic of the site. The restoration of the parkland will be an essential element of the redevelopment of Windlestone Hall. This should be undertaken in a sensitive manner and based upon an informed approach towards the history of the landscape.

4.20 It is essential that any prospective purchaser of the Hall and Park must demonstrate a sound understanding of the heritage asset, the relative significance of its component parts and identifies threats and opportunities. A conservation plan approach is required to be developed by the prospective developer at the earliest stage, which will entail the commissioning of appropriate research, and condition surveys as are deemed necessary. It is imperative that the site should be treated as an entity and that the historic designed landscape should be appraised equally with the Hall and its buildings and structures, as an entity in itself as well as setting for the Hall.

- 4.21 The landscape should not be treated as merely a vehicle for additional development or extensive car parking.

**It is recommended that the historic parkland be restored. Regard should be had to the following:**

- **Any re-use of the Hall and its surroundings should ensure that any car parking should be discrete and if possible not extend beyond that which is currently provided;**
- **New boundary divisions should be avoided and existing recent divisions be removed, e.g. field boundaries to the south of the Hall within the parkland;**
- **The existing tennis courts along the eastern side of the driveway should be removed and gardens restored to that of the originally designed landscape;**
- **The former kitchen garden should preferably be restored to its former layout and used in association with the new use of the Hall;**
- **The terrace and balustrading to the south and west of the Hall should be conserved and restored and planting that obscures views from the terrace needs to be managed;**
- **The consideration of any impacts on the wider landscape should reflect the approach set out in “*Landscape Character Assessment*”<sup>12</sup> and,**
- **The incorporation of parts of the former historic parkland and gardens not part of the land sale should be encouraged as part of a long-term strategy.**

#### Trees and Woodland

- 4.22 The development site is wholly contained within the Windlestone Conservation Area. Any tree felling or pruning must be made known to the Local Planning Authority 6 weeks prior to any works taking place (Section 211 Notice, Town and Country Planning Act 1990). This notice allows the Local Planning Authority to consider whether the proposal will affect the setting of the conservation area. If the Local Planning Authority considers that the proposal does affect the setting then a Tree Preservation Order may be served to control the work.
- 4.23 On 12<sup>th</sup> June 2006, a Tree Preservation Order (40/2006) came into effect at Windlestone Hall. The Order protects one very large Beech, six large rare Holly Oaks and one Weeping Ash (Appendix 6). Should it be felt that significant trees are threatened, the Local Planning Authority may wish to serve further Orders at Windlestone Hall.
- 4.24 Whilst the majority of the protected trees are located on the perimeter of the site, a very large Beech tree is located in close proximity to the northern Stable Block and the Staff Accommodation unit. This tree is believed to be the second largest Beech tree in County Durham.

<sup>12</sup> The Countryside Agency & Scottish Natural Heritage, 2002. *Landscape Character Assessment: Guidance for England and Scotland*

**It is recommended that any building works likely in the vicinity of this Beech tree will require particular care not to undermine this tree. The tree protection zone will need to be robust and sensitively managed and in this regard advice must be sought from the LPA at an early stage.**

### Open Space

- 4.25 There are several areas of open spaces, which contribute to the character of the site and the setting of the Listed Buildings in the Conservation Area. These include: -
- i) The lawned former pleasure garden to the east of the Hall beyond the terraced forecourt (now a car park);
  - ii) Lawns in front of the former billiard room and extending in front (east) of the stable block and clock tower with paths leading to the north through the woodland;
  - iii) Terraces to the south and west of the Hall overlooking the historic parkland; and,
  - iv) Former kitchen gardens immediately to the west of the west terrace comprising a rectangular walled enclosure with a path connecting south terrace and affording views towards the parkland.

**It is recommended that the retention and enhancement of these open spaces will benefit both the historic setting of the development site and any future re-use and adaptation of Windlestone Hall.**

### Material Considerations

#### Biodiversity

- 4.26 Whilst there are no designated sites of nature conservation importance within the boundaries of the site, there are a number of habitats that suggest that protected species are likely to be present. In particular, the buildings, trees and hedgerows on the site offer potential roosting and foraging opportunities for bats, while areas of grassland and trees are likely to support breeding birds. Woodland and pond areas offer further potential habitats for wildlife. The developer should explore whether there are opportunities for habitat creation as part of any redevelopment proposal.
- 4.27 Due to the various elements of Government legislation, it will be essential that a comprehensive Phase 1 Habitat survey and Bat, Badger, Breeding Bird surveys be undertaken as part of any development proposal, and the results of this used to inform the need for further, species-specific survey work, undertaken by suitably qualified and experienced persons. The ponds and terrestrial habitat to the south of the site should also be surveyed as these have the potential to support Great Crested Newt populations.

#### Archaeology

- 4.28 In view of the considerable historical importance and status of the property and the lack of any existing detailed survey of either the Hall or its grounds it is vital that any proposed development be preceded by a thorough appraisal of the archaeological and historic character and potential of the property. This is

particularly important for the immediate environs of the Hall given that there has been a succession of residences on the site which may well have occupied sites different from but immediately adjacent to the existing buildings and would thus be affected by any additions or alterations to the fabric of the buildings or their services. Detailed guidance on this issue should be sought from the County Archaeologist.

#### Accessibility

- 4.29 Windlestone Hall has only one entrance into the site and this is from the north, off the A689 via a Grade II listed entrance gateway comprising piers, quadrant walls and gates. This is a narrow gateway allowing only single file traffic and also serves as the principle pedestrian access. Detailed guidance on Highways matters should be sought from the County Highways Authority, however it is expected that this very important feature should be retained. The developer should seek to exploit access to jobs, shopping, leisure facilities and services by public transport, walking, and cycling. The redevelopment of the site may require the submission of a Travel Plan, although this is very dependent upon the scale and quantity of development proposed.
- 4.30 The redevelopment of Windlestone Hall offers the opportunity to improve and enhance access to the surrounding countryside. The developer should explore whether there are opportunities for this as part of any redevelopment proposal.

#### Energy Efficiency and Renewable Energy

- 4.31 The redevelopment of Windlestone Hall and the surrounding buildings provides an opportunity to improve their energy performance. The developer should explore whether there are opportunities to develop a wood fuel boiler to heat the building using locally sourced timber from the surrounding woodlands.

#### Enabling Development

- 4.32 New housing development in this location would be contrary to the established planning policy highlighted above. Consequently a special justification would need to be made by a developer, for example, enabling development. If enabling development is proposed for the redevelopment of Windlestone Hall, the applicant will need to provide clear, substantiated evidence to justify this. Further guidance on this issue is contained within English Heritage's policy statement "*Enabling Development and the Conservation of Significant Places*"<sup>13</sup>. This policy statement identifies that there will be a general presumption against "enabling development" unless a series of strict tests are met. Where a scheme which would otherwise be unacceptable in planning terms, is the only practicable means of generating the funds needed to secure the future of the heritage asset in question, it is entirely appropriate to require applicants to provide evidence (including financial) to the LPA in support of such a claim. This ensures that Local Planning Authorities have sufficient information to make an informed decision upon any proposal.

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<sup>13</sup> English Heritage, 2008. *Enabling Development and the Conservation of Significant Places*

## Recommendations

- 4.33 As a result of the detailed appraisal, the following elements should form part of the redevelopment proposals for Windlestone Hall.

## Key Recommendations

It will be expected that the re-development of Windlestone Hall will:

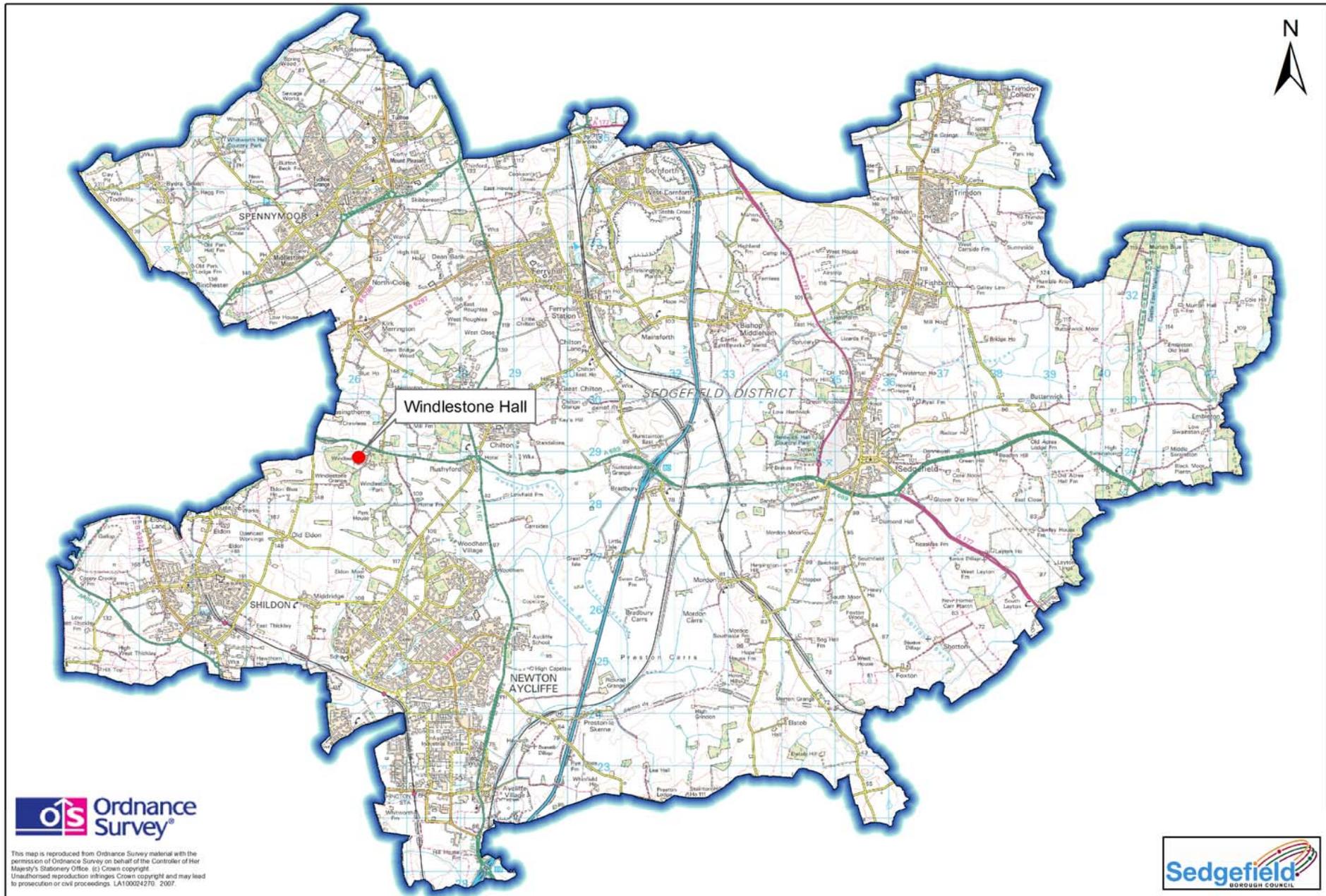
- a. Be informed by a thorough appraisal of the archaeological, historic character and biodiversity potential of the property;
- b. Be guided by a site-wide Conservation Plan as a primary objective which must demonstrate a sound understanding of the heritage and biodiversity asset, the relative significance of its component parts and identified threats and opportunities including Climate Change;
- c. Retain all listed buildings within the site by introducing uses that provide benefits to the local community and will be compatible to the preservation and enhancement of the historic buildings, structures and biodiversity. The preferred use for the Hall is reinstatement as a single residence, however, other uses which may be appropriate include a hotel, offices or an institutional use;
- d. Remove all unsympathetic, uncharacteristic and relatively recent additions and alterations to Windlestone Hall and its curtilage in order to preserve and enhance the historic buildings and their setting within the Windlestone Conservation Area;
- e. Carefully restore the historic buildings to give them their original splendour. The Conservation Plan should include an evaluation of the quality of individual architectural spaces and biodiversity both inside and outside the building. There will be a general presumption against the subdivision of those spaces that are judged to be of high quality. Proposals that envisage the removal of modern partitions, which disrupt the spatial unity of the interior, will be considered favourably;
- f. Maximise the adaptation of the listed buildings but within the constraints set by the special architectural, historic character and biodiversity value associated with this site, this to be based on appropriate research and condition survey of the buildings and park by the potential developer;
- g. Restore and enhance the open spaces around the buildings, particularly the terrace to the west of the Hall and south of the listed curved wall;
- h. Restore and enhance those elements of the site that form part of the Windlestone Hall historic park and garden by treating the buildings, park and garden as an entity in itself rather than individually;
- i. There is a general presumption against any enabling development on this site unless the tests laid out in English Heritage's policy statement "*Enabling Development and the Conservation of Significant Places*"<sup>14</sup> can be met;
- j. Create, protect and enhance wildlife habitats;
- k. Seek to improve accessibility of the site to the surrounding countryside;
- l. Create, conserve and enhance green spaces;
- m. Provide appropriate on-site renewable energy generation and promote high energy efficiency through the achievement of BREEAM; and,
- n. Reduce the amount of waste from the re-development by re-using and recycling demolished materials and using locally produced materials.

<sup>14</sup> English Heritage, 2008. *Enabling Development and the Conservation of Significant Places*

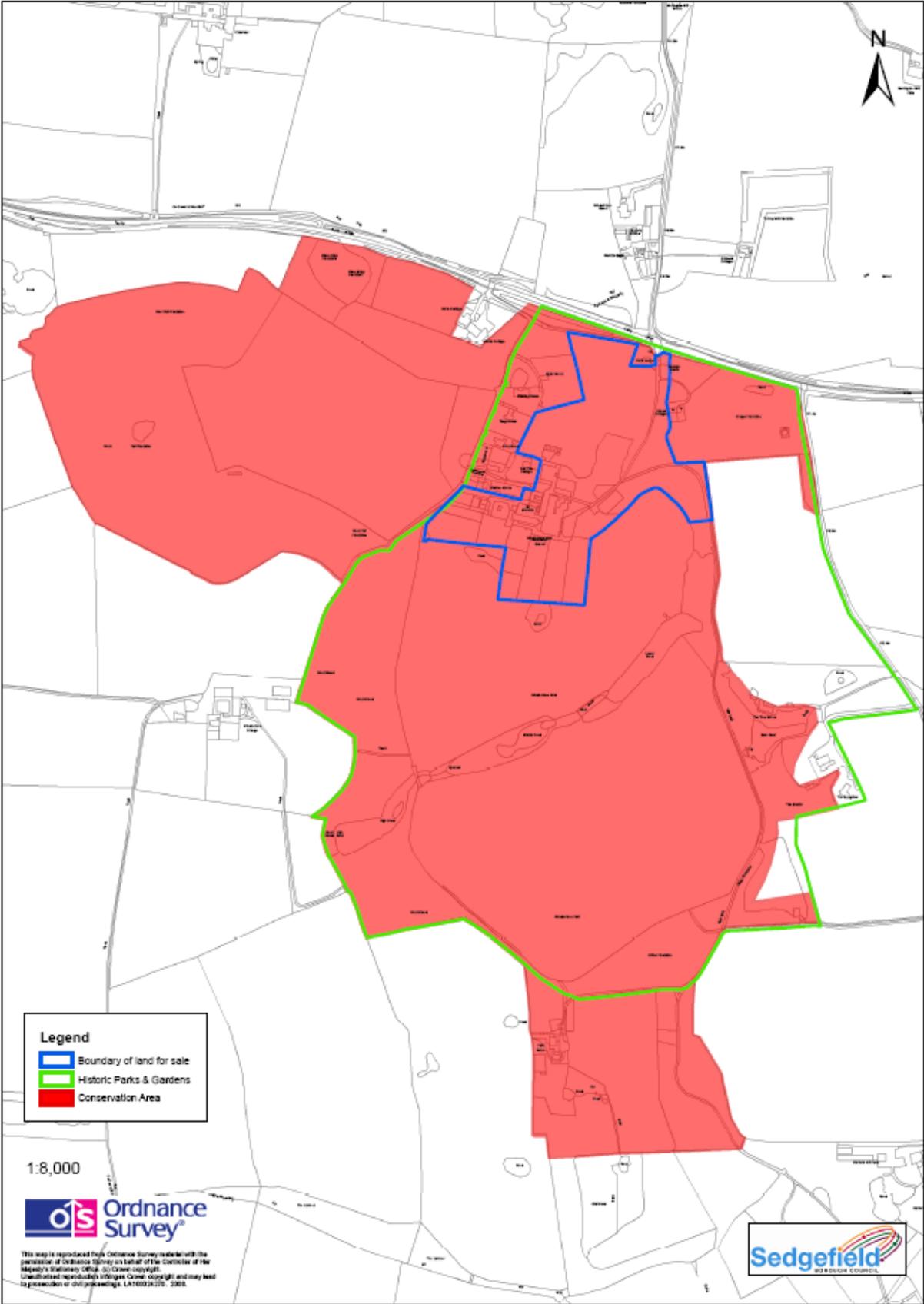
## Implementation

- 5.1 Given that the re-development of Windlestone Hall is wholly within the Windlestone Conservation Area, outline planning applications will not be acceptable. Detailed Planning and Listed Building Consent applications will, therefore, need to be submitted in respect of any development or alterations proposed by prospective purchasers.
- 5.2 The applications for full planning permission and listed building consent will need to include the following: -
- (a) A conservation plan entailing a full survey, appraisal and record of the condition of the heritage asset including both buildings and historic designed landscape;
  - (b) A biodiversity and geodiversity survey, impact and mitigation report covering the entire site;
  - (c) An appraisal of the archaeological and historic character and potential of the site;
  - (d) Feasibility study for the re-use and adaptation of the heritage asset on the site as a whole;
  - (e) A restoration programme for the clock tower, other listed structures within the site and former terraces to the south and west of the Hall;
  - (f) A long-term maintenance plan for the Hall and estate; and,
  - (g) A Master Plan for all the above requirements, based upon the Concept Plan.
- All of these will need to be prepared by a team of appropriate specialists with the relevant skills and experience of undertaking such works on comparable multi-faceted historic sites.
- 5.3 All of the above areas of work are to be prepared by appropriate specialists in accordance with guidance from the Local Planning Authority, English Heritage and Durham County Council Archaeology Section.
- 5.4 The Local Planning Authority is concerned to ensure that during the “waiting period”, the Listed Buildings and other historic features are kept in a weather-tight and secure state and that, accordingly, the Council will seek to agree a schedule of any urgent works with the prospective purchaser / developer at an early stage.

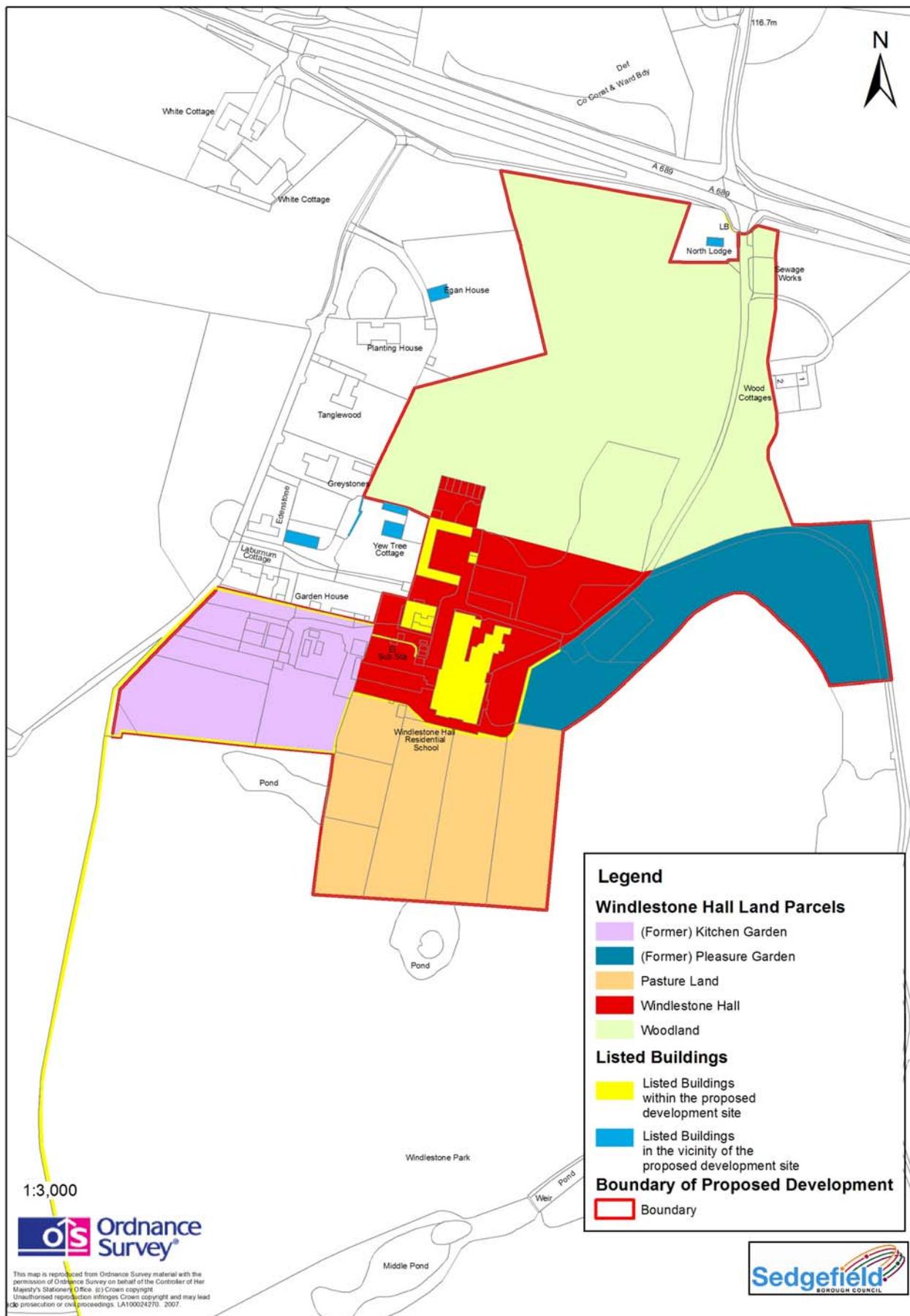
# Appendix 1 – Location Plan



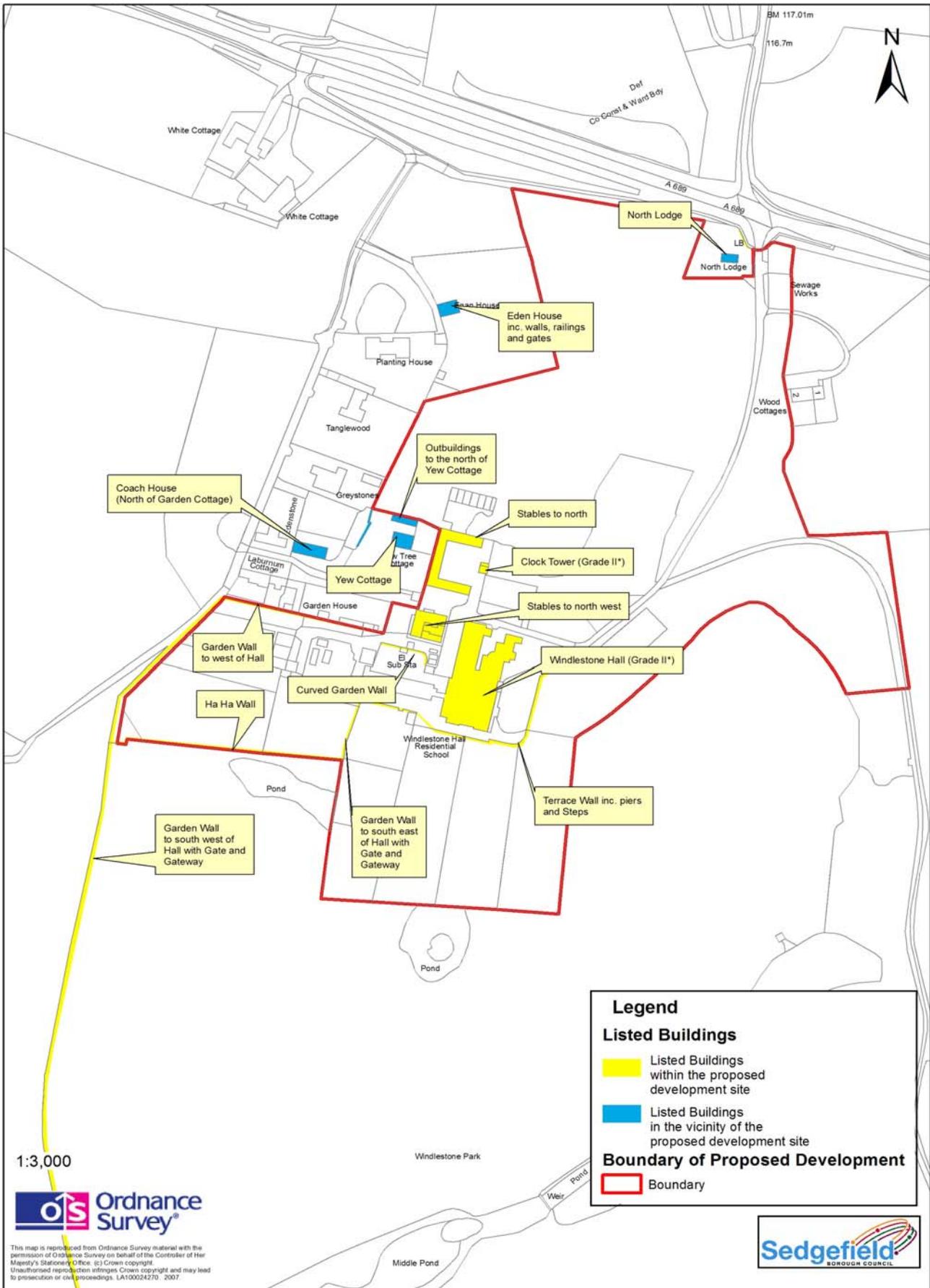
# Appendix 2 – Boundaries of Conservation Area and Historic Park and Garden



### Appendix 3 – Windlestone Hall Land Parcels



## Appendix 4 – Key Listed Buildings and Structures



Entrance Gateway

NZ 22 NE	WINDLESTONE	A 689 (South side) Windlestone Park
9/86 9/1/68		Entrance gateway to Windlestone Hall, with piers, quadrant walls and gates
GV		II

Quadrant walls, piers and gates at north entrance to Windlestone Hall. Probably early C19; walls altered. Sandstone ashlar piers and walls; wrought iron gates. C18 style. Segmental-topped dwarf walls with chamfered rustication; raised, and coping re-used. Pyramidal coping on front square piers; wide cornices and ball finials on gate piers. Gates swept up to outer ends have top and bottom bands of quatrefoils linking massive spear-headed uprights of octagonal section.

Windlestone Hall

NZ 22 NE	WINDLESTONE	A 689 (South side) Windlestone Park
9/88 (inset) 9/1/68		Windlestone Hall Residential School
GV		II*

House, now County Council residential school. Circa 1835 rebuilding, by Ignatius Bonomi, for Sir Robert Johnson Eden, Bart., of C16 house; said to incorporate part of rear wing rebuilt c.1750. Billiard room added second half C19. Ashlar sandstone said to have come from Gatherley Moor, N. Riding; rear service wing rendered with ashlar dressings. Roofs thick light grey slates, not visible from front. Long U-plan.

Main range, facing east, 2 storeys. 3:1:3:2:3 bays, 12 in all, and one-storey 2-bay billiard-room block breaking forward at right end. First 7 bays treated symmetrically, with projecting balustraded smooth Doric colonnade, with triglyph frieze, on stylobate: wide central bay projects and is tetrastyle; paired columns in flanking bays. Aproned sashes behind colonnade, with 3 in central bay. Recessed eighth and ninth bays have colonnade continuing main building line, with frieze as at left, but no balustrade: steps up to double doors with long flanking sashes. Aproned first-floor sashes, with wide pilasters flanking window over central colonnade projections. 3 right bays have similar windows on both floors, the upper on floor-level band continuing from cornice of colonnade. All sashes have fine glazing bars and plain reveals. Roof balustrade continues around returns, the left of 8 bays, bays 2 and 3, and 7 and 8, projecting; statues in niches in first bay. Right return has large apse. Billiard room in similar style to main building with projecting square bay at left, and half-glazed door at right: roof balustrade with ball finials: high corniced wall at right to conceal pent extension on right return. Hipped roof.

Rear elevation of main block has steps up to half-glazed door under bracketed hood. Rear service wing, on long arm of U, has 2-light windows in Tudor style.

Interior: small entrance hall with elaborate stucco ceiling decoration, in same style as that over main staircase, leads to long passage, which opens at south into full-height hall with 2 pairs of Ionic columns, finished in porphyry-like scagliola, in east towards garden and on north towards stair. These support classical frieze with low-relief scenes in style of Parthenon, with marbled panels filling upper walls: ceiling has 2 glazed domes on guilloche-moulded drums, and stucco coats of arms between the domes. Glazed partition on east: possibly this was intended to be the main entrance, with a change in an early stage of planning. On north, Imperial stair, with 2 slender diabolo balusters per tread and turned newels, supporting ramped handrail: richly-decorated panelled ceiling with initials 'RJE, WE AND RE'. Library opening from south of hall has veneered fascia over bookcases, shelves lost, with slender brass balustrade to balcony in front of upper cases: dummy books conceal entrance to upper level: C18-style marble chimney-piece. Most doors 6-panelled, in panelled reveals, with architraves. Many original chimneypieces.

Windlestone Hall Residential School ....

North apse contains cantilevered stair with cast-iron balustrade. Room to north-west of main hall, now kitchen, probably former drawing room, has change of floor level; coved ceiling has (probably C19) rococo-style stucco decoration: central swirling acanthus leaves; coving with baskets of flowers, thick trails of flowers, oak-leaf and other classical mouldings, shells and brackets: partly obscured by insertion of ducts from ovens. Billiard room has stucco decoration on coved ceiling in Jacobean style with strapwork panels. C17 panelling, transferred by Eden family from their house at West Auckland, now in Bowes Museum, Barnard Castle.

Sources: H.C. Surtees, History of the Parish of Coundon, (Mainsforth) 1926, p.10.

Anthony Eden, Earl of Avon, K.G., P.C., M.C., Another World 1897-1917, 1976; and information from Mrs. J. Crosby concerning ceiling design signed by Bonomi, thus confirming the frequently-made but never supported assertion that he was the architect. H.C. Surtees thanks Lady Eden for help, and seems to have seen family papers, but gives no proof for the attribution he makes to Bonomi.

C20 rear addition not of interest.

Stables to north of Windlestone Hall & Clock Tower

NZ 22 NE	WINDLESTONE	A 689 (South side) Windlestone Park
9/89 (inset) 9/1/68		Stables to north of Windlestone Hall, now classrooms to Windlestone Hall School
GV		II

Stables, now classrooms. (Clock tower formerly included in same item, now separate item). Stable block. Probably early C19, with C20 alterations. Rendered with ashlar plinth, quoins and dressings. Roof graduated Lakeland slate with tile ridge. U-plan round 3 sides of courtyard, the clock tower (q.v.) over the gateway on the fourth side. One storey, 5 wide bays and 7-bay wings breaking forward. Central block has rusticated voussoirs and jambs to 3 wide floor-length windows with glazing bars, flanked by sash at left and half-glazed door at right under label moulds. Similar sashes, all with fine glazing bars, and 3 doors, in left wing under label moulds; right wing has windows with glazing bars in former wide doors, probably coach-houses. Hipped roof. Front of left wing has louvred opening in architrave under label mould; left return has blocked roundels with stone surrounds.

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NZ 22 NE	WINDLESTONE	A 689 (South side) Windlestone Park
9/90 (inset) 9/1/68		Clock tower north of Windlestone Hall, (formerly listed as part of stables, with walls attached )
GV		II*

Stable gateway clock tower and walls attached. Probably early C19. Sandstone ashlar; lead-covered dome. 3-stage tower has channelled rustication to stepped first 2 stages, with corner pilasters and high round arch with stepped voussoirs, each stage with cornice and blocking course, the second with 4 large painted clock dials. Circular colonnade drum, of smooth Doric order with triglyph frieze, supports high dome. Weather-vane finial.

Low one-storey, one-bay building attached at left has blocked central door. Dwarf walls attached extending along east side of stable yard and drive to rear of Windlestone Hall have gently-curved coping, stepped slightly; interrupted by pedestrian gateway at south-east corner of yard.

Stables to north-west of Windlestone Hall

NZ 22 NE	WINDLESTONE	A 689 (South side) Windlestone Park
9/91 (inset)		Stables, now school laundry, to north-west of Windlestone Hall
GV		II

Stables, now school laundry. Probably early C19. Render with ashlar plinth, quoins and dressings; roof graduated Lakeland slates with tiled ridge and ashlar chimneys. L-plan with outbuilding and short wall forming 2 other sides of courtyard, entered at rear.

Front to garden: 2 storeys, 5 bays; sashes with fine glazing bars in plain stone surrounds under label moulds on ground floor, except in central bay; roundels above in plain stone surrounds; hipped roof with central corniced ridge chimney and louvred ridge ventilators. Right return to wide lane, leading to service wing of Windlestone Hall (q.v.) has door and sash window under label moulds, and 2 roundels above; long one-storey building blank except for early C20 window; hipped roof. 2-storey left return in same style as main range, partly obscured by vegetation, and with tall late C20 external chimney stack.

Rear entrance formed by short wall ending in square rusticated pier with pyramidal coping; similar rustication forms corner of outbuilding at other side of entrance.

Garden Wall to west of Windlestone Hall & Boundary Wall to south-west of the Hall

NZ 22 NE	WINDLESTONE	A 689 (South side) Windlestone Park
9/92 (inset)		Garden wall to west of Windlestone Hall School
GV		II

Garden wall. Probably early C19. English garden wall bond brick (4 and one) with ashlar dressings and flat stone coping. Wall c.4 metres high forms north boundary of former garden, and has central gateway of flat Doric pilasters under entablature with triglyph frieze containing round-headed arch with voussoirs in rusticated surround. Ball finials above these and other pilasters. Low arch with radiating masonry at left end of wall. Occasional fragments of sculpture incorporated into wall probably in C20. It may have been in this wall that 2 Roman inscription stones were set, of which one is now in the Bowes Museum, and one is lost.

Sources: Anthony Eden, Earl of Avon, K.G., P.C., M.C., Another World 1897-1917, 1976.

Collingwood and Wright, Roman Inscriptions in Britain Vol. I (Stone), 746 and 747.

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NZ 22 NE	WINDLESTONE	A 689 (South side) Windlestone Park
9/93 (part in inset)		Field boundary to south-west of Windlestone Hall
GV		II

Boundary wall along west side of grounds of Windlestone Hall. Probably early C19. Coursed squared sandstone with ashlar coping and dressings. Wall c.3 metres high extends c.500 metres along side of grounds, forming boundary to former lane, and has 14 full-height buttresses with coped offsets; coping ramped as ground level changes.

Garden Walls to west and south-west of Windlestone Hall

NZ 22 NE	WINDLESTONE	A 689 (South side)
9/94 (inset)		Curved garden wall to west of Windlestone Hall
GV		II

High wall forming curved enclosure behind main range of Windlestone Hall (q.v.). Probably early C19. Rendered with rusticated ashlar dressings and flat stone coping. 5 round-headed niches, on south-facing side, in bays defined by rusticated pilasters. Wall c.30 metres long.

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NZ 22 NE	WINDLESTONE	A 689 (South side) Windlestone Park
9/95 (inset)		Garden wall to south-west of Windlestone Hall, with gate and gateway
GV		II

Garden wall with gateway. Probably late C18 and early C19. English garden wall bond brick with ashlar dressings and coping. Wrought iron gate. Wall c.3 metres high and 100 metres long steps down hill to south of Windlestone Hall (q.v.) and has flat stone coping with some ball finials. Shallow pilasters flank round-headed gateway at south end, with ashlar keystone in brick arch. Gate of square-section rods and dogbars has central and top bands of diamond pattern, and side stays; spiked bars in semicircular space over gate.

Ha-ha wall to south-west of Windlestone Hall & Terrace Wall to east and south of Hall

NZ 22 NE.	WINDLESTONE	A 689 (south side) Windlestone Park
9/96 (inset)		Ha-ha wall to south-west of Windlestone Hall School
GV		II
<p>Ha-ha wall. Probably early C19. Divides grassy slope in front of Hall garden from pasture below, extending c.160 metres between high wall on west side of grounds (qv) to brick wall with gateway (qv) which formerly enclosed garden immediately around house. Coursed rubble with flat stone coping.</p>		
<hr/>		
NZ 22 NE	WINDLESTONE	A 689 (south side) Windlestone Park
9/97 (inset)		Terrace wall to east and south of Windlestone Hall, with piers and steps
GV		II
<p>Terrace walls and steps to Windlestone Hall (qv). Late C19 for William Eden. Brick with render; ashlar coping, piers and steps. Long wall retains terrace to 2 sides of house facing landscape, and is interrupted by flights of nosed steps. Low square piers, punctuating wall, at ends, and flanking steps, are surmounted by low ashlar piers with large ball finials.</p>		
<p>Source: Anthony Eden, Earl of Avon, <u>Another World 1897-1917</u>, 1876, p.16.</p>		
<p>Included for group value.</p>		

**B. Listed Buildings located outside the boundary of the land offered for sale,  
but within the vicinity of the development site.**

The Coach House & Yew Cottage

NZ 22 NE	WINDLESTONE	A 689 (South side, off) Windlestone Park
9/81 (inset) 9/1/68		The Coach House, to north of Garden Cottage
GV		II

Barn, later coach house, now garage. Probably early C19. Sandstone ashlar with plinth; roof graduated Lakeland slate with roll-moulded ridge. One storey, 5 bays. 5 high semicircular arches with impost string and archivolt. Hipped roof with ridge ventilator. Owner reports that rear elevation has similar arches, now blocked. C20 boarded vehicle doors and small windows above inserted in boarded blocking in each front arch.

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NZ 22 NE	WINDLESTONE	A 689 (South side, off) Windlestone Park
9/82 (inset)		Yew Cottage
GV		II

House, at one time for the steward of the Windlestone estate. Mid C18, enlarged early C19 for Eden family. Painted render with painted ashlar dressings and rear painted quoins; roof graduated Lakeland slate with stone gable copings, roll-moulded ridge, and painted brick chimneys. 2 storeys, 3 bays. Central door with 6 flat panels under 4-pane overlight, in tooled stone surround with scroll-bracketed cornice hood. 12-pane sashes above and in outer bays. Roof copings rest on moulded kneelers; end chimneys. Rear elevation has central door, sashes with glazing bars, and one window altered.

Interior: single-pile C18 house enlarged by altering rear. Front part has central dogleg stair with ramped moulded handrail on column-and-vase balusters and closed string; splat newels; upper end of first balustrade ramped down to accommodate string of next flight. First-floor chimneypieces have bolection-moulded surrounds below shaped fascia and cornice, with cast-iron grates. Rear part has central narrow open-well stair with curved handrail on stick balusters and open string. Boarded doors in rear kitchen, 6-panel doors in upper rear rooms. Solid wall between staircases now has door inserted at landing.

Yew Cottage outbuilding & wall and piers to west of Yew Cottage

NZ 22 NE	WINDLESTONE	A 689 (South side, off) Windlestone Park
9/83 (inset)		Outbuildings to north of Yew Cottage
GV		II

Outbuildings, including former stable, to former steward's house of Windlestone estate, now Yew Cottage (q.v.). Late C18/early C19. Painted render with painted brick dressings; ashlar quoins; roof graduated Lakeland slate with roll-moulded lead ridge and stone chimney. One storey, 7 bays. 5 boarded doors, the fourth a Dutch door to former stable. Small square light at right of stable door; blocked roundel with stone surround in right end bay.

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NZ 22 NE	WINDLESTONE	A 689 (South side, off) Windlestone Park
9/84 (inset)		Wall and piers to west of Yew Cottage
GV		II

Wall and piers forming boundary and entrance at west side of garden of Yew Cottage (q.v.). Probably early C19. Rusticated ashlar piers with sandstone rubble walls with ashlar coping. 3 square piers at north end of wall and forming central gateway have bands below low pyramidal coping. Wall has flat coping continuous with bands of piers.

Eden House

NZ 22 NE	WINDELSTONE	A 689 (South side, off)
9/85		Eden House, with walls, railings and gates
GV		II

House. Probably early C19 for Sir Robert Johnson Eden of Windlestone Hall (q.v.). Coursed squared sandstone with ashlar plinth, chamfered quoins, and dressings; returns and rear coursed rubble. Roof graduated Lakeland slate with stone gable copings, roll-moulded grey ridge and rendered brick chimneys; corniced square yellow pots at left, tapered square red pots at right. Welsh slate on rear extension. Ashlar walls and cast iron railings and gates. 2 storeys, 3 bays. Central 6-panel door and fret-patterned overlight in tooled plain stone surround. Similar surrounds to 12-pane sashes with fine glazing bars above and in outer bays. High plinth to sill level. Roof gable copings rest on moulded kneelers; banded end chimneys. Rear full-width pent one-storey extension.

Segmental-topped dwarf walls break forward from left end of house and bound left side of garden. Railings on walls have palmette heads; bulbous finials on principals; large urn finials on 2 round-section gate piers supporting spike-headed gates, with dogbars and central patterned band.

North lodge (This building is situated at the north entrance to the site, and has a significant impact on the appearance and setting of the Conservation Area. This building is in separate ownership from the land offered for sale)

NZ 22 NE	WINDLESTONE	A 689 (South side) Windlestone Park
9/87 9/1/68		North lodge to Windlestone Hall
GV		II

Entrance lodge. Dated 1848, by Stephen Hunt (probably mason), for William Eden, on front and rear door lintels. Sandstone ashlar with channelled rustication; Welsh slate roof with rendered chimney. Classical style. One storey, one wide bay to drive. Pedimented tetrastyle unfluted Doric portico with triglyph frieze; stylobate interrupted by central steps to renewed glazed door flanked by 6-pane casement windows in plain reveals; shallow pilasters, those at outer ends rusticated. Returns blank under wide cornice. Rear similar to front. Inscribed lintels: GVLIELMVSEDENBSKPOSVIT at front; STEPHANVSHVNTFECITADMCCCXLVIII at rear. Central ridge chimney. Left return altered by extension, now removed, being restored at time of survey.

Empty at time of survey.

## Appendix 5 - Windlestone Hall – Registered Park and Garden (Description)

### SITE REF NO

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4065

### NAME

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WINDLESTONE HALL

### SITE\_DESCRIPTION

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Gardens and park probably laid out early to mid C19, around a house of this period, garden terraces of the late C19, park of the late C18 and early C19.

### HISTORIC DEVELOPMENT

The site was owned by the Eden family who had acquired it through legacy and purchase by 1560. It remained in the family until the mid C20 when it was sold. The Hall and a small acreage were bought by Durham County Council. One of the walled gardens and most of the ancillary buildings have been converted as private residences, and the park is farmed privately (1998).

### DESCRIPTION

#### LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

Windlestone Park lies c 2km west of Rushyford, on rolling land which falls gently to the south and east. The c 80ha site is in a setting which is rural and agricultural and the boundaries are formed by the old line of the A689 to the north, a road leading to Home Farm and the edges of woodland called The Breaks to the east, the edge of Office Plantation to the south, and West Wood to the west.

#### ENTRANCES AND APPROACHES

The main entrance is from the north where there are walls, piers and gates (listed grade II), probably of early C19 date. On the west side of the entrance there is a lodge (listed grade II) of 1848 in the form of a Greek temple. It is pedimented on both the east and west ends, so that a temple front could be seen from whichever direction the entrance was approached; these views are now (1998) partially obscured by trees. A drive leads south through wooded pleasure grounds to the east side of the Hall. Another entrance, c 200m west of North Lodge, has a drive running south to the kitchen garden. On the south side of the site a drive runs northwards from an entrance off Middridge Lane and divides, with one branch leading north-west, over a bridge which separates Upper Pond from Middle Pond, and continuing to the kitchen garden, and the other branch running north along the west side of The Breaks before turning west to the east side of the Hall. This route is now (1998) disused.

#### PRINCIPAL BUILDING

There has been a house on the site since the C16 or before. Windlestone Hall (listed grade II\*) was built c 1835 by Ignatius Bonomi for Sir Robert Johnson Eden, incorporating elements of the earlier building. The house was enlarged in the later

C19 and was converted into a residential school in the 1950s, in which use it remains (1998).

Some 50m north of the Hall there is a stable block (probably early C19, listed grade II) on three sides of a courtyard, with a massive stone-built clock tower surmounted by a cupola (1815, listed grade II\*) at the entrance on the open, east side of the courtyard.

#### GARDENS AND PLEASURE GROUNDS

There are gardens on the east, west and south sides of the Hall. On the east side of the Hall there is a terraced forecourt, now (1998) a car park, with a stone retaining wall and central stone steps leading down to lawns planted with specimen trees. There are views to the east over the park to the North York Moors in the distance. Lawns extend in front (east) of the stables and clock tower and paths lead off to the north through woodland, some leading north-east to Chapel Plantation which was the site of a chapel, shown on the 1898 OS map but not that of 1856, and demolished in the mid C20. The woodland is composed mainly of young trees with a few mature specimens, including mature beech trees, and extends to the northern boundary of the site.

On the south side of the Hall the terrace, which is balustraded on this side, overlooks a steep slope, which is terraced down to the south in two stages. The terracing was laid out by Sir William Eden during the late C19/early C20. There are views over parkland to rising land beyond. The terrace continues and on the west side of the building there is a mid C20 extension to the Hall, which divides the terrace into two parts. A balustraded terrace in front of the extension overlooks a steeply sloping bank. Stone steps down at the west end of the terrace lead to a path running down the slope to an entrance into the kitchen garden. A grassed enclosure to the rear (north) of the extension is formed by a curved wall (listed grade II) with rusticated buttresses and niches. C19 OS maps show this area with quartering paths centring on a circular area, which was probably the site of a fountain shown in C19 illustrations.

#### PARK

There is parkland to the south and east of the Hall. To the south open pasture land with scattered trees is sheltered on all sides by tree belts, which are divided from the parkland by ha-has. A series of three lakes runs across the parkland, High Pond is within West Wood, to the east is Middle Pond, and Lower Pond curves to the north-east.

Sir John Eden was described in 1810 as 'one of the older planters ... having paid particular attention to it for upwards of fifty years' (Bailey 1810). Following Sir John's death in 1812, Sir Robert Johnson Eden was probably responsible for forming the park, and there are records of him stopping up roads and footpaths in 1847, presumably resulting in the layout of the park shown on the 1856 OS map. Sir Robert's successors continued to improve the woodland through the C19.

#### KITCHEN GARDEN

The kitchen garden lies immediately west of the west terrace. It is a rectangular walled enclosure with a central arched entrance, which has Doric pilasters and a triglyph frieze in the north wall (wall and entrance listed grade II). The south side is closed by a ha-ha with flat coping stones (listed grade II). A C19 photograph (Eden

1976) shows that there was a grassed walk ornamented with statues along the top of the ha-ha wall with the kitchen garden divided from the walk by a clipped hedge. The east wall has an arched entrance with ironwork gates (wall and gates listed grade II) leading to a path up to the south terrace. The garden affords views to the south over parkland. C19 OS maps show it divided into rectangular plots.

North of the kitchen garden there are a number of ancillary buildings including a C19 coach house (listed grade II), which have been converted for residential use. A second walled garden north of the coach house is in use (1998) as private gardens.

## REFERENCES

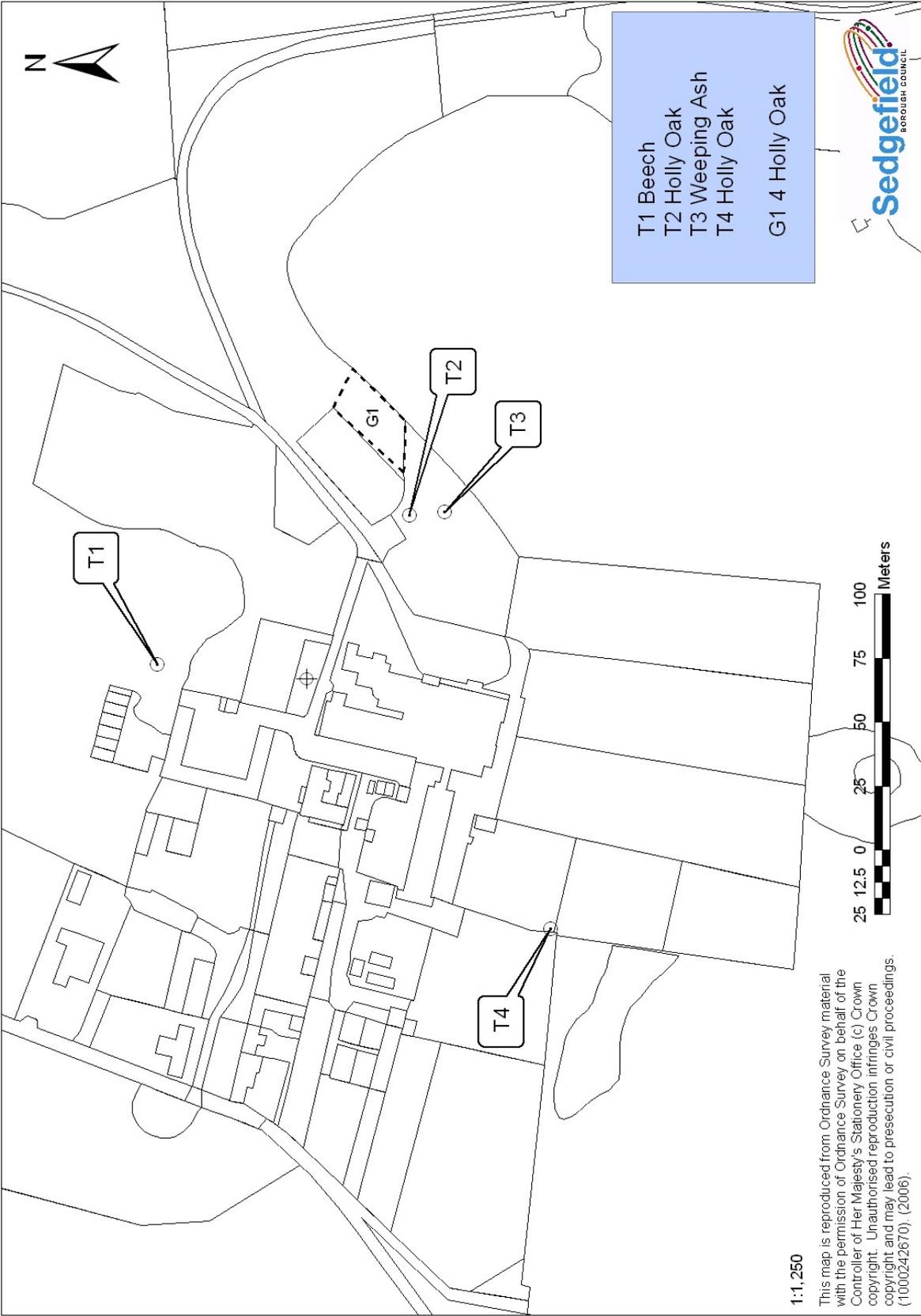
J Bailey, *General View of the Agriculture in the County of Durham* (1810)  
C Holme, *Gardens of England in Northern Counties* (1911), pls 132, 133  
A Eden, *Another World 1897(1917 (1976)*  
N Pevsner and E Williamson, *The Buildings of England: County Durham* (1983), p 506

### Maps

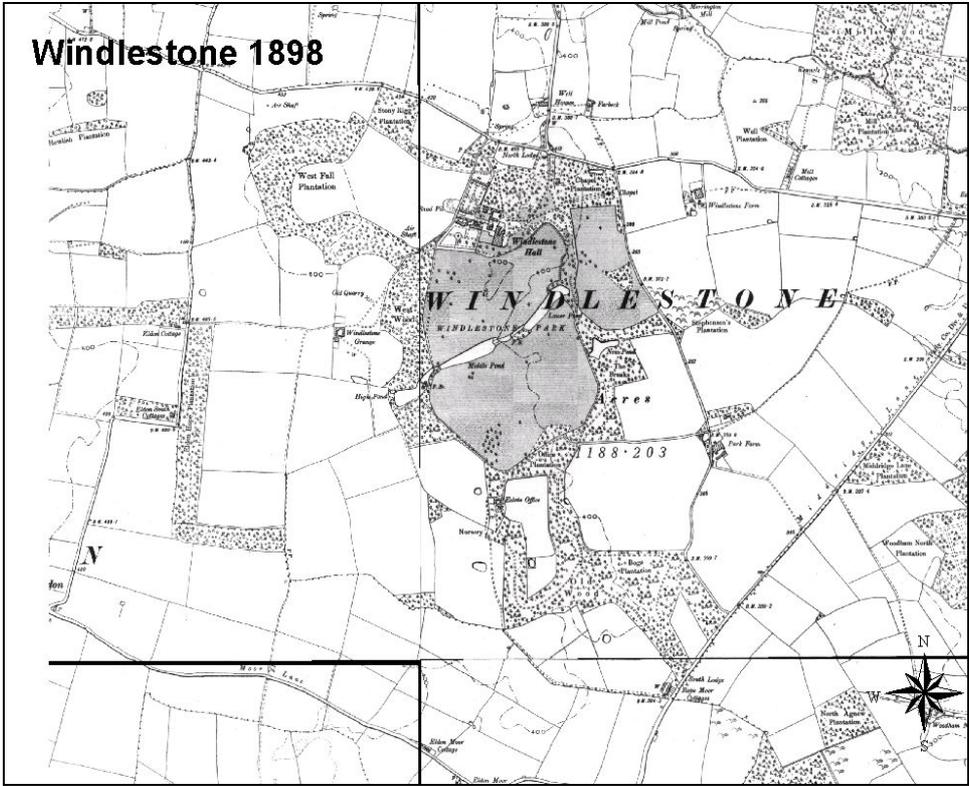
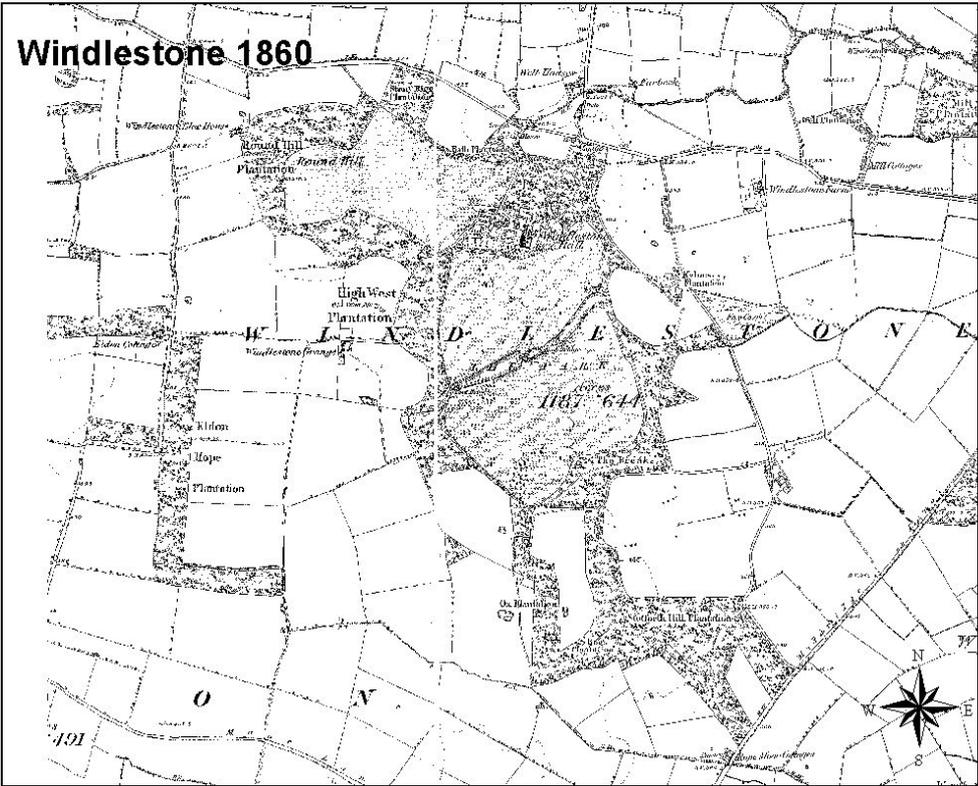
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2nd edition published 1898  
1923 edition  
OS 25" to 1 mile: 1st edition published 1856

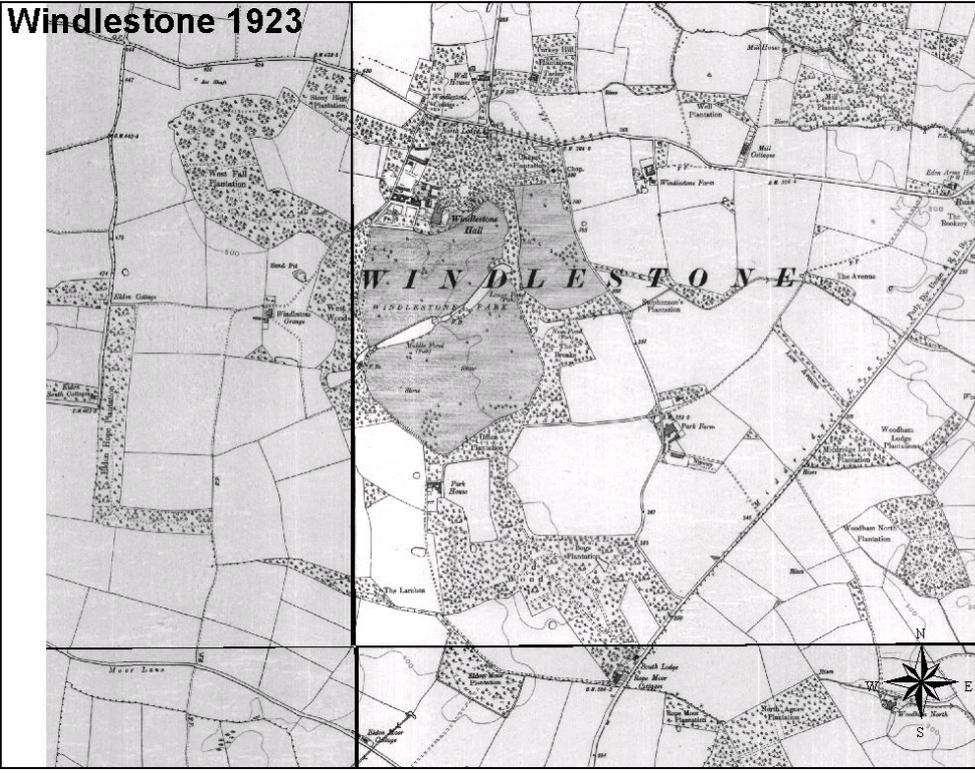
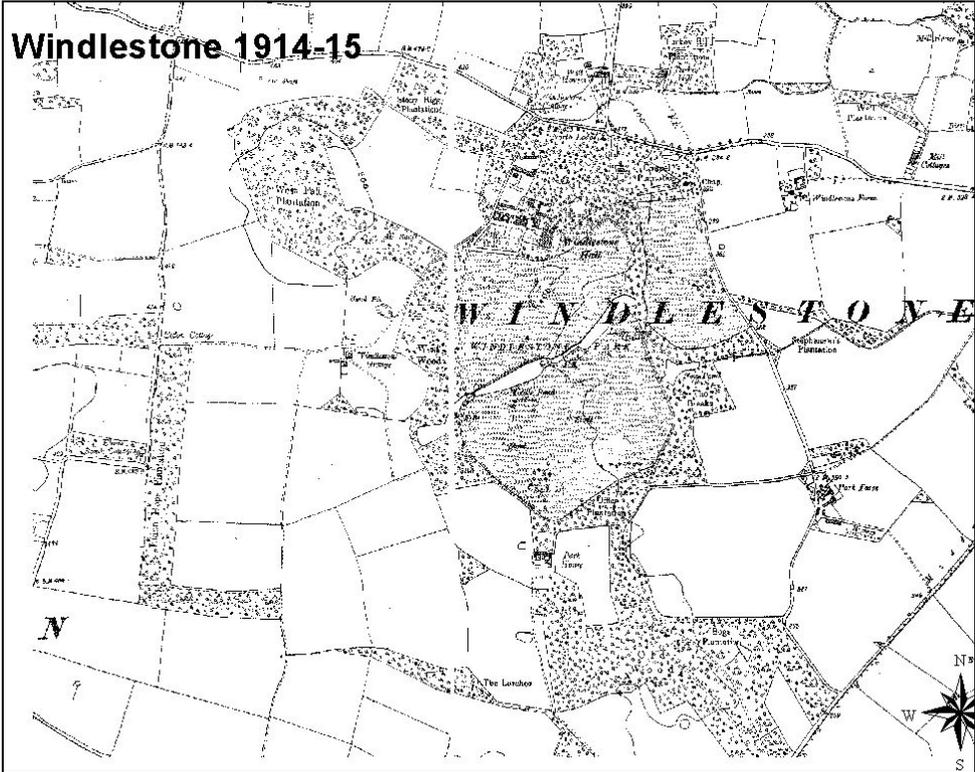
Description written: July 1998  
Register Inspector: CEH  
Edited: September 2000

# Appendix 6 – Tree Preservation Order Plan



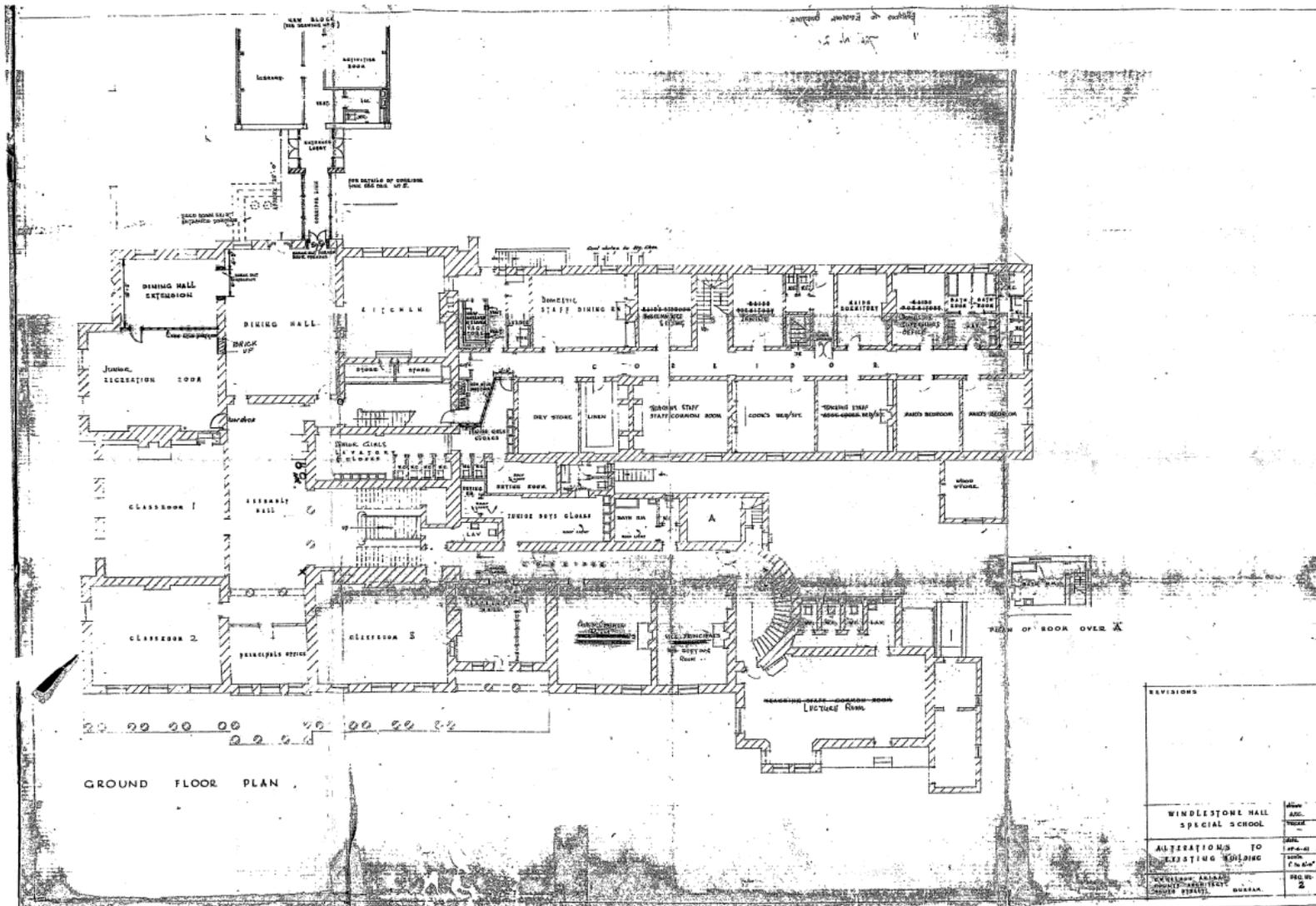
### Appendix 7 – Historic Maps



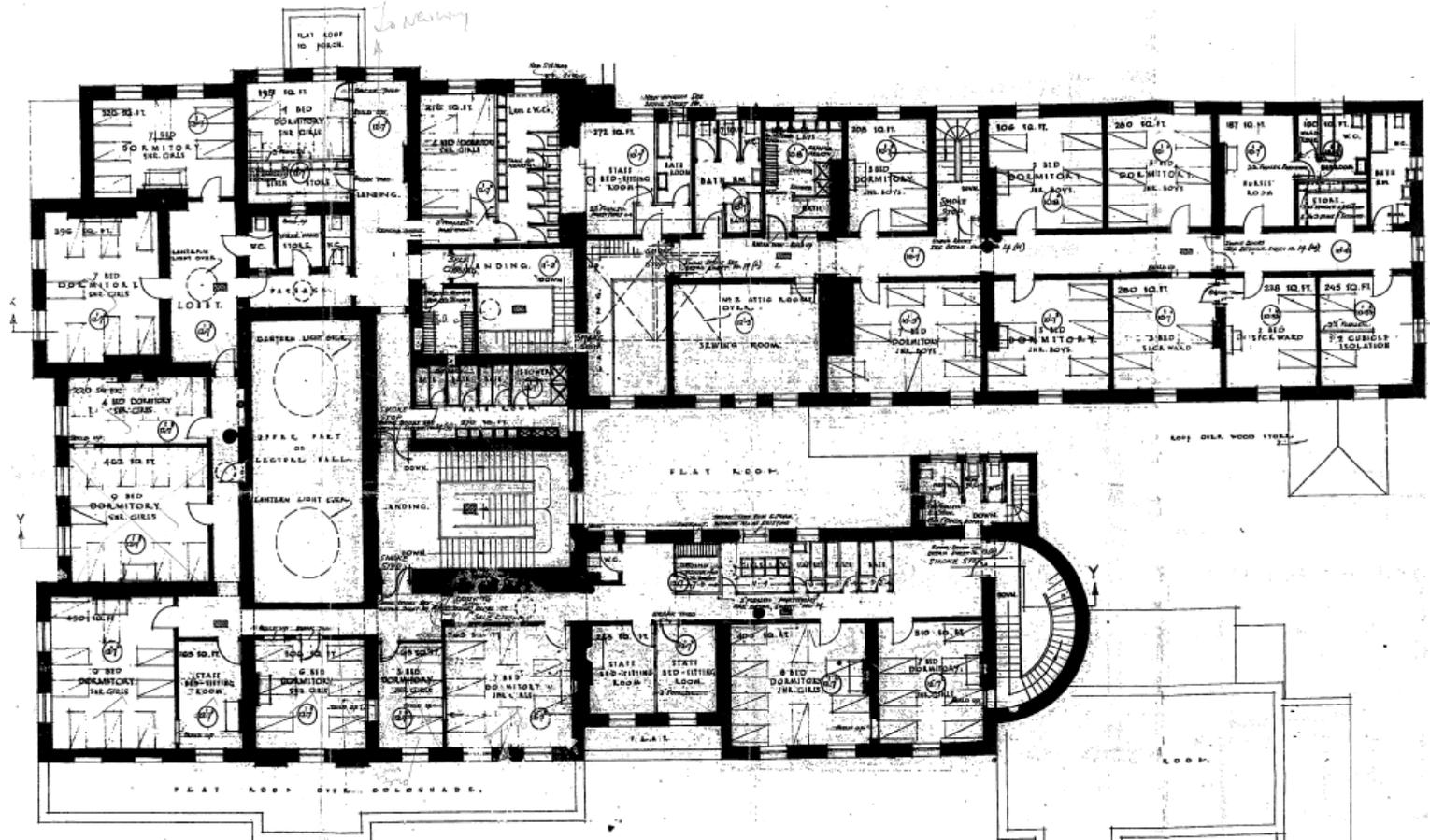




Windlestone Hall – Ground Floor Alterations



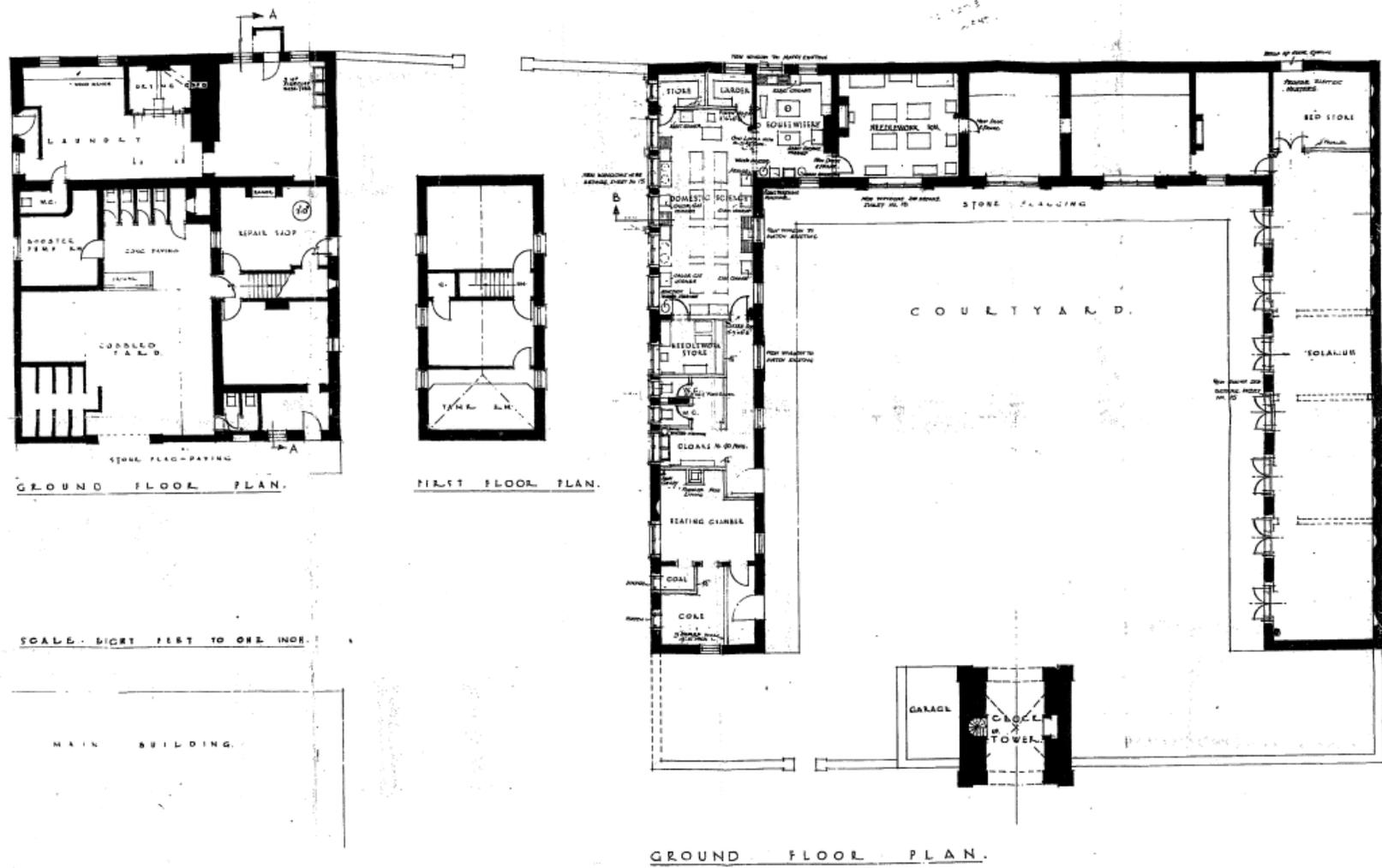
Windlestone Hall – First Floor



FIRST FLOOR PLAN (as existing)  
 SCALE - 1/8" = 1'-0" (1:60)  
 COUNTY COUNCIL OF DURHAM  
 WINDLESTONE HALL  
 SPECIAL SCHOOL

G. E. CLAYTON, ARCHT.  
 COUNTY ARCHT. DEPT.  
 DURHAM

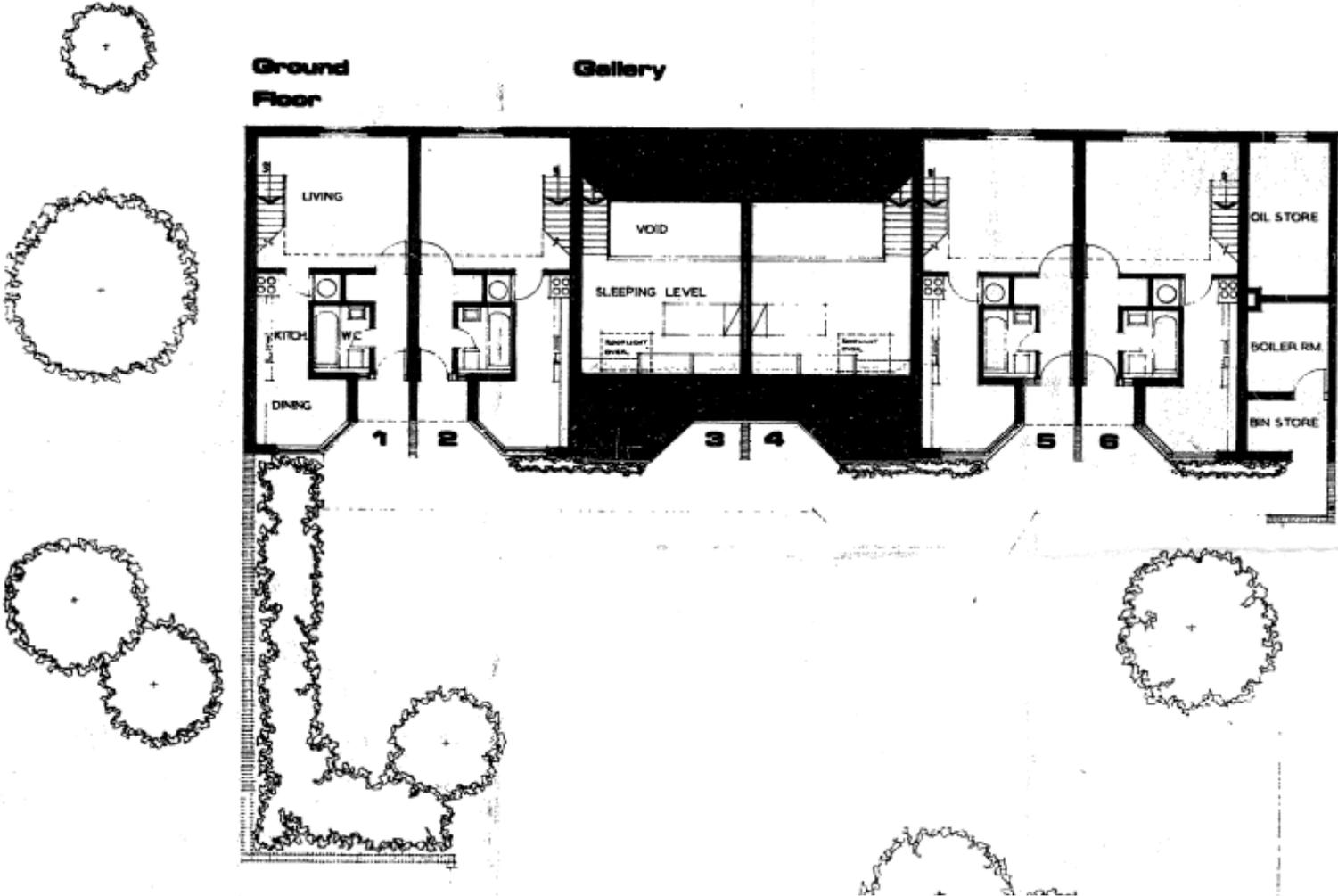
# Stables and Outbuildings



COUNTY COUNCIL OF DURHAM,  
WINDLESTONE HALL, STABLES AND OUTBUILDINGS.

G. L. CLAYTON, F.R.S.B.,  
COUNTY ARCHITECT,  
COUNTY HOUSE,  
DURHAM.

Flats



## Appendix 9 – Site Photographs



Windlestone Hall as viewed from the former pleasure gardens with the Clock Tower in the background



Former kitchen garden showing listed north wall



View of the kitchen garden with listed boundary wall to the west



Internal central staircase,  
opposite the main entrance of  
Windlestone Hall



One of several ornate  
ceilings within Windlestone  
Hall



Southern entrance to the  
1970's extension



Southern elevation of the 1970's extension



Northern elevation of the former staff accommodation



Southern elevation of the former staff accommodation



Unlisted, unsympathetic, unattractive – building at rear of the Hall



Garden wall to south-west of Hall (the former kitchen garden in the foreground)



Access to Windlestone Hall

# Appendix 10 – Concept Plan

