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THE PARISH OF ALSTON MOOR CUMBRIA

HISTORIC AREA ASSESSMENT

Lucy Jessop and Matthew Whitfield

ARCHITECTURAL INVESTIGATION

ENGLISH HERITAGE

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SUMMARY

This Historic Area Assessment of the parish of Alston Moor, Cumbria, forms part of English Heritage's multi-disciplinary research into the Miner-Farmer Landscapes of the North Pennines Area of Outstanding Natural Beauty (AONB) project (see Appendix). The development of the settlements of Alston, Nenthead and Garrigill and the historic built environment of the surrounding upland landscape has been examined through the evidence of historic maps and a rapid assessment of the existing building stock. The purpose of the document is to provide an overview of the historical and architectural development of the parish and to inform a further stage of more detailed investigation of individual sites. No medieval buildings have yet been confirmed, but the area is particularly rich in structures dating from the 17th to the 19th centuries and is relatively untouched by 20th- and 21st-century development. Particularly important in the parish is the survival of the bastle tradition of heated living accommodation above a byre, the former accessible only by first-floor doorways. Although it is debatable how many true bastles, complete with strong defensibility, survive in the parish, there are many derivatives of the building type to be found in both urban and rural contexts.

CONTRIBUTORS

The Historic Area Assessment was carried out in September and October 2008 by Lucy Jessop, Adam Menuge and Matthew Whitfield, members of the Architectural Investigation team (North) of English Heritage. Professional photography was undertaken by Bob Skingle and Alun Bull, with additional photographs by Lucy Jessop, Adam Menuge and Matthew Whitfield. Lucy Jessop and Matthew Whitfield carried out further research, wrote the text, and produced the final report, which was edited by Adam Menuge. Other support was provided by Kate Bould and Garry Corbett.

ACKNOWLEDGEMENTS

We would like to thank Alastair Robertson, of the Alston Moor Historical Society, local historian and author of several books on the area, who continues to provide much generous help as well as practical and intellectual support; Dr Angus Winchester, Lancaster University; the staff of the National Archives, Cumbria Record Office, Carlisle, the Cumbria HER, the Northumberland Record Office, the North of England Mining Institute, Newcastle, and Durham University Library; and the people of Alston Moor, without whose welcome, generosity and good humour little could be accomplished.

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CONTENTS

NOTE ON THE LOCATION AND ADDRESSES OF BUILDINGS MENTIONED IN THE TEXT

There are many small settlements scattered across the parish of Alston Moor, and for the sake of brevity in the text they have been referred to by name. However, to aid swifter identification of their precise location by the reader, a gazetteer (pp. 139 - 147) has been included which specifies the NGR for each hamlet or site, and directs the reader to the appropriate map.

Alston itself has proved notorious in identifying its buildings externally, whether by naming or numbering its properties; this difficulty is compounded by the Ordnance Survey, which presumably experienced similar problems and thus provides very few names on its mapping. With regret, therefore, we have sometimes had to provide the name of the shop currently, or latterly, occupying a building in lieu of a proper address.

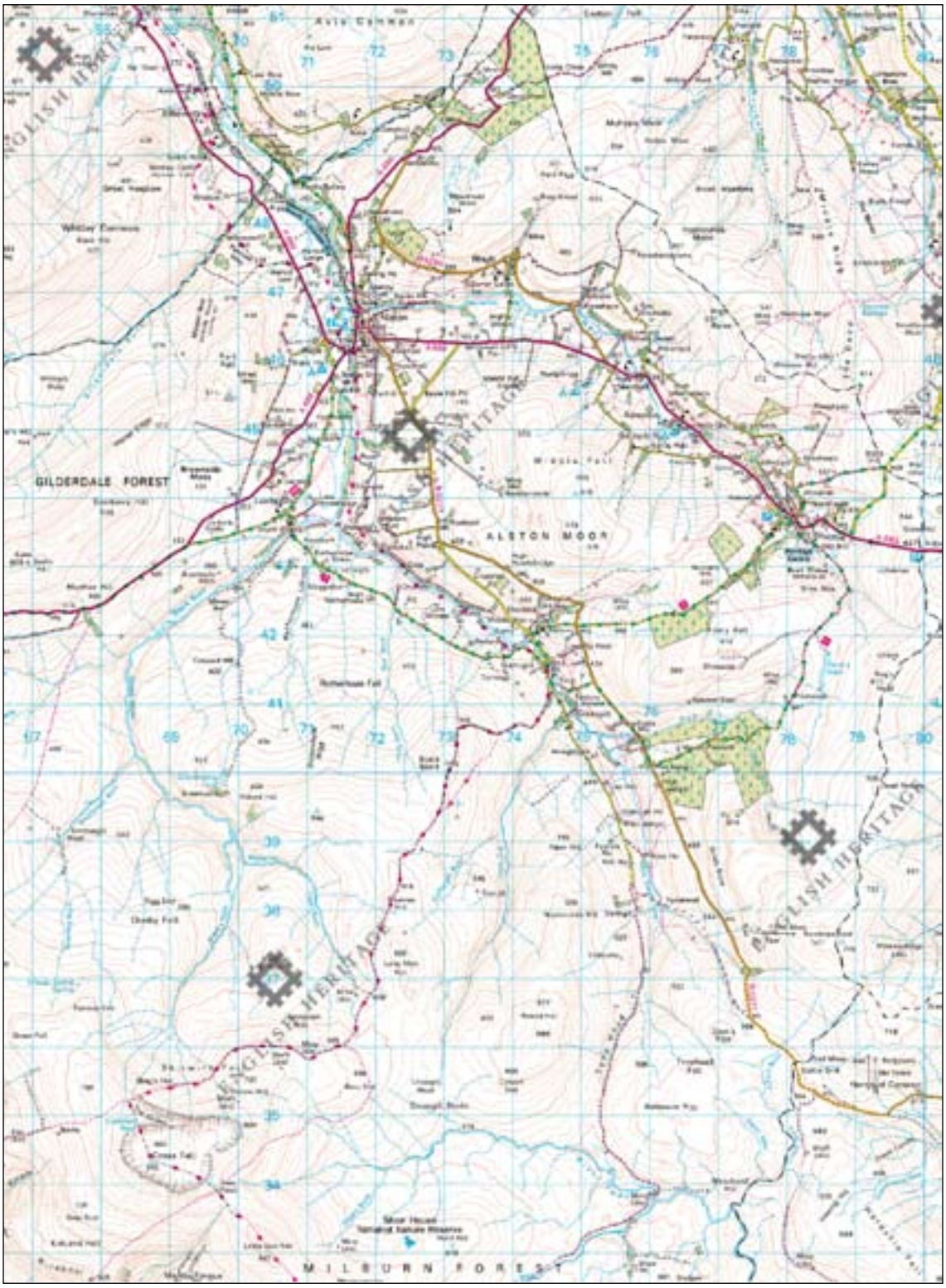


Fig. 1: modern OS map of the parish of Alston Moor, showing the valleys of the South Tyne and the Nent, and the three principal settlements of Alston, Garrigill and Nenthead. The parish boundary is marked with a black dash-dot line, although the boundary to the SW is omitted, where very few buildings are found. © Crown Copyright. All rights reserved. English Heritage 100019088. 2010

INTRODUCTION

This Historic Area Assessment of standing buildings in the parish of Alston Moor, Cumbria was carried out by members of the York-based Architectural Investigation team of English Heritage during October and November 2008. It represents part of Architectural Investigation's contribution to English Heritage's wider project examining the Miner-Farmer Landscapes of the North Pennines Area of Outstanding Natural Beauty (AONB). This large body of multidisciplinary research is led by English Heritage's Archaeological Survey and Investigation team (North), as summarised within their project design and further details of which can be found in the Appendix.[1]

The parish of Alston Moor [Figs. 1 and 2] consists of the market town of Alston and two villages, Nenthead and Garrigill; otherwise, smaller settlements of hamlets and farmsteads are scattered across the dramatic countryside that characterises the area. The parish covers some of the highest moorland in the North Pennines AONB and indeed in England; the settlements reflect this. Alston and Nenthead are both sited on a considerable gradient; Alston lies at between 265 and 330 metres above sea level,

Fig. 2: The parish of Alston Moor lies in the heart of the North Pennines, far from the major centres of population in Newcastle-upon-Tyne, Carlisle and Penrith. © Crown Copyright. All rights reserved. English Heritage 100019088. 2010

Fig. 3: view across the Nent Valley from Wellgill, to the north of Nenthead. [DP135354]

allowing it to claim to be the highest market town in England (an assertion disputed by Buxton, Derbyshire), Garrigill is at about 345 metres and Nenthead at between 430 and 475 metres, giving Nenthead the accolade of being the highest village in England and having the highest parish church. The steep-sided fells which line the valleys of the Nent and South Tyne rivers are marked with traces of the parish's principal industries: mineral extraction, particularly lead mining, and agriculture [Fig. 3]. Only the latter maintains a strong presence in the parish's economy today, with the emphasis on sheep farming; pre- and post-enclosure dry stone walls criss-cross the valley floors and climb the fellside, only leaving the tops of the moors to the heather and the wildlife. The wildness, spaciousness and isolation of the parish - once home to three times the current population - increasingly attracts tourists who value both the natural and built environment: tourism is the parish's other major industry. The manner in which the buildings of Alston Moor respond to the landscape and topography of the parish as well as to the individuals, companies and industries which built them lies at the heart of this study.

AIMS OF THE AREA ASSESSMENT

The principal aim of this Historic Area Assessment is to explore the history of the parish of Alston Moor through its historic buildings, particularly its standing fabric. In particular, it examines a wide selection of buildings and building types from the earliest surviving examples to those of the present day and attempts to reconstruct the appearance of the parish during several key periods of its development. This assessment not only attempts to consider growth and change in Alston, Nenthead, and Garrigill, the three principal settlements, but also the development of the smaller hamlets, individual estates, and outlying farmsteads which make up the remainder of the parish. It aims to consider how the surviving buildings of the parish developed in response to issues presented by landscape, landownership, and human enterprise; in the case of the last, in particular the dual economy of mining and farming. It aims to give an account of the varying character of different parts of the parish and to draw attention to distinctive and significant aspects of the historic environment.

METHODOLOGY

As a means of examining the evolution, character and significance of the historic environment within a defined geographical area, the methodology of Historic Area Assessment has largely been developed through the study of urban rather than rural landscapes. Previous examples of this approach by English Heritage's Architectural Investigation teams include studies of towns such as Berwick-upon-Tweed, Northumberland, and its surrounding settlements (2005) and Queenborough, Kent, on the Isle of Sheppey (2006).[2] An area assessment of the parish of Alston Moor, in contrast, provided some urban material, in the small town of Alston, but also the villages of Nenthead and Garrigill, all set within a wider context of dispersed settlement, including numerous isolated farmsteads and hamlets. This assessment is largely confined by the boundaries of the civil parish, although a few buildings in neighbouring parishes within the AONB, such as Kirkhaugh, will also be discussed.

Initial phases of the area assessment concentrated on desk-based research, which considered the evidence obtained from Ordnance Survey (OS) historic mapping, English Heritage list entries for designated historic assets, on-line research material such as censuses from 1851 to 1901 and the catalogues of The National Archives and the record offices of Cumbria and Northumberland. Published sources were examined, and an exploration was made of available archive material and historic non-OS maps. This work extended over the life of the project to research in the Cumbria Historic Environment Record (HER) and the Cumbria Record Office, Carlisle, as well as the archives of the Alston Moor Historical Society and the North of England Mining Institute, Newcastle.

The core fieldwork of the area assessment was carried out in Alston Moor during two weeks in October and November 2008. In Alston, the field assessment consisted of walking all of the streets in the historic centre and the majority of those in the outlying ring of development; the villages of Nenthead and Garrigill, in contrast, were covered in full. Beyond these nucleated settlements the approach required greater selectivity. A variety of farmsteads were visited, of different sizes and of varied position within the

valleys so that a representative sample was acquired. Most of the small estates were also assessed, as were hamlets such as Blagill, Leadgate and Ayle. While the assessment of the three principal settlements constituted a Rapid Historic Area Assessment, as defined in recent English Heritage guidance, the greater selectivity required in the intervening countryside is characteristic of an Outline Assessment.[3]

The size of the parish required a selective approach to the noting of individual buildings. Those to be recorded to the standard of Level 1 building records were selected by several criteria, such as their importance in the development of a particular settlement or building type during a specific period, their condition (preference being given to vulnerable or threatened buildings), and their significance nationally, regionally and locally.[4] Three team members carried out the assessment, rotating the jobs of note-taking, photography and data entry into a hand-held Trimble GeoXT computer equipped with a GPS (Global Positioning System). This data was compiled in order to contribute to a GIS (Geographical Information System) being built up over the lifetime of the overall English Heritage project; the resulting GIS will then be made available to the North Pennines AONB for management purposes.

BRIEF HISTORY OF THE PARISH OF ALSTON MOOR

1085 to 1537: Medieval Alston Moor

The documented history of the manor of Alston Moor commences soon after the Norman Conquest with the earliest reference to the Veteriponte family as lords of the manor in 1085.[5] At this date, the manor, though situated in England, was owned by the king of Scotland although the king of England retained the rights of mineral exploitation beneath the ground. In 1296, however, it became the property of the English crown after the sequestration of the Scottish king John Baliol's English estates.[6] The Veteriponte family appears to have been of Norman origin, derived from the name Vieuxpont, so named after the village of Vieuxpont-en-Auge, Calvados; variations, including Vipond and Vipont, survive in the parish to this day.[7] In the early 15th century, the Stapleton family inherited the lordship of the manor following the marriage of Walter Stapleton (d. 1457) to a Veteriponte daughter; one of the daughters of this marriage married Sir William Hilton, bringing the manor to the Hilton family.[8] These families do not appear to have had a major seat in Alston Moor, although the presence of the Old Manor at Lowbyer suggests that manorial functions were once carried out there; Robertson considers that its manorial predecessor might have been at Mark Close, near an area of parkland held by the Veteriponte family.[9] Branches of the Veteriponte family had links to Scotland, owning land around Linlithgow, as well as in northern England, such as Brougham Castle, near Penrith, and Bowes.[10] The Hiltons' principal seat was Hilton (or Hylton) Castle, near Sunderland, now in the guardianship of English Heritage.

Priorsdale, an area between Nenthead and Crossfell, has a history separate from the rest of the modern parish; as its name suggests, it was held by Hexham Priory until the latter's dissolution in 1537. This gave the priors of Hexham a considerable interest in the ecclesiastical parish of Alston Moor, later including the patronage of the church at Alston and chapelry of Garrigill; the population of this parish, described below, increased throughout the period.[11]

The mining of lead and silver was of major importance both in this period and undoubtedly before, as indicated by many references to mining activity. The minerals extracted travelled far afield: for example, in the second half of the 12th century, lead from the Alston area was supplied for building work at Windsor for Henry II and also to the great Burgundian monastery of Clairvaux.[12] Surviving documents refer to leases of silver and lead mines from the English crown, as well as royal protection being granted to the miners.[13]

Although no definitive information is available to confirm the foundation of a parish church in Alston, it appears that one was established by 1154, when Henry II appointed Galfrid as rector of St Augustine's, Alston.[14] By this stage Alston, which occupies an advantageous position close to the confluence of the Rivers South Tyne and Nent, must already have established itself as the principal settlement in the valley, serving the surrounding scattered mining and farming communities. Garrigill received a chapel to minister to the needs of the village and outlying settlements by 1215.[15] The ecclesiastical parish (unlike the rest of Cumberland) fell within the diocese of Durham until it was

reassigned to the newly-created bishopric of Newcastle in 1882.[16] In 1338, the prior of Hexham was given the revenues of Alston parish by the Bishop of Durham, something that a previous prior had petitioned for in 1334 to fund his restoration of Hexham Priory when it had been partially destroyed by Scottish raiders.[17]

The Veteripontes' manor of Alston Moor is described thus on the death of Nicholas de Veteriponte in 1315; he had held:

> …a capital messuage in Aldreston [Alston] with 14 acres of arable and 100 acres of meadow ground; had 33 tenants at Gerrardsgill [Garrigill], who held 33 sheildings and paid £5 18s yearly rent; 13 tenants at Amotes halth [Ameshaugh], who paid yearly £3 8s 4d; 22 tenants at Nent [probably the scattered settlements around Nent Hall] and Cobrig-gate [Corbygates], who had 22 shieldings, and paid £5 2s rent; also one water corn mill, and one fulling mill, and 3,000 acres of pasture in Aldreston Moor…[18]

A further 16 tenants brought in 37s 6d p.a., bringing the total to 68, which in Wallace's estimation might suggest a community of somewhere between 500 and 600 people. The 14 acres of arable land form an extremely small proportion of the messuage; the meadow ground provided the hay crop necessary for the over-wintering of cattle. In 1337, Robert de Veteriponte was permitted to empark his wood at Wanwood, which survives, Robertson says, through the names of Park Fell and the farms of Nether, High and Low Park just west of Alston.[19] Wanwood, indeed, is only one of many small settlements with their origins stretching back into this period.

Thus the people of Alston Moor, from the earliest documented times, were farming as well as mining, raising cattle on the lower ground as well as sheep for meat and wool on the high ground, and growing small quantities of arable crops in the valleys; cloth production was also part of the economy. Some of the lower valley hillsides around Banks, Rotherhope, and Ayle show signs of arable cultivation, probably from the 13th and 14th centuries.[20] But in the context of complex cross-Border relations, Alston Moor stood in a precarious situation as a place where tempting quantities of livestock, particularly cattle, were reared. It was located just south of the southern border of the English Middle March and this contributed to it being considered a place outside the jurisdiction of the Wardens of the March.[21] There was, as Winchester notes, a growing droving trade but not all of it legal, with horses and cattle stolen from Teesdale driven through the centre of Alston Moor in 1511 and horses removed from the area by the Scots.[22]

1537 to 1735: From the dissolution of Hexham Priory to the end of the Derwentwater estate

Despite resistance to Henry VIII's commissioners, Hexham Priory was dissolved in February 1537 and at least part of its former property in Priorsdale was subsequently leased by the Lawson family.[23] The patronage of the church in Alston in 1558, also previously in the care of Hexham Priory, was shared between the lord of the manor, Sir Thomas Hilton, Arthur Lee of Craig Hall and Thomas Archer of Bleagate.[24] By the early

17th century, the Hilton family appeared to be disengaging from the area. The granting of 1000-year leases in 1611 by Henry Hilton on many substantial parcels of land, such as Nent Hall, demonstrates a considerable need to raise revenue; Robertson suggests that this was to fund his daughter's marriage portion.[25] These 1000-year leases, in the majority, had at their basis a series of 21-year leases issued on the death of Sir William Hilton in 1600; in 1611, Henry Hilton allowed lessees to buy the 1000 year term at the cost of 21 years' rent and an annual fee, to be active from the end of the 21-year lease in 1621.[26] For the yeomen of Alston Moor, the ability to acquire secure, long-term tenure can only have been of benefit, contributing to a rise in social status and to the construction of more permanent and substantial farmsteads. But the sale of these lengthy leases was not adequate to fund Hilton's activities: in 1618 he mortgaged the manor to Sir Francis Radcliffe, 1st Baronet, of Dilston, Northumberland, leading to its eventual sale to Radcliffe's successor, Sir Edward Radcliffe in 1629.[27] At this date the manor included 120 acres of demesne land (a figure similar to that mentioned in the 1315 will), houses at Lowbyer and Mark Close, and a corn mill in Alston.

The people of Alston Moor continued to pursue their twin occupations of small-scale mining and farming. Edmond Sandford described the area in the 1670s as a 'rich grassing ground, and great herds of cattle, and flocks of sheep', whilst Thomas Denton wrote in 1687 that the people 'live upon their Stocks; and convert most of their enclosures to Meadows, the place being too bleak and stony for Arable ground'.[28] Such richness of livestock proved a constant temptation, however, and Alston Moor was frequently threatened by reiving, a practice which reached its height in the 16th century, only diminishing after the Union of the Crowns in 1603.[29] Little is known of Alston during the Civil War, except that a troop of Parliamentarian horse sacked houses and took prisoners in 1643.[30]

As Alston Moor's lead mines were increasingly exploited in a more commercial manner towards the later 17th century, so too there was a growth in dissenting Christian denominations in the area: in 1672, two men were licensed to preach in Garrigill, the one Church of England, the other Congregationalist, whilst in 1689 the first Dissenting chapel in Alston Moor was built at Loaning Head, above Garrigill.[31] This chapel still survives, although converted to residential use [Fig. 4]. Alston Moor's long association with the Quaker-owned Ryton Company (renamed in 1705 as the London Lead Company) began with their purchase of mining leases between 1696 and 1704 at Tyne Green, Windy Brae, Clarghyll and Tyne Head, as well as a share of Blagill, and in 1706 the Tynehead lease in Priorsdale.[32] Although the Quakers did not proselytise, religious observance was generally encouraged and thus would have resulted in a rise in interest in Quakerism alongside the other denominations. The first Friends' Meeting House was built in 1724 at Wellgill near Nenthead, swiftly followed by the existing one in Alston of 1732.[33]

Despite the continuity offered by the London Lead Company and their exploitation of the local mineral wealth, the people of Alston Moor were not unaffected by one of the major upheavals of the 18th century, courtesy of their overlords, the Catholic Radcliffe family. In 1715, following the death of Queen Anne and the arrival of the Protestant Hanoverian George I, James Radcliffe, 3rd Earl of Derwentwater joined the leaders of the unsuccessful Jacobite Rebellion but was captured at Preston. The following year, he

was tried by the House of Lords, convicted, and was eventually beheaded on Tower Hill on 24 February 1716. Legal wranglings ensued concerning the Derwentwater estate, of which Alston Moor formed a part; initially, the family were able to keep their lands whilst the 4th Earl (a minor) lived. But after his death in 1731, the next heir was the 3rd Earl's brother Charles, another attainted Jacobite whose estates were forfeit to the Crown. The final settlement of 8 Geo. II c. 29 (1734-35) allowed some income for minor members of the family, but the bulk of the Derwentwater estates, including Alston Moor, was given to the Royal Hospital for Seamen, Greenwich, to provide revenue for the continued building of the Hospital and thereafter for the maintenance of its residents.[34] For the first time, the lordship of the manor of Alston Moor was vested in a far-off institution rather than one of the great families of the locality and the administration and development of the area became a London-based concern.

1735 to 1820: From the involvement of Greenwich Hospital to the expansion of Nenthead

The Commissioners of Greenwich Hospital, in order to run their new Alston Moor estate and safeguard their interests, appointed two Receivers and their first

Fig. 4: The former Dissenting Chapel at Loaning Head above Garrigill, now The Cottage. [DP135355]

'Moormaster', John Friend of Spency Croft.[35] This enabled the estate to function much as it had under the Radcliffes: the Commissioners employed the Moormaster to negotiate leases for mines and the Receivers to deal with all other property and to ensure the good governance of the same. The Quaker-run London Lead Company, already a considerable presence in the area, became further involved between 1750 and 1765, when it bought leases from Greenwich Hospital on land in the Nent valley and extended its lease on Priorsdale, thus giving it greater access to the mineral wealth of Nenthead, Garrigill and surrounding areas.[36] Although some mines in Alston Moor were independently exploited, the London Lead Company was by far the largest operator in the area. They did not employ the majority of their workforce directly, however; groups of miners would make their own contracts with company agents in order to have the right to investigate and exploit a particular seam; they would then receive payment at an agreed rate for any ore that was excavated.

The smelting of the ore was a centralised activity: in 1753 the London Lead Company expanded the smelt mine and built a house for their agent at Nenthead, a small settlement of some antiquity located at the heart of their lead-mining operations.[37] At this date, most miners lodged permanently or in the week in farmsteads close

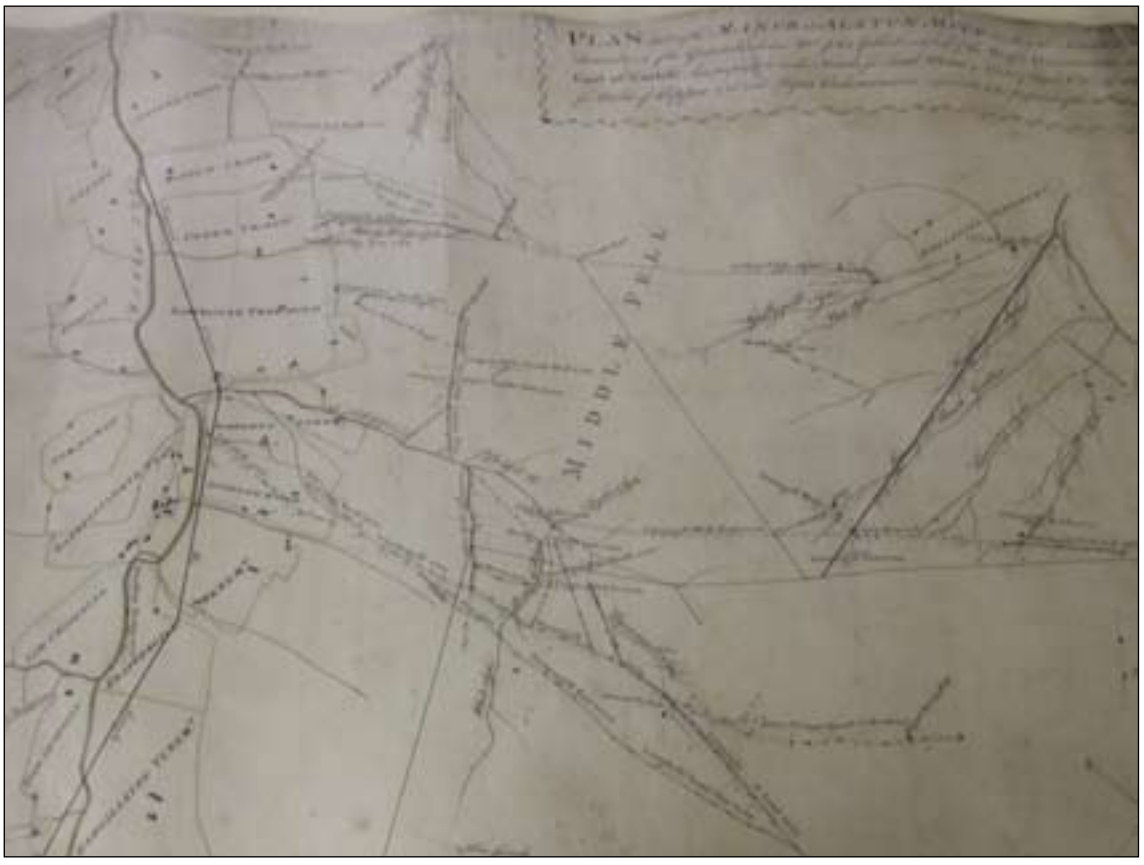


Fig. 5: Map of part of the manor of Alston Moor, made for the Earl of Carlisle, 1778. showing some of the lead seams exploited at this date between Garrigill and Nenthead. TNA MR 1/252/3. Reproduced with permission from The National Archives. [DP135356]

to the mine workings rather than in Nenthead and Garrigill, but during the second half of the 18th century the Company experimented by building cottages in both settlements, constructing 'mine shops' close to the mouth of mines to provide week-night accommodation, shelter and services, including forges, for miners, and by investing in the local farms in order to improve miners' lodgings there.[38] A significant increase in the population of Alston Moor occurred after the Company concentrated their efforts in the parish and neighbouring Teesdale in 1792, selling their interests in Wales and Derbyshire; it peaked around 1815.[39] The Company continued to invest heavily in Alston Moor, commencing the titanic construction of the Nent Force Level in 1775 under the guidance of the engineer John Smeaton, who was also one of Greenwich Hospital's Receivers. This was originally intended to be a level for opening up and draining new lead seams, falling from Nenthead to the river Nent just outside Alston. Construction started in 1776, aimed at producing a level 3½ feet wide and 7 feet high; the following year, the scheme was enlarged to produce a canal 8 feet by 8 feet.[40] It was eventually declared open in 1842, but various stages of expansion continued until 1904, in the vain hope that large quantities of lead would be found.[41] The Rampgill washing floor for processing lead ore was expanded in 1818; it was situated between Nenthead and the river and connected to the mines by a light wagon railway, part of a growing network.[42] The Company also changed some of the parish's land use: from 1815, large expanses of trees were planted, mostly Scots pine and larch with some oak, in order to provide much needed timber for the mines.[43]

Agriculturally, Alston Moor continued to produce small quantities of cereal in the valley bottoms while livestock was pastured on the hills above. Wheat prices fluctuated considerably during the period, affecting both producers and consumers and leading to periods of great hardship. The enclosure of substantial areas of common grazing in the parish occurred in 1803, with existing farms mostly extending their land further up the gradient rather than many new farmsteads being constructed, although, as Robertson points out, Moscow and Leipsic [Leipzig] farms probably date from this post-enclosure period and appear to be located on newly-enclosed land east of Clarghyll Hall.[44] Their names commemorate two decisive defeats of Napoleon in 1812 and 1813 respectively. Surviving enclosure maps of 1820 show how much more of the high fells were brought into the hands of individual farmers.[45] Textiles had long had a presence in Alston Moor as a cottage industry exploiting the fleeces of the sheep grazing the fells, but it gained a strong presence in Alston when a water-powered mill was built on the river Nent. An advertisement of 1802 for the newly-constructed mill suggested a cotton- or flax-spinning usage, but its documented use in the first half of the 19th century was for the production of wool and worsted thread.[46]

The provision of churches and chapels was a great concern in this period as the population of the parish steadily increased: between 1801 and 1821, the population of Alston Moor had accelerated by nearly 1000 to a total of 5699.[47] The Church of England had already increased its religious provision for the parish: in around 1752, a gallery was added to expand the seating in the Church of England chapel in Garrigill and the building was rebuilt entirely in 1790.[48] Alston received a visit from the Archdeacon of Northumberland in 1763, who declared the medieval St Augustine's to be 'so ruinous in every part that it can never be effectually repaired'; this led to the rebuilding of the

church in 1769-70 to a design by Smeaton.[49] These Anglican efforts failed to check the growth of Nonconformity in the area; the London Lead Company was, of course, Quaker-run, and Quakerism was long established in the parish. Methodism took root in Alston Moor with John Wesley preaching in Nenthead and Alston in 1748 and 1770.[50] Alston gained a Methodist chapel in 1760, whilst one was built in Garrigill in 1804; a Wesleyan Methodist chapel was constructed in 1797 in Back o'the Burn, Alston, a Methodist schoolroom was built in Nenthead in 1816, and chapels for both the Primitive and Wesleyan Methodists there followed during the 1820s.[51] The Congregationalists worshipped in Garrigill and at another chapel built in the Butts, Alston, in 1804.[52]

Dignified by the donation of the Market Cross by Sir William Stephenson in 1765, Alston itself continued to rise in importance and size as the local market town; it also provided accommodation for miners.[53] By 1811, it had a circulating library and an elementary school for 200 children, as well as the usual shops and services.[54] It also possessed a workhouse from the mid-18th century situated in fields to the south of the town.[55] A piped water supply was laid on in 1817.[56] Nenthead, following the London Lead Company's involvement, was also growing: a non-denominational school for 200 children was opened in 1819.[57]

1820 to 1882: From the expansion of Nenthead to the withdrawal of the London Lead Company

During the 1820s, Alston Moor experienced the peak of an economic boom during which the prosperity created by lead mining in general and the London Lead Company in particular led to several improvements in the infrastructure of the parish. As we have seen, the purchase of the Priorsdale estate knitted together the areas of lead mining already leased by the company from the Greenwich Hospital estate.[58] Road building was to continue under the joint direction of the Commissioners of the Greenwich Hospital and the London Lead Company when, in 1823 (and after consultation with John Macadam) work began on a series of new high-quality roads that would criss-cross the whole of the North Pennines, linking Alston with Penrith, Hexham and Brampton, and, within the parish itself, connecting the town to Teesdale via Garrigill and to Weardale via Nenthead.[59]

As the lead industry developed into its mature economic phase in Alston Moor, plans were drawn up by the London Lead Company to develop further the mining village at Nenthead. The new plans of 1825 were ambitious, with thirty-five cottages provided for smelters, 'overmen' (overseers) and miners alongside institutional buildings to provide for the practical, educational and spiritual needs of the growing population.[60] The new Nenthead was in many respects an attempt to build a model village expressing the aims and ethos of the Quaker-run Company, with higher standards of domestic accommodation and a range of amenities for employees outside their working hours.

The dramatic slump in the price of lead during the 1830s heralded another in the series of economic depressions from which Alston Moor and all lead-mining areas suffered, but this particular depression was different. The beginning of the decade, before the depression hit, had marked the high-water mark of prosperity and population in the

parish, figures it would never again achieve. The slump of the 1830s was not a sudden crash – there was no immediate out-migration or collapse in population levels, for instance – but instead inaugurated a long, slow decline of the mining industry in the parish.

Nevertheless, investment by the London Lead Company and various other smaller concerns was to continue after the slump of the 1830s. There was still a good deal of profit to be extracted from the area, after all, not least from the efficiencies gained from an improving transport infrastructure which underpinned the population growth of the parish and harnessed new technologies to improve connectivity and efficiency within and beyond the economy of Alston Moor. The roads, railway and utilities brought to the parish during this period were introduced under the auspices of a variety of bodies, but it was the efforts of the London Lead Company, as Alston Moor's primary economic driver, that predominantly inspired this work. A new road was built, for instance, between the Company's holdings in Nenthead and Garrigill following its purchase of the Priorsdale estate in 1820.[61] From 1823 onwards, meanwhile, the Commissioners of the Greenwich Hospital, after consultation with John Macadam and an Act of Parliament permitting such a development, created a network of roads across their extensive estates, linking Alston Moor far more effectively with Carlisle, Penrith, Hexham and Newcastle via the dales that radiated out from the parish [Fig. 6].[62]

Fig. 6: Map showing the proposed route (in red) of a new road from Alston in the direction of Hartside and Penrith, by Macadam and Meaden, 1823. CRO QRZ 10. Reproduced by permission of the Cumbria Record Office, Carlisle. [DP135357]

Although the road network was obviously a significant factor in the improving efficiency of the mining industry, in addition to benefiting other forms of trade and the cultural life of the parish through more effective communications, its effects were certainly dwarfed by the arrival of the railway in Alston in 1852.[63] The principal route of the Newcastle and Carlisle Railway had been completed as early as 1839, an innovation which had obviously proved to be a boon for lead production in terms of the efficiency savings to be gained in transportation costs, especially when used in conjunction with the turnpike roads of the 1820s to reach the new stations at Haltwhistle and Hexham.[64] Plans for a branch line to Alston were debated from the mid-1840s, and following a number of initial setbacks with funding and disagreements from a number of landowners, a route was decided upon that terminated near the South Tyne in Alston, rather than going on to Nenthead as had originally been planned.[65] Following a new act of Parliament in 1849, setting out the revised route of the Alston branch, work finally began on the line in 1850.[66] Upon completion in 1852, Alston's commercial importance within the parish was confirmed, and it also gained an important architectural embellishment in the form of the new station terminus.

From the 1840s to the 1860s, numerous schools, churches, chapels and institutions were either founded or rebuilt across the parish, adding considerably to the social and cultural life of Alston Moor and creating a lasting legacy of a High Victorian sensibility that sought to invest private fortunes in public endeavours, not least through the particular efforts of the London Lead Company. The Reading Room provided for Company employees at Nenthead, for instance, was rebuilt in 1855 and enlarged in 1859, underlining the popularity of this facility in competition with the bawdier attractions of the pubs.[67] Nenthead gained a Church of England church in 1845 built on land donated by the London Lead Company, whilst schools, bath houses, Methodist chapels and monuments sprung up in various positions around the parish.[68] Perhaps the clearest embodiments of civic pride in the period were the construction of Alston Town Hall in 1857-58, which in addition to its administrative role contained reading rooms, a large hall for community events and facilities for the local Literary Society, and the reconstruction of Alston's church of St Augustine in 1869-70.[69]

Though there were many fluctuations in the price of lead throughout the 19th century, creating various short-lived depressions, there was a much greater long-term problem of sustainability of production. As early as 1857 the chief agent of the London Lead Company was able to tell the parliamentary Select Committee on the rating of mines that, in terms of the lead reserves of Alston Moor:

> The body of the ore is already gone; there have been in past ages most extensive and spirited workings here, and the cream of the ore…is gone from the district, and we are now left only to pick up the leavings of others.[70]

The increasingly exhausted mineral resources within the parish, coupled with a final collapse in the price of lead in the 1870s caused by much cheaper foreign imports, finally prompted the London Lead Company to abandon its leases on Alston Moor in 1882, selling them on to the Nenthead and Tynedale Lead and Zinc Company.[71]

1882-1949: The end of lead mining, decline and diversification

The Nenthead and Tynedale Lead and Zinc Company held their mineral extraction leases on Alston Moor for just fourteen years before passing them on to the Belgian-owned Vieille Montagne Zinc Company in 1896.[72] This rapid change of ownership and a switch from lead to zinc extraction was indicative of a radical shift in the economic and social structures of Alston Moor. The population of the parish recorded in the 1901 census was, at 3,134, less than half that reported in 1831.[73] The departure of the London Lead Company from the area represented more than simply the withdrawal of a major employer: it symbolised the end of an all-encompassing way of life that had been active in the parish since the early 18th century. Lead mining was effectively over, and with it went much of the economy that had supported the parish's population earlier in the century.

The Vieille Montagne Zinc Company brought a new, more international tone to the parish [Fig. 7]. Although zinc extraction was a relatively new endeavour for the area and may have been viewed as an exciting new chapter in the economic history of Alston Moor, Vieille Montagne operated in such a way as to reduce the overall numbers of workers required in mining processes, making mineral extraction and processing a less integral part of local life. The smelting of the zinc ore, for instance, now took place in the company's home in Belgium; the dressed ore was transported by road to Alston station

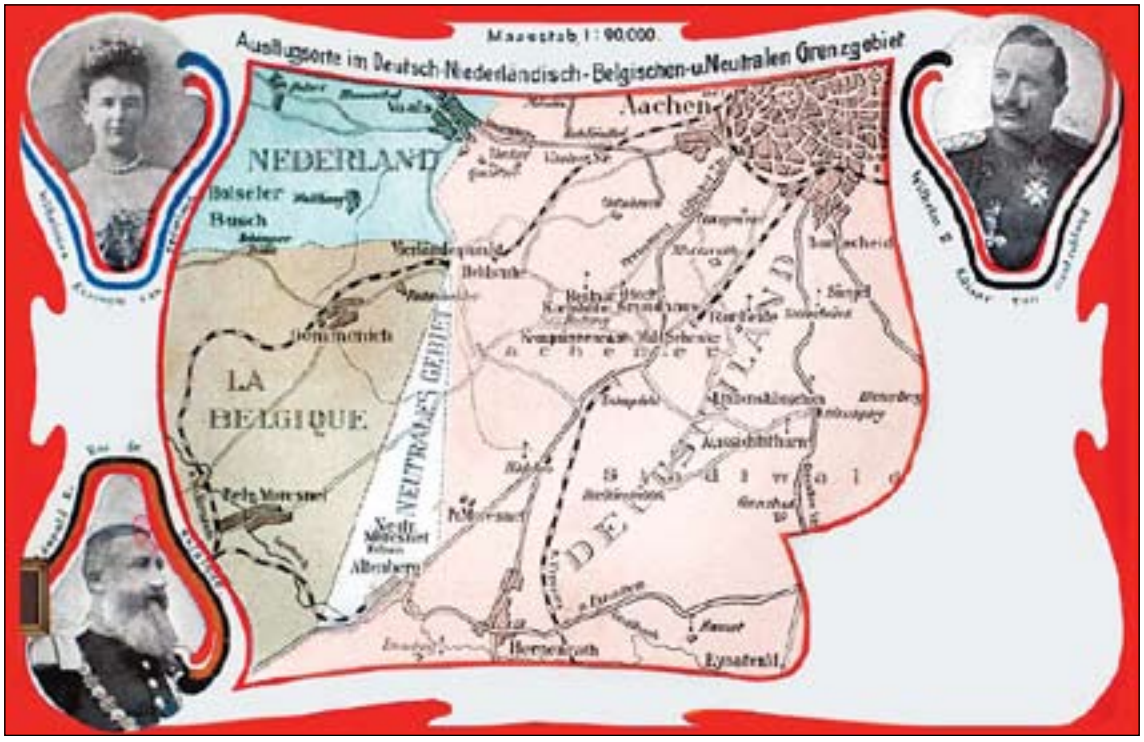


Fig. 7: Postcard, c. 1900, showing the location of neutral Moresnet, the original home of the Vieille Montagne Zinc Company. Moresnet was created in 1816 by post-Napoleonic Europe to protect the zinc mines at Altenberg (literally, the old mountain) from the competing interests of all three surrounding nations and survived until 1915. Creative Commons Licence: http://en.wikipedia.org/wiki/File:Moresnet_Karte.jpg

and thence by train and sea to the Continent.[74] The shift away from both the traditional methods of the mineral extraction industry and the distinctive approach of the London Lead Company was most clearly symbolised by the development in Nenthead of a large new ore-dressing plant in 1908. This new facility was cutting-edge in its efficient, modern technologies but was constructed on the site of what had been Nenthead's market hall, clock tower and public baths, built by the Company.[75] A more modern, mechanised approach was replacing the labour-intensive, labour-welfare systems of the 19th century.

As the core of Alston Moor's economy was in long-term decline at the beginning of the 20th century, out-migration from the parish continued, with each census recording a steady decline in population and the labour force shrinking in order to fit the new realities of the economy.[76] There were, nevertheless, a number of new investments made in the parish in the early part of the century which demonstrated that those families who remained would be able to enjoy an improving quality of life. The Ruth Lancaster James Hospital and the Samuel King Secondary School, built respectively in 1908 and 1909, were indicative of the provision that was being made, by both the state and philanthropic concerns, for a more stable population in Alston as it progressed into the system of more formalised state welfare in the 20th century.[77]

There was worse to come for the local economy, however, as the effect of the First World War was to reduce the number of men in the parish of mining age, setting off a train of events that resulted in the closure of some levels in 1918 and the final withdrawal of Vieille Montagne from the Nenthead mines in 1921.[78] Although the company continued to operate within the parish until the 1940s in three smaller locations at Brownley Hill, Nentsberry and Rotherhope, the industry of mineral extraction in Alston Moor was gradually coming to an end. A number of different industries, mainly different forms of mineral or aggregate extraction, were either continued or established during the inter-war period, but this was undoubtedly a time of severe economic hardship and consequent out-migration in the parish. Although this was perhaps primarily caused by the contraction of the area's major employer, national and international difficulties in trade, encapsulated in the Great Depression of the 1930s, also made their effects felt in Alston Moor. One noted scheme to try to relieve unemployment during this difficult period was instigated by the Revd Norman Walton, who began operating the Alston Lime and Coal Company out of North Loaning and Blagill, employing two dozen men.[79]

During the Second World War, an unexpected new strand in the economy of Alston Moor was established as a direct result of the wartime government policy of favouring inland locations for munitions manufacturing. A new steel foundry producing mortar-bomb cases was established alongside the former woollen mill on the banks of the Nent in Alston. The Alston Foundry was originally an offshoot of Steel Co Ltd based in Sunderland, but passed through various owners and prospered in peacetime as much as wartime, moving on to manufacture mining equipment for the nationalised coal industry after the war.[80] Further manufacturing took place in the old Alston Brewery site on the South Tyne which, by 1906, had become a hosiery factory.[81] But in 1949, the Vieille Montagne Zinc Company pulled out of Alston Moor altogether, selling their mineral extraction leases to Anglo-Austral Mines Ltd, a mining concern that switched attention away from lead and zinc altogether and firmly towards fluorspar extraction.[82]

1949 to the present: Tourism takes the lead

In the post-war era, there was further steady decline in the economic fortunes of the parish, with a concomitant reduction in population levels. As mineral extraction withered away almost completely, steel-related manufacturing took its place as the dominant occupation for working men, but the 1979 closure of the Alston Foundry undermined the industry as a steady source of mass employment. The closure of the foundry followed close on the heels of the withdrawal of the Alston branch line in 1976, appearing to symbolise a final industrial collapse for the area.[83] Information from the 2001 census in Alston Moor offers a snapshot of the sort of changes that occurred in the parish after 1979 and during the post-war period in general.[84] By this date, manufacturing still accounted for 17% of the jobs available to Alston's workforce; despite the apparent industrial crash of the late 1970s, then, this was still a vital force in the local economy. These manufacturing jobs include the firm of Precision Products, for a long time based in the former High Mill (once a corn mill) just off the Market Place and now moved to a light industrial unit on the Nenthead Road. The remainder of the economy was recorded in 2001 as being relatively balanced between various parts of the service sector, particularly the retail and tourist trades. There is no easily available data on the number of people currently engaged in forms of mining, but sandstone and coal extraction remain extremely small but visible aspects of the local economy.

Over the last twenty years, Alston Moor has adapted to a new economic reality in which its natural, built and industrial heritage has almost wholly supplanted the exhausted mineral deposits as the parish's most important asset. Aside from the surprising existence of a late-developing manufacturing sector in an isolated rural area with relatively difficult transport connections, the people of Alston Moor are now more or less reliant on the knock-on benefits that decline in the traditional economy has brought. The closure of the railway branch line in 1976, for instance, was followed in 1979 by the purchase of the Cumbrian/Alston section of the disused trackbed by the South Tynedale Railway Society who began the process of transforming the short stretch into a narrow-gauge, steam-powered tourist railway.[85] The major landmark in the creation of a new, tourism-based economy came in 1988 when the North Pennines was designated as an Area of Outstanding Natural Beauty. Alston is one of the few major settlements within the AONB, and the entire parish has benefited significantly from the tourists that designation has attracted to its hotels, shops and restaurants [Fig. 8]. A number of visitor sites have also developed to complement the natural attractions of the area, not least the Nenthead Mines Heritage Centre which seeks, under the auspices of the North Pennines Heritage Trust, to preserve and interpret the industrial history of the parish via an ongoing process of conservation and restoration of mines and their associated structures that first began in 1997.

Two major tourist trails now meet in Alston Moor, boosting its tourist credentials: the Pennine Way, a north-south walking route initiated in 1965, and the Sea to Sea (or C2C) east-west cycle route, part of the National Cycle Network, of 1994. In 2003, the North Pennines AONB became a UNESCO European Geopark, part of a network of European protected landscapes that are promoted and supported because of their special geology, flora and fauna; in the case of the North Pennines this includes factors related to the

area's industrial past. In 2004, the North Pennines became a founder member of a wider network of Global Geoparks, again backed by UNESCO.

Initiatives such as these, recognising and promoting the special character of Alston Moor and the North Pennines, mean that the area's industrial heritage is not forgotten but harnessed for commercial and community gain into the future. Population levels of just over 1000 people in the entire parish (figure from 2001 census), one sixth of the figure at the height of widespread and profitable lead-mining in the early 19th century, indicate that the period of economic dynamism in Alston Moor is certainly over, but the people who choose to stay or move there now can enjoy sufficient opportunities to sustain a modest population, with unemployment rates well below the national average (1.7% versus a national rate of 2.5% in 2001). The parish is not particularly prosperous, something borne out by the fact that 28% of households do not have access to a car despite limited provision of public transport. Nevertheless, the growing tourism market coupled with property prices that are very competitive compared with other AONBs and National Parks mean that there is a good deal of scope for artists, cyber-workers, people with small businesses and retired people to enjoy a good quality of life in attractive surroundings but with a decent level of service provision.

Fig. 8: Alston's Market Place, complete with ice-cream van. [DP135358]

Fig. 9: sandstone rubble walling with ashlar dressings at Nettle Hall, Galligill; probably early 17th century. [DP072082]

Fig. 10: Gradated sandstone roof slates of the later 18th century at Middle Park, near The Raise. [DP109731]

A note on building materials

The architecture of Alston Moor is distinguished by its highly consistent and relatively narrow range of building materials. Local sandstone is predominant in buildings before the mid-20th century, dressed and arranged with greater or lesser degrees of sophistication, and before the mid-19th century used as much for roofing 'slates' as for walls. This almost complete uniformity has created within Alston Moor a singular palette of colour and texture amongst the stock of buildings, whatever their function and whether located in the various settlements or the open country. This broad trend is diluted in its effects by examples of rendered and painted properties, but in the main these are more modern buildings and easily distinguished from the unadorned stone structures more typical of the 19th century and earlier; render was once prevalent on the parish's historic buildings, but it has largely not renewed in the 20th and 21st centuries. The visual differences between buildings of different classes and dates are therefore, to a large degree, the outcome of different masonry techniques and styles.

Amongst the earliest standing buildings of the parish, dating primarily from the 17th century and exceptionally from the 16th, irregular rubble walling in the local stone is typical; indeed, this practice was usual well into the 18th century, employing variable degrees of finesse [Fig. 9]. Stone slates were in widespread use during this period, too, occasionally used to re-roof a formerly heather-thatched building following a lowering of pitch, but the majority of survivals are as originally built [Fig. 10]. Once into the 18th century, there was a surprisingly small amount of ashlar work on new buildings, reserved mainly for quoining and other dressings on high status buildings, with only rare exceptions such as Alston House (now Alston House Hotel) breaking the continuing tradition of rubble and coursed rubble in buildings of all classes [Fig. 11].

Fig. 11: Rare ashlar masonry on the central part of the mid-18th century Alston House, Townfoot, Alston. [DP135360]

Fig. 12: Coursed rubble and Welsh slates used in this pair of mid-19th century houses, Rosedale House and Cottage, facing the Green in Garrigill. [DP135359]

Fig. 13: Coursed rubble disguised by white paint on the mid-18th century Ivy House, Church Lane, Nenthead. [DP135361]

The 19th century represented a transitional phase in building practices within the parish, during which rubble stone from local sources was now more typically arranged in coursed or snecked masonry, as well as being squared and given a dressed outer face. There is also a very limited degree of ashlar masonry work in Alston Moor from this period, too, continuing in dressings and seen in certain high-status houses such as Harbut Lodge. Such dressings were often reproduced in stucco, but few buildings were entirely rendered or stuccoed and the preferred method of walling continued to be high-quality rubblework. The arrival of the railway in Alston in 1852, supplementing a road network that was systematically improved in the first half of the century, created opportunities for the use of materials originating outside the parish. The only major reflection of this trend, however, was the increasing use of Welsh slate in roofing after the 1850s [Fig. 12]. The new buildings post-dating the railway that employed brick or stone from outside the immediate locality, such as red sandstone from the Eden valley, are notable as exceptions – subtle changes of style, plan and surface treatment were far more common than the use of completely novel materials. Buildings throughout the parish show signs of limewash in order to protect against the elements, although in the later 20th century the limewash was generally not renewed, even by use of render and roughcast; this makes Alston Moor stand out from the rest of Cumbria, underlining the use of rubble walling as the area's particular vernacular feature. In certain cases, painting buildings white was done to simulate the smoothness of an ashlar surface for grander buildings, such as Ivy House in Nenthead [Fig. 13], but it is also the case that this phenomenon is found in random local patterns and for no obvious reasons.

It was only in the 20th century that the use of materials originating from beyond Alston Moor became usual practice, reflecting both the functional needs of different building types and much wider architectural trends across England and internationally. The relatively small number of buildings dating from this period, however, makes their atypical building materials such as brick, pebbledash render and steel-framing even more notable as a strong contrast to the dominant visual character created by the comprehensive use of local sandstone in the preceding centuries [Fig. 14].

Fig. 14: Steel framing with brick infill, found on the former Gravity Mill constructed in 1908, now Wright Brothers' bus garage, Nenthead. [DP135362]

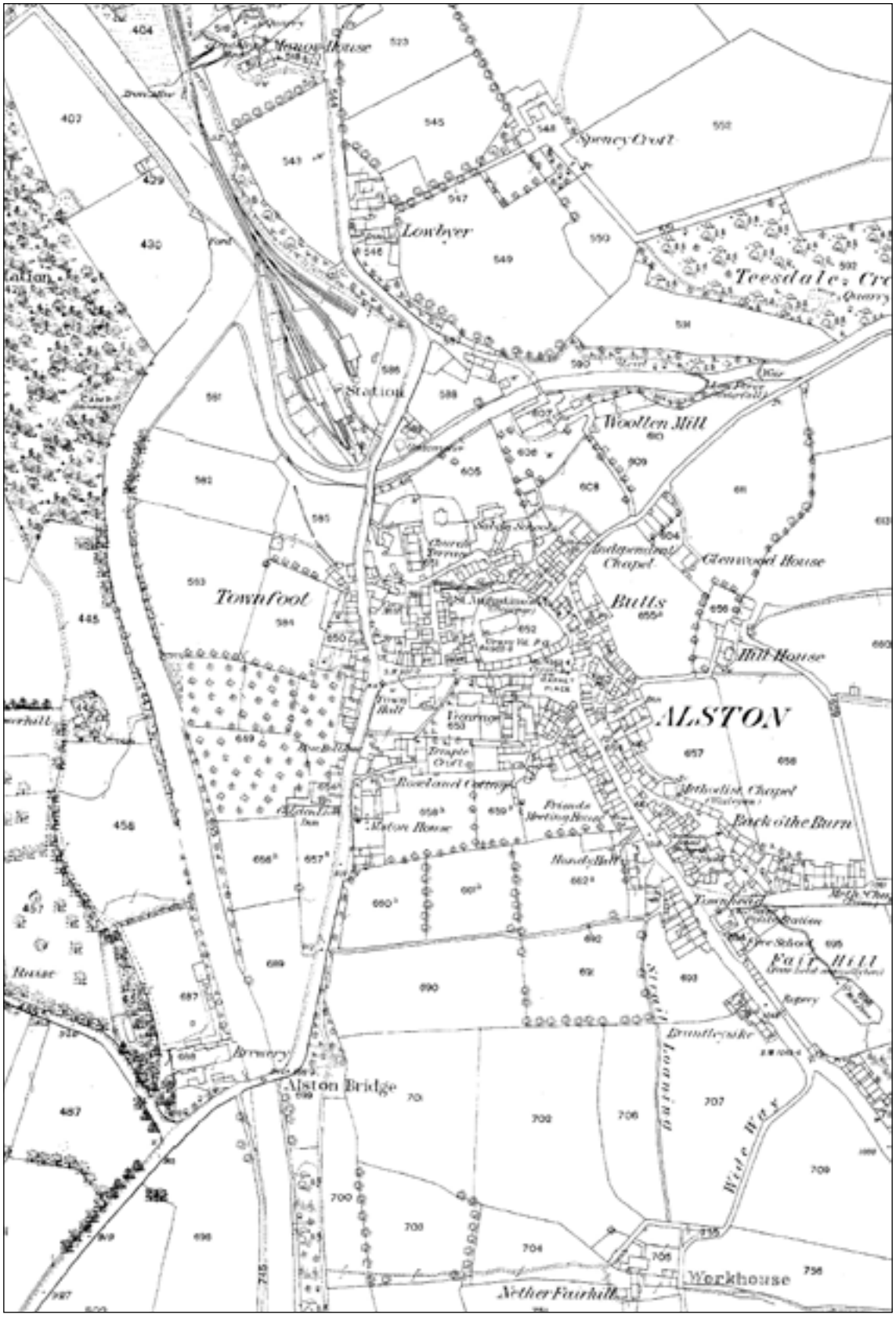


Fig. 15: 1st edition OS 1:2500 map of Alston, surveyed 1859, published 1861. © Crown Copyright. All rights reserved. English Heritage 100019088. 2010.

Architectural developments over key periods

Up to 1537: Medieval Alston Moor

Despite the excellent historical documentation for the parish over this period, there appear to be no buildings, but for the possible remains of one at Randalholme, surviving from this time; a reconstruction of the area, therefore, is largely conjectural although some generalisations can be deduced about settlement form, building types and building materials. Economically, the people of Alston Moor would have depended upon trade and mining alongside the raising of livestock and small-scale arable production. The majority of the population would have lived near their arable land, predominantly situated in the lower-lying portions of the valleys but there is evidence of early medieval cultivation higher up on the escarpment, in particular above the north bank of the Nent near Banks Farm; Winchester notes that most upland arable land was abandoned some time after 1300.[86]

The elevation of Alston Moor, where the principal settlements lie between 300 and 400 metres above sea level with the majority of pasture situated well above that altitude, conditioned the manner in which the land was used for grazing. In winter, animals would have been grazed close to the farmsteads on the lower contours then moved higher up once the weather was more clement to the fresher pastures above. The people who looked after the beasts would move with them, requiring stone-walled, probably windowless cottages with turf roofs, known as shielings, which could supply accommodation and a degree of comfort until it was time to bring the livestock back down again.[87] Alston Moor certainly had shielings, as the place-names Lovelady Shield, Shieldhill, and Foreshield attest. It is highly likely that the shielings would have also accommodated men involved in lead-mining, close to the rakes and levels which they were exploiting.[88] Archaeological research may identify shielings surviving in the parish.

The foundation of Alston represented a move away from the Roman settlement at Whitley Castle to a site a few miles distant; it was built on the escarpment rather than the valley bottom where the confluence of rivers might pose a considerable flood threat. The medieval origins of the town lie in its marketplace and church, perhaps spreading a little into the Butts and parts of Front St, although no built fabric from the period has been identified. Alston owes its existence to the need for a centre of trade in the midst of such an inhospitable but productive parish. Only the church of St Augustine has provable roots in the period: the medieval church was pulled down in 1769 and rebuilt the following year without any of the earlier fabric being retained. A will of 1585 refers to part of Alston's church, mentioning that it had a 'ladye porche' within which the testator wished to be buried.[89] This may have been an entrance porch providing covered access to the nave and decorated with an image, probably a statue in a niche or a relief sculpture, of the Virgin Mary. The vernacular buildings in this period in Alston and in its outlying settlements would have been low in height, probably of only one or one-and-a-half storeys, perhaps built of rubble and almost certainly thatched with heather over a steeply pitched roof. There were also several mills operating in the vicinity of the town for the grinding of corn and for fulling, as mentioned in 1315; the stream running through the middle of the town certainly provided adequate water power, at a later date, to drive several mills and a forge and was probably used similarly during this period.[90]

The only other settlement of any substance in the parish at this time was Garrigill, a village with its own medieval chapel (also replaced) within the jurisdiction of the parish of Alston. It may have been formed from a loose association of farmsteads whose inhabitants gained additional income raised from mining; it sits at a junction of several track ways (loanings) for driving the livestock up onto the fells to the shielings and summer pastures. Other existing settlements, consisting of one individual farmstead or perhaps a number grouped together, are recorded in 1315 at the death of Nicholas de Veteriponte; these were Ameshaugh, Nent and Corby Gates.[91] Bayles, Blagill, Bleagate, Crossgill, Dryburn, Gossipgate, Nentsberry, Priorsdale and Wanwood are further examples of place names recorded during this period, often appearing in documents as far back as the first half of the 13th century.[92]

One might expect to find some trace of medieval fabric at one of Alston Moor's historic manors, such as Randalholme, the once high-status seat of the Veteripontes, who were known to be living there by 1371, or the Old Manor at Lowbyer, but investigation of these buildings, alongside Clarghyll Hall, is required to ascertain whether any such fabric remains.[93] Randalholme [Fig. 16] and Clarghyll Hall share visual similarities with tower houses, a building type found in areas particularly threatened by the frequent warfare between England and Scotland in the period, of which Alston Moor formed one. However, the towers of both houses, and much of their fabric as a whole, appear

Fig. 16: Randalholme, north of Alston. [BB99/02598].

externally to be largely 17th century, with much 19th-century work contributing to that at Clarghyll.[94] Peter Ryder has hypothesised that a small tower formed the core of the ruined house at High Lovelady Shield, but again, this house appears at present mostly to date from a later period.[95] However, it was commented on by Hodgson in 1820 that the vaulted basement to the tower at Randalholme was the 'only antient piece of masonry we have observed in the parish' and it certainly merits further investigation; it may constitute the sole surviving medieval fabric, which some have speculated might date from the 14th century, in Alston Moor.[96]

1537 to 1735: Early-Modern Alston Moor

The earliest surviving buildings in the parish date from the post-Reformation period and have been found both in Alston and in the smaller, outlying settlements and farmsteads. Garrigill undoubtedly contains buildings from the period although none have yet been formally identified with the exception of Gatefoot Farm; this may have late 16th- or 17th-century origins as shown by its small chamfered fire window evident on its eastern elevation. Nenthead, not yet a settlement of any great size or importance, has not revealed any examples of buildings of the period. The area, despite its growing mineral industry, was not densely populated and the settlements were widely scattered: in 1687, Thomas Denton wrote that 'the houses stand stragling all over the parish as if they were affraid one of another'.[97] In this period, places in the vicinity of Alston such as the Raise, Fairhill, Hundy Hall and Alston House were named in surviving documents, as were settlements in the outlying areas such as Crag, Galligill, Nattrass, Nenthall, Nenthead, Annat Walls, Clarghyll, Gatefoot and Gatehead (both parts of Garrigill), Harbut Law, Leadgate, Lovelady Shield, Nest, Randalholme, Redwing, Sillyhall, Spency Croft and Wellgill.[98] As agricultural practices were little changed, the use of shielings on the upper pastures above the farmsteads and settlements continued, although Winchester points out that this was ceasing towards the end of the 16th century.[99] In this period, date stones were used, principally above doorways, with the earliest encountered thus far in Alston being one of 1681 at Church Gaytes Cottage, Front St, Alston [Fig. 17]; Clarghyll Hall also has two early dated window lintels, of 1678 and 1679 respectively.[100] Datestones became increasingly popular into the 18th century, as many examples seen throughout Alston Moor demonstrate.

Fig. 17: Date stone above the door to Church Gaytes Cottage, Front St, Alston. [DP135366].

Fig. 18: bastle at The Raw, Hepple, Northumberland. This bastle is much rebuilt, with a later permanent stair and a byre doorway inserted into this elevation. [DP135346].

The 16th and early-17th centuries saw much thieving and lawlessness (generally known as 'reiving') on either side of the border with Scotland. The cattle raised in the valleys of northern England and southern Scotland represented a significant temptation for stealing and trafficking by families all over the region; neither nation was particularly interested, at a time of heightened cross-Border friction and warfare, in reining in such activity.[101] Although Alston Moor lies at the southern fringes of this activity, reiving was certainly rife there, perhaps continuing a little after the Union of the Crowns in 1603. Two building types are particularly associated with the threat of reiving: tower houses and bastles. Both are most commonly found in north Northumberland and north-east Cumbria as well as north of the Border. As previously discussed, Alston Moor possesses a handful of structures built within the tower house tradition, a tradition with origins in the Middle Ages, but the parish's examples appear to date from the post-Reformation period.

The bastle, for example, that at The Raw, Northumberland [Figs. 18 & 19], is a building type unique to the northern counties of England which has certainly contributed a great deal to the design of many of the vernacular buildings in Alston Moor. In order to keep prized livestock safe from the depredations of raiders, two-storey, compact rectangular farmhouses with thick rubble walls and a roof of heather thatch were constructed on both sides of the Border, with a doorway usually in the gable end for animal access to the unheated and unlit ground floor and a trap-door or external first-floor door for people

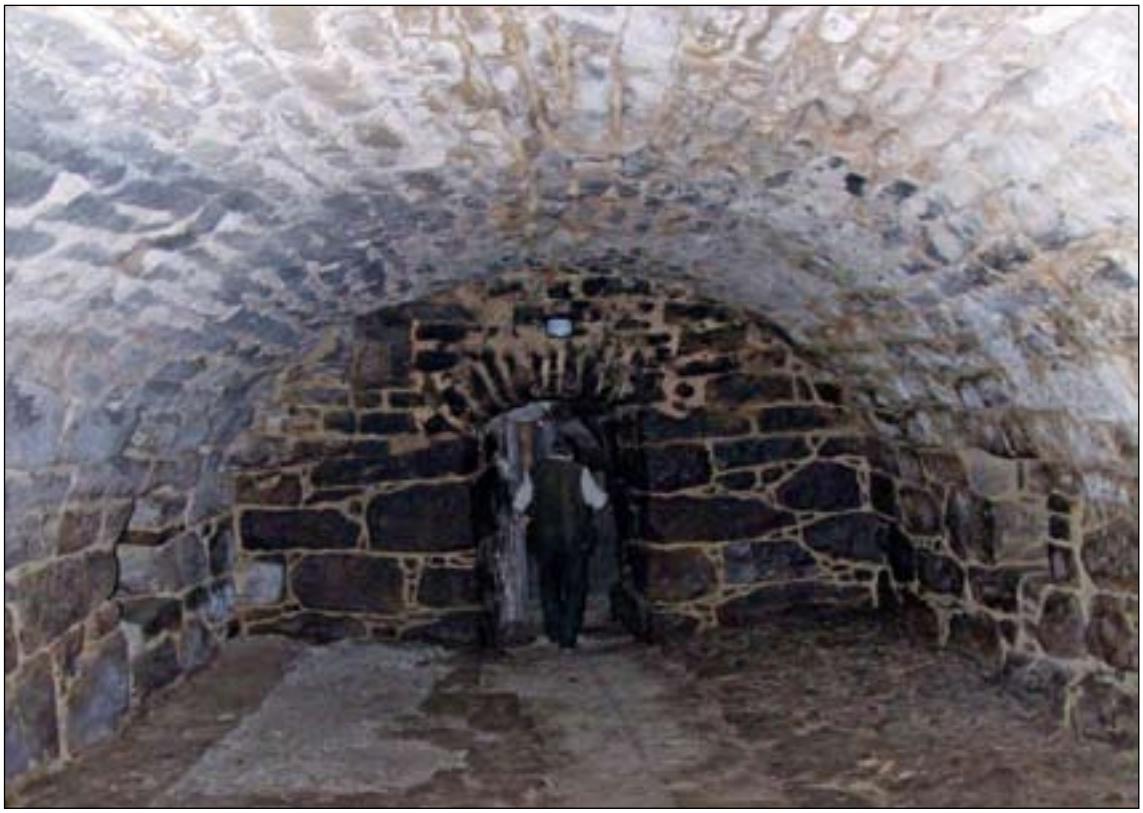


Fig. 19: the vaulted byre in the bastle at The Raw, Hepple, Northumberland, with the original byre doorway in the gable end. [DP135347].

to reach the upper storey by ladder.[102] The ground-floor door was often harr-hung instead of hinged, with deep sockets within the rebate for the heavy drawbars which secured the door from the inside. The upper storey contained a hearth, often under a smoke-hood, and enjoyed extremely limited fenestration. On the whole, the bastle must have been reasonably defensible, especially those with barrel-vaulted lower storeys. However, many examples have timber floor joists instead of barrel vaulting, which may have made the building more vulnerable to a fire lit by attackers who had succeeded in penetrating the lower storey. The bastles' owners and builders were likely to have been relatively high up the social scale, holding enough land and owning enough livestock to require protection.[103] The construction of bastles, it has been suggested, came to an end around the 1660s, although Peter Ryder considers them to have been constructed throughout the 17th century.[104]

There are certainly many buildings in Alston Moor which were built in this tradition with similar dimensions, ground-floor doorways in the gable end and first-floor doorways in one gable wall (often now served by an external stone stair), and heating at first-floor level only.[105] The question perhaps is whether they were ever designed to be defensible in the manner of those situated much closer to the Border, such as Hole in Northumberland with its stone-vaulted ground floor.[106] In Alston Moor, examples encountered so far have been constructed with timber floor joists to the upper floor,

Fig. 20: the eastern elevation of the farmstead at Annat Walls [DP109787].

Fig. 21: stone slabs laid over the timber joists of the byre at Annat Walls [DP109773].

although the tower of Randalholme has a vaulted basement.[107] A good example of this comes from Annat Walls, a farmstead to the south of Alston {Figs. 20 & 21]. Fenestration of the upper storeys of the Alston Moor examples, too, appears to be rather too generous to fit easily with the essential defensibility of the bastle, although few appear to be original to the earliest period of bastle construction, and where date stones occur they are much later than the period when reiving is thought to have been most prevalent. Such buildings, therefore, appear to fit better with the bastle derivatives described by Ramm *et al.*, who included only two buildings in the parish in their survey and categorised both Alston Moor examples as derivatives rather than bastles proper. These are Bunkershill and Windy Hall; both were built around 1700 to the west of the later Alston to Middleton road, overlooking Garrigill and the South Tyne valley.[108] In both cases, the relative thinness of their walls and the quantity of fenestration on their upper floors betray them as developments, rather than examples, of buildings with a defensive purpose. Indeed, the term 'house-over-byre' might be more appropriately used to describe these buildings than 'bastle derivative', as the latter term is cemented with connotations of defensibility whilst the former demonstrates the general usage of the building type.[109] Peter Ryder considers that the term 'bastle' should be used across the different subsets of the building type, whether constructed defensively or not, as long as a majority of bastle features are present, most notably preserving the concept of living above one's beasts.

Examples of the bastle or house-over-byre in Alston Moor include a structure, now used as a barn, close to the present house at Annat Walls [Figs. 22 & 23]. This is formed from a pair of bastles, both originally of one-and-a-half storeys and with a steeply-pitched roof - demonstrated by the roof scar in its gable, though probably not steep enough for heather thatch - but it seems as if it always had reasonably-sized windows lighting the upper floor. The 1707 datestone of the later of the two parts shows the persistence of the custom of living above one's beasts; the ground floor was originally unheated and unlit. The gable-entry doorway, chamfered and with a slightly pointed

Fig. 22: the doorway, dated 1707, of the eastern of the pair of bastles near Annat Walls. [DP135364].

Fig. 23: the pair of bastles near Annat Walls, from the SW. That in the foreground is older than that beyond, which is dated 1707. Both were originally one and a half storeys high, with a steeper-pitched roof and each had a smoke hood. [DP135363].

Fig. 24: View up to the corbels and stone chimney of the former smoke hood, Low Park, near The Raise, Alston [DP109689].

head, has drawbar sockets, but as there is no great need for defence by this date this appears to suggest that it was built in the long-standing bastle tradition where many of those characteristic bastle features were continued in houses-over-byres. Subsequent to 1707, both bastles were raised to create a good-sized first floor for living with loft above. Roof scars demonstrating a suitably steep pitch to carry heather thatch have been seen on the farmstead, now barn, at Blagill, on the ruined house at High Lovelady Shield, and on a building now used as a barn but once the farmhouse at Low Crossgill, south of Garrigill on the road to Tynehead, before its function was superseded by the present 19th-century, Gothic Revival house.

The bastle, with its compact form, single-cell ground floor and limited fenestration, lends itself to additions over time. At Annat Walls, the gable end of the 1707 bastle described above is constructed against another, earlier but undated example of the type, both with remains of smoke hoods. Remains of smoke hoods have been found across the parish, sometimes only consisting of the corbels that once supported the stone upper portion [Fig. 24]. The additive possibilities of bastles (as at Annat Walls) contributed to the development of the linear farmstead, frequently found in the parish. A farmhouse of this period was generally a single-pile rubble-built structure clinging to the contours of the slope and often making use of it: where the uphill elevation is often articulated with two storeys, the downhill side can have more still. Indeed, this type of farmhouse often forms the core of the linear farmsteads which are to be found across the parish. For example, Dryburn [Fig. 25] consists of four main phases, each now two-storeyed on the uphill, southern elevation and two-and-a-half or three-storeyed to the valley-facing, northern elevation. The earliest part of the complex is a three-storeyed farmhouse now

Fig. 25: Dryburn, seen from the SE. [DP135365].

embedded between later additions: it has a chimney stack on each end-wall and a series of small chamfered windows lighting the top storey. Traces of other window surrounds can be discerned in the rubble walling, although the present sashes are of a much later date. The next building in the sequence is the house at the westernmost end of the run, with its small, chamfered window on the top floor, first floor door, and traces of blocked chamfered windows on the first floor – as these are of a longer, more rectangular shape than those on the other house, the presumption is that this house may be a little later in date, perhaps later 17th or early 18th century. To the eastern end of the first house a barn range has been constructed, with a datestone of 'TV 1738' over the door, referring to the Vipond family of Dryburn, possibly the Thomas Vipond mentioned in the document below. These buildings are those mentioned as 'My Houses and Tenement' in John Vipond's will of 1691; at this date, one of the houses was occupied by John and the other by his son Thomas's grandparents.[110] The two houses have since been connected by the construction of a late 18th- or early 19th-century infill, and a series of low outshots have later been built against the uphill elevation, a pattern also typical of the area. The origins of the bastle terrace or hamlet in the parish may thus be sometimes found in the development of kin settlements such as this.

Linear development did not have to consist solely of house-over-byre or bastle-like elements. At Hill House, Bayles, a two-storey addition was built against the gable of an earlier house over byre. This addition contains a curved projection to one wall, housing a winder stair, and exhibits a number of chamfered window surrounds. This prosperous new farmhouse also has a fire window set under a smoke-hood, the supports for which still survive within the principal ground-floor room of the house. The ground floor of the two-storey wing was clearly intended for residential use from the start rather than as animal accommodation, demonstrating that there was an alternative farmstead layout in use in the period other than the traditional Alston Moor house-over-byre. The plan of Middle Skelgill as illustrated by Perriam and Robinson suggests that a similarly sized, 17th-century, two-roomed wing was added to the gable end of an earlier single-cell house.[111] From current research, however, such additions remain an unusual form of development in the parish and may represent a period of affluence for owners on sites where the contours of the land were not particularly dramatic.

In Alston itself, vernacular buildings of the period consist of rubble-built houses, largely two-storeyed but some with two-and-a-half, three or four storeys, clustered around the Market Place and the churchyard and largely situated on Front Street and in the Butts. Some are recognisable by chamfered door- and window- surrounds; the original window style appears to be square-ish in shape, the larger ones divided by a central mullion. These may have their origin in the shops being built 'upon the Comon' of Alston in 1697 and 1703, as demonstrated in the earl of Derwentwater's agreements with Thomas Errington and Joseph Clocker of those dates, as thought by Alastair Robertson.[112] One small square chamfered window survives in the gable of Church View Cottage [Fig. 29], a two-storey house in the Butts facing the churchyard wall; it has a near-indecipherable date stone which seems to put it in the 1690s. A window of similar dimensions appears to act as a ground-floor fire-window, lighting the hearth, at the conventionally two-storeyed Church Gaytes Cottage, Front Street, whilst a chamfered two-light mullioned window illuminates the room right of the central doorway.

Those houses fronting encroaching on the Market Place with their backs to the churchyard form an interesting study: a number exhibit features likely to originate in the late 17th or early 18th century although none is closely datable. Their Front Street elevations have all been refronted, but the churchyard-facing elevations display a variety of chamfered window openings, many of them now blocked [Figs. 26, 27 & 28]. The fenestration towards the churchyard is limited in comparison to that facing Front Street, for as the houses are single-piled in plan, they require relatively few windows. A trio of two-light mullioned windows run down the central portion of the rear elevation of the building between Pennine Ways and the former library, lighting what was probably the original staircase position. On the churchyard-facing wall of the former library, a small chamfered window lies just to one side of the projecting sweep of its central winder stair. This suggests that, in this period, the stair of these double-fronted three- and four-storey houses was centrally placed at the rear of the house, opposite a central door onto Front Street, a single room per storey to either side. Higher up Front Street, overlooking the Market Place, is Crossview Cottage [Fig. 27], another house of a similar period, refronted in the later 19th century to merge with its neighbour; its rear elevation, however, displays a chamfered window high up near the eaves and another, blocked, on the ground floor. This house was single-fronted, with its front door off-set to the right up a flight of steps; the original arrangement of the building may have been commercial premises on the ground floor, with separately-entered accommodation above.

Fig. 26: Houses on Front St, Alston, seen from the rear. They are single-pile, built up against the boundary of the churchyard, and date from c. 1700. The former library, now unoccupied, is the 2nd from the left; Pennine Ways is 2nd from the right. [DP135367].

Fig. 27: Houses on Front St, Alston, seen from the Market Place The former library is to the left, attached to Crossview Cottage, which is painted white. [DP135370].

Fig. 28: Small chamfered window with iron bar on the rear of the former library, Front St, Alston, seen from the rear. [DP135368].

Fig. 29: Small chamfered window in the gable of Church View Cottage, The Butts, Alston. [DP135369].

This raises the question as to why the house-over-byre, or bastle-derivative, building type survived so long in Alston Moor after the large-scale threat of livestock thieving had long passed. In this period, it was usual to have one's living space at first-floor level both in the urban setting of Alston as well as in the countryside [Fig. 30]. Obviously, vernacular building traditions can, and did, survive longer than mere utility might suggest, but there may be some relevant factors in the parish which contributed to this survival. The topography of Alston Moor is such that the valleys are steep-sided enough for buildings to have to take significant account of dramatically sloping sites – Alston itself is certainly situated on an extremely steep gradient – which require basements or ground works to provide a level building-platform for the house above. Although we know little about the origins of the town, it is certainly possible that it is at heart an expanded farming community which needed, as much as anywhere, to guard its livestock. The compact house-over-byre form was also easily adapted for permanent occupation, by constructing internal or, more usually, external staircases for reaching the upper floors. The ground floor could continue to be used for storage of beasts or goods; in urban Alston this provided an excellent design which combined living accommodation and commercial premises whilst conveniently maintaining separate entrances to each part of the building with its differing function.

Fig. 30: Later 18th century house with projecting oven on its first floor, western end of Front St, Alston. [DP071459].

Fig. 31: Orchard House, Townfoot, Alston. The wide windows on this elevation are a later alteration, of c. 1800. [DP135371].

Fig. 32: Quaker Meeting House, Front St, Alston. [DP135372].

Towards the later end of the period, Alston's houses tended towards symmetry and proportionality, albeit with a continued use of rubble as the predominant building material. The principal elevation of early 18th-century Orchard House, Townfoot [Fig. 31], for example, demonstrates a variation on this theme; like most Townfoot houses, it probably has earlier origins than its appearance might suggest. Its 3 bays are set into a coursed rubble, two-storey wall with quoins to each end; the door case has monolithic jambs and is keyed into the walling at impost level. Its rear elevation overlooking the water meadows, however, has more irregular fenestration, including a late 18th- or early 19th-century Gothick stair window; on this side the house responds to its steeply sloping site with the addition of a cellar in the manner of many of its neighbours. A house dated 1721 in the Butts (possibly called Back Garth and used in the 19th century as an inn) also demonstrates a similar leaning towards proportionality, though not symmetry, in its street elevation, although the small ground floor window in the region of the stack might suggest either a late use of a smoke hood or a refacing of an earlier house. The dated door-surround, however, is rusticated, a feature which was to recur in Alston well into the 19th century. The classic 18th-century look of this elevation is enhanced by the presence of sash windows, but this may be hiding another story; sashes could be considered a rather early innovation in rural Cumbria at this date, when we have seen that stone mullions and casements windows remained very much the preferred window of choice for at least another decade.

Two religious buildings of the period survive in the parish; both are modest in scale and built of rubble. The more prominently situated of the two is the Quaker Meeting House in Front Street, Alston [Fig. 32]. Although one chamfered and mullioned window survives on the upper storey, two further three-light windows lighting the ground floor were blocked during a later renovation when sash windows were installed. The datestone over the porch door declares the date of the building to be 1732; although the porch was rebuilt in the 19th century, the datestone is probably the original, reset into a new position.[113] This building demonstrates how pervasive the use of chamfers and mullions in Alston Moor could be, going well into the 18th century. The other surviving place of Nonconformist worship was the small Dissenters' Chapel at Loaning Head, just north of Garrigill Bridge; it is dignified by little architectural articulation but for a chamfered door-head. This chapel was apparently erected in 1695, but became redundant in the middle of the 18th century and was converted to domestic use; it survives as a house today.[114] At the time of construction, these two buildings would have provided the only formal alternative to collective worship in the two medieval churches in the parish: St Augustine's, Alston, and its subsidiary chapel at Garrigill. Unfortunately, little is known about the form or arrangement of either of these places of worship during this period.

1735 to 1820: Early industrial Alston Moor

The majority of surviving buildings in Alston Moor have substantial quantities of fabric dating from this period in which the parish was increasingly industrialised and lead mining gradually became more organised. Stylistically, chamfered door and window surrounds and mullions were dying out, whilst sashes gradually replaced casement windows throughout the area. As hearths were increasingly contained by fireplaces, the smoke hood and its attendant fire window became rare. The rusticated ashlar door surround,

Fig. 33: Front St and the Market Place as depicted by Fryer and Hilton in 1775. CRO DX 154/3. Reproduced with permission from the Cumbria Record Office, Carlisle. [DP135373].

Fig. 34: The Market Cross, Market Place, Alston. [DP135374].

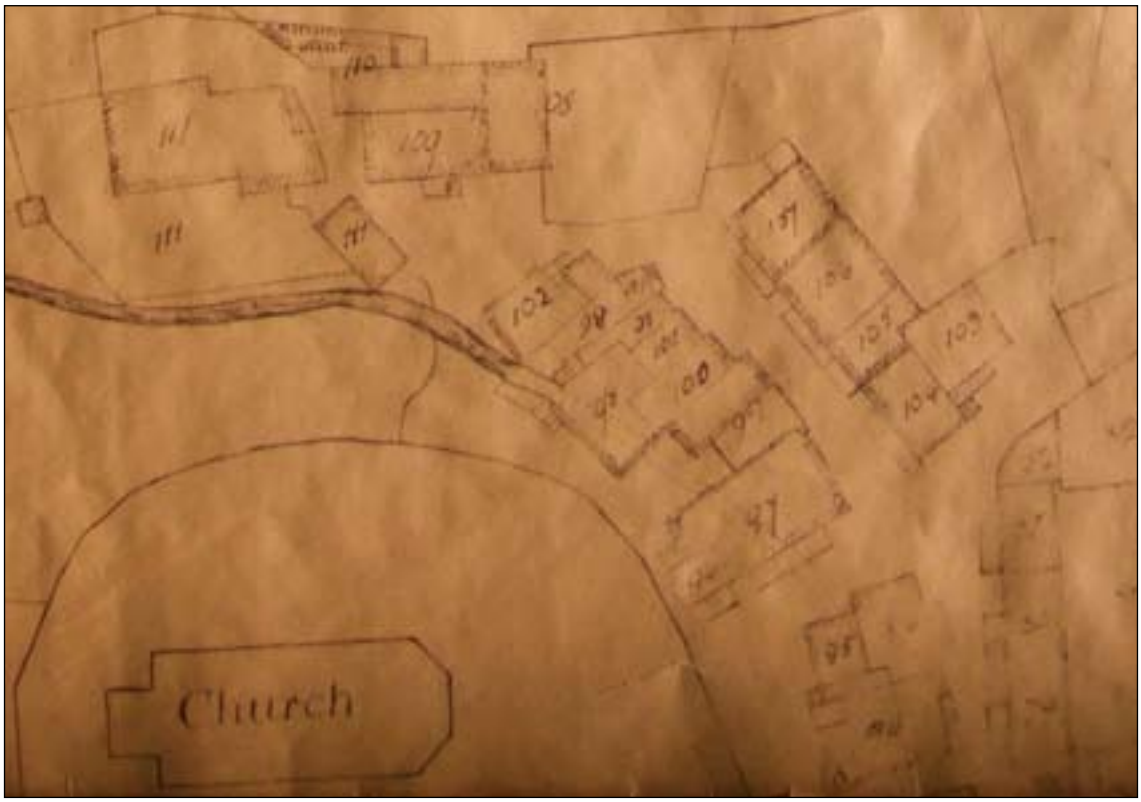


Fig. 35: The Butts and the church by Smeaton, as depicted by Fryer and Hilton in 1775. CRO DX 154/3. Reproduced with permission from the Cumbria Record Office, Carlisle. [DP135375]

seen already in the preceding period, gained in popularity, using better ashlar blocks and continuing the use of date stones over the head of the door. Walling continued to be of rubble, increasingly coursed and towards the end of the period sometimes watershot. Buildings continued to display a wide variety of different storeys, often having a small attic or half-storey under the eaves. However, a growing interest in balance and symmetry in the arrangement of fenestration was starting to prevail, and features such as elegantly-carved kneeler stones and a gentler pitch of roof became prevalent.

An excellent resource for historians of the town of Alston exists in the Fryer and Hilton map of 1775 [Figs. 33, 35 & 37], which depicts the principal areas of the town's extent at that date. Front Street remained the main thoroughfare, but Townfoot, Townhead and the Butts were also well developed. Houses in these areas frequently appear to date from the later 18th century, but it is likely that their origins lie further back than their elevations might indicate. Back o'the Burn, however, is not shown and indeed may not have been built up until later in the century. One clear loss from the period is the Shambles, a structure usually associated with a meat market, which lay on the south side of the Market Place. The Market Cross [Fig. 34] is shown in pride of place at the centre of the Market Place: it is possible that subsequent reconstructions of the 1765 structure moved it a little further to the north to allow an improved flow of traffic, but one should bear in mind that its depiction by Fryer and Hilton may not be entirely accurate. Although classical in spirit, the eight peripheral columns which support the roof are of a rather composite and sectional design, with a conventional base beneath a strangely

pedestal-like feature which in turn supports a shortened shaft and a non-conventional, rather Romanesque-looking capital. Pevsner speculated that they might be older than the present structure, perhaps of 17th-century origin, although his description of them as Tuscan is rather fanciful.[115] The medieval church of St Augustine had been completely rebuilt in 1769-70 [Fig. 35] only a few years before the map was drawn, to a design by the engineer John Smeaton (1724-1792), one of the designers of the Nent Force Level for the Commissioners of Greenwich Hospital (discussed below). A school is marked at the Townhead end of Front Street: this detached building was replaced on the site by the elementary, later Grammar, school of 1884, which is now the fire station. Two mills are depicted, both of which will be discussed later.

Typical of vernacular architecture in Alston are the abundance of first-floor entrances served by external staircases: their extensive usage in the eighteenth century, and probably before, is shown in the Fryer & Hilton map of 1775 [Fig. 33]. However, relatively few functioning examples are to be found today; a handful remain in Front Street, such as the house near to the junction with Townfoot with its small eaves windows and separately-entered ground floor. Despite their gradual disappearance, the evidence for a greater use of first-floor entrances can be found with ease, especially in areas of the town where elevations have been renovated instead of rebuilt such as the Butts and Back o'the Burn. A typical example would be Brook House in Back o'the Burn, of late 18th-century appearance: it exhibits a blocked first-floor doorway above the window to the

Fig. 36: Arboreal Sunset View, The Butts, with its dated first-floor doorway (now blocked). [DP135376]

right of the present entrance. The blocked doorway in the first floor of Arboreal Sunset View [Fig. 36] in the Butts carries the datestone 'T B 1752', its position possibly denoting the higher status of the upper floor; the presence of an external stair is confirmed by the Fryer and Hilton map, with the steps running to the right-hand side of the building. The map's key tells us that a Thomas Bateman was the occupier at the date of the map, possibly the 'T B' of the date stone. The ground-floor door surround is chamfered, demonstrating the continuity of chamfered openings into the middle of the 18th century. The separate first-floor entrances also reveal the continuity of living above a cellar, byre, or shop in the manner of the house-over-byre of previous generations.

Alston was also home at this time to some larger houses, notably clustered to the south of the junction between Front St and Townfoot [Fig. 37]. Alston House [Fig. 11], now a hotel, appears on Fryer and Hilton's map to be a U-shaped building, with its courtyard facing Townfoot; at this date it was occupied by a Daniel Coats. The wings are no longer in evidence, and were perhaps lost to road widening. The central five bays of the present house appear to survive from the older house, extended in the 19th century to either end, although it is a little deeper than the house depicted in 1775. Whatever the reason, the 5-bay core of the house is fronted with the finest ashlar in the area and is articulated with monolithic jambs to the sash windows. Laufran House on Front Street was the former vicarage of c1812, built by Greenwich Hospital, which replaced the vicarage of rectangular plan shown by Fryer and Hilton in 1775 after it had been

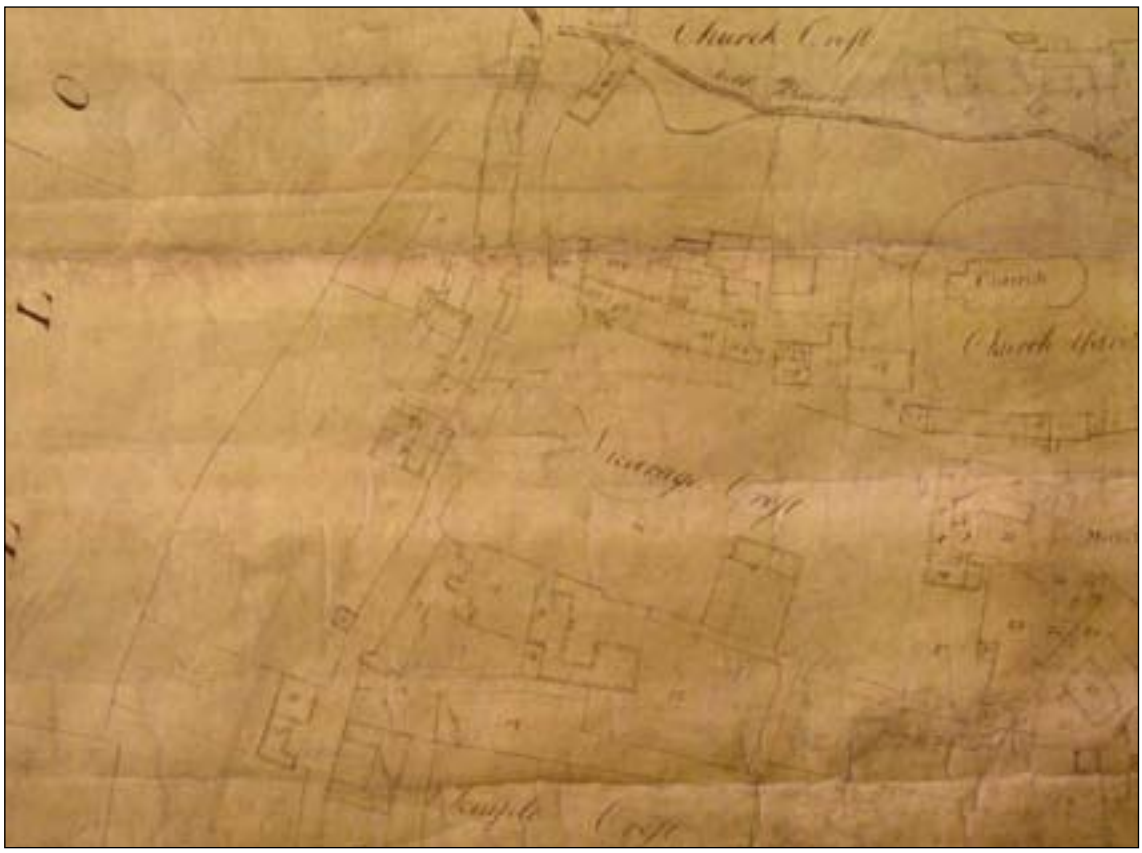


Fig. 37: Townfoot, Alston House, Temple Croft and the vicarage as depicted by Fryer and Hilton in 1775. CRO DX 154/3. Reproduced with permission from the Cumbria Record Office, Carlisle. [DP135377]

declared to be in extremely poor condition. The current building presents its principal elevation to the south, rather than facing north towards Front Street; it was approached by its own carriage sweep by the time of the 1899 OS map, which also shows that the house and its stable range originally continued further east; the building was presumably truncated in the 20th century when Church Road was created. A scar of the missing range's monopitched roof can be discerned in the eastern gable of the house. Its design is articulated by strongly rusticated ashlar surrounds to the openings in the coursed rubble walling and an elegant, elongated, round-headed window to light the staircase.

Temple Croft [Fig. 38], a further substantial house, lies close by and presents a complex evolution, consisting of a group of buildings of disparate age linked by an archway with rooms over which, according to Fryer and Hilton, led into nothing other than the rear of the house. These days, a ginnel leads down towards the Town Hall; to the west of the ginnel is the oldest portion of the house, with its chamfered and mullioned windows, probably dating from the 17th century, linked over the archway to a solidly rectilinear 18th-century house, shown by Fryer and Hilton. This principal part of the house is articulated by two strong horizontal string courses, a set of elegant and curvaceous steps on the north elevation, sash windows, and a neat slate roof. A further wing heads northwards from the 17th century fabric: despite appearing to be an intrinsic part of the main building, the western edge of this building is in separate ownership and was indeed so also in 1775, when the main house was occupied by John Reay and the western part by Thomas Hall. Interestingly, the *Cumberland Chronicle* of 27 August 1778 reported that John Reay of Alston and Daniel Coates of Haltwhistle, woollen manufacturers, had been declared bankrupt; woollen manufacture was, then, the trade of these two men who occupied two of the three major houses in the town.[116]

The traditional seat of the lords of the manor of Alston Moor was Lowbyer, a small settlement just outside Alston on the north side of the Nent. After Greenwich Hospital acquired the Derwentwater estate, the old manor house on the western side of the

Fig. 38: Temple Croft, Townfoot, Alston. [DP135378].

road, once owned by the Hilton and Radcliffe families, became home to the Hospital's moor master; however, further investigation is required in order to ascertain the date of the old manor's buildings. Lead and iron mine-workings seriously impinged on its setting during the 19th century, as shown on the 1861 OS map, and a quarry and lime works were in operation just to the north of the house in the 1890s; it is now a private house. In around 1778 the Hospital invested in the area, building an inn east of the road which could be utilised periodically as the manor court, previously a function of the manor house. This 5-bay, rubble-built structure has a politely symmetrical elevation facing Alston with a wing built to the north creating a yard containing stables and barns at the rear; this is now the Lowbyer Manor Hotel. It appears that at a similar period the manor's farmhouse north of the inn (Lowbyer Manor Farmhouse) was also reconstructed in the latest style, complete with rusticated openings and sash windows.

Alston housed other industries besides the woollen mill and the two corn mills, the most significant of which was a brewery; this was situated by the bridge over the South Tyne and is now converted to residential use. In the later 19th century, sometime before the 1899 Ordnance Survey map, it became a hosiery factory. The complex consists of an early 19th-century house of coursed rubble, now known as South Tyne House, presumably built to house the brewer, and a complicated series of industrial buildings dating from the late 18th and early 19th centuries. High and Low Mills were well-established industrial complexes serving the growing town, the former with a wheel designed by Smeaton and both making good use of the partly-conduited stream flowing through the town. High Mill [Figs. 39 & 40] originally ground corn and was owned in the 18th century by Greenwich Hospital, hence Smeaton's involvement with the construction of its new, 30 ft diameter, overshot wheel in around 1767. This was replaced by the

Fig. 39: Smeaton's water wheel at High Mill, Alston. [DP135379].

Fig. 40: High Mill, Alston. [DP135380].

Fig. 41: The Green, Garrigill. [DP135381].

Fig. 42: Bridge House (R) and the adjacent Four Pines (L), Garrigill. [DP135383].

present 21 ft diameter wheel in around 1817.[117] Low Mill was also originally a corn mill; it survived into the 20th century but was demolished in around 1960, leaving just the mill house to which it was once attached. The woollen mill beside the Nent appears to be c. 1800 in origin, described in 1802 as newly erected for spinning cotton and flax, and with dimensions of 31 by 32 feet.[118] It was used in the 1820s and 30s to spin wool, and produced worsted in the 1840s. The present building seems to be of a later, 19th-century date; Robertson gives the date of rebuilding as about 1877, by which time the mill had become a carpet factory before being used in the 20th century as a foundry.[119]

Garrigill expanded considerably in this period, especially once the London Lead Company became more involved in the area from the middle of the 18th century; it may have been at this time that the current form of the settlement, with its central green, was achieved, creating the illusion of an estate village [Fig. 41]. The construction of cottages – the earlier 18th-century examples built of rubble such as East View, the later, early 19th-century houses with their banded, decorative rubble, such as Tynedale House – joined together the existing farmsteads at Gatefoot and Gatehead into a more coherent settlement. The group of 18th century houses at the foot of the bridge also demonstrate a growing need for accommodation in the period: Bridge House and its neighbour display three full storeys whilst The Shieling and the adjoining Four Pines [Fig. 42] both have two good storeys with a third tucked up under the eaves. Ivy House [Fig. 43], the most substantial house in Garrigill, appears to have been constructed in the mid-18th century as a farmhouse to an earlier farm (a date stone of 1694 has been reused as a lintel in a 19th-century outshot). Its balanced 5-bay rubble elevation with sash windows and shallow-pitched roof adjoins a tall barn with a similar roof height; the frontage of the house is gentrified by the substantial rusticated gate piers and forecourt walling. The increasing

Fig. 43: Ivy House, Garrigill. [DP135382].

Fig. 44: The Row, Nenthead. [DPI35384].

Fig. 45: Ivy House and the attached former Reading Room, now community shop, Nenthead. [DPI35385].

population of Garrigill was also served by the construction of two new chapels, both of which still survive; these are discussed below. At Beldy, across the river, a lead-smelting mill served the local mining businesses; this was converted by the London Lead Company into a corn mill in 1798 at the height of wheat prices. The mill, with its vast archway (now blocked) in one gable end, is now used as a house.[120]

Nenthead started to become more than just an agglomeration of small farmsteads in this period and became a recognisable village in its own right. A group of vernacular houses, including one house over byre, can still be seen in the Row, a lane representing the original course of the road over the moors towards Stanhope and Weardale [Fig. 44]. These houses may not be of great antiquity but some may have their roots in the late 18th century; Woodbine and Rose Cottages on the Whitehall road may be similarly dated. The junction of the Alston-Stanhope road with the lane heading up to Whitehall was chosen by the London Lead Company as the centre of their administration, with the construction of Ivy House (not to be confused with the similarly-named farm in Garrigill) as their administrative office and home for their agent [Fig. 45] and the house opposite which latterly became the Post Office. These two buildings demonstrate that the London Lead Company maintained the local vernacular with use of rubble walling and roofs of shallow pitch, but Ivy House in particular is dressed up in attractive late 18th-century guise with its rusticated door surround, gate piers and curvaceous steps. It may date a little later, such as to the Company's major expansion of Nenthead in the 1820s, but stylistically it appears to have been constructed by the end of the 18th century. In 1813 the London Lead Company rebuilt a house for its agent and company affairs to the south-east of the village which forms the core of the present Nenthead House.[121] Its plain exterior with little decoration other than quoins and keystones over the windows make it seem of a later date than nearby Ivy House.

The separate settlement of Overwater on the opposite bank of the Nent was probably growing faster than Nenthead itself – the two were not joined together by road until the mid-20th century. The rather peculiarly multi-storeyed form of many of the houses there [Fig. 46] suggests that this was a development of housing for mine-workers, utilising as much of the available space for as many workers as possible. Even today, Overwater stands close to many of the mined lead seams and

Fig. 46: Houses on the principal street of Overwater, Nenthead. [DP135386].

its houses, such as Dene Terrace, would have served the mines. Many appear to have their roots in the late 18th or early 19th centuries, rubble-built with sash windows and a shallow pitched roof; they are currently mostly rendered or painted.

Apart from Overwater, Nenthead's expansion was starting to include some of the outlying farmsteads into its environs, such as Whitehall Farm, north of the village. The growing population of the area was gradually provided with other services; for worship, Church of England attendees would have had to have gone to services in Alston or Garrigill, but a Primitive Methodist chapel was constructed on the lane to Whitehall. This rubble-built structure with its heavy quoins and round-headed rusticated window surrounds to its rear elevation has since been converted into a pair of cottages. A Methodist schoolroom was built in the village in 1816 as a precursor to the later church whilst the construction of a non-Denominational school was started by LLC in 1818. The latter was situated on the south side of the present Alston to Stanhope road near the site of the present bus depot but was swept away in the late 1890s in order to build a gravity plant for Vieille Montagne.[122]

In the outlying countryside, farmsteads continued to be altered or built in the prevailing styles. Foul Loaning is an example of a rebuilt farmhouse of the period, possibly of the early 19th century, as indicated by its coursed rubble masonry, quoins, keyed door and window surrounds and shallow pitched roof. The surrounds of the openings are carefully treated by the use of a deliberately rustic effect in the ashlar. The new farmhouse at Ameshaugh, tacked onto the end of a linear run of earlier houses over byres, has the sash windows, rubble walls, quoins and rusticated doorway which are much favoured in the parish during the later 18th and early 19th centuries. However, it should be pointed out that many of these proportionally-aware houses with their classicised features may be of a much later date than they appear; as we shall see in later discussions, this style of house building remains favoured in Alston Moor until the early 20th century.

Fig. 47: The Shieling and Four Pines, by the bridge, Garrigill. [DP135387].

Throughout Alston Moor in this period, low attic storeys are found in domestic buildings, whether in an urban or rural setting; this is indicated by a row of small, square windows set just under the eaves to provide some illumination for a space mostly within the roof. The late 18th-century houses facing Garrigill Bridge [Fig. 47] and a house on the Nenthead Road in Alston are urban examples; the disused former farmhouse, now barn, at

Low Park and the house-over-byre at Middle Bayles provide rural examples. The reason for creating attics with such limited headroom is unclear, although one can speculate that it might have provided a cheap sleeping-place to rent out during the week for miners or labourers.

Randalholme appears to be a rare example of a substantial house in the outlying countryside which was being developed and aggrandised during the period. Although a more formal investigation is desirable, some conclusions can be drawn from the existing literature. From a medieval tower held by the Veteripontes, with a stair running in the thickness of the wall, the settlement was expanded by the building of a wing with house-over-byre characteristics to the north during the late-16th or early-17th century, complete with chamfered and mullioned windows. It was the residence of the Whitfield family in the second half of the 16th century and was sold to the Richardson family in 1659. Dated lintels have been found bearing the dates 1600, 1680 and 1711. From later in the 18th century, the house bears an armorial carving on its north elevation dated 1746 [Fig. 48] which is inscribed with the initials 'C.R.R.', for Christopher Randal Richardson.[123] It may have been around this time that sash windows were inserted into the tower in place of casements, in order to modernise the look of the house. The death of his son, William Randal Fetherstonhaugh Richardson (who used the surname of Randal) in 1807 marked both the end of the family's occupation and possibly Randalholme's major period of prosperity. However, a thorough investigation of the house would elucidate the principal phases of development and may reveal much that is unknown about its building history.

Fig. 48: Detail of the armorial carving on the tower at Randalholme. [BB99/02605]

Fig. 49: Redwing Chapel, to the north of Garrigill. [DP071469].

Fig. 50: the interior of Redwing Chapel, taken in 1977. [BB77/03397].

Ecclesiastical buildings flourished in this period across the parish as the London Lead Company consolidated mineral extraction and processing in the area and the population increased. The Congregational or Independent Chapel at Redwing near Garrigill [Figs. 49 & 50] was built in 1756 as a replacement for that at Loaning Head, now used as a house. Picturesquely situated on the fringes of Garrigill, it is a 4-bay, single-storey, rubble-built structure with round-headed windows constructed for dissenting worship; it still stands but was made redundant around 1977 and remains unconverted to housing.
The Church of England, attempting to stem the flow of parishioners towards dissenting denominations, increased religious provision in the area, initially by inserting a gallery into the old chapel at Garrigill around 1752 but when this proved inadequate a new chapel of St John was constructed in 1790. It was built in a loose, early Gothic Revival style with minimal architectural ornamentation. Smeaton's church of St Augustine in Alston of 1769-70 is mostly known from its outline plan drawn by Fryer and Hilton in 1775: they show it to have been a rectangular box with an entrance lobby, forming the base of a tower, at the west end and with a large polygonal chancel at the east. Its plain appearance prompted an unenthusiastic description which appeared in a publication of 1847:

> The church is a neat and well-built structure, but destitute of architectural ornament, erected about the year 1769, at the expense of the parishioners. It consists of a nave and one of those modern projections at the east end, intended as an apology for a chancel, with a tower.[124]

Stylistically, it was more classical than Gothic in conception, quite antithetical to the taste of subsequent generations.

Methodism also presented itself in Alston Moor as an alternative to the Church of England. The sole surviving representative from this early period is the former Wesleyan Methodist chapel in Back o'the Burn of 1797 [Fig. 51], enlarged in 1825 and converted to

Fig. 51: Former Methodist Chapel, now Chapel House and Holmlea, Back o'the Burn, Alston. [DP135388].

Fig. 52: The former Independent chapel, Gossipgate, Alston. It was converted to a house in the 1970s. [DP135389].

Fig. 53: The railway station, Alston, designed by Benjamin Green. [DP135391].

housing in 1867-8 following the construction of a large, gaunt replacement at Townhead.[125] An Independent chapel was constructed in Alston in 1804 [Fig. 52]; with its small, squareish windows and shallow-pitched roof it is more akin to domestic buildings of the period. This elegant building with its ashlar quoins, shallow-pitched roof, coursed rubble walling, and slender cast-iron gallery-supports was converted in the 1970s; it is now used as the Gossipgate Gallery with domestic accommodation above.

1820 to 1882: From the expansion of Nenthead to the withdrawal of the London Lead Company

Although the 19th century was to see slower economic growth and a far less prolific mining industry than Alston Moor had experienced in the 18th century, from the 1820s onwards there was, in fact, physical expansion in virtually every sphere of the life of the parish. From the highest ever population figures recorded in the 1831 census to the growing number of places of worship and cultural institutions and new or refurbished accommodation for miners, the range of building activity within the parish before the withdrawal of the London Lead Company in 1882 included the extension, consolidation or improvement of the residential and cultural facilities that had gone before.

This period, as previously discussed, saw a vast expansion in transport links both within the parish and with the outside world, via turnpike roads and the arrival of the railway. Although constructed by the Newcastle & Carlisle Railway, the Alston branch (completed 1852) had originally been funded by George Hudson under a lease held on behalf of the York, Newcastle & Berwick Railway in 1848. When the Newcastle & Carlisle took back control of their own financial affairs in 1849 and George Hudson was removed from the business, they retained the services of the Newcastle architect Benjamin Green, previously extensively employed by Hudson on the York, Newcastle & Berwick Railway, who had already been approached to execute designs for the expansion of the Newcastle & Carlisle.[126] Green created a set of station buildings for Alston that were stylistically reminiscent of his work on the grander east coast line [Figs 53, 54 & 55], drawing on a refined 16th-century domestic idiom of hood-moulded and stone-mullioned windows, graced with a fine roofline of tall grouped chimneys and gables

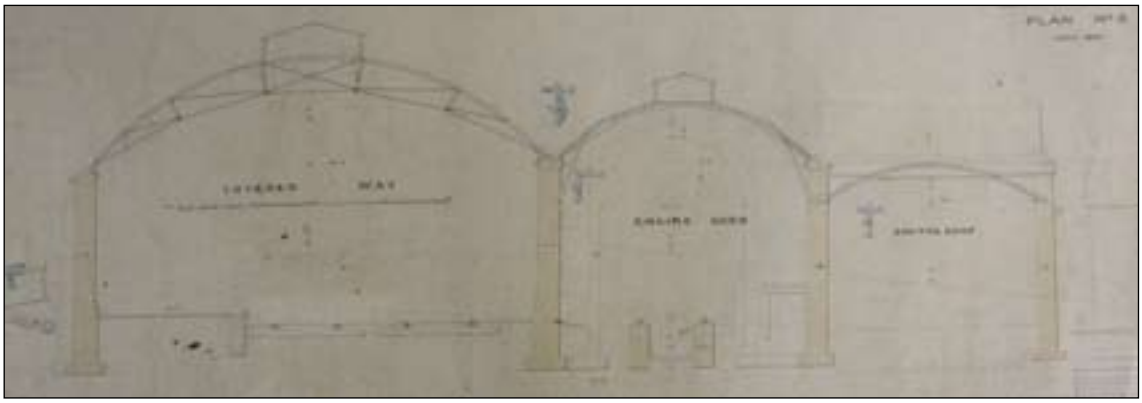


Fig. 54: Green's cross section of the railway sheds at Alston, dated July 1851. TNA RAIL 509/51. Reproduced with permission from The National Archives. [DP135390].

topped with ball finials. Alston station also received an added tone of rusticity that was more appropriate for the rural setting; snecked rubble was used as the principal building material rather than ashlar, complementing the typical textures of the local vernacular.

The quality of Alston's railway architecture reflects its utmost importance to the parish's economy. The sequence of structures that once lay parallel to the two-storey station house - the train shed, engine shed and smith's shop – were demolished in the 1960s before the final closure of the railway in 1976, but a large goods shed survives as part of the original station complex [Fig. 55]; it now houses the Hub Museum of transport memorabilia. The goods shed is broadly complementary to the architecture and materials of the main station house, though its more prosaic purpose was expressed by Green by means of a more rugged and antiquarian style; thick buttresses support its four corners. Although the station yard surrounding the goods shed has been redeveloped with a range of modern light industrial units and the station house has lost many of the associated structures once required for a fully functioning railway, there is still a sense of the original integrity of the complex and its relationship to the town and the wider parish.

Economically and logistically, the area around the station was of crucial significance for the whole parish. The north bank of the Nent houses many of the industrial and transport features that were developed in the last portion of the 18th century (the Fryer and Hilton map of 1775 showing the area as wholly undeveloped) and the first half of the 19th century; the railway forms a key part of a quasi-industrial suburb, separated from the town proper by the Nent but linked by a bridge aiding the flow of traffic directly

Fig. 55: Former railway goods shed, now The Hub museum, Alston. [DP135392].

into the station yard. Here there was space for future development and room to accommodate the potentially disruptive movement of minerals and other goods without the spatial restrictions of the historic town. However, no significant domestic suburb developed in the vicinity. This area was at the very heart of the parish's communication network, with the Nent Force Level and new turnpikes connecting up to the railway network as the most significant of all the methods of transport.

In Alston there is a good deal of evidence to suggest that a generally rising tide of prosperity supported by mineral wealth was helping to gradually re-shape and expand the town. Although much of the essential structure of Alston as we view it today was in place by the time of Fryer and Hilton's plan of 1775, and a good deal of building also took place in the latter portion of the 18th century and into the early 19th, there were also a number of developments after 1820 that suggest a continuing vibrancy in civic life of the town, notably the redevelopment of commercial premises in the centre of town, subtly changing the character of Front Street and the Market Place [Fig. 56]. There were, in fact, very few wholly new commercial buildings constructed during this period, and so the general tone of earlier periods was largely preserved in the centre of town. Amongst the new buildings of the period is a three-and-a-half storey building at the western end of the Market Place on the corner with Front Street, currently occupied by HSBC. Although the building probably dates from the 1850s or 1860s, there is much about it that responds directly to its historic context. Whilst its upper storeys display straightforward 1850s styling, the ground floor carefully complements the aesthetic tone of the Market Place by using stone mullioned and transomed windows and by setting the main door into a chamfer of the building's corner beneath a moulded stone corbel. The precise historic

Fig. 56: Refronted buildings arounf the Market Place, Alston. HSBC is the 2nd building from the left on the corner with Front St. [DP135393].

aesthetic reflected in this building is not overtly represented in the Market Place itself, but there is much fabric in Alston's commercial buildings that corresponds to these earlier periods, and 19th-century in historicist styles have created a generally harmonizing effect.

This blend of new buildings with the historic environment continued in a number of premises along Front St, many of which were either entirely redeveloped or substantially remodelled during this period, especially by means of re-fronting or refenestration. One of the best examples is the Angel Inn which claims an early-17th century provenance on its sign but has an elevation entirely dominated by features typical of the mid-19th century, including small, coursed rubble stonework and a two-storey canted bay window under Welsh slate. Further up, the right-hand building that houses the Pennine Ways estate agents (between the entrance to the churchyard of St Augustine's and the Market Place) was re-fronted in a pale-coloured brick, demonstrating improved access to distant building materials after the arrival of the railway, and gained stylistic accretions from the later 19th century such as the shop front and a distinctive central canted oriel window under a slate roof [Fig. 56]. The rear elevation of the building with rubble walling and irregular fenestration indicates that the core of the structure dates from the late 17th or early 18th century, but in the later redevelopment of its frontage there was no obvious rupture from the colour palate, massing and general urban grain of Front Street. This building is typical of those lining Front Street, in which residential and commercial functions are both mixed and clearly demarcated via a separately articulated entrance, external stair and first floor door; it provides further evidence that the strong Alstonian tradition of multi-level, multi-purpose accommodation with a domestic first floor entrance, so clearly expressed in the 1775 Fryer and Hilton plan, was continued well into the 19th century.

A few shop buildings from this period display a stronger sense of overtly contemporary design, albeit often with continuing use of traditional building materials that maintain a sense of the local vernacular. The shop on the corner of Kings Arms Lane that currently houses TLC Hair Design is a rare example in Alston of an early-to-mid 19th-century building of local ashlar that fully reflects the stylistic fashions of its period in its use of polite and restrained classical features. Further up, the shop currently named 'Incredible' has a style derived fully and obviously from the later 19th century, without conceding too much to the aesthetic concerns of the 18th century or before.

As the economy of the parish matured throughout the 19th century, the volume and quality of the housing available increased considerably. There was continuing investment in new and improved dwellings for miners and their families, especially by the London Lead Company, particularly during the early part of this period when the belief remained that there was a long-term prospect of profit to be extracted from Alston Moor's mines. Such investment was made possible by the growing sense of long-term security acquired by the consolidation of Company land around the parish; the Greenwich Hospital estate was now prepared to lease large tracts of land *en masse* to the Company whilst at the same time it purchased the Priorsdale estate in 1820, linking its pre-existing leases at Nenthead and Garrigill. Alongside such structural improvements and the rising price of lead in the 1820s, there was a concomitant development in the internal culture of the London Lead Company to foster a new corporate attitude of positive intervention

in the lives of their employees. To this end, the Company began a process of building new houses for rent by workers in the existing settlements of Nenthead and Garrigill, together with a programme of improvements in outlying farmsteads; this both provided for a single family engaged in the dual economy of mining and farming and for a greater number of temporary lodgings for itinerant miners during the week.[127]

The most visible manifestation of the London Lead Company's new approach was their plan of 1825 for a new village development in Nenthead for the use and benefit of their workers. Nenthead was a relatively insignificant settlement within the parish that, since 1754, had housed a Company smelting mill and a small collection of houses; this new development would transform its character and position it as the social and industrial centre of the Company's activities in Alston Moor. The scheme, in addition to numerous houses and cottages, included a clock tower, market hall, school and chapel, creating an entire apparatus to support the higher standards of accommodation provided.[128] The extent and nature of the new village are outlined clearly in plans drawn up in 1828 after the scheme's completion.[129]

Hillersdon Terrace [Figs. 57, 58 & 59] is the planned street at the heart of the development, consisting of a sequence of seven housing blocks spread along the contour a little way up the valley side and parallel to the river. The blocks vary in size and arrangement of accommodation, intended to provide high-quality accommodation for management and workers alike, from the detached house for the surgeon, the semi-detached houses for the mill agent and school master, to the smelters who were housed in one-bay terraced houses in three rows of four. Overseers were offered an intermediate level of semi-detached house, superior to the smelters' cottages in having a spacious double-pile plan and a projecting service wing to the side. Overall, each pair imitates a small gentleman's residence or villa of the period, but for the omission of a single central entrance. Unusually, the principal elevations, and the carved stones

Fig. 57: The Hillersdon Terrace sign, Nenthead. [DP135394].

Fig. 58: A pair of overseers' semi-detached houses in Hillersdon Terrace, Nenthead. [DPI35395].

Fig. 59: Groups of 4 terraced houses in Hillersdon Terrace, Nenthead. [DPI35396].

announcing Hillersdon Terrace, face down the valley towards the Nent rather than the lane (later Vicarage Terrace) behind. There are large gardens at the front of each house, with space for extensive cultivation and perhaps even the raising of poultry and pigs. At the rear, abutting the lane, there are tidily-arranged yards and outbuildings, such as coal sheds and privies, that mark this as a development built to encourage higher sanitary standards. The houses are constructed of the same coursed sandstone rubble, with hipped stone-slate roofs on the principal and side wings alike.

It is clear from various sources that these dwellings were an improvement on the sort of accommodation that was previously available. A Dr Peacock, visiting Nenthead in 1864 in order to draw up a parliamentary report on the living and working conditions of miners, discussed the smelters' cottages in particular:

> The cottages built by the Company for the smelters are very good; they are pleasantly situated on one side of the valley with a bank sloping to the Nent, laid out as gardens. The cottages have two large and high rooms, are properly drained and have a yard behind, with a coal cellar, dustbin, and privy. The only objection is that the rooms are only two in number, and this, for large families, is too few, and was complained of by some of the residents.[130]

This was mild criticism indeed when compared to the opprobrium that Dr Peacock heaped upon the housing elsewhere in Nenthead built by miners, smelters and the like on land leased from the Company. Those unable to benefit from the small number of purpose-built houses had to make their own arrangements in and around Nenthead, and these were indeed inferior. Peacock described them as 'defective, and some of them objectionable', and he further wrote:[131]

> There were never more than two rooms, sometimes very small and low. Some still had thatched roofs, without proper ceiling for the upper rooms. Sometimes there were no privies.[132]

No houses fitting Peacock's description survive in Nenthead today; it is likely that they were either swept away in later phases of rebuilding or altered and modernised to varying degrees, but it is possible that some of the small dwellings on the hill rising above Ivy House were once of this character. The history of those houses not developed corporately by the London Lead Company is evidently more difficult to ascertain, but it is obvious that the legacy of Company involvement throughout the parish also set new standards in the houses constructed by its employees for themselves.

In Garrigill, many houses in the vicinity of the village green and elsewhere were evidently constructed during the high watermark of London Lead Company activity. Although there is no uniform development here in the mould of the quasi-model village at Nenthead, there is an unambiguous sense of uniformity in these cottages as a whole, but especially in the area around the Green. The western side of the Green has a row of cottages conforming to the same building line with broadly similar heights, materials, fenestration and internal unit sizes. These buildings, all 19th century in appearance and certainly in existence by the publication of the first edition OS map in 1859, all share many characteristics with the earlier vernacular of the 18th century, not least in their use

Fig. 60: Tynedale House, Bridge View and neighbour, The Green, Garrigill. [DP135397].

of local materials, but there is a new regularity of arrangement and consistency of scale, and as conventional two-storey houses they represent a departure from the traditional housing types of the area.. Within this long block is a row of three double-fronted houses – Tynedale House, Bridge View and one unnamed cottage – demonstrably of the same date [Fig. 60]; three continuously coursed bands of darker stone run across the first-floor level of all three houses, creating a unified identity for the scheme. Key similarities can be found elsewhere on the Green, where typically residential groups of two or three units of the mid-19th century sharing similar materials, crisp detailing, regularised window dressings and coursed rubble walling.

There was little or no corporate influence on housing during this period in Alston itself. Around the Market Place, for instance, in the historic heart of town, some earlier buildings were updated. For example, Cross View Cottage, directly opposite the Market Cross and probably of late-17th or early-18th century origins, underwent significant alterations in the mid-19th century including the addition of a gabled dormer to its front elevation, finished with a decorative bargeboard and finial. There are a number of other examples elsewhere in the town of houses remodelled during the course of the 19th century but their impact was modest.

New housing in Alston in the period after 1820 was mainly on the margins of the town. One of the principal areas for development was Townhead, near the division of the Nenthead and Garrigill roads, already in existence at the time of Fryer and Hilton's map of 1775. On Victoria Square, a continuation of Front Street heading towards Garrigill, are several houses that collectively form a more obvious 19th-century streetscape

Fig. 61: Croft Terrace, Alston. [DP135398].

than that found in the heart of the town. The pair of houses adjacent to the Swan's Head pub shown by Fryer and Hilton have been combined into 'Alstonia'; its elevation revives older stylistic features of domestic development in the town such as mullioned windows and scored ashlar-effect stucco, but nevertheless dates firmly from a late 19th-century reworking. Meanwhile, heading out of town along the Nenthead road, there are a number of mid-19th century houses which represent the only obviously identifiable 'suburb' of the period. These include the paired double-fronted properties of Avondale and Kentmere, The Cottage and Dale Cottage, all of which post-date the 1861 first edition OS map, as well as a terrace of mid 19th-century houses which pre-date it; although they vary in storey height they have a unity of historic style and create a visually coherent streetscape.

On the other side of town at the end of King's Arms Lane lies Croft Terrace [Fig. 61], a rare example in Alston of an exclusively mid-19th century residential development. This short terrace was built on virgin land that was, according to the 1775 plan, called Church Croft; the first edition OS map of Alston (1861) shows it was initially named Church Terrace. There is a much sharper sense of an overarching plan here than in contemporary examples of housing in the Townhead area. The built evidence demonstrates that these five houses were not constructed at the same time - they have some small degree of variation in plan, materials and detailing - and the lintels evident on the south gable wall show that the row was intended to be continued towards the south. This is suggestive of a rapid succession of building phases by one developer between 1841 (Church Terrace is not mentioned in the census for that year, but appears in the census of 1851) and 1861.

There are relatively few examples in this period of large, purpose-built houses for wealthier members of society in mid 19th-century Alston. A rare example from this or indeed any other period is Albert House [Fig. 63], in the Townhead/Garrigill Road area: a grand, three-storey, three-bay house of regular proportions, complete with quoined carriage entrance and a classically adorned central doorway. A house of this size and formal quality near the centre of town was, at least from surviving evidence, a novelty at this date; yet even this grandiose example forms part of a row and is typical of the pattern of dense urban development in Alston in the manner of the earliest phases of development around the Market Place. Detached examples of domestic buildings from the 19th century are far rarer. Hollytree Lodge [Fig. 62], situated between the end of Croft Terrace and the Salvin Schools, is one such example, a large villa with Tudor gothic styling and suitable for professional occupation. Indeed, its date and location adjacent to the Salvin Schools suggests that it may have been constructed in relation to that institution, such as for a headmaster; Alastair Robertson suggests that it may have been a doctor's house and also his surgery. In a national context, Hollytree Lodge may be considered relatively unremarkable in its form or style, but in Alston it is notable due to the scarcity of this particular building type in the town.

Just outside Alston proper, across the bridge over the South Tyne, lies the settlement of Raise; this is a substantial suburb of villa-like houses built around a handful of earlier farmsteads; the earliest phase of planned building dates from the 1820s. Although the number of houses developed here before 1900 is not particularly large, reflective of building activity in Alston as a whole, there is evidence to suggest that this was more than a random accretion of high-quality houses on the outskirts of the town and more akin to a planned villa suburb. This sense is most acute on Raise Bank, the modern A689

Fig. 62: Hollytree Lodge, Croft Terrace, Alston. [DP135400].

Fig. 63: Albert House, Townhead, Alston. [DP135399].

road rising out of Alston on the west side of the South Tyne river, where a collection of houses with service outbuildings cluster together with a formality of plan that suggests a concerted programme of development. Here, the two principal houses, Raise Park and The Raise, both possibly built around farmstead-like cores, are situated either side of the road; they have a self-consciously picturesque arrangement of long, symmetrically-arranged driveways sweeping up from gate piers flanked by quadrant walls. Further up at the junction with The Wardway is Park House, a large detached villa of the later 19th century with a symmetrical, coursed rubble front elevation and high-quality quoining, set in its own grounds and commanding a fine view down towards the town. Near the junction of Park Lane with the modern A686 road to Penrith, Black House Farm offers another example from the period of a large detached house replacing an earlier farmstead, though constructed much later in the 19th century than similar houses in the Raise.

Harbut Lodge [Fig. 64], meanwhile, north of the Raise in the South Tyne valley in a pleasant situation overlooking the river, is one of the largest and most architecturally accomplished houses of the 19th century to be found in the parish. Bearing a datestone of "R F 1838", the building is broadly symmetrical in both plan and detailing and includes such refined features as ashlar masonry. Built by the Friend family, landowning gentlemen of independent means apparently unconnected to the mineral extraction business, the house is unusual in comparison with Alston's 19th-century housing developments which are usually associated with either lead mining or agriculture. This confers exceptional status on this house, in both architectural and social terms, within the parish. Harbut Lodge and the villa properties of Raise are unusual by Alston standards in the space and privacy they enjoy. That there are relatively few such houses is indicative of the

Fig. 64: Harbut Lodge, with the ashlar masonry so rare in the parish. [DP135401].

demography of the 19th-century town, with its preponderance of miners and other labourers.

The period after 1820 was one of considerable expansion in the religious life of Alston Moor, primarily emanating from the Methodist movement but also from the Church of England in their rebuilding of St Augustine's, Alston, in 1869-70 and the creation of a brand-new Anglican church for Nenthead in the 1840s. Nonconformist chapels intended to serve less concentrated centres of population within the parish were also built during this period; there was a continual expansion of capacity overall, with new places of worship later rebuilt and extended. These buildings were, in part, a belated response to the significant population increases experienced within the parish in the late 18th century and early 19th century, as well as representative of the growing enthusiasm for religious observance throughout the 19th century as a whole.

Methodism played an increasingly dominant role in the religious life of the parish. Hunt has described the Church of England's inability to cater sufficiently to the spiritual needs of a rapidly growing population by the end of the 18th century and the evidence suggests that it was slow to react to the need for larger and more numerous churches in the North Pennines, a phenomenon experienced elsewhere in upland areas of England.[133] Efforts at renewing Alston's parish church in 1770 were insufficient to revive the Church of England's fortunes in the parish and, by the mid-19th century, surveys demonstrated the extent to which the mining population had turned almost exclusively to Methodism. This movement, active in the North Pennines since the 1740s, was successful not only in terms of the more localised and convenient places of worship that it could offer to those living scattered across the landscape, but also of the more proselytising and engaging manner with which it addressed the spiritual needs of miners and their families.

Alston's first permanent Methodist chapel was built in the Back O'the Burn area in 1797 [Fig. 50], but by the 1820s the original Wesleyan faith was increasingly challenged by Primitive Methodism, a more charismatic version which grew quickly in popularity and promoted a version of worship that was evidently suited to the taste of Alston Moor's population. Indeed, a number of significant surveys of religious attendance in the parish of Alston Moor in the first half of the 19th century reveal that between 1840 and 1851, Primitive Methodism overtook the original Wesleyan form of Methodism in its popularity, at least in terms of weekly attendance at services.[134] As a religious body wholly separate from the Wesleyan strand of worship, Primitive Methodism naturally required its own chapels and community infrastructure, and the first of these to be constructed in Alston Moor was in Whitehall, an outlying area of Nenthead, in 1823 [Fig. 65].[135] The site was redeveloped in 1847 when a schoolroom was added as an extension and the chapel itself was rebuilt.[136] From the evidence of the current building on the site, converted into three separate houses since the chapel's closure in 1938 (following the reunification of the Primitive and Wesleyan strands in 1932), it is unclear to what extent elements of the original building may have survived the redevelopment of 1847 or indeed its later conversion.

In Garrigill, meanwhile, the Primitive Methodists were extremely prolific, building a chapel [Fig. 66] in 1825 and then rebuilding it twice to keep pace with expanding congregations – firstly in 1856 to accommodate 400 people and, as demonstrated by the date stone

Fig. 65: Chapel House Cottages, the former Primitive Methodist chapel, Whitehall, Nenthead. [DP135403].

Fig. 66: Former Primitive Methodist chapel, Gatehead, Garrigill. The 1885 datestone may refer to a phase of redevelopment rather than complete rebuilding. [DP135404].

on the existing building, in another phase of expansion in 1885.[137] In its final incarnation, the chapel displays many features typical of Methodist places of worship in general and Primitive Methodist chapels in particular, with a minimal use of architectural ornament and a straightforward expression of form – essentially a rectangular box – closely following its function. High quality materials and a certain grandeur in massing certainly elevate the building beyond the everyday, but in every other sense the chapel strives not to make too bold a statement within the village. As the largest Methodist building in Garrigill after the union of the church in 1932, the chapel was still open to worshippers until quite recently, but is now empty. Further chapels were developed in the hamlet of Blagill in 1862 and in Alston itself, along the Nenthead Road in 1867, but of the Blagill chapel nothing remains.[138] In the case of the Nenthead Road chapel in Alston, residential conversion followed its closure as at Whitehall, but there is far less visible external evidence of its former use.

The Wesleyan Methodists, in spite (or perhaps because) of competition with the Primitives, enjoyed a similar building boom in the period after 1820. The new model village settlement at Nenthead, for instance, was furnished with a new chapel as early as 1827, a development concurrent with the construction of the London Lead Company dwellings on Hillersdon Terrace.[139] Though the plan of this building is shown on the 1828 LLC plans of the new Nenthead, there is no known perspective or elevational drawing of the original chapel, and it was remodelled in 1873 to create the building seen today [Fig. 67].[140] In the Beldy area of Garrigill, the Wesleyan Methodist chapel, dating back to the end of the 18th century, was rebuilt by subscription in 1859 to provide more substantial accommodation for a congregation of 250.[141] Although large, this is another chapel of a generally unassuming design, distinguished from others in the parish only by its bellcote on the apex of its gable above the entrance. In Alston, meanwhile, the

Fig. 67: The former Wesleyan Methodist chapel, Nenthead. [DP135405].

old Wesleyan chapel of 1797 in Back O'the Burn was abandoned in favour of a new building of substantial proportions in the expanding area of Townhead, realised in 1867-68.[142] This represented the architectural *tour-de-force* of 19th-century Methodism in Alston Moor, demonstrating the greatest degree of stylistic exuberance of all the various chapels constructed during this period [Fig. 68]. Designed by R. F. N. Haswell, the chapel's impressive massing is relieved by Italianate polychromatic decoration only on its principal elevation. Haswell, a North Shields-based architect, had already completed several Methodist chapels by this date in Newcastle and across the North East.[143] The chapel, designed to hold up to 600 worshippers, was by far the largest in Alston Moor and incorporated a schoolroom beneath it. It dominates many views in the town and represents a bold statement of the strength and vitality of Methodism in Alston during this period.

As in the case of the Primitive Methodists, there were also smaller chapels constructed in outlying areas of the parish during the high-watermark of Methodist worship in the mid-19th century. It was, after all, axiomatic in the mission of the church that it would serve communities in a way that responded to the lives of their residents, and in a scattered parish such as Alston this included hamlets and farms that were a considerable distance from the major population centres of Alston, Nenthead and Garrigill. In 1844, for example, an extremely modest chapel was constructed at the tiny settlement of Nest in the South Tyne valley between Alston and Garrigill which provided a convenient place of worship for the scattered farmsteads and smallholdings stretched along the east side of the valley.[144] On the other side of the South Tyne, at Brownside, another small chapel was built in 1848 that survives as a residential conversion.[145]

The Church of England certainly competed for worshippers during the period after 1820 and improved its facilities for the faithful, but by the mid-19th century it was not in

Fig. 68: Former Wesleyan Methodist chapel, Townhead, Alston. [DP135402].

a position to undo the overwhelmingly successful proselytising of Methodism amongst the mining and farming families in the North Pennines. What remained was to provide a reliable ministry for those, mostly in the higher echelons of society, who, for a number of reasons, still looked to the Church of England to meet their spiritual requirements. One of the primary means by which the church's mission was strengthened in the parish during this period was the establishment of a new chapelry at Nenthead and the consequent construction of a church to serve an area of the parish that had grown, from the mid-1820s, to become as populous as the much older established centre of Alston. Land adjacent to Hillersdon Terrace was granted by the London Lead Company in 1843, and in August 1845 the new church of St. John the Evangelist [Fig. 69] was consecrated.[146] Designed by the partnership of Ignatius Bonomi and John Augustus Cory, it is broadly Decorated in style, highly restrained in its plan and detailing with an unaisled nave and unrendered, snecked rubble walls both inside and out. It has been suggested by Thain that some of the fixtures and fittings of the new church, including the pulpit, priest's pew & communion rails, date from the 14th century and had previously belonged to the medieval parish church at Alston (demolished in 1769). This claim is so far unsubstantiated, and it is more likely that these items were simply donated by Hugh Salvin, the vicar of St. Augustine's in Alston at the time of the construction of St John's, which may have given rise to the confusion.[147]

Fig. 69: St. John the Evangelist, Nenthead. [DP135406].

The only other significant impact work of the Church of England after 1820 was the complete rebuilding of St Augustine's, Alston's parish church [Fig. 70]. By this time, the church built to Smeaton's design in the 1760s was already judged to be inadequate and a new church was commissioned, funded by public subscription, and executed to designs by J. W. Walton between 1869 and 1870. The main structure of nave, south aisle and chancel was supplemented in the south-west corner by a tower and spire designed by G.D. Oliver, completed in 1886.[148] It is one of the most prominent historic buildings in the entire parish, its spire dominating the town's skyline and acts as a clear signifier of the historic core of the town. The use of local stone, coupled with the comprehensive application of an Early English style throughout the building, helps it blend with the materials used elsewhere in the town. Although St. Augustine's is not of an overwhelmingly high or distinctive architectural quality, it remains a confident and well-executed monument to the ambition of the Church of England in Alston, as elsewhere, during the High Victorian period.

Fig. 70: the church of St. Augustine, Alston. [DP135407].

A number of new schools were formed in the parish in this period, before the introduction of the significant educational reforms of the 1870s and 1880s; they were founded and constructed by a number of different local concerns. Although not all of them survive, there remains a considerable legacy in the parish of the step-change in educational provision that was taking place in the mid-19th century. Alston Moor reflects these changes very well; before national legislation created a more uniform pattern, educational establishments varied widely across the country and were dependent on numerous local factors. Alston Grammar School was amongst the first institutions to benefit from the trend towards renewed educational provision in the parish; it was rebuilt by public subscription in 1828 on a site on the Townhead stretch of Front Street that it had occupied since at least the later 18th century.[149] The building is a straightforward but high-quality structure, a single-storey schoolroom of smooth snecked rubble and ashlar quoining; it has proved to be highly adaptable, too, and is currently used as the town's fire station. A stone plaque over the central doorway commemorates the rebuilding of the school, a fee-paying institution that was also endowed by local landowners, particularly Greenwich Hospital which gave £10 per annum towards its running costs.[150]

In Alston, the other major legacy of school-building during this period is the Salvin Schools complex, situated between The Butts and Kings Arms Lane. Sponsored and managed by the hugely influential Hugh Salvin, vicar of the parish during this period, the first of these school buildings was constructed in 1844 under the terms of the scheme promoted by the National Society for Promoting Religious Education. This school was

Fig. 71: Former Salvin School of 1851, King's Arms Lane, Alston. [DP135408].

provided only for the education of girls, and in common with the grammar school received £10 per annum from Greenwich Hospital. The building is extremely simple and functional, with no particular adornment to its three-bay, rubble-walled structure save for a commemorative plaque erected over the main entrance in the western gable end. Immediately adjacent to the 1844 National School, a mixed elementary school was erected in 1851 [Fig. 71], again under the direction of Salvin, with a capacity for 100 children.[151] This is a more accomplished piece of architecture than its near neighbour, with coursed rubble walls and quoining together with kneelers and a stone bellcote rising above the southern gable forming the impression of a more substantial piece of work. Both of these two school buildings, at one storey high and in local stone, are inconspicuous in the townscape. They can be understood in relation to other buildings in the northern section of the town such as Hollytree Lodge and Croft (formerly Church) Terrace, all developed on land that was owned by St Augustine's church.

In Nenthead, educational provision had a much shorter history and was reliant entirely on commercial munificence rather than more traditional sources of funding from landowners, the church and private subscriptions as seen in Alston. A non-denominational school had been set up by the London Lead Company for the benefit of the children of employees as early as 1818, and from a modest start within the company offices, it moved later to a small purpose-built structure, then expanded further in the 1860s.[152] The new Nenthead School [Fig. 72] was completed in 1864 on a prominent position overlooking the centre of the village at the end of Church Lane. The building makes a significant impact on this important site, with its symmetrical elevations and a

Fig. 72: Former school, now village hall, Nenthead. [DP135409].

distinctively steep roof pitch. The school wears its Gothic styling lightly; there is some applied decoration but the buttresses and paired lancet windows used throughout the main elevations are the principal motifs. Although not inspected internally, the plan is easily appreciated externally: attached porches at each gable end of the principal structure provided separate entry for girls and boys into two schoolrooms; these flank the main range which houses the school rooms. The construction of this school represented a considerable monetary and social investment by the London Lead Company, especially remarkable during the final twenty years of its involvement in Nenthead.

In Garrigill, a girls' school [Fig. 73] was first constructed in 1850 and extended in 1874. In common with those institutions in Alston, it was founded and supported by landed and charitable endowment, particularly by the Greenwich Hospital estate who granted the original land for the building.[153] Architecturally, the school differs substantially from other school buildings in the parish constructed during the same period. The building, now converted to residential use, has a particularly domestic character; there is little to indicate that it was once a school save for a large red sandstone plaque set into the first floor of the main elevation. There are two storeys (most schools of the period were single-storeyed), a projecting porch wing, irregular fenestration, and roughcast, whitewashed render on the front elevation. It appears that the 1850 school building was extended to the west by 1891, the date of the 2nd edition OS map; this plan, including its porch, is largely intact today. It is not known, however, whether the building always consisted of two storeys, although the lintels of the smaller windows appear to be suitable for c. 1850. However, it is possible that this occured during conversion to residential use. A number of other, smaller schools were constructed in the area during

Fig. 73: Former girls' school, now house, Garrigill. [DP135410].

this period, founded under similar auspices to those discussed above. These include a National School built in the hamlet of Leadgate in 1850 with a capacity for 100 children, and an elementary school in the hamlet of Nenthall funded and built by a local mining company.[154]

Formal schooling for children was not the only form of educational provision in the parish that was extended during the period after 1820. In 1833, as part of its ambitious social mission in Nenthead, the London Lead Company built a Reading Room [Figs. 74 & 75] for the edification of its employees, a facility that proved sufficiently popular to merit rebuilding in 1855 and enlargement in 1859.[155] The building curves steeply and gracefully around the corner from the marketplace into Vicarage Terrace, creating its most distinctive feature, but in every other respect it is a small and unassuming structure that belies its centrality within the life of Nenthead and its important philanthropic origins. Today, it is used as the village's community shop and Post Office: it remains little altered externally, with a two-bay square plan of one storey, and internally the coved ceiling and curved bookshelf still survive. Its position is indeed significant in relation to the overall infrastructure created by the London Lead Company, built in the heart of the village overlooking an open space once used as a marketplace, and attached to (and effectively an annex of) Ivy House, one of the grandest houses in Nenthead and used by the Company as the dwelling of their principal Mine Agent. It stands, therefore, as a physical adjunct to the heart of Company business in the village, and enjoyed a close relationship with all of the other most significant structures and institutions of the settlement, including the market hall, clock tower and public baths (all now demolished), the chapel, and the Miners Arms pub.

Fig. 74: Former Reading Room, now community shop, Nenthead. [DP135411].

Fig. 75: Interior of the former Reading Room, Nenthead. [DP135412].

The provision of this service in 1833 was an enlightened philanthropic act some 17 years before the national Public Libraries Act began the gradual trend towards municipally-funded free library services. It proved phenomenally popular with the miners, more so in fact than the charms of the Miners Arms public house; the latter was threatened with closure on more than one occasion due to the apparent preference for books, newspapers and periodicals over alcohol amongst the local population. Nenthead's Reading Room has been cited in a number of sources as being England's first free public library, and though the claim is disputed by numerous other institutions that lent books in a variety of guises, the institution does appear to have a strong case to make.[156] The villagers of Nenthead were private citizens rather than indentured employees, enjoying a free service provided by a benevolent local concern; indeed, any visitor to Nenthead could make use of the Reading Room.

Fig. 76: Town Hall, Front St, Alston. [DP135413].

Aside from St Augustine's church, Alston Town Hall [Fig. 76] is the only other major historic monument from the mid-19th century that survives today as a reflection of the wealth and ambition generated by the long-abandoned lead mining industry. Constructed in 1857, it was conceived as a multi-purpose building housing a reading and news room, court room, a space for the local Literary Society, and a large hall hosting events for up to 400 people.[157] The modern use of the hall has not changed dramatically from this original conception, and it remains at the heart of information services (the public library and tourist information centre) and community events in the parish. Designed by A. B. Higham of Newcastle in a free Gothic style, it is built to an asymmetrical plan with a central clock tower. In common with many other major building schemes in the parish in this period, the hall is faced in snecked sandstone rubble with ashlar quoining.

A smaller piece of civic infrastructure for Alston built in approximately the same period was the police station, situated at the high end of Front Street in the Townhead area. Although no precise date or architect for this building has been identified, it is of a mid-19th century style, perhaps coinciding with the foundation of the Cumberland and Westmorland Constabulary in 1856. Robertson notes that a 'lock-up' with three cells and accommodation for an Inspector was built shortly after an 1847 petition was raised within the town to demand such a facility, but it is unclear whether this is the same building that stands today.[158] Commanding a key site at the junction of the Nenthead and Garrigill roads, it has an imposing presence with a gabled central bay that projects forward slightly but has little of the architectural coherence that characterises the other major buildings of the period, St Augustine's and the Town Hall.

There are relatively few public monuments in Alston Moor, but one of the most significant examples dating from this period is that commemorating Jacob Walton [Fig. 77], erected adjacent to Alston Town Hall in 1864.[159] Walton, a significant local entrepreneur and dignitary, had numerous mine holdings across the parish and elsewhere in England; he contributed directly to the employment and prosperity of many local families. The monument was financed by local subscription after Walton's death and is of substantial conception. Essentially conceived as an eye-catcher, the monument lacks a figurative representation of Walton but instead is a confection of various architectural forms, at the heart of which is a column springing from a solid-sided ciborium and topped with another Gothic tabernacle-like sculpture. Constructed in various

Fig. 77: Walton Monument, Townfoot, Alston [DP135414].

grades and colours of granite instead of local stone, the monument lends a rare tone of textural and chromatic diversity to its surroundings. It has been moved from its original position – the corner of Front Street and Townfoot – in order to ease the movement of traffic on the major A686 road, and was reassembled on a higher terrace adjacent to the western elevation of the Town Hall. As a result, the monument is more easily inspected by pedestrians wishing to climb up to view it (the dedication plaque is set in the side facing the Town Hall and cannot be read without making a special journey to see it) but, with the loss of its original position, it no longer demarcates one of the most significant road junctions in the town nor symbolises so clearly to passing traffic and pedestrians the civic development of this western portion of the town centre in the mid-19th century.

In the heart of the Market Place, meanwhile, the Market Cross was reconstructed in 1883 out of the original structure erected in 1765. Whatever the facts of the historic fabric of the Market Cross, recounted in an earlier discussion, it is evident from historic map sources that its location was certainly altered during the 1883 rebuilding. It was moved closer to the north side of the Market Place in order to remove it from the flow of traffic.

From 1882 to 1949: The end of lead mining, decline, and diversification

The swift decline in the economic fortunes of Alston Moor after the collapse of the lead trade and the withdrawal of the London Lead Company from the parish in 1882 is reflected in the relative paucity of substantial new building schemes after this date. Unsurprisingly, industrial decline was accompanied by a dramatic fall in population as many of the families that had been previously drawn into the area as economic migrants were compelled to move elsewhere to make their living. New houses were no longer required in any great numbers, nor was there any particular compulsion to redevelop

Fig. 78: The Ruth Lancaster James Cottage Hospital, Alston. [DP135415].

exiting properties in a time of economic stagnation. This decline in building activity is obvious across all aspects of the life of the parish, but most particularly in the centres of the main settlements. The centre of Alston perhaps most keenly displays the lack of impact that the later 19th and early 20th centuries made on the parish; here, in the largest built-up area where successive layers of historic development from the 17th century onwards can be read most clearly, the infrequency of development from the late-19th and 20th centuries is striking. In Nenthead and Garrigill, too, there was an abrupt cessation of widespread development after the 1870s; beyond a handful of exceptions, it is the work of the late-18th to mid-19th centuries that has created the overwhelmingly dominant historic character of these areas.

There are, nevertheless, several exceptions to this broad trend. A number of isolated developments across the parish reveal a certain level of consolidation in the economic and cultural life of Alston Moor around the turn of the 20th century. After the economic turbulence of the 19th century, the succeeding century saw the adoption of modern, progressive trends in society, with a substantial investment in health and education. The Ruth Lancaster James Cottage Hospital [Fig. 78], completed in 1908 in the Townfoot area of Alston, was part of a gradual spread of such facilities nationally, although a relatively late arrival in a movement that developed in the 1860s. Stylistically and in massing, it was typical of its type, offering a small number of beds arranged in single-storey wards off a two-storey, mixed-use block; the design by T. T. Scott is worked in a broadly traditional idiom with steeply-pitched gables, displaying domestic detailing, textures and proportion.[160] Alston was an obvious location for a cottage hospital, being very isolated from the nearest general hospital, and, aside from general community health needs, there were the additional concerns of industrial accidents requiring immediate treatment.[161]

Whilst the new hospital was funded using the traditional model of subscription and charitable giving, other institutions in the parish benefited from funds provided by local government. The primary school in Nenthead, for instance, funded formerly by the Greenwich Hospital and London Lead Company, was re-established as a Board School in 1899 under the control of Cumberland County Council and relocated to a larger building in the Holmsfoot area of the village. The Samuel King School, meanwhile, constructed next to the Garrigill Road in Alston in 1909, was part of the first generation of schools created under the terms of the 1902 (Balfour) Education Act and thus funded directly from local taxation under the direction of the Local Education Authority. The new school centralised educational provision in the town and was indicative of a developing role for public investment and welfare provision, creating the largest and perhaps the most accomplished architectural monument in Alston since the construction of the Town Hall in the 1850s. The building, now used as the primary school, freely and confidently uses numerous Edwardian design motifs, incorporating neo-Baroque, 'Queen Anne' and Arts and Crafts features into its stone structure.

In common with this general trend towards development by means of consolidation rather than direct expansion, the industrial activity of the parish developed in an intriguing sideways manner in the period after 1882. The brewery complex at Alston Bridge, dating back in parts to the 18th century, entered a new phase in its life when it was adapted for use as a hosiery factory at some time before 1906. The Woollen Mill

Fig. 79: The truncated remains of Vieille Montagne's former zinc ore dressing floor, now a bus garage, in Nenthead. The multi-storey gravity mill has been removed from the south end of the structure. [DP135416].

beside the Nent at Alston, meanwhile, having been previously modernised and expanded in 1877, found a new use in 1940 when it was refitted for use as a foundry producing shell cases during the war. This was a significant modern development for heavy industry in the parish, helping to sustain a fairly strong manufacturing base to the economy until the late 1970s. Alston was perhaps an unexpected location for such a new industrial development, but its isolation from strategic targets during wartime was sufficient to establish an industry strong enough to continue into the post-war period.

Despite this trend for adaptive reuse, reflective of the net decline in industrial activity in Alston Moor, there remained a degree of development, albeit limited, in the field of mineral extraction as this industry entered its final period of large-scale operation within the parish. The activities of the Vieille Montagne Zinc Company, the dominant commercial force in the parish from 1896 when it took over the former London Lead Company concerns in Nenthead and elsewhere, gave rise, in 1908, to a new ore-dressing plant [Fig. 79] in the centre of Nenthead, the largest and most prominent monument to the processes of mineral extraction still standing in Alston Moor. This building, designed on a substantial scale and utilising the up-to-date constructional technology of steel framing with brick infill panels, is a clear and functional expression of the large-scale, mechanised and increasingly internationalised industry that mineral extraction had become by the early 20th century. Here, zinc ore was dressed in vast quantities before travelling on to Alston railway station on its journey to Vieille Montagne's Belgian home for smelting. The location of this building, on the flat land immediately beside the

Fig. 80: Woodlands (left) and Oaklands, Park Lane, The Raise, Alston. [DP135417].

Nent, required Vieille Montagne to clear a good deal of the 19th-century institutional heart of Nenthead, demolishing the market hall, clock tower and public baths. Whilst it harmed the architectural integrity of the 19th century village created by the London Lead Company, it nevertheless expressed some confidence in the continuing viability of the mining industry and a need for new investment and technology. Today, this adaptable and utilitarian building survives as garaging for a coach firm.

Within the main settlements of the parish, there was very little residential development in this period, as would be expected in an era of dramatically falling population. Whilst there was certainly nothing to compare with the rate of residential expansion in the 19th century there was, in common with the industrial activity within the parish, a discernable degree of improvement and consolidation within the housing stock, alongside a limited amount of expansion. The key example of such small but high-quality development is in Raise, effectively a small suburban extension of Alston town, and developed from a small core of 19th-century villas. Twentieth-century additions to Raise range from examples such as 'Oaklands' and 'Woodlands' on Park Lane [Fig. 80], large semi-detached houses with neo-Tudor and Queen Anne revival features characteristic of the period c. 1900-1925, to 'Ladythorne' and 'Newington' at the top of Raise Bank – semi-detached inter-war houses with the plan, form, and hipped roof typical of such properties, though realised in coursed rubble to create something of a local vernacular tone. Raise Hamlet [Fig. 81], meanwhile – a range of six semi-detached bungalows from the inter-war period – comprise the sole example of a more comprehensive form of residential planning from

Fig. 81: Raise Hamlet The Raise, Alston. [DP135418].

Fig. 82: The rebuilt farmhouse at Low Park, with its bastle range behind. [DP135419].

this period. The houses with their steep, red-tiled and hipped roofs, combined with the rhythmical arrangement of chimney stacks and bay windows, are arranged in a formal line in a picturesque setting immediately at the foot of Park Fell, overlooking Alston.

Other examples of new housing from this period are more dispersed across the parish. Most are farmsteads which improved their residential accommodation in the latter decades of the 19th century and the early portion of the 20th. There are several farms that offer examples of this pattern of development, including sites such as Low Crossgill – in the Tynehead area south of Garrigill – that gained a large, architecturally-refined farmhouse towards the end of the 19th century and abandoning the older farmstead for general agricultural use. Such investment in agricultural sites would appear to go against the grain of the national agricultural depression in this period, and in the context of a declining local economy. Of course, older dwellings within linear farmstead ranges fell increasingly short of modern living standards and it became increasingly desirable to live in a more conventional house, but it is also the case that no broad generalisations can be made regarding the financial circumstances of individual families; the capital required for improvements like these may have been derived from a variety of sources, including residual mining concerns and game shooting, and the holders of farmsteads would have remained, in this modern period, an integrated part of a wider upland economy that was sufficiently diverse not to depend wholly on the profits of agricultural output. This is demonstrated by Low Crossgill, in the 1906 Kelly's directory described as Crossgill House, which was occupied by John James Renwick, gamekeeper to Vernon Barker Esq. Barker appears to be an absentee landowner (not appearing in his own right in the directory), suggesting that this estate was already profiting from organised shooting.

At Low Park [Fig. 82], another farm further north in the South Tyne valley but at about the same elevation as Low Crossgill, a substantial new farmhouse was constructed at some point after 1926, a date derived from the available historic map evidence. The building is difficult to date more precisely than that, as its elevations, materials and plan are extremely conservative for the date indicated, more closely resembling those employed in a typical, symmetrically-arranged farmhouse design of the mid-19th century, but it is probable that it was completed before 1939. The generous scale of the new house may seem surprising for a period of economic depression but the largely 17th and 18th century buildings elsewhere at the farmstead, including a house-over-byre complex to the rear of the modern farmhouse, suggest that the modernisation and improvement of the farm's living space would have been virtually essential by the 20th century, and investment would have to be found. Such examples are a reminder that economic hardship was not spread uniformly across all areas of life in Alston Moor through the course of the 20th century. There were, evidently, a number of farming and landowning concerns in the parish that were prospering in the period under consideration. A particularly sumptuous example is located at Wanwood, a close neighbour of Low Park and Harbut Lodge, which, somewhere around the turn of the 20th century, expanded its existing linear range of buildings into a richly-detailed and expensively-built house employing abundant Arts and Crafts-style motifs. This was, in 1906, a shooting lodge owned by William Peers King, another absentee landowner employing a gamekeeper, according to Kelly's; Wanwood and Low Crossgill are both indicative of the buoyancy of the shooting economy at this date.

From 1949 to the present: Tourism takes the lead

The economic, social and architectural trends that were most discernible and significant in Alston Moor during the first half of the 20th century continued to a substantial degree after the Second World War. In the first decades after the war, and particularly after the 1949 withdrawal of the Vieille Montagne Zinc Company signalled the end of mineral extraction in the parish on any substantial scale, there was an extremely limited amount of new building and further, albeit more gentle, decline. It was only after the economic fortunes of Alston Moor appeared to reach their nadir in the period 1976-79 with the closure first of the railway branch and then of the Alston Foundry that the most notable architectural shift of the period occurred; this was a change in the pattern of building characterised by conservation and adaptive reuse of the historic building stock rather than any noticeable level of brand new development. The relative affordability of historic buildings in the parish began to attract incomers causing the population to stabilise under the influence of a variety of newly-developing tertiary industries related to tourism and the arts. The trend of reuse is identifiable in the main settlements – most particularly in Alston – and in the countryside, where changes in agricultural production have, in common with other upland areas in Britain, created circumstances in which there are now many more residential-only buildings than before the Second World War and a smaller number of working farms.

One of the most visible manifestations of the limited development that did take place in the immediate post-war years is the small amount of council housing developed in Alston and Nenthead. Although not in any sense architecturally innovative when compared to council housing elsewhere in England, these developments are significant both in the economic and political sense that Alston Moor was, though the course of the 20th century, fully integrated into the national systems of welfare that replaced the individual and corporate providers of housing of the 19th century and earlier, but also in the morphological sense that the settlements of Alston and Nenthead were at least partially redefined by these schemes. In Alston in particular, this latter sense is most keenly expressed by Church Road [Fig. 83], which, after its development with council housing in the 1950s, represented a wholly new residential quarter for the town spreading southwards off the lower portion of Front Street. It was a comprehensive scheme which also includes the new building for the Samuel King School [Fig. 84] of the

Fig. 83: A house in Church Rd, Alston. [DP135420].

Fig. 84: Samuel King's School, Church Rd, Alston. [DP135421].

late 1950s, and is rare in the town as a whole in encompassing just one short phase of development. In Overwater and Nenthead, the municipal housing at Bevan Terrace and Vicarage Terrace, also dating from the 1950s, enlarged the built-up area of the village slightly at either side of the Nent valley. The houses of Vicarage Terrace are constructed immediately parallel to those in Hillersdon Terrace, echoing the 'model' scheme constructed by the London Lead Company in the 1820s.

Privately-built residential developments from the post-war period are far rarer across the parish as a whole, and certainly less visually dominant in the streetscape of the main settlements when compared to municipal schemes. In Alston, there are a small number of privately-built housing developments dating from the very end of the 20th century that are entirely unremarkable in their architecture and which appear to have been built, whether by accident or design, in such a way as to minimize their impact on the historic core of the town. The Bruntley Meadows estate, for instance, on the Garrigill Road at the southern extremity of the town, is a 1990s development composed entirely of red-brick bungalows; its low-rise massing coupled with its distance from the Market Place makes the estate very much distinct – in more than one sense – from historic Alston. The Middle Park estate in the Raise is another example of this kind from a slightly earlier period in the 1970s, with bungalows that make little or no reference to local architectural traditions and are wholly modern in character. Other developments include those on a smaller, individual scale, such as the various post-war houses added to Park Lane in the Raise, and the small number of modern houses around the village green at Garrigill. These individual properties have largely the same suburban stylistic qualities and modern textures as those found in the larger estates and display varying degrees of architectural pretension, but all share the impression that they are the result of individual personal projects, with relatively modest degrees of investment.

Fig. 85: A building once associated with Alston Foundry, west side of Station Rd, Alston. [DP135422].

As previously discussed, industry in Alston Moor was significantly transformed from 1940 onwards when the Alston Foundry and its successors became the most visibly concentrated economic activity in the parish during the same period that mineral extraction withered away almost completely as a source of employment. The main foundry building at the former Woollen Mill along the Nent in Alston was supplemented in the 1960s by additional buildings either side of the Station Road end of the site [Fig. 85]. The building on the western side of Station Road utilises the steep bank of the Nent to create two-storey accommodation which appears from the road as a relatively discreet, single storey structure. Nonetheless, these buildings in pale brick and with flat roofs are a strikingly modern presence along one of the principal routes into the town, reflecting the needs of Alston's manufacturing sector well into the post-war period.

By far the most significant pattern of architectural change in Alston Moor in the last thirty years has been the adaptive re-use of historic buildings for use by numerous service industries. This conservation-led architecture and the businesses and institutions that are located within these historic sites have underpinned a relatively prosperous economy for the modern-day parish, creating opportunities from tourism and other service industries that respond directly to both the industrial heritage and the natural beauty of the area. Buildings that most clearly reflect this trend include the complex at Alston railway station: the main station building itself is fully restored and maintained as the terminus for the narrow-gauge South Tynedale Railway, whilst the former goods shed has been converted into The Hub museum of local and transport history. The former Congregational chapel in Gossipgate, meanwhile, was adapted in 1983 for use as a contemporary art and craft gallery with residential space above, reflecting the growing importance to the tourist

trade of culturally-related retailing, but also, of course, the need for an outlet to serve the growing community of artists who live and practise across Alston Moor.

Perhaps the primary cultural institution to be established in the post-war period is the North Pennines Heritage Trust, based at the Nenthead Mines Heritage Centre which itself offers a significant example of the preservation and interpretation of the buildings of Alton Moor's industrial past. Although the buildings directly associated with the extraction of minerals are not the focus of this area assessment, those conserved and adapted by the Heritage Trust in Nenthead for the purposes of educational tourism offer an important example of how the industrial history of the area has become closely integrated into the modern economy of the parish.

In addition to these cultural and tourist-centred adaptations, mention must also be made of the multifarious residential conversions and adaptations that have helped to preserve much of the historic building stock in the parish, especially during the last thirty years. In Alston, for example, in areas such as the Butts [Figs. 86 & 87], historic properties dating from at least the 18th century have enjoyed a relatively recent renaissance. The Butts and the area behind the Potato Market suffered greatly during the economic decline of the town throughout the late 19th and early 20th centuries and they were both subject to slum clearance orders in the 1930s. Gradually, this reversed the cycle of underinvestment and a negative reputation until the rediscovery of the attractions of Alston – not least

Fig. 86: Map of part of The Butts, Alston, under consideration for slum clearance in 1930. TNA HLG 23/10180-83. Reproduced with permission from The National Archives.[DP135423].

Fig. 87: The Butts, Alston. [DP135424].

the area's affordability relative to the neighbouring National Parks – helped to stimulate the required conservation from the 1980s onwards. Now The Butts, a picturesque arrangement of rows and individual houses at the rear of St Augustine's church, is either fully restored or in the process of restoration, with certain properties used as holiday lets or artists' retreats.

Beyond the main settlements, there are a number of farmsteads that have undergone a various degrees of conservation and internal remodelling in recent decades, for example Hill House in Bayles, Ayle Well in Ayle and Nettle Hall near Nentsberry. The external envelopes of houses like these are largely preserved, but within the main living blocks and in the adjoining buildings there have been a number of internal alterations which have served to reduce the former mixed agricultural use of such complexes and to increase the amount of domestic accommodation.

ASSESSMENT OF CHARACTER AREAS

Alston

Zone 1: Front Street (from Townfoot to the Quaker Chapel and house north of the Fire Station), including the Market Place and St Augustine's church

Front Street and the Market Place represent the commercial, social, religious and administrative heart of both Alston itself and the parish of Alston Moor in general. This area encircles the churchyard and the Market Place, the medieval core of the settlement from which the town developed, and forms a ribbon along the road towards both Nenthead and Garrigill. Front Street's western end forms a junction with Townfoot, the road which historically led northwards towards Haltwhistle via Lowbyer and south-westwards towards Melmerby, Penrith, and the Eden Valley. The gradient of Front Street is severe; it rises steadily from 280m above sea level at its Townfoot end to around 312m at Townhead, with the Market Place forming an irregularly-shaped space on either side of the 295m contour at roughly the halfway point of Front Street where it turns to run south-eastwards. From this point there are views westward across the South Tyne valley from the Market Place.

To the south of Front Street lie a number of ginnels, named Grisedale Lane, Globe Lane and Kate's Lane, passing through the frontage. The 19th century OS maps show that

Fig. 88: The Market Place at the heart of Alston. [DP135469]

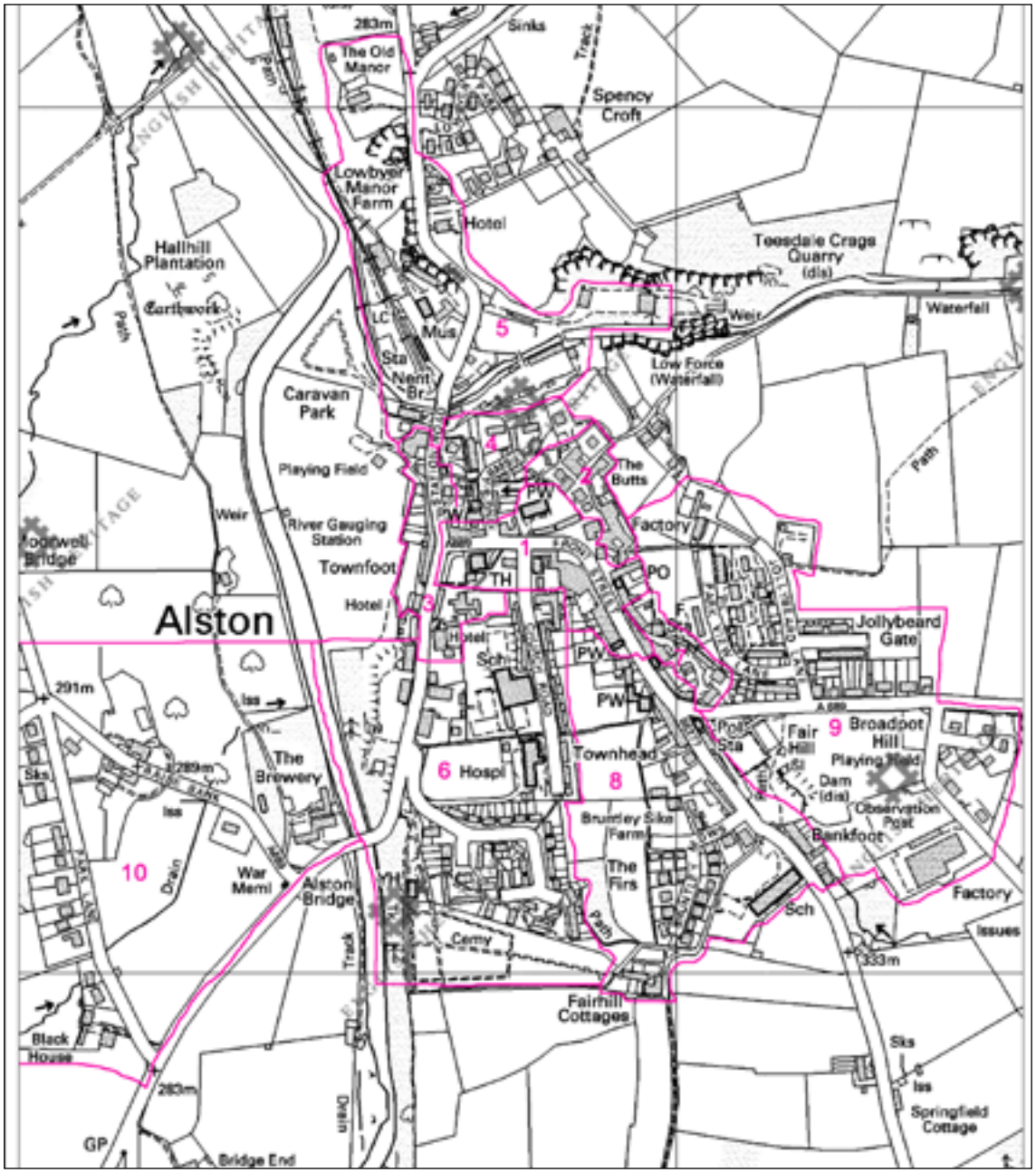


Fig. 89: Character Areas in Alston. © Crown Copyright. All rights reserved. English Heritage 100019088. 2010

Grisedale Lane was previously more constricted with several buildings oversailing it but it now has a more open aspect since the construction of the Grisedale Croft care home in the later 20th century. It was somewhat organically formed, appearing as an enclosed courtyard in Fryer and Hilton's 1775 map, but it had reached its present narrow form, running southwards, by 1861 (the date of the 1st edition OS map). Globe Lane is a small, constricted yard which links a number of houses together and is depicted on the 1775 map, which shows that at that date it was not yet enclosed on its western flank. Kate's Lane [Fig. 90], giving on to a variety of buildings of both domestic and industrial character,

Fig. 90: Kate's Lane, Alston. [DP135470]

was already allowing access to a substantial structure behind Front Street in 1775 but by 1861 it had nearly reached its present form and was serving many different buildings.

For the most part, Front Street is lined with buildings which combine commercial and domestic functions, providing the town with shops, banks, cafés and public houses; the exception is the south side of the street at the junction with Townfoot, where the memorial to Jacob Walton and the Town Hall stand, forming a small, open, 19th-century zone of municipal character. Recent works, such as the construction of public

conveniences, have compounded this municipal usage of the area. In the majority of Front Street's buildings, commercial or storage use occurs on the ground floor with residential accommodation above. In 1775, Fryer and Hilton depicted numerous external staircases serving this accommodation, which clearly delineated this separation of functions. Today only a few such stairs survive, notably on the north and south sides of the Market Place; unlike the Butts and Back o'the Burn, blocked first-floor doorways are little in evidence, due to the extent of refronting in the 19th century. A house with particularly clear evidence that the first floor provided the principal living accommodation can be found near the junction of Front Street with Townfoot; here, an oven projects externally at first-floor level, denoting the position of the kitchen.

Many of buildings in this area, as previously discussed, may have their origins in the 17th and early 18th centuries – buildings on their sites were certainly depicted in 1775 by Fryer and Hilton - although only the Quaker chapel at the Townhead end of the street and those houses constructed on the strip between the Market Place and the churchyard exhibit dateable fabric from the period. These tall, single-pile houses occupy the full extent of their shallow plots and have no rear access from the medieval churchyard. Wilson has suggested that their origins lie in stalls once built up against the churchyard, then made permanent by constructing shops with living accommodation above.[162] However, although their rear elevations exhibit a number of small, chamfered window openings consistent with such dates, their Front Street elevations all appear to have been rebuilt in the later 18th and 19th centuries. Church Gaytes Cottage appears to be a more conventional house of the late 17th century, with its fire window and direct entry on the ground floor; unusually for Alston there is no current or former first floor entry..

The 19th-century architectural spirit of the Market Place is compounded in this part of Alston by the rebuilding of both the vicarage, now Laufran House, and the parish church, as well as the construction of the Town Hall, the Walton memorial, the present HSBC Bank and Barclays Bank, reflecting the investment in, and prosperity of, the town brought by the lead industry. A variety of historicist styles are used, from a rather Northern Germanic Gothic at St Augustine's to a flamboyant red brick rendition of Tudorbethan at Barclays. Many older houses were refronted or refenestrated in this period, exemplified by the fancy bargeboards of Crossview Cottage and its neighbour and the sashes of the former Alston Clock Shop. Such refacing continued throughout the latter decades of the 19th century and into the 20th, as seen on the bay and dormer windows of the Angel Inn. Purpose-built shops of the period can also be found, such as those housing Incredible and TLC Hair Design. Massing of the period is typically of two storeys, though with some variations and, whilst coursed rubble masonry was the default building material, there are isolated examples of ashlar work.

Beyond the realm of urban improvements, such as street furniture, paving and setts, the 20th century has contributed little to the character of the area. The principal exceptions to this were the construction of one new road, Church Road, off the south side of Front Street and the removal of a handful of buildings around the former Potato Market. In the case of Church Road, this required the demolition of one house on Front Street and a lean-to attached to the vicarage in order to open up the fields on which local authority housing, the post-war secondary school and the earlier hospital (initially approached from

Townfoot and Bridge End) were constructed (see zone 6). In the Potato Market area of Front Street, south-east of the Market Place, a rather picturesque group of buildings were removed together with an alleyway leading to High Mill. This is part of a response in Alston to slum clearance orders of the 1930s.[163] Otherwise, the Co-op, built in the 1970s on the east side of the Market Place, is a rare representative of 20th-century building in the zone.

Zone 2: The Butts and industrial area behind the Market Place to School Terrace

To the north-east of the Market Place and the churchyard, running in a roughly north-west/south-west orientation, lies an irregularly-arranged thoroughfare encompassing a long-established residential area with a more recently developed industrial function. The Butts, Back Garth and Gossipgate collectively form a distinct area that is defined by a combination of its proximity to the Market Place, its relative isolation from the principal roads, and the irregular and historic layout of its plots and buildings.

The area's close proximity both to the churchyard of St Augustine's and the Market Place strongly suggests that settlement would have taken place here relatively early, perhaps soon after the use of the land for archery butts had been discontinued. Some possibly 17th-century fabric is apparent, notably the chamfered window surrounds of Church View Cottage. In The Butts, the housing has been built in rows as elsewhere in the core of the town, but there is no uniformity of scale, suggesting a haphazard pattern of

Fig. 91: The Butts, Alston, looking towards Back Garth and the High Mill complex. [DP135471]

development and redevelopment. The buildings range between two, two-and-a-half and three storeys high, and there is a good deal of evidence to suggest that this was once a busy, multi-functional part of the town centre, with various houses having former first-floor domestic entrances and ground floors used formerly for agricultural or perhaps industrial purposes. From place-name evidence there appears to have been a blacksmith's forge within the area, for instance.

Gossipgate is distinct from the main thoroughfare, leading off The Butts in a north-easterly direction via an ancient lane which leads out of the town to the River Nent. Indeed, the route stretches for some distance along the Nent valley as a track, crossing the river to the north at Gossipgate House and continuing in the direction of Blagill, passing several long-established farmsteads including Corby Gates along the way. It is apparent from its named status along a considerable length that this was an historically significant route in and out of the town along the river valley, certainly more so than today when it offers a path suitable only for walkers. Within the built-up area of Alston, however, Gossipgate continues the same density and massing of residential development as that seen in The Butts, giving way to some larger plots, including that of the former Congregational or Independent chapel of 1804 (now the Gossipgate Gallery) and some larger, modern detached houses as the town meets open country to the northeast.

The industrial portion of this area, situated on higher ground around the space known as Back Garth, has at is historic heart the former High Mill, a late 18th-century water mill with attached house. The mill, originally used for grinding corn from 1767 onwards (but probably replacing an earlier structure) was extended and raised in various phases before being converted in the 20th-century to modern engineering use and extended with inter-linked factory buildings. These developments have created a highly distinctive landscape of tall, three or four-storeyed ranges linked by bridges at the upper levels and, by means of these and various other functional features, giving a strongly utilitarian and industrial character to the area. This sense of a distinct, self-contained industrial area contrasts sharply with the commercial and civic character of the nearby Market Place.

Zone 3: Townfoot and Station Rd, including Alston House and Temple Croft

Townfoot and its northwards continuation, Station Road, form part of one of Alston's major arterial routes, linking Haltwhistle to the north with Penrith to the south-west; the junction with Front Street is still the most important in the town, taking traffic to Stanhope via Nenthead or to Middleton-in-Teesdale and Barnard Castle, passing close to Garrigill. Topographically, much of Townfoot and Station Road is relatively flat by Alston standards, although the land drops away steeply both to the north and to the west of the area. This characteristic is exploited in many buildings on the west side of the road to provide one or more basement storeys lit principally or solely from the elevation overlooking the South Tyne.

Townfoot was well-established by 1775, the date of Fryer and Hilton's map, with houses lining the west side of the road; the eastern side of the road, as now, was considerably less built-up. Despite occupying sites which were undoubtedly occupied at an earlier date, the houses on the west side display all the characteristics of later 18th- and early

19th-century Alston: they are rubble-built rows, with sash windows and shallow-pitched slate roofs; some doorcases are classical in style and pedimented, whilst others have rusticated surrounds. Some have been individually refronted or rebuilt but many were reconstructed in small groups, usually pairs; this gives the street an attractive though piecemeal character [Fig. 92]. There are several examples of overbuilding onto the gable end of the house, especially where the gradient of the street slopes away, as demonstrated by the way in which the northern end of Sun House oversails Orchard House. A particularly good example is the junction of Glanville House with Townfoot Cottage to the south and Monument View to the north.

Two more substantial houses, Temple Croft and Alston House, were built to the east of Townfoot as it nears the junction with Front Street, thus complementing the increasingly gentrified housing on Townfoot itself. Both are now of largely late 18th- or 19th-century appearance but have earlier cores, the former possibly of the 17th century and the latter of the late 17th or early 18th century. Alongside the former vicarage, now Laufran House, they form a core of fairly large-scale gentlemen's residences in this area. Apart from Alston House, they have remained in domestic use.

The centre of this zone, at the junction with Front Street, is residential in character, but several hostelries lie to the south, reflecting the status of the road as a main thoroughfare. Two survive in use, the Alston House Hotel (a 20th-century conversion of

Fig. 92: Houses on the western side of Townfoot. Alston. [DP135472]

Alston House) and the later 19th-century Cumberland Hotel. North of Alston House, however, stands the recently closed Blue Bell Inn, a high-quality building with an elevation to the street of c. 1800 but with 17th-century work behind. 19th century OS maps show that a further inn, the Golden Lion, stood opposite Alston House on a plot which is now used for car parking.

Station Road, forming the northern part of this area, has a slightly more industrial character to the north as it adjoins Zone 5. Low Mill, for grinding corn, was situated where Station Road crosses the mill burn – the mill itself was demolished in the second half of the 20th century and its site currently lies vacant, whilst the mill house survives to the south, with what was once a shop situated in its basement.

Zone 4: King's Arms Lane, Croft Terrace and infill between Front Street and the river Nent

This area lies to the north of Front Street and to the east of Station Road; it represents a zone of later 18th- and 19th-century development which provided some residential accommodation alongside educational, commercial and religious buildings that served the town as a whole. Most of the area had taken its present form by 1861, the date of the first edition OS map and, with the exception of Roselynn on Station Rd and a handful of buildings at the back of the King's Arms, its development post-dated Fryer and Hilton's map of 1775.

Fig. 93: Houses in King's Arms Lane, Alston, with concrete canopies added to a much-altered 18th century structure with former first-floor entry. [DP135483]

The steepness of the terrain heading northwards towards the Nent lends itself to terracing: Croft Terrace, built on land formerly owned by St Augustine's and once known as Church Croft or Church Terrace, is an excellent example from the middle of the 19th century. Otherwise, individual houses such as Roselynn, Hollytree Lodge and Croft House are scattered down the slope. At the head of the gradient, King's Arms Lane provides an alternative link between Front Street and the Butts via the northern fringes of the churchyard instead of the busier route through the Market Place. Along its eastern side lies a terrace of three houses (including Linden House and Birkshaw House), probably of late 18th-century origins; the most southerly of the three displays a pair of blocked doorways which provide nominally first-floor entrances, although this would indicate that the original ground floor was exceptionally low, even in Alstonian terms. All three houses have been radically refenestrated; they now have 19th-century horned sashes, the rusticated doorway of Birkshaw House has been blocked up, and they are entered under handsome door canopies which, in their combination of concrete construction and 'Queen Anne'-ish flavour, may date from the 1920s [Fig. 93].

The historic ownership of much of the land in this zone was once, as mentioned above, held by the church; two of the parcels of land north of St Augustine's are named as Church Croft and Parson's Piece on the 1775 map. This ownership, as much as the convenient position, may have influenced the choice of site for the Salvin Schools, founded in the 1840s and 50s by the Rev. Hugh Salvin, vicar of Alston. Executed in local

Fig. 94: St Wulstan's Catholic Church, King's Arms Lane, Alston. [DP135485]

rubble with sandstone dressings and kneelers, the two former schools fit effortlessly within the local vernacular. Two further community buildings are present on King's Arms Lane: the Catholic church of St Wulstan [Fig 94], which is currently being shared by the town's Methodist congregation, and the Masonic Hall. St Wulstan's, a rubble-built structure of late 18th-century appearance with a modern porch, displays several blocked doorways and windows; this may be explained by its possible former use as a gaol, according to Monsignor Turner, prior to its purchase and conversion into a church in 1950.[164] The Masonic Hall may contain some fabric from before 1775; Fryer and Hilton depict some sort of extended property on its site which represents the furthest extent of building on King's Arms Lane at that period. It lies to the rear of what was once a pair of cottages, now a single dwelling, parallel to Front Street. It had nearly achieved its present extent by the 2nd edition OS map of 1899, where it is marked as a bank. The cottage facing the lane exhibits a blocked cart entrance which appears to be original, belying the map evidence of two separate properties. But both the hall and the cottage have a distinctly late 19th-century aspect, with keyed or rusticated openings; externally, the hall gives away little of its Masonic associations with the exception of one solitary symbol, the Square, in the glass over the door.

This is an area which has seen considerable change in its appearance during the 20th century, due to the loss of two major buildings which have not been replaced. A saw mill is depicted as the occupier of the corner site of King's Arms Lane in both the 19th-century OS maps but has since been demolished; this made use of the culverted stream that also powered both the High and Low Mills. A large property, possibly residential although perhaps used for stabling and guest accommodation, once lay on the east side of the lane behind the Angel and King's Arms Inns; this was shown by Fryer and Hilton and appears on the maps down to 1899. It is not known when it was demolished. Further demolition occurred in the form of a small terrace of housing opposite the entrance to the Salvin Schools. Otherwise, 20th-century incursions are limited to a bungalow built south of Hollytree Lodge.

Zone 5: Lowbyer and the industrial zone on both sides of the river Nent, including the former woollen mill and station

The area to both sides of the River Nent near its confluence with the South Tyne has played an important part in the development of Alston, performing an administrative role from an early date and acquiring a substantial industrial presence in later centuries. Even before the arrival of the railway on the north bank of the Nent, this area was the hub of Alston's industrial revolution of the late 18th century, with a textile mill built on the south bank of the Nent and the entrance to the Alston end of the Nent Force Level constructed on the north bank. This status was compounded by the building of the gas works in 1848, the railway and its associated structures from 1848 onwards, and the conversion of the mill site into Alston Foundry.[165] Quarrying and lead working exploited the land north of the Nent and east of the South Tyne throughout the second half of the 19th century. The late 20th century was not kind to these industrial sites north of Alston, all of which were closed by the end of the century. With the exception of the South Tynedale Railway's renovation of the station and the creation of the Hub museum, these industrial sites were until recently in apparently terminal decline with the gas works

cleared and the foundry derelict. But new housing is in the process of construction on the gas works site and will change the character of the area considerably.

The surviving industrial buildings are mostly 19th century in appearance. The former woollen mill, subsequently used by the Alston Foundry, is screened from the road by trees but is a long, narrow, hipped-roofed structure built of rubble with brick dressings to the openings [Fig. 95]. This is a later 19th-century rebuilding of the early 19th-century mill; quite a different group of buildings are depicted on the site in the first edition OS map of 1861 and the present structure relates to that shown in 1899, though considerably reduced in width. There is also a flavour of the 20th century, from the Second World War to the 1960s, about this zone, as represented by the gates to the former foundry complex facing Station Road, the adjoining building, and the building opposite which was presumably related to the foundry. North of the Nent, Force Cottages remind the viewer of the presence of industry in this area with its name suggesting a connection with the Nent Force Level. The arcade beneath the original cottage was perhaps used for the storage of vehicles with the rooms above used as residential accommodation. With the more recent addition of the westerly bay, the building now serves as several cottages.

Fig. 95: Former Woollen Mill on the bank of the River Nent, Alston. [DP135484]

Although industry has long been an important feature of this zone, it is as the administrative centre of the lords of the manor of Alston Moor that Lowbyer gained its historic importance. The Old Manor, to the west of the road northwards out of Alston, was, from the middle ages, the traditional seat of the lords of the manor up until the end of Greenwich Hospital's involvement in the parish in the 20th century. After the transfer of the Derwentwater estate to the Hospital, it became the combined home and office of the agent appointed by the Commissioners of the Hospital to manage and administer the estate. It is not known whether the present building contains fabric belonging to the manor house, the seat, if only a rather minor in comparison to Hilton Castle and Dilston Hall, of the Hilton and Radcliffe families. Its present footprint varies from that shown by the two 19th-century OS maps, suggesting considerable rebuilding. The area surrounding the house was continually degraded throughout the 19th century by the mining of lead and iron as well as quarrying, suggesting that the status of the house was already considerably diminished.

The building housing the Lowbyer Manor Hotel may have more of the appearance of a manor house than the Old Manor but in fact it was a purpose-built inn constructed by the Commissioners of Greenwich Hospital in 1778. This investment provided the Commissioners with suitable accommodation for more important visitors to their estates whilst providing a space in which to hold the traditional manorial court which, as Lords of the Manor, was their responsibility. Constructed in the typical Alstonian rubble with strong quoins and rusticated surrounds to the openings, its polite elevation faces the town; a small wing to the side provides storage and stabling for the inn and partly encloses a yard at the rear.

Zone 6: Church Rd southwards

Aside from some historic buildings near the junction of Church Road and Front Street, the majority of this area has a character entirely dominated by municipal building activity in the second half of the 20th century. The street is a straight, long cul-de-sac heading almost due south from Front Street with only one further intersection with the remainder of the town – an historic footpath – for the entirety of its length. Standing on Church Street, there are only a few places where it is possible to see evidence of Alston's wider historic environment; the principal view remains eastwards up towards the large Methodist chapel in Townhead.

There are several separate ranges of two-storeyed 1950s terraced housing of varying lengths spaced along the street, all with small gardens to the front and rear; they appear to have shared the same original design with a distinctive 'wave' canopy over the front door, though a number of the houses have since been slightly modified. Towards the end of the street, Samuel King's School provides another monument to post-war public investment and represents the largest 20th-century building in the centre of Alston, opened in 1957 with design and materials typical of late-1950s secondary school building. The general texture of building in Church Road is indeed undeniably modern; in addition to the coloured panels and plate-glass used on the school, the majority of the housing employs either pale grey brick or pebble-dash render. There are one or two concessions to vernacular building traditions and the overall aesthetic tone of the majority of Alston,

for example in the use of rubble stone in the structure of the unaltered porch canopies of the housing and the use of a traditional rubble boundary wall in front of the school, but these are small exceptions in an area that shares much in common with the design and texture of similar public schemes elsewhere throughout England, but relatively little with the majority of buildings in Alston itself.

Zone 7: Back o'the Burn, including former forge on Townhead

In common with The Butts, this is an area defined by its close physical relationship to, and significant contrasts with, Front Street. Running from the large former forge at the junction of Townhead and the Nenthead Road, Back o'the Burn arcs along the course of a culverted stream (the power source for Alston's water mills) to the east of Front Street, emerging on the main street again near the former Potato Market at the centre of the town. The thoroughfare that has evolved in this area has the same irregular street frontage and massing as numerous other routes that communicate directly with the central portion of Front Street and the Market Place, and a similar diversity of function, but Back o'the Burn is the most significant of these streets, with perhaps the greatest variety and some highly distinctive features. The absence of the area on the 1775 Fryer and Hilton map of Alston is firm evidence that it was developed after that date, and much of the current building in the area is firmly of the mid-19th century with later additions.

Fig. 96: Houses in Back O'the Burn, Alston. [DP135487]

Exclusively employing local stone with varying degrees of sophistication, there is a high degree of homogeneity in the texture and colour of the area, but also considerable variety in the massing and plans of the buildings here. From the very tall two-and-a-half storey terrace of Overburnside to the modest two-storey cottage proportions of South View and one-storey lean-tos at the rear of the buildings (including a former slaughterhouse) that have their principal elevations on Front Street, there has been a considerable diversity of development in the area over the centuries, with differing functions and grades of building reflected in the irregular streetscape. Principally, this is a residential area – today, almost exclusively so – but some building types along the thoroughfare, for instance the former Methodist chapel and small industrial buildings to the rear of some properties, suggest a more diverse ranges of historic uses, before the expansion of the town centre at the fringes in the 19th century led to the more specialised use of land near to the historic core.

Perhaps the most significant building type in Back o'the Burn, and one that contributes to its overall distinctiveness within the town centre, is the domestic building form with either current or former first-floor entry [Fig. 96], an urban manifestation of the 'house-over-byre' building type that is found quite commonly in the countryside of Alston Moor. Although this form of housing occurs elsewhere in the centre of the town, it is most prevalent in Back o'the Burn where some examples such as Jaycott may date from the second half of the 19th century, underlining the continuing cultural importance of this building tradition in the parish well into the modern period.

Zone 8: Townhead, south of the Quaker Chapel and from the Fire Station to the Primary School and former Workhouse

Townhead represents a largely 19th-century extension to the central area of Alston, developed on the high but, by Alston standards, relatively level ground a little to the south-east of the Market Place. This is a place where various residential developments were mixed with a number of institutional buildings in a streetscape of a more spacious and modern character than that found in the central, older area of Front Street. This contrast is made obvious when heading south along Front Street to the point where the street passes the Quaker Meeting House; here, the historic heart of Alston as depicted on the 1775 map by Fryer and Hilton gives way to a broader thoroughfare, lined with many buildings that post-date the map by some measure and which are arranged at a notably lower density. Fryer and Hilton did, however, depict a core of buildings in the area around the modern Victoria Square, including those now known as the Swan's Head pub, 'Alstonia', and the buildings on the site of the later Methodist Chapel complex. Beyond these the former Workhouse complex, located at the end of the Straight Loaning and Wide Way paths, dates from the 18th century; its site was no doubt selected because of its relative isolation from the principal built-up area of the town at this time.

Townhead is an area of the town in which open spaces have played an important role historically and continue to define its character. Along the Garrigill Road as it passes the Police Station, there are several open prospects on both sides of the carriageway as the density of buildings declines steadily towards the edge of Alston. These spaces fulfilled several of the town's key needs which could not be met within the town itself: Fair Hill

served as the site of an annual fair, for example, while the mill pond supplied the race that powered, on its descent through Alston, the various mills. In more modern times this space has been used as a playing field and for tennis courts. Immediately parallel to the Garrigill Road, part of the open ground of Fair Hill was used by a ropery.

The focal point for the built-up portion of the Townhead area is Victoria Square, not a formal civic space as its name may suggest, but instead a triangular broadening out of the main street at the point where Halswell's striking Wesleyan Methodist chapel of 1867-68 stands, adjacent to the Swan's Head pub and at right angles to the main carriageway, facing down the hill back towards the centre of town. The effect of this arrangement, especially when combined with the incline of the land, is to create an imposing open space with the chapel as a distinct institutional focus. From the 1775 map, it would seem that the present layout of buildings was influenced in some considerable degree by pre-existing boundaries and the arrangement of buildings and plots in the late-18th century. The current, quasi-formal appearance of the open space can therefore be read as largely accidental, developed piecemeal and exploiting both the naturally impressive topography of the area and existing plot boundaries.

Set aside from the main portion of Townhead, and accessible only from a long footpath beginning on the eastern flank of the Methodist chapel on Victoria Square (running parallel and to the west of the Garrigill Road), is the former workhouse, now known as Fairhill Cottages, located at some remove from the built-up areas at the southernmost extent of the town. The workhouse, from the evidence of the late 19th-century OS maps, was once much larger and arranged in several connected ranges, though today the remaining structure has been subdivided into separate cottages. The evidence offered by the surviving buildings suggests that this phase of the institution dates from the late 18th

Fig. 97: Houses on Victoria Square turning into Nenthead Road: a lower density area with more open space than around the Market Place. [DP135473]

or early 19th centuries. The buildings are unassuming and domestic in character, and their isolation from the town suggests the operation of a kind of social quarantine.

Returning to Townhead proper, further up the hill and past Victoria Square, the main thoroughfare forks into the Garrigill and Nenthead roads, giving rise to another important civic space within the area. On the corner site created by the junction, the mid-19th-century police station is dominant, adding to the sense that Townhead acts almost as a secondary centre for Alston, with a more comprehensively modern character quite distinct from that of the congested historic core, where contemporary 19th-century civic and religious buildings such as St Augustine's and the Town Hall are integrated into a much older landscape. Beyond this point, however, further along the Garrigill Road, the rapid falling away of housing density and the introduction of open views across the South Tyne valley underline the impression that the outer margins of the town centre have been reached. Although buildings in this zone such as the 1907 school retain something of the civic grandeur of the town centre, the predominant character is set by low-density residential developments such as the late-20th century Bruntley Meadows estate with its meandering street pattern of two branching cul-de-sacs.

The buildings found in this area are diverse in form, especially when compared to those denser zones on and surrounding Front Street, lower down the hill and flanking the Market Place. However, there are certain shared characteristics of the building stock

Fig. 98: Houses on Nenthead Road: Irregularly-scaled and from the later 19th century. The pair of houses on the right have been converted from the former Primitive Methodist Chapel [DP135486]

in Townhead, reflecting the distance from the centre of town and the relatively late date of most of the buildings. For instance, although the massing and storey heights of the residential elements in the Townhead area vary significantly from single-storey bungalows of the late-20th century to grand, two-and-a-half to three-storey mid-19th-century town houses on the Garrigill Road such as Albert House, the average height of buildings in the area is lower than those found in the very centre of town, representing the more suburban tone of development here, the lower density and a lower pressure on land. Aside from the most modern developments, however, there is a high degree of consistency in the use of local stone, and there remains a high degree of visual uniformity in the colours and textures of the area, despite the looser urban grain.

Functionally, the main difference between Townhead and the Market Place area is the near absence of commercial activity. In this uphill zone, the growing needs of Alston were met as the available space within the town centre became increasingly limited. New facilities such as the former grammar school (now the fire station), the larger Wesleyan chapel to replace the original building in Back O'the Burn, its attached Sunday School complex of the 1930s, the police station and the original Samuel King's School (now Alston's primary school) all contribute elements of civic character in the 19th and early-20th centuries, occasionally (as with the large Wesleyan chapel) to striking architectural effect.

Zone 9: Nenthead Rd and 1970s development northwards towards Jollybeard House

The Nenthead Road area shares several of the same characteristics as Townhead, in terms of the date ranges of the buildings and the sense in which the zone forms a ribbon-like extension to the town from the 19th century onwards. But the area has a more consistently residential character, one that may fairly be described as suburban, with none of the civic functions that characterise Townhead. Today, late 20th-century housing dominates the area numerically, though the tallest and most notable houses along the Nenthead Road itself, closest to the Townhead junction, date from the late 19th century.

Housing has been built piecemeal here along an historic route heading due east from the Townhead junction following the Nent valley. Development has taken place almost exclusively along the north side of the road, with short ranges of housing of varying heights which form contiguous rows up to the junction with Jollybeard Lane [Fig. 98]. East of this point, the housing becomes increasingly modern, primarily of the 20th century, and arranged at lower densities with shorter terraces and semi-detached plans. On the relatively level land heading northwards from the Nenthead Road along Jollybeard Lane towards the complex of Jollybeard House and Hill House, a modern housing estate of the last thirty years has been developed in an identifiable sub-area known as Jollybeard Gate. This area consists essentially of three cul-de-sacs branching from the common spine of Jollybeard Lane. To the south of the Nenthead Road, meanwhile, lies the northern extent of Fair Hill, leading eastwards into Broadpot Hill, all of which open spacehas been protected as a recreation ground and which remains undeveloped. Beyond the junction with Potters Lane, a route leading in a south-easterly direction from the town into open countryside, the Nenthead road ceases to have any urban characteristics.

Aside from the dominant residential character of the area, there is little consistency in building materials, scale, date or status of the houses to be found, with a high degree of individuality expressed in the building stock from the late 19th century onwards. Around Jollybeard Lane and the Jollybeard Gate housing estate, the comprehensive nature of this late-20th century scheme lends an architectural consistency to the housing, a sense supported by the estate's self-contained system of roads and isolation from the main thoroughfare, built on land with a view over the historic core of the town. Elsewhere along the main carriageway, there is no such consistency with perhaps a noticeable preponderance of local rubble stone used on the 19th-century structures, though with a variety of styles and some brick also apparent.

Zone 10: The Raise and the Brewery

The Raise forms a semi-detached suburban extension to Alston, recognisably belonging to the town by means of its sweeping views across the parkland of the lower South Tyne valley towards the distinctive landmarks of the town centre, as well as its overall architectural and functional origins as a villa suburb, but physically separated from it by the river and entirely surrounded by open space. The earliest housing in the Raise dates from the 1820s but, as in other suburban areas of Alston such as Nenthead Road, it is 20th-century housing that predominates here, at least in numerical terms. Barring a few exceptions near the centre of town and on the Garrigill Road, this area contains the highest status housing in Alston; nearly all of the dwellings are large, either detached or semi-detached, and have been planned within large plots with at least some attached land. The distance from the centre of town and the lack of any contiguous development coupled with the low density of development creates in the Raise a character distinct from any other residential district in Alston. In addition to its exclusively residential function, the spacious layout of buildings in a semi-rural landscape creates the impression of a place suited to quiet repose and recreation. Open views of town, moorland and fell are partially enclosed by numerous mature broad-leaved trees which have been integrated into private planting schemes, but are also found in the parkland-like belts separating housing plots [Fig. 100].

Although quite distinct from the principal built-up area of Alston, The Raise is linked in stages with the town by a sequence of landmarks that provide both physical and symbolic connections to the urban core. Firstly, Alston Bridge carries the A686 across the South Tyne river south-west of the Townfoot area; next in the sequence, the former brewery complex, dating from the 18th century and nestling on the western bank of the river immediately adjacent to the bridge, extends the historic functions of the town well beyond its geographical centre; lastly, a little further up the road, Alston's War Memorial is situated at the junction of the A686 and the A689, the latter being named Raise Bank at this point and following a north-westerly route towards higher ground and the earliest housing of the Raise.

Approximately halfway along Raise Bank, the historic core of the suburb consisting of three principal houses – The Raise, Raise Park and Raise Cottage – clusters on either side of the main carriageway, employing distinctive and formal planning devices such as symmetrically-arranged carriage drives for the two largest houses. The remainder of the

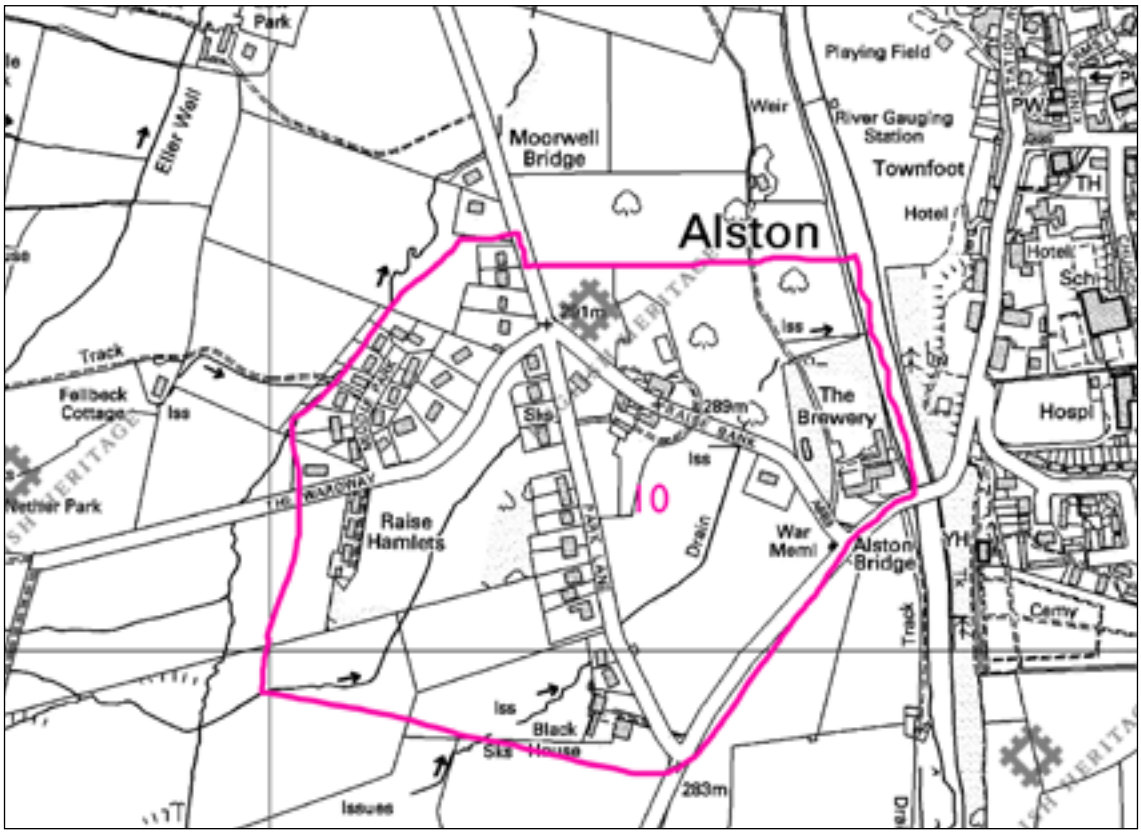


Fig. 99: Zone 10, The Raise and the Brewery. © Crown Copyright. All rights reserved. English Heritage 100019088. 2010

Fig. 100: The view from Raise Bank across the South Tyne to Townfoot. [DP135474]

road pattern in the wider suburb is itself arranged roughly symmetrically, with The Wardway mirroring Raise Bank on the opposite side of Park Lane and the straight, turnpiked portion of the A689. Park Lane, from the junction of all three principal routes southwards to Black House and the A686 turnpike, is the location for a sequence of large suburban houses dating from the end of the 19th century to the last quarter of the 20th century. All of this development is found on the western side of the thoroughfare, the eastern side forming a parkland-like landscape of pasture and mature woodland down to Raise Bank and Alston Bridge. Black House, at the end of Park Lane at its junction with the A686 turnpike, is a former pub of the mid-19th century that was evidently planned to serve the traffic along one of the principal routes through Alston. In the western section of the area, meanwhile, The Wardway contains a similar mix of late-19th and 20th

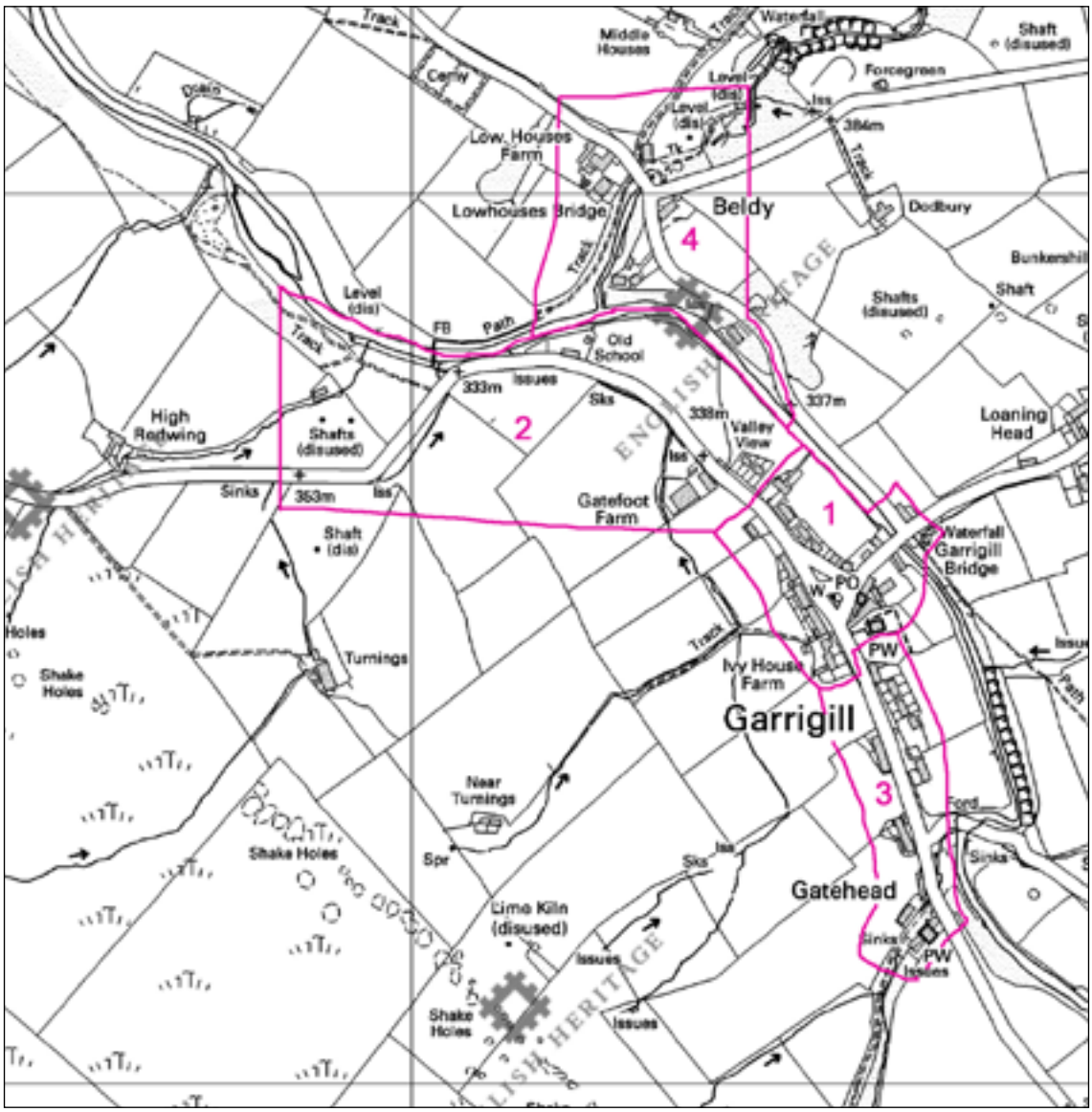


Fig. 101: Character Areas in Garrigill © Crown Copyright. All rights reserved. English Heritage 100019088. 2010

century buildings as those found on Park Lane, whilst Raise Hamlets and Middle Park are short deviations from this principal route, offering examples of bungalow architecture from the 1930s and 1970s respectively.

There is sufficient diversity in the built forms, styles, plans and materials of the housing in the Raise that no overarching visual character for the area can be precisely determined, beyond the shared sense of openness and greenery. The majority of the houses here do not conform to any indigenous architectural traditions within Alston or the wider region – these are buildings that, by and large, correspond to housing types found in suburban developments of this status almost anywhere in England. Beyond the limited use of local materials on some of the older properties – or simulated versions of such materials in some of the newer examples – there is no real distinctiveness in the texture and stylistic appearance of the area. Instead, it is the uniformity of intent implicit in the planning of the houses in the Raise which is most clearly expressive of the area's set of shared characteristics. This collection of buildings is designed, to greater or lesser extent, to exploit their isolation from the centre of town and to display more or less fashionable versions of suburban style and comfort derived from their respective eras of construction.

Garrigill

Zone 1: Garrigill Green, church, and bridge, down to Ivy House and as far north-west as Ennerdale House

The centre of the village of Garrigill is characterised by the convergence of several ribbons of development, mostly containing housing, built along a series of historic tracks, resulting in the creation of a village green. One of these lanes crosses the South Tyne at Garrigill Bridge, originally connecting Tynehead in the south with Nenthead to the north-east via the existing lane that runs from the bridge to Loaning Head; Alston was also accessible from either bank of the South Tyne. Several tracks also run up to the fells above the village, presumably providing routes to the high pastures and shielings on which the Garrigill farmers were largely dependent for fattening their livestock. After the construction of turnpiked roads in the early 19th century, Garrigill gained improved connections to both Alston and Tynedale; existing track ways linked the village to the new roads. The bridge itself must have been long in existence, although the current structure bears the date of 1891.

The earliest buildings surviving in the centre of the village date from the later 18th and early 19th centuries, as shown on Donald's map of 1774; although Garrigill's medieval origins are well-known, no surviving fabric has yet been found. The medieval chapel of ease was replaced in 1790 by the present church, itself then renovated in the 19th century; it betrays little of its late 18th century origins today. A handful of larger, detached houses from the period survive, notably Ivy House, St John's House and Ennerdale House. Ivy House, opposite the churchyard gate, is essentially a working farm consisting of a large and elegant farmhouse with its farm buildings adjoining one gable end; it was once the home of Westgarth Forster, author, mining engineer and geologist. Rubble-built and stone-slated with regular fenestration and carved stone gate piers, it is one of the

Fig. 102: The Green at Garrigill with the former smithy to the right and the George and Dragon shown with its windows boarded. [DP135475].

farms situated in a rough and scattered cluster near the South Tyne which became central to the formation of the settlement of Garrigill. The farm buildings date from the 19th century, but an earlier building on the site is confirmed by a reset lintel in a 19th-century outshot, mentioned in its list description, bearing the date '1694'. St John's House, another sizeable house, was formerly the vicarage. It is of early 19th-century appearance, with its most regular elevation facing the garden overlooking the church; the road-facing elevation with its large stair window is clearly intended to be the lesser of the two. Ennerdale House, on the north-western fringes of the green, may have originally been a farmhouse; its first-floor door is still in use.

Smaller houses were built of similar materials and grouped into short terraces or pairs; the oldest is the cluster on the far side of Garrigill Bridge, dating from the late 18th century. Bridge House was once a pair of three-storey houses, well-proportioned and with handsome sash windows (now replaced with later horned sashes); their pretensions to classicism rival Ivy House. More interesting, perhaps, is the neighbouring pair, Four Pines and the Shieling: they have similar classical proportions but are half a storey lower, with a low attic storey tucked up under the eaves. East View, facing the Green, may have once had a first-floor door like Ennerdale House. Evidence for this comes from a blocked opening above the present doorway and the depiction on the 1st edition OS map (1859) of a structure built out towards the road which looks very similar to the steps up to the smithy and those outside Ennerdale House. East View, then, may well be the earliest surviving building on this side of the Green.

Fig. 103: Housing on the western end of the Green, Garrigill, showing coursed coloured stonework, revealing a subtle corporate influence in the village. [DP135488]

Around the Green are a series of mainly 19th century houses. One unusual feature is the banding of contrasting colours of rubble apparent particularly on the early 19th-century terrace of Tynedale House, Bridge View and neighbour, which marks this row out from the surrounding houses [Fig. 103]. The houses adjoining either end of this terrace all date from the first half of the 19th century and appear on the 1859 1st edition OS map, as does a pair of semi-detached houses on the other side of the green, Thorneycroft and Woodbine Cottage. East View, the northernmost house of the row on the west side of the green, is earlier than its immediate neighbour, whose higher roofline has been constructed over East View's gable. Its low, vernacular appearance suggests that it is the earliest part of the row, probably 18th century; the row then developed piecemeal during the first half of the subsequent century once the lead mining industry had Alston Moor firmly in its grasp. A trio of houses were constructed beyond East View between 1859 and 1899, consisting of Walton House, Shield Cottage and Rose Cottage.

This zone continues to provide the only services remaining in the village, including the village hall, surviving post office and shop, place of worship, and public house. The former smithy, the sole incursion onto the village green, dates from the earlier part of the 19th century. Built from rubble with a substantial square-headed entry to the ground floor, it has upper-floor accommodation reached via an external staircase, the only one surviving in Garrigill today, echoing Alston Moor's traditional house-over-byre building type. The Village Hall, built at the turn of the 19th and 20th centuries and later extended, also reflects the local vernacular with the exception of its Welsh slate roof covering. The post

office is housed in one half of an 18th-century cottage; its date is indicated by its low, two-storey appearance although further detailing may be hidden behind modern render and a Welsh slate roof.

The George & Dragon, with its strip of quoins and ashlar door surround with impost blocks, appears to have been built around 1800; it may have been purpose-built as an alehouse and was certainly in use as a public house by 1859, the date of the 1st edition OS map. Garrigill also had another pub, housed in the building now called The Old Fox, to the right of the church gate. The lower, two-storey building with its rough quoining and steeper roofline formed the original building; this was extended in the first half of the 19th century to left and right, primarily with a taller, three-storey addition built over its northern gable end. This building, now named Moor View Cottage, has a trace of a central wider entrance in the straight joint to the left of the door; it may have provided additional accommodation for the Fox Inn. The 1st and 2nd edition OS maps show that further buildings were positioned at that time in the infill between Moor View Cottage and the churchyard; this was possibly stabling for the inn.

A further run of cottages lies parallel behind the range of buildings between the George & Dragon and Church Cottage; they are in various states of disrepair and date similarly from the late 18th and 19th centuries. This group of buildings terminates in the former schoolroom, situated on the corner of the churchyard and the green. This single-storey structure of early 19th-century appearance was formerly an endowed school (as shown on the 1859 1st edition OS map), then a reading room by 1899, the date of the 2nd edition OS map. Its origins may be much earlier: a plaque on a nearby building records the presence of a school in Garrigill dating back to before 1685, although the original location of either the plaque or an earlier school is unclear from this source.[167]

Development in the 20th century is limited to the outer reaches of this zone, whether towards the bridge, such as the village hall, or northwards towards Gatefoot. Meadow View, a rendered bungalow dated 1966, fills in the area between the 19th century village and Gatefoot. Its rubble-built piers either side of the central doorway are a faint allusion to the local vernacular.

Zone 2: Gatefoot, from Valley View to Redwing chapel

Gatefoot was historically always part of the settlement of Garrigill, a parcel of land en route to Alston at the foot of Garrigill Gate, an ancient name for the settlement. This house, following the local vernacular, has some of the earliest built evidence surviving in the village, including a fire window with chamfered surround, dating this part of the house perhaps to the 17th century. Typical of many of Alston Moor's farmsteads, this part of the building was abandoned and a new taller, better-proportioned farmhouse was constructed onto its gable end during the first half of the 19th century [Fig. 104]. The Barn, opposite Gatefoot Farm across the road, may once have formed part of the steading; it has since been converted into a separate house.

A small quantity of local authority housing was built, probably during the 1950s, joining Gatefoot to Garrigill proper, in the form of two pairs of semi-detached houses called Valley View. Sympathetically designed with lugged ashlar door surrounds giving some distinction to their rendered walls, both pairs have deliberately contrasting Welsh slate roofs - one hipped and one not. Their positioning behind dry stone walls allows them to blend successfully into the village scene.

Further on, following the road towards Alston, there are two former institutional buildings which once served Garrigill and its outlying settlements: Redwing chapel and the former Girls' School. The chapel, set back from the road and situated near the South Tyne, was built in 1756 (denoted by the date on the door lintel) as a Congregational meeting house, superseding that at Loaning Head; it closed in 1964 and apparently still lies empty.[168] Rubble-built, with tall round-headed windows dressed with red sandstone, it is a reminder of the variety of dissenting denominations which flourished on Alston Moor in the 18th and 19th centuries. The Old School, nearer to Garrigill and built next to the road, dates from 1850. This rubble structure must have provided an education for girls to complement that of the boys at the schoolroom near the church; it is now residential. It was gradually added to during the 19th century; to the north-east of the school lies a small structure which is marked in 1859 as a Reading Room which, with its 18th-century appearance, probably pre-dates the building of the school.

Fig. 104: Gatefoot Farm, Garrigill, showing the earlier phase to the left, now a barn (with ground floor fire window) and the later farmhouse to the right. [DP135489]

Zone 3: Gatehead, starting at Laburnum House

The settlement's southern fringe runs from St John's church to the area around Gatehead Farm, which, like Gatefoot Farm to the north of the village proper, may have been one of the earliest farms in this once loose-knit settlement. Linear development in the 19th and 20th centuries joined the centre of Garrigill to Gatehead Farm, around which a small subsidiary nucleus was formed with its own Primitive Methodist chapel. Apparently founded in 1825 and rebuilt in 1859, the chapel bears a datestone declaring it to have been constructed in 1885.[169] It is now disused and is being considered for development. Nineteenth-century cottages, represented by the row between Laburnum House and Snappergill Cottage, maintain the local vernacular (Laburnum House is the exception with its Welsh slates). Two small-scale 20th-century developments took place in this area, creating two pairs of semi-detached houses at Gate Croft and a terrace of four houses of the late 1990s between Snappergill Cottage and Gatehead House. The latter deliberately mimics the form of the neighbouring 19th-century row.

Gatehead House [Fig. 105], the most substantial house in the area, consists of a tall, 18th-century range under a shallow-pitched roof, exhibiting a small datestone of 1750 above the front door. This is the earliest firmly dated example of this type of farmhouse seen during the assessment. The cottage on its southern flank is much lower and may thus be a little older – it has a first floor doorway (marked with an external staircase on the 1859 1st edition OS map, depicted similarly to that of the Smithy on Garrigill Green) and many blocked openings. This may have been the original farmhouse, with the taller range added

Fig. 105: Gatehead House, Garrigill. [DP135490]

in the mid-18th century. However, the farmstead may have considerably earlier origins, as the presence of a piece of chamfered stone reset beneath one of the existing windows of the cottage suggests. Gatecroft and Croft Cottage, historically known as Clarkhall (on the 1859 OS map), on the other side of the road may date from the 18th century, with their low stone-slated rooflines, but the latter interestingly appears to have a blocked ground-floor door in its gable, perhaps indicating a house-over-byre.

Zone 4: Beldy, including Thortergill

The two small settlements of Beldy and Thortergill lie at the confluence of the Garrigill Burn and the Nent, on the north side of the Nent and on the lane leading towards the turnpike road to Alston. They are clustered near to Lowhouses Bridge, which crosses the Garrigill Burn. By the 19th century, they were part of the wider Garrigill area, providing employment at the corn mill (formerly a smelt mill) and a place of worship in the form of the Wesleyan Methodist chapel. The principal groups of houses, at Low Houses Farm, High Beldy, Low Beldy, and Thortergill, all predate the 1st edition OS map of 1859 and are of late 18th- and early 19th-century appearance; the exception is the chapel, a simple rubble-built structure of 1859. The former corn mill, now in domestic use and known since the late 19th century as Tyne Lodge, has a large blocked arch in its southern gable end, betraying its industrial origins. Otherwise, the small groupings of cottages [Fig. 106] are comparable with those to be found in the vicinity of Garrigill Bridge.

Fig. 106: Beldy Cottages, Beldy, Garrigill. [DP135491]

Nenthead

Zone 1: Nenthead village centre, including the Row and Nenthead House

The centre of Nenthead reflects the principal influences on the development of the village since the 18th century, combining the oldest remaining built fabric within the settlement with evidence related to its transformation in the early 19th century by the London Lead Company and the creation of a thriving industrial village centre. This is also the place where a confluence of local and longer-distance routes contributes significantly to the morphology of the village and influencing the layout of the principal civic buildings.

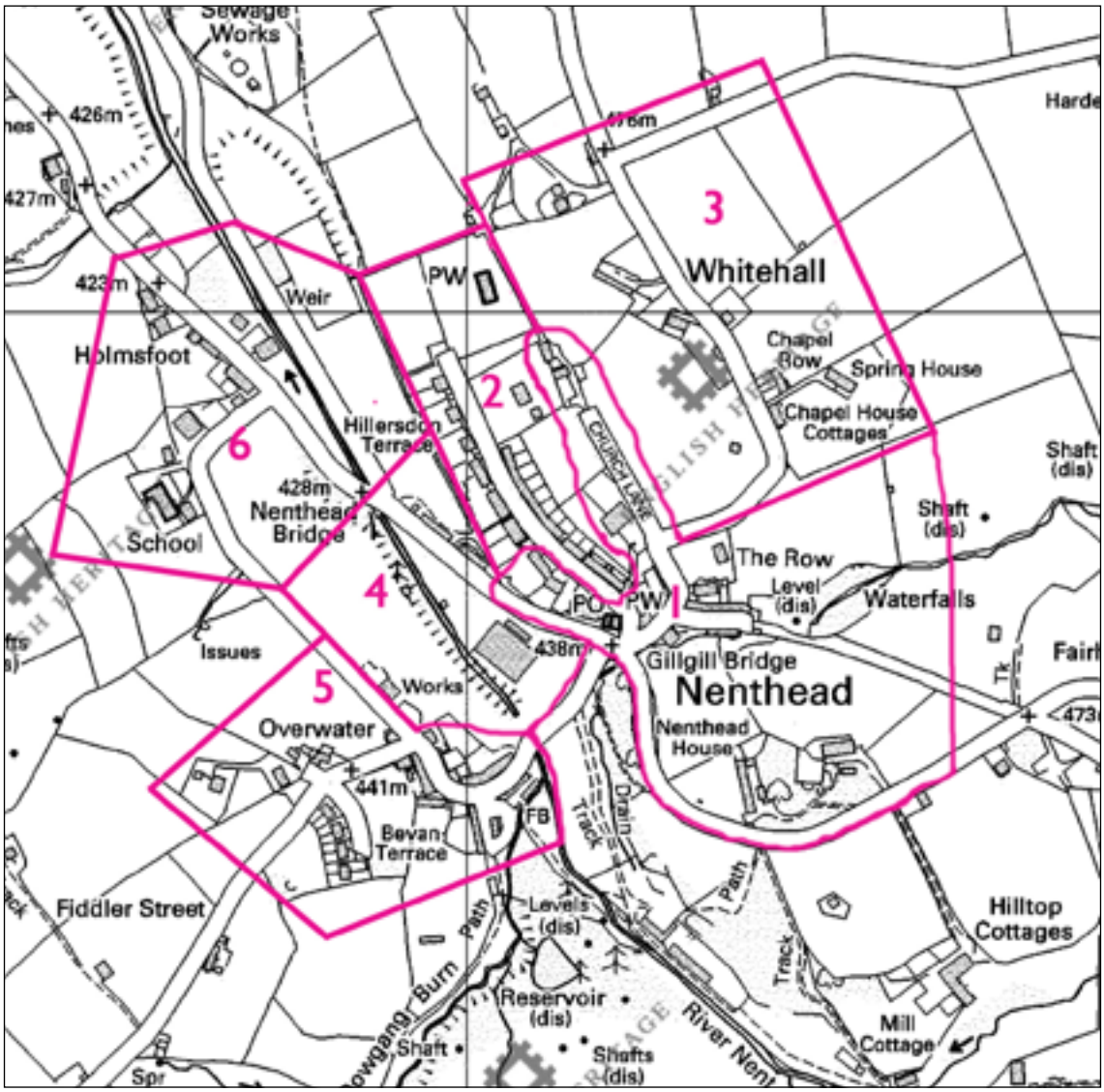


Fig. 107: Character Areas in Nenthead © Crown Copyright. All rights reserved. English Heritage 100019088. 2010

The modern A689 leads up the Nent valley from Alston and across into Weardale, and is probably the oldest route passing through the village; widening at the intersection with the minor (or local) north-south routes into Whitehall and Overwater it forms what was, once at least, a market place, representing the commercial and communal heart of the village. Beyond that point, and heading roughly eastwards, the route continues into a thoroughfare known as The Row, lined to the north and south with houses, a former inn, and agricultural buildings – including the house-over-byre type – consisting of what are probably the oldest surviving structures in the village centre. The Row once formed part of a more significant through-route up to Fairhill, but beyond the built-up area this route has now been downgraded to a track and vehicular traffic takes a road which climbs eastward out of the village to the south of Nenthead House.

Meanwhile, Church Lane leads in an approximately north-westerly direction from the market place up the valley side towards the 19th century developments of the original school house and St John's Church; it forms part of the route up to Whitehall, a distinct sub-district of the village (see below). In the built-up section of the lane immediately to the north of the market place, the route is winding and narrow, lined on the steepest portion of the road with small cottages that are probably of a similar date to those found in The Row. Both roads are relatively narrow and have an enclosed character, with rows of contiguous buildings giving the sense of a densely built-up area with complex and overlapping fabric. The buildings here are largely domestic in current use but with some indications of multiple functions in the past. Probably of the 18th century or a little earlier, much of the area is characterised by the use of rubble masonry and stone slate roofs. The rendering and whitewashing of certain properties lends a distinctive visual character to the area as a whole, but there are sufficient numbers of unpainted properties to suggest that this trend was never part of an original corporate policy on the part of the London Lead Company to create a unified appearance for the village. Buildings here are typically of two storeys – distinctly lower than in the older historic core of Alston – and indeed cottages of one to one-and-a-half storeys are dominant on the steepest portion of Church Lane.

The former market place, the historic centre of Nenthead and the most significant open space in the village, is defined as much by a sense of loss as by what has survived of the 19th-century phase of development. All the major buildings that helped to define the southern boundary of this public space, including the clock tower, market hall and public baths, were demolished in early 20th century to make way for the Vieille Montagne Zinc Company's construction of a large new ore dressing plant in 1908. Today, its other boundaries are defined largely by public buildings and monuments lining the road, such as the elaborate cast-iron drinking fountain and canopy (erected 1877), the former Post Office (now domestic), the former reading room, Ivy House, the Methodist chapel of 1873 and the Miners Arms public house [Fig. 108]. In contrast to the intensive development of the Row and Church Lane, the market place, even in its present truncated form, is still capacious and conscious of civic purpose. The imposing Methodist chapel forms part of a tripartite arrangement of major surviving public buildings in the village, in the centre of a sequence that also includes the Miner's Arms pub (typical of the London Lead Company's work of the 1820s – see below) and the Ivy House and Reading Room complex. The latter once accommodated the principal mine agent, with a small

Fig. 108: Miner's Arms (L) and Methodist Chapel (R), Market Place, Nenthead. [DP135492]

addition to the south housing one of the major sources of recreation for employees of the London Lead Company, competing very effectively with the attractions of the pub. The presence of the former Post Office and the decorative drinking fountain erected by the Company all contribute to the sense that this part of Nenthead was the commercial and social core of the settlement.

At some remove from the centre of Nenthead, located between the heart of mining operations and the market place, is Nenthead House, former home of the London Lead Company's overall manager of the extensive operations in the area and the largest house in the village by some margin. Occupying an elevated site and set in its own grounds, Nenthead House resembles a relatively plain early-19th century villa, with a west front overlooking the company housing in the village and a side elevation facing the mining operations to the south. Nenthead House forms part of a network of structures that connect the domestic and cultural life of the village with the operation and management of the industrial activity that defined virtually every aspect of daily life in Nenthead, particularly during the 19th century.

Zone 2: Hillersdon Terrace and Vicarage Terrace, including the church

This area north-west of the historic village centre is laid out along the contours of the Nent valley, defined and bounded by the parallel developments of Hillersdon Terrace

Fig. 109: Houses on Hillersdon Terrace, part of the London Lead Company's planned village development of 1825 [DP135476].

and Vicarage Terrace. The heart of the area is the planned housing of Hillersdon Terrace, completed by 1825, intended to house a mixed population of smelters and overseers from the company mines [Fig. 109]. It offers the most striking example of the overwhelmingly dominant influence of the London Lead Company on the development of Nenthead. Vicarage Terrace, meanwhile, was constructed on the uphill side of the lane behind Hillersdon Terrace, and leads to St John's Church, a significant development in the cultural life of the village dating from the 1840s. In the post-war period the north-east side of the road was lined with municipal housing, constructed by the Rural District Council.

Although distinct in a number of ways from the central core of Nenthead, with a far more formal arrangement of buildings and public space along straight carriageways and tracks, the area remains linked to the heart of the village, flowing into the historic network of streets at the point at which all routes converge in the market place. Heading in a north-westerly direction from this central point, it quickly straightens out and becomes fairly level, providing the template for a highly regularised and rational layout of residential accommodation from both the 19th and 20th centuries. The housing in the two streets, despite their very different dates of development, constitutes a distinct area within Nenthead in which all dwellings enjoy the space, afforded by a low-density plan and an open aspect. The building of St John's church at the end of Vicarage Terrace (but also accessible from a track leading from Church Lane to the north-east), represents a

quite distinct departure from this regular street pattern. Its position is relatively isolated from the centre of the village and indeed from the housing closest to it; the intention appears to have been to site the church on higher ground offering space for a churchyard and ensuring that the church was prominent in the surrounding landscape. Its isolation, on a site donated by the Quaker-owned London Lead Company, is perhaps emblematic of the relative insignificance of the Church of England in the religious and cultural life of Nenthead, which was dominated by Methodism and the Quaker principles of the company owners. St John's is said to be the highest church in England.

The two phases of planned residential development exploit the relatively level space to the west of the village centre in order to provide commodious and well-proportioned modern accommodation for lead-workers and later residents. In the case of the London Lead Company's development of 1825 at Hillersdon Terrace, there was an obvious philanthropic concern to provide capacious gardens and other outside space for residents, creating a strikingly open aspect at the front of the properties whether the houses were detached, semi-detached or in a row of four. The municipal housing of the 1950s along Vicarage Terrace is less spaciously laid out, but it has the still generously low density typical of early post-war, low-rise housing, conforming to national standards. There is a surprising degree of formality and regularity in the building schemes as a whole. The 1820s scheme in particular has an identifiable rhythm to its sequence of short terraces and semi-detached pairs; indeed, the overall unity of the planned scheme is indicated by two stone plaques bearing the name of the development positioned on the downhill elevation of the properties at its furthest extent. The post-war houses and flats of Vicarage Terrace, meanwhile, pay considerable attention to planning; for instance, the principal, unbroken terraced block nearest to the church has the form of a gentle crescent in plan, corresponding to the curve of the carriageway, and a regular pattern of projecting and recessed bays along its front elevation.

This is predominantly a residential area in both function and atmosphere, with little movement of traffic or people except for access to properties. Despite the presence of the church, there is little sense in which the area could be interpreted as forming part of the heart of Nenthead; this area lies distinctly at its margins with a separate suburban character. The planned housing here, although distinct from most other parts of the village in its order and regularity, nevertheless lies broadly within the same colour palate and texture of the building materials found elsewhere in Nenthead; the local stone is small and coursed on the 1825 Hillersdon Terrace development and generally whitewashed to the rear of the properties, a technique found regularly throughout Nenthead as a whole. The post-war municipal properties of Vicarage Terrace, rendered in differing hues of roughcast and with an underlying structure of pale brick exposed in the chimneys and plinths, contrast with the typical aesthetic found in both Nenthead and indeed the entire parish, save for council housing of a similar date found in, for example, Church Road in Alston.

Zone 3: Whitehall, from the Powder House to Wardway Foot

Whitehall is an outlying area of Nenthead with the morphological character of a linear hamlet. The majority of the buildings along the main road of the settlement date from the 19th century with some older buildings interspersed amongst what was once an even more sparsely populated area. Even after this expansion, the built environment of the area remained at a low density with many open spaces and open views across the valley, and it has retained an overwhelmingly rural character. Although quite distinct from Nenthead in spatial terms, Whitehall is equally dominated by lead mining and the associated requirements of miners and their families.

The buildings of Whitehall are arranged along a road which lies almost parallel to the Hillersdon Terrace and Vicarage Terrace, but higher up the Nent valley, on a north-west/south-east orientation. Climbing steeply from Church Lane and the oldest, tightly-clustered housing in Nenthead, the beginning of Whitehall's built-up area beyond a stretch of open hillside is demarcated by the presence of a former powder house associated with the mines and located in this isolated outpost of the village for safety reasons. Beyond this point, following the road to the north-west, a variety of buildings are set off the right hand (north-east) side of the carriageway, in short clusters like Chapel Terrace, or standing alone like Whitehall House; on the left hand side of the carriageway, meanwhile, two short ranges of terraced housing, Winskill Terrace and Whitehall Cottages, are arranged at raked angles to provide a south-westerly prospect

Fig. 110 The Powder House, built by the London Lead Company overlooking the village at some remove from their Nenthead workings [DP135477].

across the valley from the fronts of the properties. The end of the area is marked by a house, Wardway Foot, situated to the north of St John's Church at a road junction leading eastwards higher up the fell and constituting a sensible northern limit for the overall extent of Nenthead. As with Nenthead, the area has a similar mix of dwellings from the late 18th and 19th centuries, predominantly the latter, and the same materials of local stone, occasionally coursed, with Welsh slate replacing local stone slate in more modern properties. Even the trend towards selected whitewashing of masonry surfaces is replicated here as elsewhere.

There are echoes in the buildings of Whitehall of the major cultural and industrial influences found in Nenthead proper, albeit at a lower density of building and in a broadly open, rural setting. The powder house [Fig. 110] provides an obvious connection to the dominant industry of the area, but the housing, too, is comparable in scale to the generally small dwellings found elsewhere in the village, and probably intended similarly for industrial workers. The Primitive Methodist chapel (now Chapel Terrace) offers further evidence of the strong but variable impact of Methodism across the parish; the relative size and marginal location of the chapel contrasts with the greater prominence of Primitive Methodism in Garrigill. Elsewhere, there is a good deal of evidence that industrial life in Whitehall, intertwined with that in Nenthead, was accompanied by agricultural activity, certainly at the level of smallholdings. The properties of Chapel Row, for instance, have small buildings for livestock within their grounds, and it is likely that the enclosed pasture land on this side of Nenthead was tended by residents of the area. This feature contributes to Whitehall's distinctiveness as a hamlet occupying a rural-industrial margin, albeit one closely associated with the nearby Nenthead centre.

Fig. 111: Overwater (with Nenthead proper in the distance) as viewed from Bevan Terrace [DP135478]

Zone 4: Industrial and river zone, including terraces near bus depot

Immediately west of the market place, the level area surrounding the river Nent is entirely dominated by the disruptive influence of various mining concerns that controlled most of the building activity in Nenthead up to the mid-20th century. Today, the overall built character of the area is determined by one dominant structure, the former gravity mill and dressing floor developed in 1908 by the Vieille Montagne Zinc Company, now operating as a garage for the Wright Brothers bus company. Traces of earlier industrial activity have been eradicated, as successive waves of development have exploited the important flat site adjacent both to the river and the entry to mining levels for various purposes. Largely, then, this is an open area of brownfield land, fringed on the village side with some small terraced housing of the late 19th century, and scarred with various patterns of hard surfacing.

Zone 5: Overwater

Overwater is a distinct area (with its own village sign) within Nenthead as a whole, quite separate from the main portion of the village and with clearly defined boundaries, primarily demarcated by the Nent and reached from Nenthead by a bridge over the river. In architectural terms, too, this area has developed separately from the village proper, lacking as it does any elements as obviously planned as Hillersdon Terrace and any of the institutional buildings that characterise the centre of Nenthead. Other than the river and the open spaces between the area and the remainder of Nenthead, Overwater's other boundaries are equally easy to read and the whole area is extremely self-contained. There is one principal thoroughfare containing most of the buildings, curving gently through 90 degrees to run parallel to the river, with Dene Terrace, a small cul-de-sac, defining the southern boundary. To the north-west the main street gives way from domestic buildings to a few miscellaneous garages before running through open land, parallel to the river, towards the Holmsfoot area. To the east and at the lower reaches of the fellside, meanwhile, the extremities of the area are marked by a few outlying farmsteads and the early post-war local authority housing of Bevan Terrace; they have fine views across the Nent valley towards the village and across to Whitehall.

As with The Row and Church Lane in Nenthead proper, Overwater is characterised by domestic buildings of various dates and sizes from the mid-18th century onwards, though these are generally larger and with a more regular, urban arrangement in their plan than in the main portion of the village. Indeed, two-and-a-half and even three-storey rows are the dominant form here; there is certainly an absence of the very small, irregularly-arranged, one-and-a-half storey dwellings that define the principal settlement on the other side of the Nent. Though lacking in anything approaching the formal and comprehensive plan of areas such as Hillersdon Terrace in the centre of Nenthead, there are a number of instances in Overwater of rows that have evidently been developed with at least some degree of formal plan, not least the western sections of the principal street that conform, on both sides, to a straight building line largely parallel with the carriageway. The overall result of this more formalised layout, and the increased average storey height of domestic buildings in the area, is to create a more urban tone than in the main body of the village, with fewer spaces between building ranges and a noticeably larger scale to the built environment.

The only real exception to this pattern of density and scale is in the eastern portion of the area, rising up Fiddler Street towards Flinty Fell, which incorporates both individual farmsteads on the fringes of Nenthead and the elevated council housing development of Bevan Terrace. The latter development, four sets of semi-detached houses dating from the 1950s, are arranged at a low density and designed at a deliberate stylistic variance with both each other and the rest of Overwater. The morphological and architectural relationship of these houses to their environment is negligible; their nearest parallels in the parish are similar public housing schemes in Vicarage Terrace, Nenthead, and Church Road, Alston, although in both these instances far more attention was paid in their design to existing urban patterns and hence there is a keener sense of a comprehensive plan at work.

Despite its architectural differences and physical separation from central Nenthead, there is no evidence that Overwater was functionally or socially any different from the rest of the village through the course of the 18th and especially 19th centuries. Here, as elsewhere, the industrial activities of mineral extraction and its attendant culture were all pervasive. It may, however, have been a settlement that developed successfully in the later 18th and early 19th century as a response to the growing industrialisation of the area, only losing out to Nenthead once the London Lead Company started their model building campaign of the 1820s across the Nent. Conversely, the planned 19th century elements of the area might suggest a closer corporate involvement of the London Lead Company than has previously been identified, perhaps in the development of what amounts to an early industrial suburb.

Fig. 112: Motor garage in prefabricated concrete panels, Holmsfoot, Nenthead [DP135493]

Zone 6: Holmsfoot, including the primary school

Holmsfoot is a small sub-district of Nenthead, distinct from both the village proper and the Overwater area, situated on the western bank of the Nent in the far north-western portion of the wider Nenthead area. Its buildings are arranged in a scattered manner at and around the junction of the main A689 road and the local Overwater road, and there is an overall sense in which the area has developed in order to accommodate, in a more or less random fashion, the buildings that for a variety of reasons could not be easily fitted into more established parts of the village. Holmsfoot is notable for the presence of Nenthead Primary School, an institution that moved to this side of the valley in the early 20th century once it had outgrown its original 1864 building on Church Lane. It occupies a commanding position on a high promontory overlooking the valley. Aside from this single large building, however, there is little more substance to the area aside from a few examples of domestic buildings, arranged singly and in short rows, apparently dating from around the same time as the school; a new development of houses has also recently been built next to the school. Two motor garages on the main road between Alston and Weardale also contribute to the built-up texture of the area, the larger one of which, now disused and dating from the 1920s, is constructed of pre-fabricated concrete panels designed to replicate ashlar masonry and with various pretensions to a classical architectural language despite its single-storey structure and humble function [Fig. 112]. Situated immediately adjacent to the A689 between Nenthead and Alston, the garage would once have offered important services to motorists in this isolated area, and its owners were evidently willing to invest more than a little effort in creating a notable and innovative building in which to run their business.

Thematic assessment of the outlying areas of the parish of Alston Moor

Introduction to farmsteads in Alston Moor

The farmsteads of Alston Moor collectively demonstrate a high level of continuity in the most ancient patterns of settlement within the parish. Except for the township of Alston itself, the land in the upper South Tyne valley and Nent valley has for a long time been characterised by the dispersed settlement of hamlets and single farmsteads, in common with other upland areas of England. The heather-clad fells, whose rough moorland is home now to little more than game birds, dominate the parish; Middle Fell lies at the heart of Alston Moor, with Tynehead Fell to the south, whilst Cross Fell and its attendant chain of fells line the horizon to the west, and the North Pennines continue to the north and east. All but the highest land was enclosed in the early 19th century for pasture; much of it has now reverted to rough moorland pasture, leaving only the dry-stone walls to tell the tale. The valley sides beneath around 400m above sea level were once cultivated, possibly for arable in places but certainly as drained and improved pasture; they remain pasture today. In the valley bottoms can be found small quantity of flat land - for example, around Ameshaugh; this was more suitable for small-scale arable production and for rich hay meadows. Historically, farmsteads raised cattle as their major discipline, with some sheep and arable; today, sheep farming dominates the agricultural economy. Thus, the parish exhibits a variety of approaches to winning a living from the land, most of which are characteristic of much of upland northern England, and some of which are specifically related to the particular circumstances of Alston Moor. These historic patterns of agricultural settlement and land-use have been directly affected by the means through which this apparently unprepossessing land of hills and moors has been apportioned, managed and exploited during the last millennium.

The landscape of the upper dales, with its cool, moist climate and relatively short growing season, has always been best suited to pastoral farming, producing distinct and often ancient patterns of land use and management; the shieling routes from the valley floor to the higher areas of summer pasture, for instance, still influence the communication links between farmsteads on the valley sides and affect the location of significant paths and boundaries. More important than particular agricultural practices has been the legal stewardship of land and the increasing independence of farmers from the middle ages onwards. This process has its roots in the mediaeval traditions of customary tenure (a legal arrangement similar to copyhold) whereby large landowners, in return for feudal service, granted firm and lifelong rights to tenants to manage land in a manner that was akin to freehold status in all but name, and produced a wave of new enclosures in the parish from around the 14th century. The reform of such systems in the early modern period gave rise to the issuing of thousand-year leases around 1611, again tantamount to freehold status and fostering the long-term, independent management of land. As lead mining increased in importance from the 17th century onwards, there is evidence that some farmers became directly involved in mineral extraction but also invested in new mining concerns, and farmholdings multiplied in the landscape to house the increased population.

By the time that parliamentary enclosure began to affect the parish in the early 19th century, those farmsteads that had benefited most from the economic growth of the

early modern period were already well established, often with roots firmly in the middle ages, and the effects of the enclosure process were not nearly as revolutionary or as extensive in Alston Moor as in many lowland areas of England. However, enclosure did contribute to the regularised pattern of boundaries seen today and formed part of a wider movement of reform and improvement involving numerous rebuilding schemes within existing farmsteads, together with some entirely new complexes at, for example, Wanwoodhill and Ameshaugh. These farms reflected recent advances in agricultural science and technology, and are often characterised by shelter belt planting, a more regularised site plan and a close relationship to the new turnpike roads. The 19th century was also a period in which there was a loosening of the economic and social relationship between agriculture and mineral extraction. With the entrenched centralisation of lead mining in the hands of many fewer and much larger mining concerns than had been the case up to the 17th century, both mining and agriculture assumed a more modern, specialised and industrialised character.

The expansion of Alston throughout the 18th and 19th centuries, together with the advent of the London Lead Company's planned villages at Nenthead and Garrigill, meant that the majority of lead miners were able to make their home in the principal settlements, as revealed in the census data from the period. Certainly, there is no surviving built evidence to substantiate the supposed enthusiasm for miner-farmer smallholdings suggested by Hunt as remaining a noticeable trend into the 19th century, at least in terms of new building activity from the period.[170] In terms of older structures, meanwhile, studies of vernacular architecture in Alston and indeed the wider Eden district have consistently revealed little of note surviving from before the 18th century.[171]

Fig. 113: Hill House, Bayles [DP135479]

In the absence of this built evidence it remains extremely difficult, therefore, to make any confident assertions about the pattern of early smallholder settlement, the average size and appearance of such dwellings, or their relationship to lead mining in both a physical and an economic sense. Many existing farmhouses, meanwhile, date from the 19th or early 20th century, often standing alongside an earlier farmhouse now relegated to agricultural use; these were businesses that had, by that period, become large, modern concerns, integrated into the specialised economy of the parish.

Zone 1: Single farmsteads

The surviving single farmsteads of Alston Moor fit comfortably into broad regional and national typologies. Most adopt the linear plan form of conjoined agricultural and domestic buildings that is dominant in the north of England, especially in upland areas. This form is typified by examples such as Low Houses Farm in the Thortergill area of Garrigill and Hill House in Bayles [Fig. 113], a hamlet just outside Alston; domestic and animal accommodation (together with associated storage and services etc) are arranged axially with few or no supplementary buildings as part of the plan. In examples like these, the investment in and reform of farming during the late-18th and 19th centuries is clearly reflected in the surviving stock of buildings, with highest quality portions of linear ranges, especially domestic accommodation, dating primarily from this period. The earliest fabric to survive within these phased structures, meanwhile, is typically of the 17th century;

Fig. 114: High Lovelady Shield. [DP1354945]

such evidence helps to reinforce the idea that this was a period in which substantial buildings were erected in the parish, linked to both the security of long leaseholds issued around 1611 and the combined wealth of agricultural and mineral production which was generated at that time.

What survives of earlier periods is fragmentary at best. Although documentary evidence from the middle ages and the early modern period suggests a strong smallholder culture with many family-centred concerns engaged in subsistence agriculture and mining, the surviving farmstead buildings do not illustrate this pattern with any degree of clarity. There are scattered examples near the dale heads, such as High Lovelady Shield [Fig. 114] in the upper Nent valley and Low Crossgill [Fig. 115] in Tynehead, of farmhouse buildings with steep roof scars suggesting a former heather thatch, indicative of a building history probably pre-dating the 18th century, but both of these examples certainly became (and perhaps always were) high-status farmsteads, and may not be representative of the great majority of small-scale miner-farmer adventurers in the centuries of economic expansion across Alston Moor.

Fig. 115: Low Crosgill Farm, Tynehead. [DP135494]

There are, nevertheless, some architectural aspects of Alston Moor's farmsteads which do reflect a history peculiar to the parish and stand apart from the broader regional and upland trends in farm buildings previously outlined. There are several instances of buildings derived from the defensible farmhouse tradition – the house-over-byre building type – found either as an integral part of linear plan forms or standing separately to the principal ranges within a more dispersed farmstead plan. At Lower Ameshaugh, for example, a house-over-byre section dating in phases from the 17th and 18th centuries sits in the centre of a linear arrangement of buildings, with a conventional farmhouse of the 19th century as the most recent addition. At Bleagate, a tall free-standing building which appears to belong to the defensible tradition forms part of a more complex arrangement of several separate buildings in a dispersed plan.

There are also a number of exceptions to the general pattern of the linear farmstead plan most common within the parish, such as the case Wanwoodhill which, having followed a regular courtyard plan in the second half of the 19th century, has assumed the appearance of an estate farm with a very formal arrangement of numerous agricultural buildings, including stabling, and a high-status farmhouse conjoined to the south of the plan. There are also examples of dispersed plans such as at Bleagate and Low Crossgill, where in the latter location an interesting evolution has taken place with successive waves of development culminating in a high-status, detached farmhouse of the late-19th century adjacent to multiple farm and domestic buildings of the preceding two centuries.

Other exceptions to the general pattern include those farmsteads such as Low Park which, instead of extending an existing linear range in the period of expansion and reform in the late-18th and 19th centuries, built a separate range, typically a new farmhouse, alongside, creating a sub-type of the standard linear plan. More comprehensive schemes were realised during this period of parliamentary enclosure and agricultural reform at farmsteads such as Ameshaugh, where a new set of buildings arranged in a rational manner in a regular courtyard plan complete with a detached farmhouse was developed to the north-west of the original settlement. The new farmstead at Ameshaugh supplemented, but did not replace, an earlier linear farmstead of the same name, dating from the 17th century: both remain operational. Other post-enclosure farms include those at Bridge End and Foul Loaning, different from Ameshaugh in being entirely new creations, and in both instances enjoying a close relationship with the new communication network of the turnpike roads. A handful of these farms reflect their period of construction in their names, including Moscow and Leipzig farms, both marking key defeats of Napoleon by Britain's allies in 1812 and 1813 respectively.

Zone 2: Hamlets

With the exception of the three major settlements - Alston, Nenthead and Garrigill – and individual farmsteads, the landscape of Alston Moor is characterised by many small settlements, often consisting of little more than a handful of buildings. Some seem to have developed in response to mining, such as Leadgate, as its name would suggest, whilst others appear to have their roots in the agricultural economy of the parish. Many hamlets appear to be developed from a single farmstead and can be traced back into the Middle Ages with documentary, though not architectural, evidence. Generally, Alston

Moor's hamlets can be split into several groups: small, mostly agricultural settlements of a few closely grouped houses and farms, probably expansions of a single farmstead; similarly-sized compact hamlets which may have expanded particularly due to lead mining in the immediate vicinity; and the scattered and now often reduced settlements which demonstrate the expansion and contraction of the lead industry.

Many of the hamlets of Alston Moor appear to be expansions of single farmsteads, perhaps created in periods of agricultural prosperity or perhaps resulting from the division of a single land-holding into a series of tenures for members of one family. The lead industry, although not the principal reason for their existence, must have contributed at times to the income of the inhabitants, as it appears to have been typical in the 19th century particularly for farmers' sons to work in the industry. Typical of this type are the hamlets of Crag, Nest, Annat Walls [Fig. 116] (where the 1873 *Post Office Directory* has five different farming householders), and Loaning Head. The houses and outbuildings are usually built close together, as at Loaning Head, or attached to one another in rows, as at Dryburn which may in addition be a kin settlement in origin; they are scattered around the parish, are generally not particularly low-lying and are more likely to be sited a little above the valley bottom (about 30 to 50m) but well below the moor. As with many of the single farmsteads, they are off the beaten track and well away from the modern thoroughfares of the parish. Some were large enough, or more likely accessible enough to a wider community, to build meeting houses for Nonconformist denominations, especially Methodism.

Fig. 116: Annat Walls [DP109762]

Mineral extraction certainly could contribute to the expansion of a single farmstead into a hamlet. Blagill, for example [Fig. 117], seems to have grown from the linear Blagill Farm, with its traces of 16th or more probably 17th century origins, into a settlement of several houses, due to its proximity to several lead and coal seams. It now consists of about five different houses, which served as accommodation to many mine workers in the 19th century, and lies in close proximity to other farmsteads such as Hilltop. The hamlet contained 13 households in 1841, all lead miners with the exception of a lead smelter family and two widows; by 1901 this had contracted to 5 households, made up of 2 farmers, a limestone quarryman, a coal miner and a retired lead miner. Nettle Hall, originally a single farmstead, must have been almost hamlet-like following the influx of lead miners to work the nearby lead seam in the 19th century. It has now reverted to a single farmstead, with the mine shop attached to the old house now used as part of the farmhouse and the mine shop next door now serving as a barn.

Other hamlets are loose associations of disparate, scattered farms and mine-related housing, in the manner of Leadgate, Nent Hall, Nentsberry, and Redwing; they are often strung along or near the principal roads of the parish and none is situated higher than about 380 metres above sea level. These communities grew up to serve major lead mining seams and have subsequently been reduced since the end of the industry to a much smaller number of houses; much of the parish's dereliction can be seen in this type of settlement. Nineteenth-century censuses show how high the population of such settlements was in comparison to today; most males in hamlets were employed in the mining industry up to the latter part of the century, and the most usual relationship

Fig. 117: Blagill [DP135480]

between mining and farming could be seen in the many households of Alston Moor headed by a farmer, with his sons working in the mines. Despite the scattered housing, the upland population were provided with amenities such as a Nonconformist chapel and sometimes a school. These amenities have all now been removed or converted to housing, with the exception of the 18th-century chapel at Redwing which now stands abandoned.

Zone 3: Manorial centres and small estates

Randalholme and the Old Manor at Lowbyer are both linked to the ancient manor of Alston Moor, situated to the north of Alston on the east bank of the South Tyne; by the standards of the parish they are both low-lying and are easily accessible from the town. Thus far, no medieval fabric has been confirmed at either although Randalholme is clearly identified as the seat of the lords of the manor in the Middle Ages. Possibly a minor or subsidiary seat for the Veteripontes and their successors, at its heart lie two key structures: a tower with barrel-vaulted undercroft (possibly late medieval, although its exterior appears more 17th century in form) and a linear bastle range. The Old Manor, on the other hand, may have been no more than the post-medieval home of the manor court before the construction of the inn at Lowbyer (now called Lowbyer Manor) in the late 18th century, after which it was occupied by Greenwich Hospital's agent who administered their Alston estate. It has the external appearance of an 18th and 19th-century domestic dwelling, in contrast to Randalholme's tower and bastle range, but earlier fabric may well be concealed.

Fig. 118: Lovelady Shield [DP135481]

Smaller estates were later formed on land associated with existing farmsteads, such as the later 18th-century house at Lovelady Shield [Fig. 103] (now a hotel), probably constructed by the Dickinson family on a much older tenement and positioned close to the Nent on the valley bottom. In the first half of the 19th century, it was altered and expanded; it still has associated farm buildings (now converted) at the rear. There was an earlier structure on the site – the remains of a stone spiral stair can be seen in the cellar, which may date to the late 16th or early 17th century; local tradition has it that the house was built on the site of a nunnery.[172]

A number of larger houses were constructed by the middle of the 19th century, often in similar positions to Lovelady Shield, low down in the valleys; many were funded by the profits of Alston Moor's industrialisation. The classical, ashlar-faced Harbut Lodge of 1838 was built by Robert Friend and subsequently lived in by his son Hugh. A small estate with associated service courtyard, it is positioned on the west side of the South Tyne. Jacob Walton, mine agent and leading Alstonian, made a comfortable home of a farmstead called Greenends on the Nenthead-Alston road. The Rev. Octavius James, rector of Kirkhaugh, turned the cluster of dwellings at Clarghyll into the baronial splendour of Clarghyll Hall, only to die in a dramatic fire that gutted the house. The Wilson family, who included Thomas, a director of the Newcastle and Carlisle Railway, transformed the farmstead of Nent Hall (now a hotel) into a vision of Italianate Cumberland; it was successful enough for the house to be occupied in 1901 by Auguste Malherbe and his family, the chief accountant to Vieille Montagne.

Value and significance

Official measures of value and significance can be found in a range of statutory designations. Eden District Council has created two Conservation Areas in Alston Moor, out of a total of 24 under its authority.[175] These designate as Conservation Areas the entirety of Garrigill and the centre of Alston, the latter area including Front Street, Back O'the Burn, much of Townfoot, and the Butts; this status recognises the significance of the built environment in those parts of the parish. The statutory list of listed buildings for Alston Moor, last revised in 1983-4, identifies many key buildings, mostly domestic and ecclesiastical, in Alston, with a handful in Garrigill and Nenthead, but has little coverage of industrial buildings and practically none of the outlying hamlets and farmsteads. The best covered building type is the large house, as exemplified by Randalholme, Clarghyll Hall and Harbut Lodge. Alston Moor's inclusion in the North Pennines AONB reflects the appeal of the underlying landscape and its powerful influence on the character of the local built environment, especially vernacular buildings.

Alston Moor presents a very complete example of a rural parish shaped by highly distinctive historical, agricultural and industrial factors which have helped to create a number of characteristic and even exceptional building types and settlement patterns. The architectural history of Alston Moor clearly reflects the impact that a range of specialised economic activities have had on the lives of the people who have settled here over the centuries, in one of the highest and most isolated districts of England. Patterns of independent land ownership and management, coupled with the extreme environmental conditions of the North Pennine uplands, gave rise to specific agricultural practices and associated farmstead and settlement types, scattered widely across the landscape in a dispersed manner, with much evidence from the 17th to 19th centuries of the sometimes precarious living to be made from this inhospitable part of Cumbria. The various strands of the mineral extraction industry made a crucial contribution to the upland economy and in turn influenced patterns of settlement, especially during the 18th and 19th centuries when the corporate influence of large mining concerns such as the London Lead Company contributed to the emergence of sizable new nucleated settlements in the parish beyond of the historic township of Alston.

Despite the almost complete cessation of mineral extraction and the modernisation of farming practices, there remains a substantial degree of survival of

Fig. 119: Jaycott, Back O' the Burn, Alston [DP135482]

the historic fabric from the most significant periods of development within the parish, supplying plentiful evidence of the most important economic and social trends of Alston Moor's history. Though rarer than in many more southerly areas of the Pennines, there are significant numbers of surviving17th-century buildings set within linear farmstead ranges, for instance, indicative of the growing prosperity, and less turbulent society, of that period. The corporate development of Nenthead and Garrigill by the London Lead Company throughout the 19th century, meanwhile, together with the significant expansion of Alston at the height of lead mining activity, remains highly visible in the buildings and streetscapes of the main settlements.

Alston itself is particularly significant within the parish as a town of probably ancient origins that retains a good deal of its historic fabric and expresses clearly the economic dynamism of the 17th to 19th centuries in its built environment. The numerous distinctive features of the town's morphology, including the lanes and alleys clustered around the irregularly arranged principal street and market place, are the outcome of a long evolution, but the existing stock of buildings reflects the extent of rebuilding in the 17th and 18th centuries during the dominance of the lead mining industry, along with some continuing expansion in the 19th century.

Nenthead and Garrigill, meanwhile, are far more recent settlements; they are highly significant examples of planned villages that were almost entirely brought into being by the corporate influence of the London Lead Company, particularly during the 19th century. The Company's 1825 development scheme for Nenthead, well over half of which still remains, is an important early example of an industrial model village which was as much philanthropic as it was profit-driven in its rationale, in which selected company employees and their families were provided with a range of educational, social and sanitary benefits.

The house-over-byre building type, derived largely from the 16th century (and earlier) tradition of defensive farmhouse or bastle building in the border regions of England and Scotland, is a highly distinctive feature of Alston Moor, highlighting several important aspects of the life of the parish during the period in which it evolved. There are a number of examples of this building type across Alston Moor, most particularly in the countryside where several of the single farmsteads and hamlets contain evidence of this form of building after 1600, either as an integral part of a linear farmstead range or as a separate structure in a more dispersed plan. None of the examples within the parish can be firmly attributed to the period before the Union of the English and Scottish Crowns; instead they they appear to represent a continuation, after the end of cross-border hostilities, of the practice of building domestic accommodation at the first floor level with the ground floor reserved for animals and their feed. The farm complex at Annat Walls hamlet contains a strikingly late example of this building form – dated 1707 – underlining the idea that the benefits of arranging farm accommodation in a multi-storey manner (whether for winter warmth or the economy of building materials) were appreciated in Alston Moor long after the threat of violence had subsided, and long after other border districts had abandoned such practices. In Alston itself, there are a considerable number of buildings that constitute an urban form of the same building type, with external staircases up to first-floor entrances and ground floor operating as discrete spaces. This

highly characteristic and unusual trend within the town – evident on the 1775 Fryer & Hilton map of Alston but still very much continued today in 19th century examples such as Jaycott [Fig. 119] – can be explained by a number of theories relating to the need for tenemented dwellings or separate commercial, agricultural or workshop accommodation beneath the living quarters. Today it makes a special contribution to the distinctive character of Alston's streetscape and remains one of the most intriguing and valuable aspects of the historic environment of the parish.

Condition and integrity

The three principal settlements display a healthy demand for housing (little of which is empty) and Alston and Garrigill in particular appear to be relatively prosperous. The historic environments of Alston and Garrigill have not suffered substantial losses, beyond a handful of industrial buildings and the partial removal of the bottleneck around the Potato Market in the former. The recent departure of Precision Engineering from High Mill will pose a challenge to the town, with a need to balance the need for both conservation and development. Nenthead, however, has changed considerably with the creation, then destruction, of many of the municipal buildings constructed there by the London Lead Company which were subsequently replaced by the Vieille Montagne zinc ore crushing plant of 1908.

Outside the principal settlements, the picture is a little different. Despite the agricultural vicissitudes of the 20th and 21st centuries, many farmsteads have survived, developed and perhaps prospered in their original use, though often relegating earlier houses to

Fig. 120: Middle Park [DP109698]

Fig. 121: Bunkershill, an example of a high-quality renovation of a bastle. [DP135496]

agricultural uses when building newer farmhouses. This has in many cases led to the degradation of the former domestic range by alterations and lack of maintenance. Some farmsteads were advantageously placed as lead-mining became more organised across the parish in the 18th and 19th centuries, with lead miners lodging in expanded farmsteads during the week in order to be closer to the seams. For this reason, small numbers of smallholders' cottages were built high up on the fells, rather distant from the nearest farmstead, such as those in Tynehead: Cocklake, Shellwell and Calvertfold lay close to the defunct Tynehead Smelting Mill and to the levels - from the 1st edition OS map, they appear to have been cottages with only a small quantity of land and a sheepfold. They had already gone by the time of the 2nd edition OS map; other now defunct settlements called Dorthgillfoot and Sidehead in Tynehead itself persisted past the date of the 2nd edition.

Much more common were the small, disparate mining settlements such as Nentsberry and Leadgate. But with the withdrawal of the mineral industry and the subsequent extreme reduction in population numbers, the need for such buildings declined; they were either abandoned or, if suitably located, converted to agricultural use. The reduction in need for domestic accommodation allied to the decline in farm incomes has also led to the amalgamation of some farms and the abandonment of some farmsteads. Ruination, especially in the far-flung, more inaccessible parts of the parish, has been the

fate of many, even houses which were once of reasonable 17th-century quality such as High Lovelady Shield. Of particular interest is the disproportionate decline of farmsteads, such as Middle Park, Alston [Fig. 120], situated on the north and north-east facing sides of the valleys, which enjoy less sunshine and consequently lower yields. High-lying areas where lead mining once cross-subsidised the hardy agricultural economy of the fells have also suffered the loss of some farmsteads. For example, between Garrigill and Tynehead in the south of the parish, the farmsteads at High Crossgill and High Pasture House were demolished between the 1st and 2nd edition OS maps; Tynehead School which served this outlying community closed in 1932 and is in ruins.[176] Around Nenthead, the farmsteads which also served the mining community were particularly vulnerable, as the 20th-century losses in the Wellgill area demonstrate.

Public buildings have perhaps survived better than most other building types, especially those in Alston, but with the notable exception of those in the centre of Nenthead, constructed for their workers by the London Lead Company. This proud part of the village's history is now represented by the drinking fountain and former reading room, now the community shop. Schools have had a reasonable rate of survival and reuse, with the exception of the tiny school at Tynehead: that in Nenthead now acts as the village hall; Garrigill's grammar school became a reading room and now serves as a community space while the former girls' school towards Redwing is now converted to domestic use; and Alston's grammar school is reused as the fire station while the fine early 20th-century school now houses the town's primary school. Leadgate's school closed in 1932 and was converted to three houses.[177] Despite no medieval ecclesiastical buildings remaining in Alston Moor, places of worship have a good survival rate: the three late eighteenth- and early nineteenth-century Anglican churches and the chapels of Non-Conformist denominations from the mid-eighteenth century onwards still stand, although the latter, with the notable exception of the Friends' Meeting House in Alston, are mostly closed with some already converted and others at risk of conversion. Many of the early 19th-century Methodist chapels, superseded by later, larger structures for growing congregations, were subject to particularly early conversions.

Historic industrial buildings have mostly been demolished, particularly the smelt works and mineral processing facilities at Blagill, Nenthead and Tynehead. Surviving remains of the parish's industrial past can be found at Vieille Montagne's Gravity Mill and the small Powder House at Nenthead and the former Alston woollen mill (later the Alston foundry site), but these are in decline, mostly abandoned and some are at risk of collapse. Only the smelt mill at Beldy survives, converted first to a corn mill and later to a house. The Nent Force Level survives, an impressive reminder of Smeaton's work in the parish, but is boarded up. A smaller relic of local industrial history can be seen at the ruined fuse mill at Lower Crossgill. Historic corn mills have mostly disappeared, such as the functional parts of Alston's Low Mill and Bridge End Mill; High Mill, owned and still partially used by Precision Products, is the major survival. Using the same stream, Alston's forge, on the corner of Back O'the Burn and Townhead, has also been converted to domestic accommodation; Garrigill's forge, on the green, is also now a house.

The conversion and upgrading of historic buildings, especially within the nucleated settlements and some key farmsteads, has occurred frequently over the last 50 years,

with changes in windows from sashes to either softwood casements or uPVC. These significantly change the appearance of the historic environment throughout the parish. Cement render and cement mortar for pointing, quite usual for this period of home improvements, is also widely seen, although unrendered, unpainted rubble is still the walling most frequently encountered. Limewash, once prevalent from the evidence seen across the parish, is now out of favour. Roofs renewed in the 19th and 20th centuries often used Welsh slates instead of the local stone slate, amongst other imported materials. No heather-thatched buildings appear to have survived; they may have mostly disappeared by the 19th century. Increasingly, however, a more conservation-based approach can be found in the parish, aided by improved techniques for making double-glazed sash windows, for example, Velux-style windows to light loft conversions, and the reintroduction and popularisation of traditional paint colours. This can be found, for example, in much of Alston's Conservation Area, where a Townscape Heritage Initiative has encouraged better practice, especially around Front Street and the Butts.

In conclusion, the condition and survival of Alston Moor's historic environment is variable, dependant on several factors. Location is important – survival and reuse are higher in the three principal settlements where there is some employment and local services; so too is population – the parish as a whole now supports around a third of the population recorded in the 1831 census, a large proportion of which chooses to live in Alston, Nenthead and Garrigill rather than on the attractive but inhospitable hills.

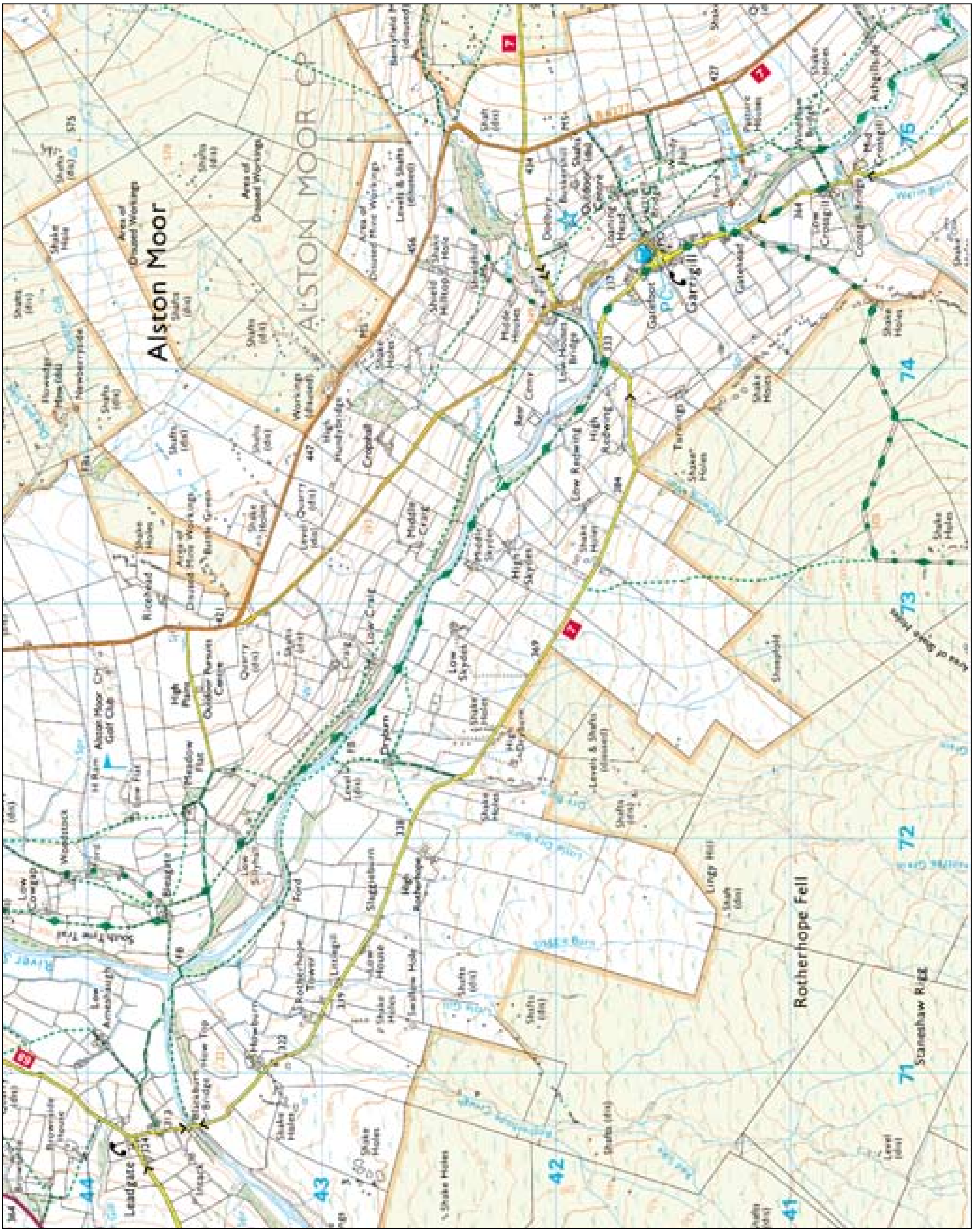
GAZETTEER

Settlement name	NGR	Map number
Alston	NY 71822 46496	2
Ameshaugh	NY 71151 43947	2,3
Annat Walls	NY 71957 45060	2
Ayle	NY 71621 49407	1
Banks	NY 72709 47004	2
Bayles	NY 70729 45074	2
Beldy	NY 74286 41980	3
Blagill	NY 73946 47342	1
Bleagate	NY 71672 43662	2
Brownley Hill Mine	NY 77600 44700	3
Brownside	NY 70662 44172	2
Bunkershill	NY 74780 41922	3
Clarghyll	NY 72571 49324	1
Corby Gates	NY 73329 47081	2
Crag	NY 72752 42932	3
Crossgill	NY 74796 40744	3
Dryburn	NY 72331 42702	3
Harbut Law	NY 70794 47341	1
Harbut Lodge	NY 71142 47330	1
High Lovelady Shield	NY 75854 46120	4
High Park	NY 70410 46046	2
Foreshield	NY 74990 46778	4
Foul Loaning	NY 70833 46890	2
Galligill	NY 75721 44968	4
Garrigill	NY 74472 41556	3
Gossipgate	NY 72535 46811	2
Leadgate	NY 70711 43778	2, 3
Leipsic	NY 73490 50327	1
Loaning Head	NY 74750 41728	3
Lovelady Shield	NY 75660 46325	4
Low Park	NY 70952 46586	2
Lowbyer	NY 71731 46862	2
Low Crossgill	NY 74756 40801	3
Mark Close	NY 71055 46779	2

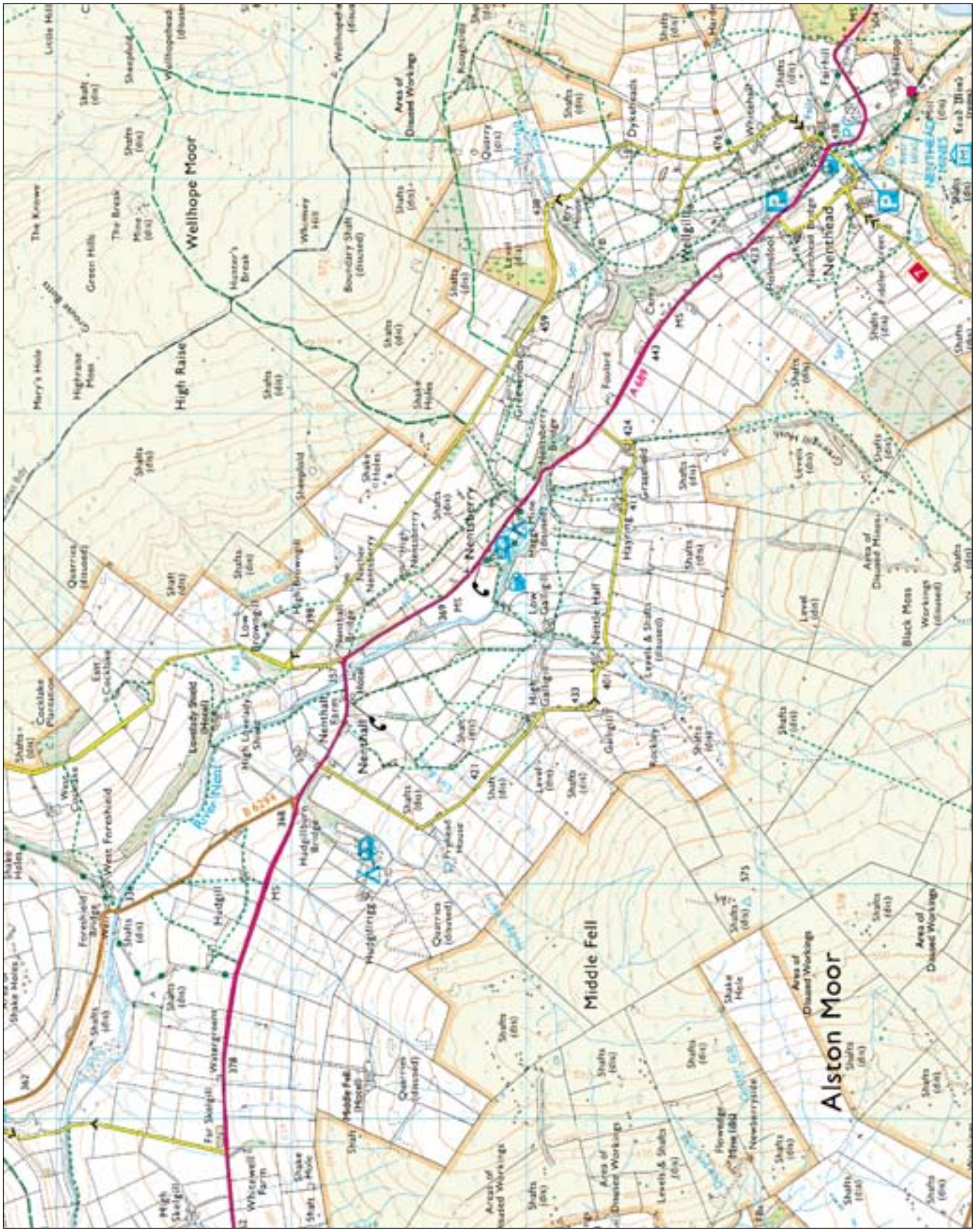
Middle Park	NY 70693 46528	2
Middle Skelgill	NY 72975 46455	2
Moscow	NY 73509 50198	1
Nattrass	NY 73217 45042	2
Nent Hall	NY 75799 45733	4
Nenthead	NY 78125 43738	4
Nentsberry	NY 76383 45142	4
Nest	NY 71752 44581	2
Nettle Hall	NY 75946 44699	4
North Loaning	NY 71849 47351	1
Overwater	NY 77999 43598	4
Raise	NY 71372 46244	2
Rampgill	NY 78199 43512	4
Randalholme	NY 70798 48550	1
Redwing	NY 73668 41722	3
Rotherhope	NY 71246 43055	3
Shield Hill	NY 74416 42295	3
Sillyhall	NY 72279 43379	3
South Loaning	NY 71848 47328	1
Spency Croft	NY 71866 46982	1
Tynehead	NY 76241 38020	5
Wanwood	NY 70648 47658	1
Wellgill	NY 77826 44423	4
Whitehall	NY 78215 43997	4
Windy Hall	NY 75080 41637	5
Whitley Castle	NY 69504 48690	1

Map 1: area to the north of Alston, Cumbria © Crown Copyright. All rights reserved. English Heritage 100019088. 2010

Map 2: Alston, Cumbria, and the conjunction of the Nent and South Tyne valleys © Crown Copyright. All rights reserved. English Heritage 100019088. 2010



Map 3: Garrigill and the South Tyne valley, Alston Moor, Cumbria © Crown Copyright. All rights reserved. English Heritage 100019088. 2010



Map 4: Nenthead and the Nent valley, Alston Moor, Cumbria © Crown Copyright. All rights reserved. English Heritage 100019088. 2010

Map 5: the parish of Alston Moor, Cumbria © Crown Copyright. All rights reserved. English Heritage 100019088. 2010

APPENDIX: BACKGROUND TO THE MINER-FARMER LANDSCAPES OF THE NORTH PENNINES AONB PROJECT

In 2008, English Heritage's Research Department (now part of the Heritage Protection Department) initiated a five-year project called 'Miner-Farmer Landscapes of the North Pennines Area of Outstanding Natural Beauty' (Ainsworth 2008). This multidisciplinary landscape investigation is intended primarily to investigate the interwoven influences of historic industry and farming on the development of the landscape and settlement pattern of the AONB. The findings will inform the conservation, protection and management not just of the historic environment, but also of the so-called 'natural' environment, which has been widely, profoundly, and in many places obviously, shaped by past human activity. The project is being undertaken in partnership with the North Pennines AONB Staff Unit, the Environment Agency, Natural England and the North Pennines Heritage Trust and brings together, through a modular programme of research described below, contributions from all the partner organisations, from several specialist teams within English Heritage's Research Department, and from a number of contractors. Main funding has been provided by English Heritage's Historic Environment Enabling Programme (HEEP), now National Heritage Protection Commissions Programme (NHPCP).

At almost 2000 square kilometres, the AONB, which was designated as such in 1988, is the second largest in England and Wales, spanning parts of the counties of Cumbria, Northumberland and Durham. In 2003, the AONB was awarded European Geopark status, a UNESCO designation for areas with world-class geological heritage, making it Britain's first protected landscape with this status and also a founding member of the UNESCO Global Parks Network. The research concentrates on a core sample area in and around Alston Moor, a remote upland massif lying between the confluence of the Rivers Nent and North Tyne. In geological terms, the so-called 'Alston Block' is particularly complex, formed by alternating bands of limestone, sandstone and shales, within which are seams of coal, lead, iron and other minerals. As elsewhere in the AONB, all these resources have been intensively exploited for hundreds, if not thousands, of years, leaving a rich and diverse legacy of industrial remains.

The Miner-Farmer project contributes to the 2004 Statement of Joint Accord between English Heritage and the National Association of AONBs, which pledged the organisations to work together to further the understanding, conservation, enhancement and public enjoyment of the historic environment within these 'protected landscapes' (see also English Heritage 2005a). With potential to deliver methodological models for holistic landscape research which will inform a range of national conservation, protection, management and research agendas for the wider environment, but especially for upland and industrial (particularly lead mining) landscapes, the project responds to key national themes and priorities identified for research (English Heritage 2005b). It also addresses gaps in knowledge identified in the Regional Research Frameworks for the North-East and the North-West (Petts and Gerrard 2006; Brennand 2006) and The North Pennines Lead Industry: Key sites and proposals for action (North Pennines Partnership 1998). It meshes well with the Peatscapes project, (in its final stages at the start of the Miner – Farmer Landscapes project), which is examining peat primarily as a natural resource (in

other words, disregarding its historic use as a form of domestic and industrial fuel) and dealing issues such as the damaging artificial drainage of blanket bogs (North Pennines AONB Partnership 2008). Both projects contribute to the objectives of the AONB's own management plan for the period 2004-9 (North Pennines AONB 2004), many of which correspond closely to English Heritage's (2005b) Research Agenda.

The extent to which industrial activity has contributed to both the creation and destruction of the wider historic environment through time has been poorly understood. Previous recording of these landscapes has been too often restricted to individual buildings and/or archaeological sites with little regard to the overall development of the landscape and the historical, archaeological and architectural context within which the different elements reside. Nor has there been any systematic evaluation of threats that are pertinent to these landscapes to inform long-term conservation and management.

Stuart Ainsworth, 2011

The Miner-Farmer project consists of the following modules:

Module 1: Desk-based aerial survey of 234 square km as part of the National Mapping Programme being undertaken by the English Heritage Aerial Survey and Investigation team (Heritage Protection Department).

Module 2.1: Supply of aerial imagery, including lidar, RGB full spectrum and infrared orthophotography, and hyperspectral data. Contract awarded to Infoterra Ltd. Funded by Historic Environment Enabling Programme (NHPCP 5330), Peatscapes Project (AONB), and Living North Pennines Project (AONB).

Module 2.2: Archaeological ground survey of 32 square km of the core sample area by the English Heritage English Heritage Archaeological Survey and Investigation team (Heritage Protection Department).

Module 2.3: Capacity-building: archaeological ground survey of 18 square km of the core sample area to be surveyed under contract by North Pennines Archaeology Limited. Funded by the Funded by Historic Environment Enabling Programme (NHPCP 6072).

Module 2.4: Applications of remote-sensing: research, in collaboration with VISTA Spatial and Technology Unit at Birmingham University, into the identification of moorland industrial activity and the relationship with the natural environment and erosion, including gathering of environmental data. Funded by the Funded by Historic Environment Enabling Programme (NHPCP 5761)

Module 2.5: Landscape characterisation study of farmstead types by the English Heritage Historic Landscape Characterisation team (Heritage Protection Department).

Module 2.6: Study of the built environment within the project area by the English Heritage Architectural Investigation team (Heritage Protection Department).

Module 2.7: Study of the consequences of mineral procurement, environmental impact and pollution by the English Heritage Archaeological Science team (Heritage Protection Department).

Module 3: Targeted ground survey by the English Heritage Archaeological Survey and Investigation team (Heritage Protection Department).

Module 4: Targeted geophysical survey by the English Heritage Archaeological Science team (Heritage Protection Department).

Module 5: Publication of results.

This report results from work undertaken in Module 2.6 and forms part of Module 5.

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ENDNOTES

Abbreviations:

CRO Cumbria Record Office, Carlisle, Cumbria

DUL Durham University Library, Durham

NRO Northumberland Record Office, Woodhorn, Ashington, Northumberland

TNA The National Archives, Kew, London

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11 Winchester 2000, 160.

12 Robertson 1998, 10.

13 Robertson 1998, 11; Sopwith 1984, 19-20.

14 Hicks 1961, 3.

15 Robertson 1998, 11.

16 Robertson 1998, 12.

17 Hicks 1961, 4.

18 Wallace 1986, 11.

19 Robertson 1998, 16.

20 Winchester 2000, 160.

21 See map in Durham 2008, 6.

22 Winchester 2000, 160.

23 Bush 1996, 344-345; Wallace 1986, 29-30.

24 Hicks 1961, 5.

25 See TNA D/WAL/10, deeds of Nenthall tenement, with initial lease of 1000 years dated 1611, between Henry Hylton of Hylton, Co. Durham, Esq., to Richard Vepond of Nenthall, yeoman; Robertson 1998, 22.

26 Many of these 1611 leases can be seen at the National Archives, such as ADM 75/66 and ADM 75/67.

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28 Winchester 2000, 160, citing R. S. Ferguson (ed), *A Cursory Relation of all the Antiquities and Familyes in Cumberland by Edmond Sandford, circa 1675*, Cumberland and Westmorland Antiquarian and Archaeological Society Tract Series, IV, 1890, 47 and CRO D/Lons/Thomas Denton MS, 122.

29 Gray 2000, 23; Durham 2008, 59.

30 Robertson 1998, 23.

31 Robertson 1998, 25.

32 Raistrick 1988, 104, 108; Robertson 1998, 28.

33 Thain 1999, 21.

34 Leo Gooch, 'Radcliffe, James, styled third earl of Derwentwater (1689–1716)', *Oxford Dictionary of National Biography*, Oxford University Press, Sept 2004; online ed., May 2006 [http://www.oxforddnb.com/view/article/22983, accessed 14 Jan 2009].

35 Robertson 2004, 8, 10; Wilkinson 2001, 2.

36 Raistrick 1988, 13.

37 Raistrick 1988, 19.

38 Raistrick 1988, 17, 24-25.

39 Raistrick 1988, 17-18.

40 Wilkinson 2001, 2-5.

41 Wilkinson 2001, 12, 18.

42 Raistrick 1988, 23.

43 Raistrick 1988, 29.

44 Robertson 1998, 44.

45 CRO QRE/1/108; the enclosure of the Raise occurred in 1848, CRO QRE/1/78.

46 Robertson 1998, 64.

47 Jenkins 2001, 116.

48 Robertson 1998, 36; Kelly's 1938, 161.

49 Robertson 1998, 36-37.

50 Thain 1999, 21, Robertson 1998, 36.

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55 The County Return stated in 1775 that a workhouse was established in Alston 'between thirty and forty years' before, rented with an estate of 24 acres (Fairhill) from the parish; Robertson 1998, 38.

56 Robertson 1998, 65.

57 Raistrick 1988, 25.

58 Raistrick 1988, 25.

59 Thain 1999, 25.

60 Raistrick 1988, 20.

61 Raistrick 1988, 25

62 Thain, p. 25

63 Jenkins 2001, 20

64 Jenkins 2001, 13

65 Jenkins 2001, 14

66 Jenkins, 2001, 15

67 Thain 1999, 21.

68 Thain 1999, 23.

69 Kelly's 1938, 29; Kelly's 1906, 24.

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71 Jenkins, 2001, 93.

72 Jenkins 2001, 93.

73 Jenkins 2001, 116.

74 Robertson 1998, 71.

75 Robertson 1998, 71.

76 Data from Jenkins 2001, 116.

77 Robertson 1998, 78.

78 Robertson 1998, 72.

79 Robertson 1998, 73.

80 Robertson 1998, 75.

81 Kelly's 1906, 27.

82 Thain 1999, 13-14.

83 Robertson 1998, 77; Jenkins 2001, 110.

84 http://www.eden.gov.uk/your-community/towns-in-eden/alston/profile-of-alston/, accessed 17 September 2010.

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86 Winchester 2000, 6-7 and Figure 1.2.

87 Ramm et al 1970, 1, 9-10.

88 Ramm et al 1970, 1.

89 DUL DPR Reg. VI, ff. 113v-114: will of Christopher Walton of the parish of Alston, dated 1 Nov 1585.

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94 Information derived from their English Heritage list entries.

95 Ryder 1996, 6.

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97 Winchester 2000, 160, citing CRO D/Lons/Thomas Denton MS, 122.

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99 Winchester 2000, 162-163.

100 Information derived from its English Heritage list entry.

101 Durham 2008, 7.

102 Ryder 1996, 7; Ramm et al 1970, 61-62.

103 Ramm et al 1970, 65.

104 Ramm et al 1970, 66-67.

105 Ryder 1996, 10.

106 Ramm et al 1970, 62 & plate 14.

107 Perriam & Robinson 1998, 41.

108 Ramm et al 1970, 74-75.

109 The term 'byre house' is in wider usage, but, as it is liable to confusion with 'longhouse' (denoting a linear arrangement of house and byre with a cross-passage between them); it is best avoided in this context.

110 DUL 1692/V4/2, will of John Vipond of Dryburn, transcribed in http://www.vieuxpont.co.uk/id26.html.

111 Perriam & Robinson 1998, 39.

112 TNA 75/188: 15 August 1697, deed signed by the Hon. Francis Radcliffe in the name of the earl of Derwentwater to Thomas Errington of Corby Gates, gent.,

allowing him to build a shop in Alston on the common there (10 yards long, 5 yards wide); 23 October 1703, as above, to Joseph Clocker of Alston.

113 Stell 1994, 39.

114 Stell 1994, 39.

115 Pevsner 1967, 60.

116 http://pastpresented.info/cumbria/chron78ja.htm, accessed 11 March 2010.

117 ECCP Alston Moor Walk 5, 5.

118 Robertson 1998, 64.

119 Robertson 1998, 64-65.

120 Robertson 1998, 60.

121 Raistrick 1988, 19.

122 Thain 1999, 12, 17, 21.

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132 Ibid.

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135 Thain 1999, 22.

136 Thain 1999, 12.

137 Bulmer 1901, 326.

138 Kelly's 1910, 30.

139 Thain 1999, 21.

140 Thain 1999, 21.

141 Kelly's 1910, 154

142 Kelly's 1910, 30.

143 Society for the Diffusion of Useful Knowledge (Great Britain), The British Almanac, Cassell (London, 1866), p. 166.

144 Kelly's 1938, 29.

145 Kelly's 1897, 23.

146 Thain 1999, 23.

147 Kelly's, 1910, 221

148 Pevsner, 1967, 60.

149 Sopwith 1984, 27.

150 Mannix and Whellan 1847, 238.

151 Kelly's 1910, 32.

152 Thain 1999, 18.

153 Bulmer 1901, 326.

154 Kelly's 1910, 222.

155 Raistrick 1988, 71.

156 Coates 2001, 35.

157 Kelly's 1938, 29.

158 Robertson 1998, 69.

159 Robertson 2004, 6.

160 Richardson 1998, 44-53.

161 NMR NY 74 NW 124.

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163 TNA HLG 23/10180: Housing Confirmation order of 1937, relating to Back of the Mill, Alston.

164 Monsignor Gregory Turner, History of the Chapel of Ease at Alston, written in 2003: http://www.olsjcarlisle.org.uk/Alston_History.htm. He gives the date of the building as 17th century, accessed 17 September 2010.

165 The date of Alston's gas works is given by the Cumberland and Westmorland Herald, 15 June 2009: http://www.cwherald.com/down-the-years/down-the-years/in-this-week-in-history-25-years-appleby-20090615328329.htm, accessed 17 September 2010.

166 Westgarth Forster (1772-1835) is best known as the author of *A treatise on a section of the strata commencing near Newcastle upon Tyne, and concluding on the west side of the Mountain of Cross-Fell. ... To which are added tables of the strata in Yorkshire and Derbyshire*, which was first published in Newcastle in 1809 and progressed through three editions.

167 http://www.geograph.org.uk/photo/1388104; Hunt 1970, 232, mentions the grant of a salary to the schoolmaster of Garrigill School in 1685, from Ritchel, 19.

168 Stell 1994, 39.

169 These dates are given in http://www.eden.gov.uk/EasySiteWeb/getresource.axd?AssetID=7219&type=full &servicetype=Attachment: electronic version of Eden District Council's Conservation Area Character Appraisal of Garrigill, December 2007, pp. 6-7.

170 Hunt 1970, 150.

171 Hunt 1970, 141 and Brunskill 1952, 160-89.

172 http://www.cwherald.com/archive/archive/help-needed-with-history-19990911232990.htm, accessed 9 September 2010.

173 http://www.greenends.co.uk/about_us.htm, accessed 17 September 2010.

174 *Bulmer's Directory of Cumbria*, 1901, from http://www.btinternet.com/ ~grigg/1901All16042006.pdf, accessed 17 September 2010.

175 http://www.eden.gov.uk/planning-and-development/historic-environment-conservation/conservation-areas/, accessed 10 November 2010.

176 http://www.geog.port.ac.uk/webmap/thelakes/html/lgaz/lk21925.htm, accessed 12 November 2010.

177 Edge 2009, 7.






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