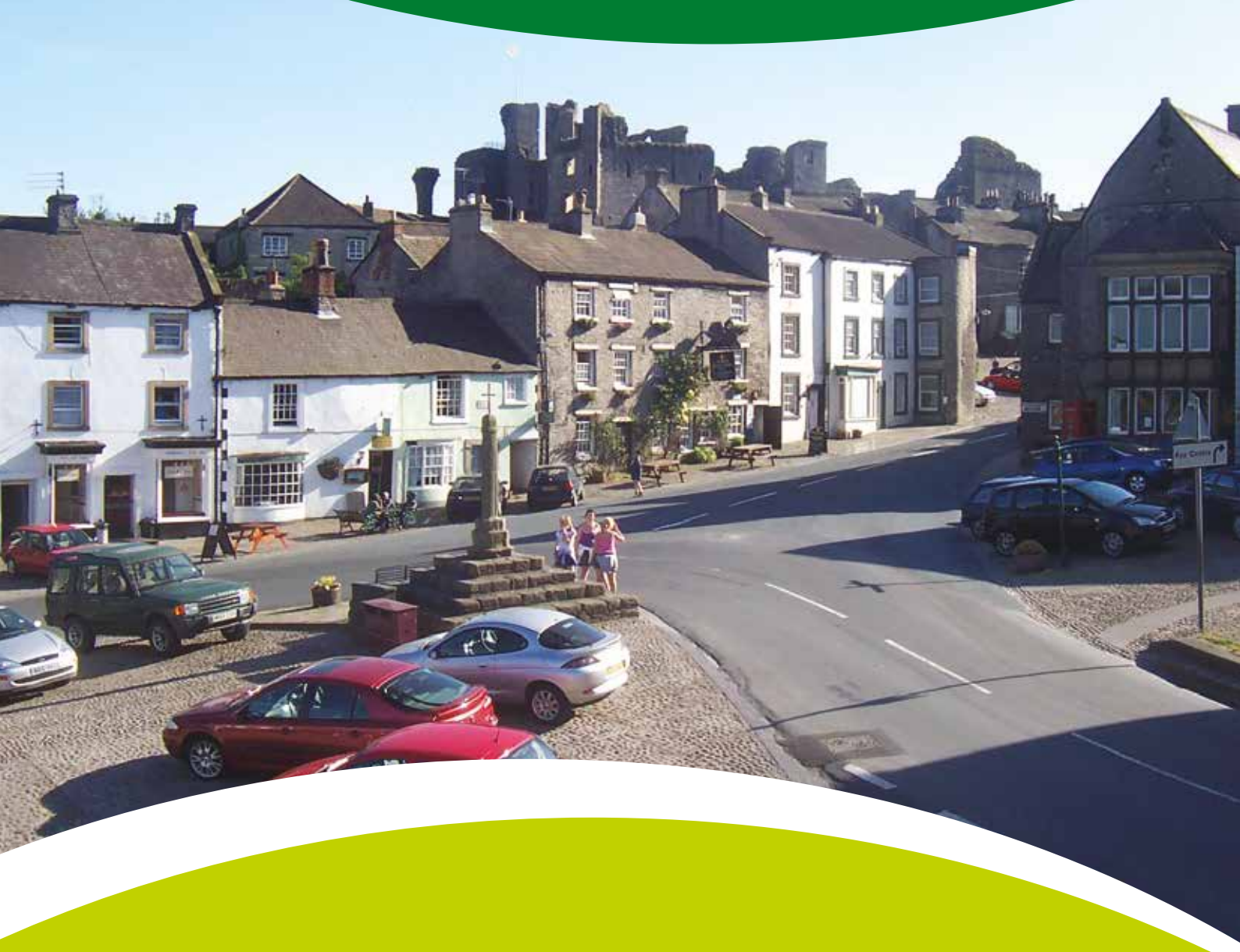




MIDDLEHAM

Conservation Area Article 4 Directions and Design Guide



Adopted July 24, 2018

Middleham is a town with a wealth of distinctive character. Buildings of the Georgian period dominate with many fine town houses, but the more modest cottages also reflect and complement the simple but elegant architecture of the larger houses. The extensive use of fine details produces a varied and interesting streetscape where locally sourced materials have been widely used. The grouping and orientation of buildings, on a slope loosely around two irregular squares, adds to the quality. All this is bound together by a floorscape of natural cobbles and stone flags.

Article 4 Direction

Following work by the community to produce an appraisal of the character of Middleham Conservation Area there was agreement that to preserve the town's character Article 4 Directions should be introduced.

Article 4 Directions covering the Middleham Conservation Area were introduced in January 2007 and November 2012 - meaning that planning permission is needed for all residential properties fronting a highway or open space for:

- The alteration of a house roof - replacement of slate, installation of rooflights or solar panels
- The alterations of windows and doors - installation of upvc windows
- The removal or introduction of render

Conservation Area designation alone offers little control over the types of alterations to domestic properties which over the years can erode the special character of the area. In Middleham certain aspects that greatly contribute to the area's historic character have been identified and Article 4 Directions have been introduced to try to protect such cherished and attractive features. Without these Directions these could be removed without planning permission. The need for planning permission could also help reinstate lost traditional features in the future.





What is an Article 4 Direction?

Certain alterations to houses can be carried out without planning permission. This kind of alteration is known as 'permitted' development and the various classes are listed in the 'general permitted development order' document.

If a council feels that there is a risk that the character of an area will be spoiled through inappropriate alterations, it can make Article 4 Directions - which mean certain alterations are no longer exempt from planning permission. This applies to the Middleham Conservation Area where there are two directions covering slightly different areas - shown on the map below.

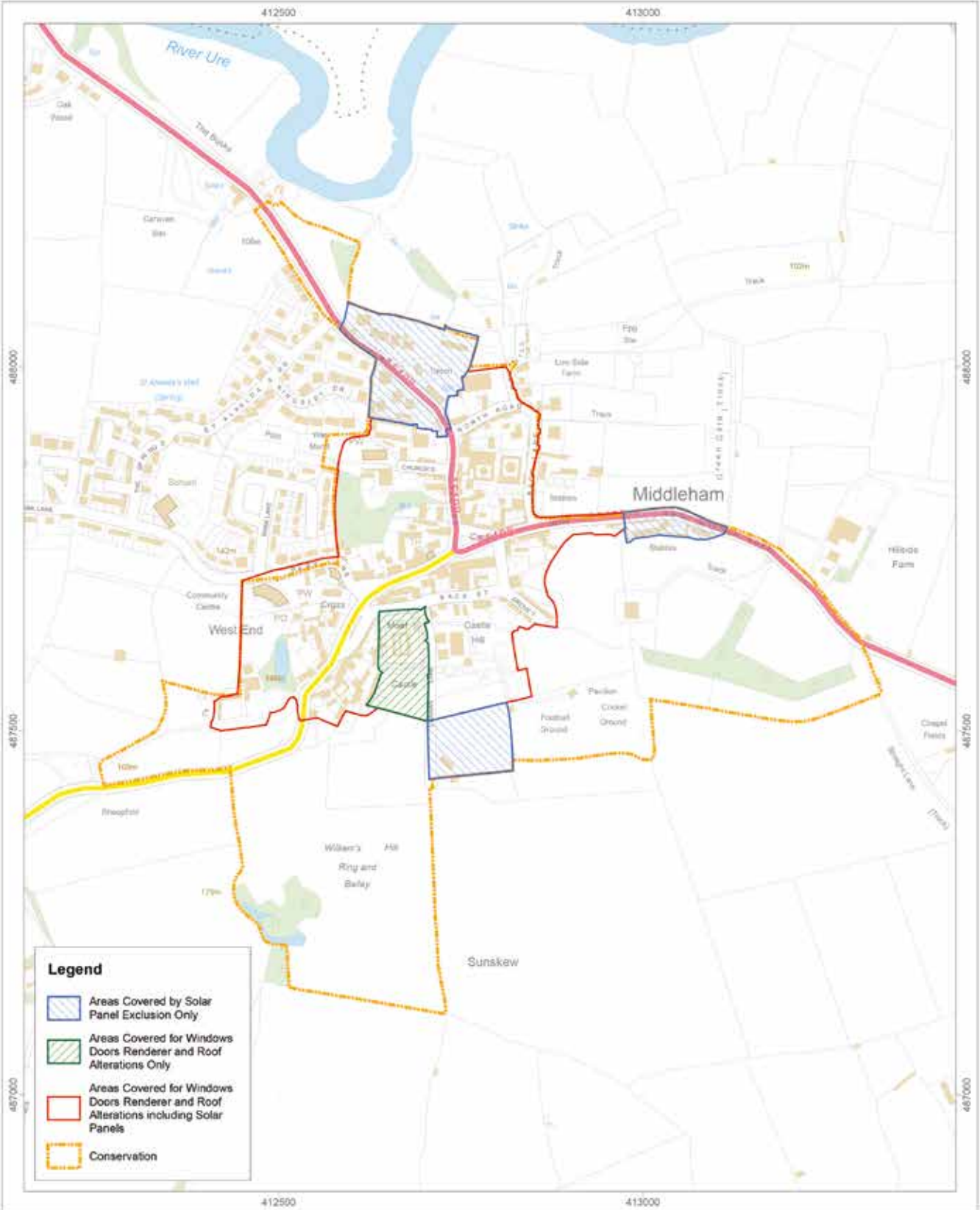
Anyone wanting to alter a building in any way as listed in this leaflet must apply for planning permission. Following a change to regulations in January 2018 these applications are no longer exempt from fees.

In dealing with applications for planning permission the District Council will be looking to check whether the proposal preserves or enhances the character of the Conservation Area. Original details and materials should be retained - for example sliding sash windows, stone or welsh roofing slates. The design guide gives general local traditional details that are essential in contributing to the character of the conservation area.

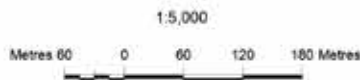
Article 4 Directions
Middleham Conservation Area

Date: 14/12/2017

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Enforcement

When the District Council becomes aware that work has been undertaken, it will be investigated and where unauthorised formal enforcement action may be taken. Anyone wishing to report any issues should use the online form on richmondshire.gov.uk - information received will be treated in the strictest confidence.

Commercial Buildings, flats and property in mixed use

Anyone owning a commercial building, flat or property in mixed use - shop with a flat above it - does not currently enjoy permitted development rights and will need to apply for planning permission for work that constitutes development.

Listed Buildings

Owners of listed buildings must follow the normal requirement to apply for listed building consent for any work which would alter the character or appearance of the building both internally and externally. A Listed Building Consent application and planning application for all the work covered by the Article 4 Directions is needed - there is no charge for either and both require similar information.

Design Guide

The design guide is principally for owners of residential properties subject to Article 4 Directions. However it is also applicable to commercial premises.

Floorscape

Cobbles predominate with stone flags and should be retained. Black top is used over highway surfaces with the junction marked with a variety of brick details.

Stonework Render and Brickwork

Most of the properties are finished with either stone or render. Stonework is generally dressed, squared coursed rubble or random rubble.

Render is lime based and either roughcast or smooth, often with a surface treatment of lime wash to give colour (see colour). The use of hand made bricks is rare. Alterations to these materials should not be made. Render was often used to give poor quality stone work weatherproofing. The stonework underneath was never designed to be seen and in these cases the render should not be removed.





Extensions and External Alterations

Extensions and external alterations should be minimised. Where changes are necessary they should be confined to elevations that are not prominent. They should incorporate the same building materials used elsewhere on the building. Significant changes to the principal elevations which most affect the street scene, will generally not be considered sympathetically - unless they return the original character to the property.

Pointing

Care should be taken to use the correct mortar mix - which should be lime based - and that it is finished correctly. This will generally be slightly recessed (below left) or flush and finished with a brush. A guidance leaflet is available. Hard cement mortars and a strap finish should not be used (below right).



Roofs

Roofs were traditionally local stone slate, but over the centuries, numerous properties now have Welsh slate and a few have Westmorland slates. These materials should be retained and repaired as necessary. Concrete tiles should not be used. Wherever possible traditional material should be reinstated if unfortunate changes have happened. Many roofs include stone copings and kneeler detail, all of which are important architectural details which should be retained.



Porches and Canopies

Porches are not a traditional feature. Most houses open directly on to a shared 'courtyard' area or into a small enclosed space. Generally the introduction of porches would not be appropriate. Canopies are occasionally used to afford weather protection. New simple canopies in a traditional form may be acceptable, but not where they conflict with other architectural details such as carved door surrounds or are detrimental to the unity of the whole - such as in a terrace.

Windows

The original style of window would generally have been vertical sliding sash or Yorkshire sash. In some rare cases side hung casements may also have been used. Any original windows should be retained and repaired.

In general timber is the only material that can accurately replicate these details. Before the Article 4 Direction was approved a number of properties had changed their windows to unsuitable modern designs, often of plastic. These stand out as being completely out of keeping with the character of the Conservation Area. In some circumstances - where inappropriate windows already exist - a high quality replacement in upvc which enhances the character and appearance of the building and window might be acceptable. In recent years upvc windows have improved in the way they can replicate traditional timber and its detailing, alongside other changes that improve the appearance of double glazing.

The size and form of openings are an essential part of the original design of the house. These openings should not be enlarged or altered - and existing stone mullions should not be removed. New window openings can spoil the appearance of the buildings, particularly terraces. Any new windows should be on elevations that are not prominent and reflect the design and proportions of the existing windows.



Doors

Original doors and their surrounds are very important and should be retained and repaired as necessary.

In general timber is the only material that can accurately replicate these details. Before the Article 4 Direction was approved a number of properties had changed their doors to unsuitable modern designs, often of plastic. These stand out as being completely out of keeping with the character of the Conservation Area. Current upvc (including composite) technology is not able to accurately replicate the mouldings of traditional timber door. In some circumstances where a wholly inappropriate door already exists a good quality upvc door which enhances the character and appearance of the building and door might be acceptable.

Colour is also important. See page 7.

A number of doors have ornate fanlights and these are an important part of the design of the doorway.

It should be noted that fanlights do not traditionally form part of the door itself but are windows above a door. It is unfortunate that many modern manufacturers produce products that put a fanlight within the upper part of a door.

Some doors also have ornate surrounds either carved stone or timber. Again, these are very important as an architectural statement.



Chimneys

The original chimney stacks and pots are an integral part of the design of a building. Middleham has a mixture of stone and brick. They should be kept and repaired as and when necessary, even if they are no longer in use.

Where they have been removed or lowered they should be rebuilt to their original height wherever possible.

Outbuildings

There is little scope for garages, outbuildings and sheds within the public view but where they can be accommodated out of sight they should be built in traditional materials and in a sympathetic design.

Satellite Dishes

Satellite dishes and aerials should be located as unobtrusively as possible, preferably at the rear, on outbuildings or internally.

Pipework

Original gutters and downpipes would have been timber or cast iron, and occasionally lead. Original pipework should be retained and repaired or replaced to match existing as necessary. The correct details, such as 'rise and fall' brackets, are important.

The use of plastic should be avoided.

Dormers and Rooflights

Dormers are not traditional to the area although a few do exist. The introduction of dormer windows is generally undesirable and will usually be resisted, particularly on the front elevation. Some rear dormers may be acceptable, subject to design and location - such as on a pitched roof. Rooflights are not common and they are generally to the rear. Proposals for rooflights on rear elevations may be acceptable subject to their size, number and the use of a 'conservation' design.

Boundaries - walls, railings and gate piers

Where boundaries exist, they are in the form of stone walls or stone plinths with railings and often very detailed gate piers. These should be retained and repaired. Proposals for new boundaries should take a similar traditional form.



Alarms and Meter Boxes

Burglar alarms are designed to be clearly visible, but a brightly coloured box fitted in a prominent location can dramatically spoil the appearance of a building.

Careful choice of location - close to the eaves - and colour will allow it to be clearly visible but not intrusive. External access to meters should be avoided wherever possible. Where this is necessary, it should be in a recessed box painted a colour to blend with the background walling material.

Energy

Harnessing alternative energy, such as solar or wind power involves substantial equipment. This can be harmful to the character of an area and individual buildings. Proposals which dramatically change the appearance of traditional buildings are not considered appropriate - for example solar panels on prominent elevations. New heating flues or balanced flue cowls should be as unobtrusive as possible, preferably on the rear elevation.

Colour

Using the correct colour is important, particularly its shade. Dark colours - black or brown - should be used on areas such as gutters and roof eaves, which are susceptible to staining and rusting. Doors were similarly painted in dark colours - black, brown or dark red. Light colours were used to highlight details, so windows with glazing bars are generally light coloured. But these were never the brilliant white of modern paints, more off white.

Traditionally colours for renders were natural based and sourced locally to reflect the hues of the stonework. This produces a restricted range of colours that blend with other natural materials used.

For further information contact **Ann Smith**,
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**This information is available in
alternative formats and languages**



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