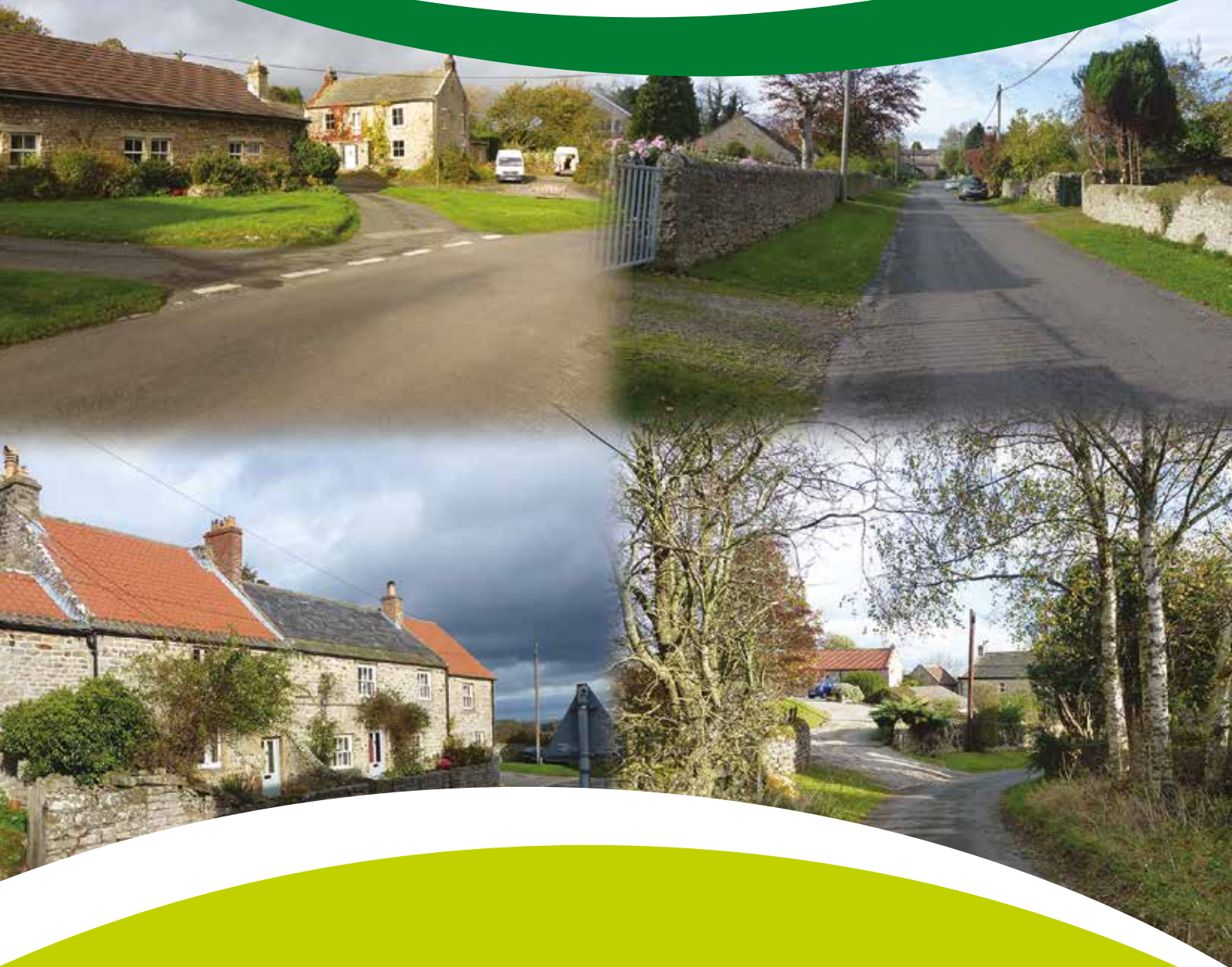
RICHMONDSHIRE DISTRICT COUNCIL

DALTON

Conservation Area Appraisal and Management Plan



Adopted June 28, 2016

Contents

Introduction

Dalton was designated a Conservation Area in 1981. A Conservation Area is classed as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990).

Local Planning Authorities are required to 'formulate and publish proposals for the preservation and enhancement of any parts of their area, which are Conservation Areas' (Section 71 of the Act).
This Character Appraisal and Management Plan fullfils this duty.

In making a decision on an application for development in a Conservation Area, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area' (Section 72 of the Act). While this should ensure that harmful change is not allowed, some changes that do not normally require planning permission (known as permitted development) could still damage the special qualities of the area. Local Authorities have special powers to issue 'Directions' removing certain permitted development rights from properties if it can be shown that it is necessary. It may be appropriate to consider a Direction for parts of the Dalton Conservation Area.

This Appraisal and Management Plan should be read in conjunction with:
- Richmondshire Local Plan Core Strategy 2014
- National Planning Policy Framework

Statement of Significance

Dalton Conservation Area covers a small rural community gathered around a road junction, all set within a rural landscape. The main area forms a 'T' junction – the triangular piece of land at its core accommodates the Church of St James, former blacksmiths and a small area of village green.
The buildings form groupings of local vernacular buildings clustered along the access roads – some detached set within large gardens and others terraced, with some fronting directly on to the roadside.
Originally, extensive areas of pasture projected into the heart of the village but the majority of this has now been developed with housing. The stone walls and grass verges are particularly important.
The significance of the village is derived from the sum of its parts rather than any one particular building.
Recently the village has seen quite extensive infill developments on former paddocks and while they have not always followed the local vernacular style the use of building stone along with their location and orientation has followed the general pattern of the village.

Location and Setting

Dalton lies approximately 11km northwest of Richmond and 14km southeast of Barnard Castle on the south side of the A66 trunk road. It is north-facing in the wide valley of the tributaries of the River Swale, around 160m above sea level.

The village is at the crossing point of roads, with the main access running south east to north west from Kirkby Hill through to Newsham - and a minor access running north east to south west. The road from Kirkby Hill follows the lower ridge above the valley floor presumably to avoid lower unsound ground.
At distance to the north east the land rises to a ridge which forms the northern horizon on which the A66 runs on the site of the former Roman road. To the south and west the land rises to the open moors, partly occupied by the Feldom military ranges.

The rural nature of this community means that is sits within an extensive rural landscape at a junction between the moors and pasture and the arable landscape of the valley. This interface was reflected in the pattern of the built form of the settlement with open fields coming into the heart of the village. The wider open fields provide the important setting of Dalton.

Historic Development and Archaeology

The village has ancient origins dating back to the time of Viking settlements and has an entry in the Domesday Book.

Architectural Features and Building Materials

Architectural Style of Village Buildings

The biggest portion of the buildings within Dalton are 18th and 19th century, constructed mainly in local stone, which is generally of good quality and typically incorporating vertically sliding or Yorkshire sash windows and solid doors (photo 1 and 2).
Roof coverings are generally stone slate and clay pantiles but Welsh slate is also apparent. In more recent times a number of properties have replaced these traditional roof coverings with varying forms of concrete tiles. The architectural qualities of the buildings lie generally in their grouping and simple vernacular style.

There are five entries on the list of buildings of special architectural or historic interest. All are listed Grade II.

The oldest of these are situated along the Gayle to Newsham road at the eastern end of the village. The earliest appears to be Nos 1 and 2 The Cottages - dating from the early to mid 18th century (photo 3). Unusually for the village this building sits at 90 degrees to the road and is single storey as a result of a demolished large early 18th century house. It is constructed of sandstone rubble with ashlar dressings and has a roof of Welsh slate. It is likely to have originally been all stone slates or pantiles, with a couple of stone slate eave courses with stone kneelers and ashlar copings. For such a seemingly humble building it has highly decorative details with ashlar architraves and tripartite keystone for the surrounds to the windows - presumably a hangover from the larger building. The windows are two over two sliding sashes (photo 4) and the door has similar architraves with frieze and pediment.


1


2


3


4

Close to these cottages is Moor View, also from the mid 18th century (photo 5) which also faces directly on to the road but has far less ornamentation. This two storey, three bay building is constructed of coursed sandstone rubble. The roof is pantiles with shaped kneelers and ashlar copings; the windows have raised ashlar surrounds and one over one sliding sashes; but the porch is a 20th century addition and appears a little out of place.

The Nook and Corner House, with former outbuildings as subsequent additions - are also from the 18th century (photo 6). The group is two storey, built of sandstone rubble substantially coursed. The roofs on the group vary in ridge, eaves height and materials. The Nook and outbuildings have pantiles with an eaves stone course whereas Corner House has Welsh slates with an eaves stone course. As with 1 and 2 The Cottages, the Welsh slate is likely to have replaced pantiles. All this group have reverse crowstepped gables (photo 7). The Nook is one bay with a casement window on each floor in flush ashlar surrounds. The doorway has a similar quoined ashlar surround. Corner House is of a slightly simpler form with the sash windows 3 over 3, with deep stone lintels.

Holmedale and the attached cottage, located just up Moor Lane and set well back within its garden, is dated 1812 (photo 8). The house is two storey of coursed rubble with ashlar dressings, an eaves band and rusticated quoins. It has a stone slate roof with ashlar copings and end stacks. The house is two bays with 8 over 8 sliding sash windows and a central door. The cottage is of similar stonework and roofing materials. The windows have deep lintels dressed with herringbone tooling and projecting cills - with one Yorkshire sash on each floor.


5


6


7


8

Dalton House is the final building in the village - it is listed and dates from the late 18th to early 19th century (photo 9). Unlike the others which are grouped around the road junctions it is set high up the west end of Moor Lane. It is built in coursed rubble stone with a stone slate roof and ashlar copings and is of two storey and three bays (sections). It has sash windows with glazing bars and projecting cills and deep lintels. From 1830 the house belonged to William Lister who in 1843 moved to Dunsa Manor and seems to have leased the house out as a boys school. Later it was home to an eccentric artist called Fenwick who made various alterations to the house, including blocking up a window above the central door and introducing a triangular slab carved with a phoenix in flames above the motto 'Tout Jours Loyal', his initials RCF and the date,1892. He is also thought to have added the roadside extension which incorporated three iron hoops of unknown function. This extension enclosed a formerly external stone stair which accessed the rear outshot and allows access to a cellar underneath the downhill end of the house.

Building details from the older properties within Dalton are reflected in the later 18th and 19th century properties. They are generally two storey of coursed or random sandstone rubble with some dressed/ashlar details (photo 11), pitched roofs sometimes with ashlar kneelers and coping to roofs (photo 10) - which are generally a clear span of pantiles and/or stone slate. There are a few single storey properties - substantially the modern properties on the south side of Moor Lane. The buildings are generally two or three bays wide, often with a central door and windows generally have a vertical emphasis and are vertically sliding sash (photo 12) - both multi-paned and two over twos with projecting cills and deep lintels. Those windows with a horizontal emphasis would have had horizontally sliding Yorkshire sashes - and these windows are often found to the rear of properties or on outbuildings. Chimney stacks are at the ends. There is a dominance of solid over void.

There are some properties which have been re-fenestrated over more recent years to enlarge the window openings (photo 13). Porches are not a traditional feature, although they do occur on some of the later 19th and 20th century properties. Traditionally dormers and rooflights are not found on elevations fronting the village green. The lay of the land means there is a constant stepping up/down in the levels of the properties which is particular evident in the variation of the roof levels (photo 15). There is a split between properties that front directly on to the village green at the east of the village and those that sit within mature gardens behind stone walls along Moor Lane (photo 14).


9


10


11


12


13


14


15

Materials

Stone

Until the mid 19th century there were numerous local quarries with a reputation for producing high quality building stone. Transport problems and costs saw the decline and eventual closure of most of them - however Dunsa Bank Quarry has survived and still provides stone for the local area. Given the historic reputation of the area it is unsurprising that all but one of the buildings in the village are constructed of local stone. The majority of cottages and houses use random (photo 16) or coursed rubble (photo 17 and 18) for the walling. Ashlar is also use for the surrounds of openings (photo 19).

The use of stone has continued throughout the 20th century and despite construction changing from solid wall to modern cavity wall, recent properties continue the tradition of coursed rubble walling - albeit not using stone from local quarries. Care must always be taken in new construction and repair to avoid leaving sawn faces exposed in rubble stone walls - the smooth surface left by disc cutters contrasts harshly with the surrounding masonry.


16


17


18


19

Render

Render comes in a number of forms - traditional rough cast render, modern cement render and pebble dash. There is only one property in Dalton Conservation Area that is rendered and it appears to be a smooth modern cement render (photo 20).

The lack of render contributes significantly to the character of Dalton - restricting the range of materials used for new construction to stone for all external faces would continue to protect and enhance the Conservation Area.


20

Brick

Brick is rare in Dalton and notably only appears in the chimneys - although it is also found in a lintel detail on Mount Pleasant (photo 21). Brick has not been used for any significant external work on buildings and should be resisted in its use to maintain the dominant use of
natural stone which gives Dalton so much of its individual character.


21

Roofing Materials

Stone Slate


22

Historically this has been used for domestic roofing in the area – with the stone slates locally sourced. The sandstone slates are thick in comparison to other roofing materials and are laid in diminishing courses, narrowing from large slates at the eaves to small slates at the ridge, often finished with a dressed stone ridge piece, copings and kneelers (photo 22). This produces a distinctive character to the roof which is very different from other natural slates - the covering is notably thicker and the roof has a textured finish arising from the thick slate edges. When first quarried the sandstone slates are a pale grey/buff colour, but they weather in time to a deeper grey/brown slightly darker than walling stone. Good examples of stone slate roofs can be found on many of the listed buildings (photo 23). The stone slates are often combined with the pantiles as an eaves course (photo 24).


23


24


25

Pantile

Pantiles are extensively used for roof coverings in the village (photo 24). They vary greatly in age and character and their different ages and sources combine to produce a richly textured roofscape to the village. Several village properties have eaves courses of stone slates, a traditional and interesting vernacular feature which can vary in width from a simple single course to three or four courses of stone. Pantiles and a stone eaves course can be seen in (photo 25). While it is important to maintain sound roof coverings to buildings and the use of modern pantiles is appropriate in the Conservation Area it is also important to recognise older pantile coverings and to record and preserve them where they exist. Pantiles were often local products that would vary in shape, size and texture from one producer to another - so surviving historic roofs could provide examples of tiles from small local companies now long gone.

Interlocking Clay Tiles

Some of the original roofs of the village have been replaced with interlocking pantiles, and although they do not quite have the character of the original they assimilate well into the overall streetscene.

Slate

There are several types of slate used on village buildings – with Welsh blue/grey slates the most numerous (photo 26). As a material the earliest use of slate will date from the latter half of the 19th century when transport systems, particularly the railways, were sufficiently developed to allow it to be imported to the area. The use of slate has continued alongside pantiles when re-roofing buildings – including numbers 1 and 2 The Cottages (photo 27) and Corner House (photo 28).

Westmorland slates are a grey/green colour and do not appear to have been used on buildings in the village. They are laid to diminishing courses in a similar manner to the local stone slates, but they are not nearly as thick and more akin to the Welsh slates.

Other Roofing Materials

In recent times the traditional stone slate roofing materials throughout Dalton have been supplemented with more readily available, cheaper alternatives - including concrete tiles.

Concrete tiles have been used extensively on village properties through the later part of the 20th century to replace older traditional stone slate roof coverings. They come in a number of forms - profile (photo 29) and flat (photo 30). Although not ideal for the building due to the characteristics of the material itself and the regular mechanical appearance of the finished roof, which differs from the traditional slates or pantiles, flat tiles usually mellow with weathering to blend into the street scene (photo 31). Unfortunately the same cannot be said for profile concrete tiles (photo 32). Ideally they will be replaced with more traditional alternatives as they become life expired.

Corrugated sheeting would normally be associated with agricultural buildings but it has been used on ancillary buildings to the rear of Fairfield House (photo 33) - presumably as a replacement for the original roof covering. Although this does not stand out as it is well worn, it is out of keeping with the character of the rest of the village.


26


27


28


29


30


31


33


32

Floorscape

Village buildings are grouped tightly around the access roads with open areas of village green restricted to a small area at the junctions of Moor Road as well as strips along both sides of Moor Road and around the central area which houses the Church of St James. Parts of this green remain unbound by kerbs (photo 34) but evidence exists of over running and in some locations it appears to have been necessary to formalise the demarcation between the roads and the green and verges. A number of forms have been used - including the standard highways concrete kerbs (photo 35) and granite setts (photo 44). In a number of areas - to prevent overrunning - plastic bollards (photo 38) have been used. This is unfortunate but they serve a purpose.

All areas of public road are finished in black tarmac (photo 38). Accesses away from these roads to back land areas/fields are a particular feature of the village (photo 37 & 39). They are informal and generally twin track or grassed - and often between stone walls (photo 43). Private drives feature a range of surfacing - from informal beaten earth paths, original cobbles (photo 40), rough rubble, a range of gravels and crushed stone, concrete (photo 42), tarmac (photo 44) and modern block paving (photo 41). The latter provides a very mechanical finish very much at odds with other aspects of the village.

The village has no lengths of footpath – instead there are grass verges (photo 45).


34

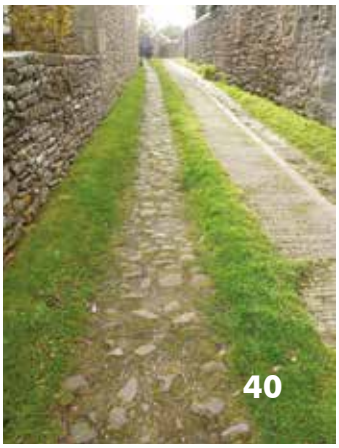

35


36


37


38

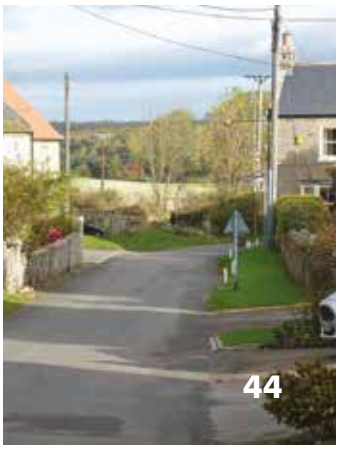

39

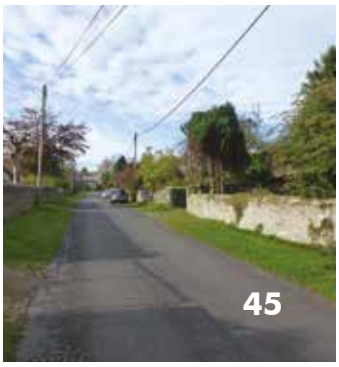

40


41


42


43


44


45

Enclosures: Walls, Fences and Gates

The majority of the boundary treatment used in Dalton is stone walling (photo 46). Walling through the Conservation Area is mostly informal coursed rubble stone (photo 47) which occurs most notably along Moor Road and the formal dressed stone walls in front of some of the larger houses - such as Mount Pleasant (photo 48). The variety of copings is worth noting - pyramidal dressed stone (photo 49), stone flags (photo 50) and roughly semi-circular stones (photo 51). These stone boundary walls are a very dominant feature of the Conservation Area particularly along Moor Lane where the linear nature of the development emphasises the feature. An interesting small alcove (photo 52) occurs on the south of Moor Lane - which houses an old spring water tap which was used by villagers. It now has a steel casing installed by the Water Board for protection.

Planting often associated with a wall is the other boundary treatment evident in Dalton. This occurs particularly as hedging along the access roads from the north (photo 53), east and south (photo 54). Within the village itself the green contribution is more garden shrubs than formal hedging.

Gates are either for vehicles or pedestrians. The vehicular style is generally in traditional agricultural timber (photo 55) which is best suited to the rural location. Pedestrian gates are in one of two forms - either timber pickets (photo 56) or iron (photo 57).


46


47


48


49


50


51


52


53


54


55


56


57

Street Furniture and Monuments

There is a limited amount of street furniture in Dalton but the range that exists includes several important items - which make a valuable contribution to the character of the Conservation Area. The telephone box (photo 58) is positioned to the south of the village green and former blacksmith building, and although it is of standard national design, it has an important place in the community. The post box is unusual in that it is free standing next to a tree in a small triangle of village green to the east of the Church of St James (photo 59).

The bus shelter, while not a piece of fine architecture, has been well sited so it is not obtrusive. It is of local stone, so blends into its surroundings (photo 60).

Street lighting is provided throughout the village on a series of modern brackets mounted on existing poles (photo 61) - they are of various designs and quite sparse.

A single bench seat is positioned on one of the triangular sections of green to take advantage of the restricted views to the south (photo 62).

58


59


60


61


62

Character

Functions and Uses

Dalton is primarily a commuter village for Darlington, Teesside and Richmond thanks to the close proximity of the A66 and its easy access to the A1(M). It makes Dalton a tranquil escape from a busy workplace.

The historically important agricultural sector now employs few people and stone mining has substantially disappeared from the area.

The village hall on the outskirts of the village heading towards Gayles is shared between the two villages (photo 63).

63

Views and Approaches

The nature of topography on the approaches to Dalton Conservation Area and the curving narrow roads with extensive hedging and trees mean the village is substantially hidden from all directions (photo 64). The possible exception to this is the approach from the south over Dalton Beck where the road opens out to the wider village - including the open car parking area of the village hall (photo 65). The extensive trees that follow the beck act as a screen to hide the majority of the buildings to the west (photo 66).

Originally the surrounding pasture abutted the main road through Dalton in a number of places and particularly on the south end of Moor Lane. Now there remain numerous access tracks to the fields behind the frontage of buildings which also allow more restricted views of the surrounding rural landscape (photo 67 and 68).

The Church of St James is central to the views of the village along Moor Lane to the north (photo 69) and the main views from within the village are also from this vantage point. Thanks to the sloping ground, views can be enjoyed over the top of buildings (photo 70), particularly to the eastern end of the village. They are more restricted closer to the junction, with gaps between buildings allowing glimpses of the open countryside (photo 71).


64


65


66


67


68


69


70


71

Character Areas

Church of St James

The area around the Church of St James - a roughly triangular layout - forms the core of the village and is historically where services of the village could be found. The church remains but the public house no longer operates, the former blacksmiths is now a residential property and the village hall is located to the south. The area has the feeling of being very close knit mainly due to buildings like the church (photo 72), former blacksmith (photo 73), the houses to the east side that front directly on to the village green, and the small gaps between buildings. Those set back from the road have small gardens and boundary walls so still contribute to the feeing of enclosure (photo 74). Generally the ridge line of the buildings run parallel to the road - however there are a few exceptions where the buildings have a gable presentation (photo 75). Views are generally restricted to the immediate vicinity with glimpses outwards only possible at the edge of the Conservation Area along the roads (photo 76) and over the gardens of The Cottages (photo 77).

To the south of this area the name 'Chapel Row' gives a clue to a former Wesleyan Chapel which is now a house (photo 78). Built in 1855, the architectural character of it is worthy of note but its presence remains hidden away from general view.

The openness, which would originally have consisted of the whole of the central area, appears to have been given up for the church and blacksmiths and enclosed yard - now a house and gardens.
The remaining open space is substantially dominated by the roads with a couple of pocket handkerchief sized triangles of grass (photo 79). The grass verges and lack of formal footway along the approach roads contribute to the informal character of the area (photo 80).

Another feature of this area are informal tracks to access the fields and areas beyond the frontage. They are often walled and sufaced with twin hardcore over grass (photo 81).


78


79


80


81

Moor Lane

This linear part of the village (photo 82) features buildings set well back behind extensive well stocked gardens - fronted by a stone wall, punctuated by accesses (photo 83). Some of these accesses are pedestrian - mainly to the older terrace of properties - with others for vehicles, like the modern houses to the south. The informality of grass verges and the lack of footway running along both sides of the road is an important feature (photo 82). It acts as an extension to the village green unifying the village. All but a few properties have their ridges running parallel with the road, the exception being at the extreme west of the village. There the orientation of both Dalton House and Hilltop Cottage, at 90 degrees to the road rather than parallel, blocks the views and reinforces the feeling of enclosure of the village (photo 80). It gives a very definite end to the village.


82


83

To the north side of Moor Lane the properties are generally pre 1900 – made up of large detached and a terrace of properties (photos 84 and 85). All but one faces on to the road and is at higher level. They are of the local vernacular style and materials. In addition to the extensive gardens to the residential properties (photo 86) there are two open areas that front on to the lane - one is one of two remaining open fields (photo 87) and the other a landscape area (photo 88). Informal access to the areas behind the properties form a particular feature along this stretch of Moor Lane (photo 89).


84


85


86


87


88


89

The south side of Moor Lane is mostly occupied by 20th century detached single storey houses built on former paddock areas (photo 90). There are traditional two storey properties in small groups to the eastern end of the lane next to the church (photo 91). They reinforce the local vernacular style of the village. Between these groups are a number of access tracks to the hinterland which are a feature of the village. At the western end of the lane is a paddock (photo 92) through which access (photo 93) is gained to the historic Dalton Mill - which has a close association with the village, although is set apart from it.

The character of the agricultural land coming into the heart of the village was substantially lost in the 20th century when the south side of Moor Lane was developed. The two remaining open fields at the west end, have become more important as an example of this former character.


90


91


92


93

Open Spaces and Trees

The public open space in Dalton that contributes to the character of the Conservation Area is the limited village green and associated grass verges. However the private open spaces of extensive gardens with mature planting, open paddocks and other landscape areas make a greater contribution to the Conservation Area. These areas contain a number of mature trees.

Conclusion

Dalton is a Conservation Area with a wealth of history, and a blend of landscape and buildings which span centuries of activity. This has produced a highly attractive area with homogeneity of forms and architectural styles, using local material in a local vernacular style.

Management Plan

It is the aim of the District Council that the existing character and appearance of Dalton Conservation Area should be preserved and enhanced.

Listed Buildings

Some historic buildings are 'listed' by the Secretary of State for Culture, Media and Sport on the recommendation of English Heritage - because of their exceptional interest. Listed Building Consent is needed for any work to the interior or exterior of the building that would affect its special interest. Whilst the aim of listed building legislation is to preserve and enhance the buildings for their own sake, any changes affecting them should also be considered in terms of their effect on the Conservation Area. More information about listed buildings is available from the District Council.

Buildings at Risk

The buildings in Dalton appear to be in good condition. The only ones that might be considered to be at risk are the unlisted structures that make up the outbuildings and subsidiary elements such as walls - and they are generally to the rear of properties. These buildings do contribute to the character of the Conservation Area and should be maintained in a decent state of repair.

Preservation and Enhancement

Preservation and enhancement will be achieved by promoting and, where necessary, approving proposals for schemes which contribute positively to the character of the area. It is also important to ensure that permission is not granted for the demolition or alteration of any building or structure if it would be harmful to the character or appearance of the area. The designation of a Conservation Area is not intended to prevent change, especially that which would enhance the character of the area and ensure its viability as a settlement. In particular, the proposed design and materials should accord with those traditionally used. The open spaces and trees identified in this study as being crucial to the character of the village should be preserved.

Design Guidance

The general design guidance for any work needing planning permission in the Conservation Area aims to ensure that work is of a high quality and preserves or enhances the character and appearance of the area. In particular:

- the design and materials should accord with those traditionally used
- new buildings should reflect the simple forms of the existing historic buildings in the village
- the siting of new developments should be carefully considered to ensure they compliment the existing grain of the Conservation Area
- new developments should not obstruct identified views of importance
- the immediate and long term impact of any new development on existing trees must be carefully considered - new planting should respect important views through the Conservation Area.

Wirescape

Overhead wires do intrude in Dalton and the village would benefit from the reduction of overhead cabling and poles particularly along Moor Lane and close to the Travellers Rest (photo 94). The area could be enhanced by the undergrounding of services and the removal of surplus poles.

New Developments

The opportunity for further development within the Conservation Area is fairly restricted. The open areas - and particularly the Greens and surrounding agricultural land - have a positive contribution to the character of the area and their preservation is critical. The open areas in public ownership, such as the Greens, are not likely to be subject to development pressure. However some other open spaces - such as gardens - may attract the attention of developers. In these cases a robust assessment of the value of the open space, along with views into and out of the area, should be made to establish the contribution each particular site makes to the character of the Conservation Area. If this is found to be important - and the character of the area would be harmed - the development should be resisted. All proposed developments should have regard to the special character identified in this Appraisal. Although each proposal will be treated on its merits, attention needs to be paid to the cumulative effect of issues - such as parking and services - on the character of the Conservation Area.

The harm done by specific small scale alterations undertaken to individual properties without the need for planning permission, can have a cumulative effect and dramatically impact on the character of Conservation Areas. When carrying out alterations to windows, doors or roofs care must be taken to ensure work is sympathetic to the character of the area. There are other small changes which can also have serious detrimental effects - gas bottles, wheelie bins and oil tanks can be visually intrusive and should be obscured from view wherever possible. Insensitively sited satellite dishes can also affect an area.

94

Sustainability

The increasingly high focus on achieving a sustainable environment and lifestyle are likely to present further challenges to the historic environment. The use of alternative energy in the form of solar panels (Photo 93), wind turbines, air source heat pumps and local refuse and recycling collections, may all have the potential to detrimentally affect the historic environment. As proposals come forward, each case will be considered on its merits but consideration should be given to the environmental benefits gained from each.


93

Action Points

- This character appraisal should be taken into account when considering applications through the planning process.
- The open spaces and trees identified as being crucial to the character of the village, should be preserved.
- Care and special attention needs to be given to proposals with sustainable credentials to ensure the character of the Conservation Area is not detrimentally affected.

Community Involvement

This Draft Appraisal and Management Plan will be published on richmondshire.gov.uk and a letter advising owners and occupiers will be circulated in Dalton and to the various interested bodies – including English Heritage and North Yorkshire County Council - for comments. They will be considered before a final Conservation Area Appraisal and Management Plan is produced. The Appraisal will be considered by the District Council for adoption.

Useful Information, Appendices and Contact Details

Listed Buildings

Designations

Listed Buildings within Dalton Conservation Area:

1 and 2 The Cottages	Dalton	II
Moor View	High Lane, Dalton	II
Dalton House	Moor Lane, Dalton	II
Holmedale	Moor Lane, Dalton	II
The Nook and Corner Cottage and attached buildings	Village Street, Dalton	II

Positive/Negative Enhancement

Positive	Negative	Enhancement
Local vernacular architecture consisting of mainly two storey but occasionally single storey properties with a dominance of solid over void incorporating vertical elements	Potentially any building of the wrong scale, depth of plan, pitch of roof (even flat roofs), incorrect storey height, windows too large and in wrong proportion	Ensure that future design accords with the local vernacular on both new build and extensions, large and small
Local stone walling either coursed or random	Imported stone with little regard to the colour and grain of the local stone, often with mechanical sawn appearance and too great a variation of course depths	Ensure new and replacement stonework accords to local vernacular tradition
Pointing in lime mortar with flush or recessed finish	Pointing in cement mortars and/or finished projecting/strap	Pointing should be removed and a traditional lime mortar and finish used
Traditional lime render with rough-cast or float finish	Cement renders - either pebbledash or smooth finish	Remove cement renders and replace with traditional render and finish
Traditional roofing materials, local stone, pantiles and Welsh slates	Concrete tiles, flat, profile and interlocking	Concrete roofing material should be replaced at the end of its life with traditional materials
Chimney stacks and pots (generally end stacks)	Chimney stacks have been removed or truncated	Chimneys rebuilt to full height and pots reinstated
Traditional roof details such as ridge tiles, stone copings, kneelers	Use of concrete products as an alternative or removal of detail altogether	Retain, repair and reinstate missing details
Traditional lead flashing details	Use of 'flashband', mortar fillets, bituminous products	Remove inappropriate details that are often short term, temporary solutions and introduce traditional lead details - in some cases, such as valley and parapet gutters, aluminium products could be appropriate
Cast iron guttering and down pipes on rise and fall brackets	Fascia boards and plastic guttering and down pipes	Remove fascia boards and replace plastic with cast iron and rise and fall brackets – in some cases cast aluminium may be appropriate
Local vernacular architecture does not generally include fascia board details	Use of upvc fascia panels	Where fascia boards are part of the design they should be in timber

Original openings with stone surrounds or lintels and cills	Window openings enlarged to accommodate large 'modern' windows often with horizontal emphasis or bays; new windows introduced that are out of proportion and of non - traditional design; use of concrete lintels and cills	Window openings returned to original traditional proportions - ensure new windows relate to the local vernacular style of the existing building using stone lintels and cills
Traditional timber painted windows - either vertical sliding sash or Yorkshire sash - or flush fitting side hung casements, all with or without glazing bars	Use of upvc in most designs; use of timber in non traditional style - often incorporating various elements such as top opening casements, bay windows, storm weather details where casements stand proud of the frame, stick on glazing bars	Replace windows with timber and with traditional detailing
Traditional timber painted four and six panel doors, some with fanlights above - usually the principal entrance door to domestic properties	Off the peg timber and upvc doors often incorporating fanlights	Replace with traditional timber painted door of correct proportions and incorporating correct moulded details
Traditional vertically boarded timber painted doors - usually a subsidiary or minor entrance door to domestic or other agricultural/commercial buildings	Off the peg timber or upvc door sometimes split in half	Replace with traditional timber painted door of correct proportions and incorporating correct moulded details
Large cart and garage entrances with timber painted vertically boarded doors split in half	Off the peg garage doors or multiple panels or horizontal boarding effect	Use traditional painted vertically boarded details as the pattern
Service wires all entering property as one group in a position that is not visually intrusive	A spaghetti of wires traversing the main frontages compromising architectural details	Rationalise and remove redundant wires, route close to the ground or in association with other features such as downpipes or gutters
Principle elevations should be clear of detritus	Satellite dishes on the frontage of properties	Remove and re-site in an unobtrusive location avoiding any architectural details, preferably to rear, on the ground or on the gable away from frontages - sometimes a location at the base of a chimney can work.

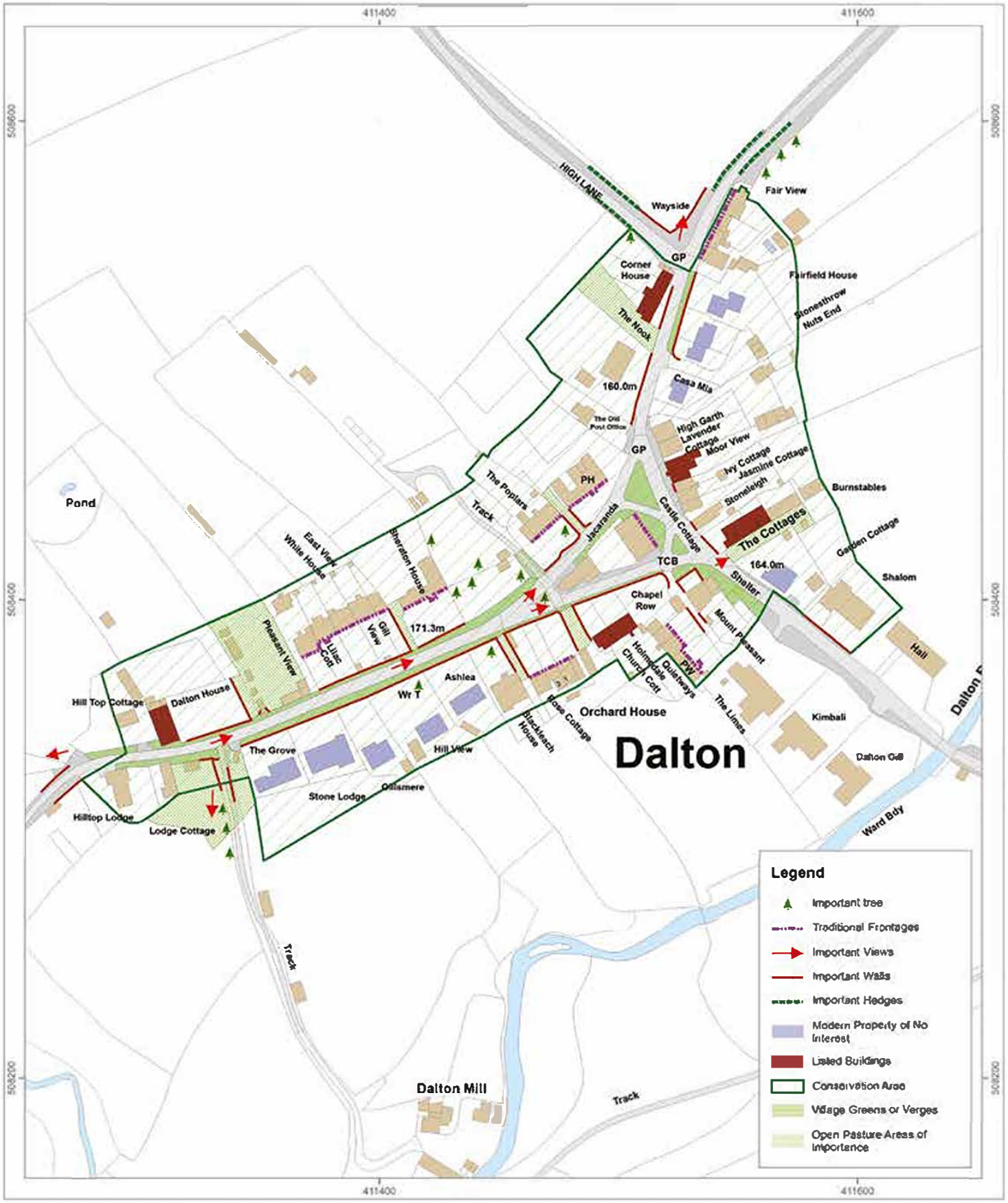
Principle elevations should be clear of detritus	Burglar alarms that are bright coloured and fitted in sensitive locations which compromise architectural detailing	Choose less dominant colours - for example white - and position adjacent to other features, such as external light
Principle elevations should be clear of detritus	Meter boxes projecting on external elevations	These should be housed, ideally be internal or on the ground in a forecourt area - if absolutely necessary they should be recessed and coloured to match the walling
Principle elevations should be clear of detritus	Flues, cowls and vents for heating systems and extractor systems	These should be on rear elevations where they are not visible
Principle elevations should be clear of detritus	External lighting in modern floodlight form on centre of buildings	Use traditional forms of character lighting discreetly placed to the side of doors
Waste and recycling apparatus positioned out of view	Wheelie bins and recycling boxes housed on public display	These should be away from public vantage points in rear or side gardens, or if not possible screened with walls or planting
Clear span roofs	Solar panels, both photovoltaic and solar thermal on roofs visible from public vantage points	These should be positioned away from frontages on rear elevations and outbuildings, or ground mounted where they are not seen in conjunction with features that contribute to the character of the Conservation Area
Clear span roofs	Dormers and rooflights on principle elevations	These should be accommodated on rear elevations and be in a traditional form so they do not dominate the roof
Boundaries of walling, stone wall or plinth - traditional railings fixed directly to the coping/plinth	Modern timber panels such as larchlap or woven, post and rail fencing; steel and metal fencing	These should be removed and a traditional boundary treatment installed
Pedestrian accesses are a particular feature on Moor Road	Very wide range of gate styles - both timber and metal	Replace with suitable traditional gates of timber or metal
Domestic outbuildings where visible in traditional materials and forms	Range of designs and materials for sheds/outbuildings in front gardens - use of brick, timber, profile metal and asbestos sheeting look incongruous	When a non-traditional building come to the end of its life, replace with more traditional forms of outbuildings using materials to match local materials

Buildings in good state of repair, both main buildings and outbuildings	Roof slates slipped, windows and doors need painting, gutters need cleaning out and shrubbery removed	Buildings need a planned maintenance programme
K6 style telephone box.	In poor state of repair	Needs repair and maintenance
Boundaries and outbuildings maintained - particularly to domestic properties	Boundary walls/outbuildings to both domestic and agricultural fields in poor condition	Adopt a regular maintenance program to ensure boundary walls and other features are retained in good condition
Colour generally emanates from natural forms for the main structure - for details such as joinery light earth base colours, never brilliant white, and functional details such as pipes and gutters would have been dark	Garish modern colours such as brilliant white, bright purple, scarlet, fluorescent colours	Return to earth based pallets using light colour to highlight details such as windows and doors and dark colours to hide details such as gutters and downpipes
Traditional floorscape materials of compacted earth, hardcore and cobbles have been supplemented with tarmac to become part of the local vernacular	Concrete paving in large and small units and concrete laid in situ look incongruous	The use of concrete paving and concrete laid in situ should be avoided – and where possible should be replaced with a material which is more part of the character of the village
Informal edging or lack of it to de-mark roads and accesses	Use of 'highways' standardised concrete kerb solutions, plastic bollards and excessive use of bollards	Use more informal edging treatment in small unit natural materials; remove/rationalise bollards
Small areas of village green	Erosion of the village green by over running and hard surfacing to accommodate parking	Selective placing of traditional features; use of local stone edging at restricted targeted locations
Traditional style street furniture, traffic poles used for more than one sign, in dark finishes	Poles with metal finishes	Use black finished poles
Street furniture	Litter bin standing in splendid isolation	Re-site the bin in association with another feature - such as a wall
Traditional style street furniture	Grit bin on Moor Road	Find a more traditional solution, or screened location to house the grit bin or less visually intrusive
Village free from wires	Poles carry the various wires throughout the Conservation Area	Poles should be removed and the wiring put underground

Dalton
Conservation Area

Date: 22/12/2015

Author:



RICHMONDSHIRE DISTRICT COUNCIL

Mercury House, Station Road Richmond DL10 4JX
Telephone: 01748 829100 Fax: 01748 826186

1:1,500

Metres 10 0 10 20 30 Metres

N

This information is available in alternative formats and languages

Richmondshire District Council
Mercury House, Station Road, Richmond DL10 4JX
01748 829100

enquiries@richmondshire.gov.uk

richmondshire.gov.uk