

GAYLES

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



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Introduction

A Conservation Area is an “area of special architectural or historic interest the character or appearance or which it is desirable to preserve or enhance” (Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990). Gayles was designated a Conservation Area in 1982.

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 fulfils 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, not normally requiring 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.

This Appraisal and Management Plan should be read in conjunction with the following documents

- Richmondshire Local Plan
- The emerging Local Development Framework
- The Yorkshire and Humber Plan Regional Spatial Strategy
- National Planning Policy Guidance especially Planning Policy Guidance 15 (PPG15) – Planning and the Historic Environment.
- National Planning Policy Statements

Location and Setting

Gayles lies approximately 12km southeast of Barnard Castle and 8 km northwest of Richmond on the south side of the A66 trunk road. It is positioned on a north-facing slope at approximately 170m above sea level.

The wide valley of the River Tees and its tributaries form the setting for Gayles and provide the village with its most attractive views. Situated on the south slope of the valley formed by Dalton Beck, Gayles is positioned at the foot of the valley slope looking north across the open fields, which stretch to Ravensworth to the northeast. Directly to the north beyond the beck the land rises to a ridge at Duns Bank Quarry, which forms the northern horizon upon which the A66 runs. To the south and west the land rises steeply to the open moors, now occupied by the Feldom military ranges. The steepness of the valley side and the trees and woodland to the south are important in the character of the village and its setting (photo 1).



Historic Development and Archaeology

Archaeological evidence suggests that the Gayles area has been inhabited since pre-historic times and the moors to the south and west of the village are dotted with evidence of the early inhabitants including cup and ring marked stones, earthwork platforms of early structures, cairns and barrows. Many of these mysterious remains are of unknown dates but the Cairns and Barrows are thought to date from the Bronze Age. These sites provide some of the earliest evidence of habitation in the region and several are Scheduled Ancient Monuments. The earthworks include that known as Castle Steads, a fortified hill site to the west of the village. Despite this ancient legacy there are no Scheduled Monuments in the village Conservation Area.

The documented history of the village dates from the time of Edward the Confessor in the 11th century, just before the Norman Conquest. The manor of Alia-Daltun was held by Gospatric the Dane for his lord, the Earl of Richmond at this time. The Domesday Book, 1086, notes the manor as being "waste", however this could mean the land had been subject to William I purging in his "harrying of the north" or that it was a less productive part of the Earl of Richmond's holdings or even that it was unused by anybody. This last option is a distinct possibility as there appears to be no record of inhabitants in the village at this time.

The first noted name for the village, Alia-Daltun, was subject to repeated changes to Dalton Travers, les Gayles, Dalton-in-les-Gayles and many variations of these until the 19th century when the present name was settled on. Two possible origins for the name exist, a Norse word "geil" meaning ravine which is appropriate given the setting of the village, or the Celtic word "gala" and the Anglian word "gavel" meaning a wooded place - again possible given the wooded slopes around the village.

Although there appears little documentary evidence of the evolution of the village, physical remains of ridge and furrow agriculture, field enclosures and old quarry sites and mine shafts indicate that Gayles was a busy community through the medieval period. The abandoned Paces House farmstead to the south of the village dates from the Medieval and possibly Saxon period whilst within the village a later building on West Street is dated 1686 above the front door. Other houses in the village of an early date include the Manor House, which is thought to date from the late 17th century and Gayles House, which although mostly rebuilt in the early 19th century is thought to retain some of the earlier building dating from 100 years earlier. It is thought that this earlier building was the site of Mr Johnson's School of 1760, which lasted here 10 years before relocating to Easby Hall at Newsham. The house then became Hinds Brewery, serving the village until 1860. In the early years of the 20th century it was an academy for girls and later housed prisoners in the First World War. The hay barn to the west of the house that served the farm carries a date of 1817, but this may indicate a date of repair or rebuilding rather than the initial construction.

Although just beyond the boundary of the Conservation Area, Gayles Hall is a significant building thought to date from the 16th century with several later periods of alteration and addition. It is thought that the house was built on an early moated site as a fortified farmhouse and it appears to have been added to in the 17th, 18th and 19th centuries, much disguising its origins. The attached farm buildings are an important and interesting group and the survival of the original drive from the house to the main road east of the village make this whole group an important part of the historic fabric of the village.

The population of the village has fluctuated greatly over the centuries mostly depending on the prosperity of the quarrying industry in the surrounding countryside. The population peaked in the early 19th century with about 220 residents present at this time mostly working

in the quarries or small coalmines to the south. High costs and difficulties in transporting the stone lead to a decline in the mid-Victorian period and the population gradually shrank to less than 100 by the mid 20th century. At the village's peak the inhabitants were served by several pubs of which the last to close was the Bay Horse, now Bay House, the site of which had been a pub since the 17th century. The current building dates mostly from a 19th century rebuilding. A blacksmith occupied the site opposite on the corner of West Street and the village also boasted brewers, a shoemaker, a butcher and a wheelwright amongst the trades serving the quarrymen. The only place of worship to have existed in the village was a small Methodist chapel, which was originally founded in a cottage on East Street. A permanent site was established with the conversion of another cottage to serve as a chapel in 1889 but this only lasted into the early years of the 20th century for it had been closed and demolished by the outbreak of the First World War.

Architectural Features and Building Materials

Architectural Style of Village Buildings

For a small village with no major public buildings Gayles has a substantial range of building styles from vernacular small cottages through a range of house styles and sizes reflecting different periods to well proportioned classically inspired large houses.

At the smallest end of the scale the terrace of buildings at the west end of West Street represent typical workers cottages (photo 2). They are simple single bay buildings with a single window to each floor on the front elevation. It is likely that they were one-up-one-down houses when constructed. No 4 appears to be largely unaltered. Others are now much altered with extensions to the rear and in some cases combining two small cottages to make a more substantial property. They appear to be Victorian in date and constructed of coursed rubble with well-cut and dressed window and door surrounds (photo 3). Although the terrace appears at first sight to be a



single development changes in masonry style, variations in detail and straight joints between properties demonstrate that these houses were built in batches, not necessarily at the same time. Alterations to these properties, carried out with the best of intentions, have not



always been in keeping with the character of the Conservation Area (photo 4). It is possible that many of the lost, demolished properties of the village took this form, as they would tend to be the first to be abandoned as the population contracted.

The largest number of buildings in the village are the smaller individual cottages such as Pleasant View (photo 5) and West View (photo 6) on West Street and Appletree Cottage (photo 7) and Sundial Cottage (photo 8) on Middle Street. These properties span a range of dates from at least 1686 as proclaimed above the door of West View (photo 9) through to the mid Victorian period. Typical features include the dominance of solid wall over the small windows

Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



seen well at Pleasant View, the shallow pitch of the roofs as at Appletree Cottage (photo 10) and the roughly symmetrical arrangement of windows to the property. Styles of roof vary, though most have raised eaves with sandstone copings weathering the wall head as found at Appletree Cottage. The arrangement of chimneys to the properties can indicate the number of heated rooms to the house;

the more chimneys and more heated rooms the better the class of the house. In cases where the centre chimney is slightly off set from a central door it is possible that the original plan of the ground floor allowed for a cross passage to pass through the building from front to back serving the yard area to the rear. The derelict rendered house to the south of East Street shows an earlier form of window surround traditional to the area, where a continuous stone moulding surrounds the opening. This also contains an important surviving



Photo 11

example of an early horizontal sliding sash window (photo 11).



Photo 12

The exceptional property of this size in the village is Rose Cottage (photo 12). This is a well-proportioned and beautifully designed example of Victorian Gothic architecture in a village setting constructed using the good quality local stone. The steeply pitched roof, single central chimney (photo 13) and gable end to the village green define it as different from other properties in the village. Gothic detail extends from the front

door and small porch (photo 14), through the mullioned window surrounds and the unique diamond paned steel framed casement windows



Photo 13



Photo 14

(photo 15), to the copings to the front wall (photo 16). This is a thoroughly Victorian building where a contemporary popular style has been



Photo 15



Photo 16

employed to produce an individual building, which nevertheless fits into the street through the use of appropriate materials. From the back the property is much more in keeping with the local vernacular, retaining an excellently preserved set of outbuildings (photo 17) although even here the back door to the house is set in a good quality moulded doorframe matching the front.

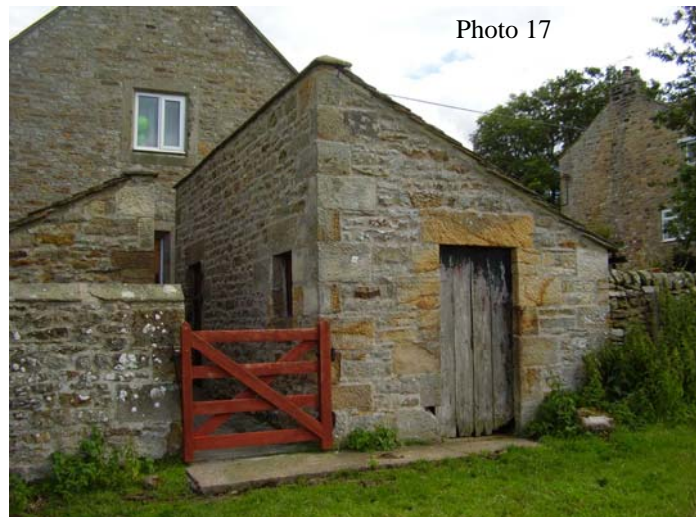


Photo 17



Photo 18

There are several larger individual houses in the village, which contribute differently to the Conservation Area, often being positioned in larger gardens and with more substantial frontages. They are usually set back from the road behind formal walls with manicured gardens to the front. The four best examples of these houses are Gayles House (photo 18), Belmont House (photo



Photo 19



Photo 20



Photo 21

19), Town Farm (photo 20) and The Grange (photo 21). Gayles House is a substantial late Georgian property, unusual in the village for having a hipped roof, partly covered in Westmoreland green slate to the front elevation. The style is very formal with well-dressed stone, well-proportioned windows (photo 22) and an attractive stone door surround (photo 23) to the front elevation. A stringcourse divides ground and first floor and the buildings wide proportions give it a low-set appearance. Although the

building appears to be of a single phase of construction dating from the early 19th century it is noted as being a rebuild of an earlier structure, evidence of which may survive internally.



Photo 22



Photo 23

Belmont House (photo 19) nearby is a smaller example of a similar date but in a more vernacular style with a simpler stone framing to the door surround (photo 24) and a plainer finish to the details. This house fits into the streetscape more easily as it relies more on established traditional detailing than the then-current architectural fashion. Worth noting are the different windows to left and right with an earlier style of multi-paned sash window to the left (photo 25) and the later possibly Victorian replacements to the right (photo 26).



Town Farm on Middle Street (photo 20) is a good quality larger farmhouse of late 18th century date. It is a well-proportioned Georgian property retaining its original window patterns and constructed of well-dressed local stone. It is oriented to face into the farmyard and as such presents a blank rear wall to Middle Street and an important gable elevation to the main road (photo 27). Occupying an important location it has evidence of numerous alterations including the construction of a small two-storey extension to the south end of the house (photo 28), one of the few properties that originally had a pantile roof in the village, and the blocking up of a cart entrance to the north gable elevation (photo 29). It is possible that the rear section of



the house was constructed later as the masonry takes a very different form from the front wall. This part of the house certainly was not as smart as the front as the windows to the rear elevation are not as evenly laid out (photo 30). The Grange on East Street (photo 21) is a similar scale substantial farmhouse of a slightly later date. Its presence is less noted as it is surrounded by overgrown trees and shrubs and sits back from the little used East Street (photo 31).



Photo 30



Photo 31

Many of the details to windows and doors are similar between these two properties and they provide good examples of local sturdy middle class farmhouses of the late Georgian period.

Bay House at the corner of West Street (photo 32) is similarly proportioned to these bigger



Photo 32



Photo 33

houses in the village but its historic use as a pub distinguishes it from the others. Occupying a prominent location it appears to have been rebuilt several times throughout its history and now sports good quality mullioned windows throughout its elevations (photo 33) and a matching front door surround (photo 34).



Photo 34

Within the village there are two significant buildings of considerable architectural merit. Firstly the Manor House at the top of Middle Street dates from around 1700 and is a finely detailed classical house set in a formal garden arrangement and flanked by outbuildings to the north side and a stone retaining wall to the left (photo 35). The formality of the house underlines its high status and the quality of its stone



Photo 35



Photo 36

mouldings and window details illustrate the expense undertaken to create one of the finest houses in the village. It sits in a group of associated buildings (photo 36) of various ages that to some degree screen its presence in views through the village. The important front elevation of the house is a hidden gem in the village only being clearly seen in views directly from the west of the building. The second significant building is Gayles Hall (photo 37). Detached from the village and outside the

current boundary of the Conservation Area this house is approached from the rear and the surrounding agricultural buildings, which are of some merit in their own right, dominate the initial views of the property. The house is noted as being of 16th century origin with several phases of extension and rebuilding and is probably on the site of an earlier fortified holding. This is clearly a complex building worthy of further study and its inclusion within the Conservation Area would be beneficial to the setting of the house and to preserving the historic pattern of development of the village.



Photo 37

The 20th century has added several properties to the village not all as successful as they could have been. The development at Watling Close (photo 38) and other properties constructed in the 1960's and 70's introduced single storey bungalows to a settlement that appears not to have had cottages of this scale in the past. The proportions and detailing of these houses have no relevance to the established pattern of properties in the village but the use



Photo 38



Photo 39

of stone and flat tile roofs has helped assimilate the new buildings to some degree. The more recent properties adjacent to Bay House bear more resemblance to established village buildings and their use of materials is again appropriate (photo 39). Smaller scale details could have improved these buildings, such as the use of a weathered eaves detail to the gables and shallower roof pitches to pick up on the prevailing style of the village. The conversion of the

barn complex to the rear of Gayles House (photo 40) has been carried out well in many respects as it has retained and consolidated many of the older farm buildings including the large Hay House (photo 41) that is prominent in views from the northwest.



Photo 40



Photo 41

Materials

Stone

Until the mid 19th century the quarries around Gayles had a reputation for producing high quality building stone, which was used widely on some prestigious projects including the early Middlesbrough Town Hall and Greta Bridge. Transport problems and costs saw the decline and eventual closure of most of the quarries however the nearby Dunsa Bank Quarry survives and still provides stone for work in the village. Given this historic reputation it is unsurprising that nearly all the buildings in the village are constructed of local stone in a wide range of masonry styles and qualities.

The majority of smaller cottages and houses use random rubble construction for the walling mostly employing angular

Photo 42



Photo 43



Photo 44



Photo 45

rubble as found at West View and Pleasant View on West Street (photo 42). The extension to Town Farm is constructed in this manner but incorporates rounded river cobbles into the wall (photo 43). At White Lion Cottages, West Street the stone is roughly squared and brought to course in the wall (photo 44) whilst the neighbouring property at number 1 is more formally dressed and coursed and incorporates quoins to its corners (photo 45). A formal

regular coursing has been used nearby at Rose Cottage (photo 46) where the quality of stonework extends through to the back of the house and includes the surviving outbuildings. At The Grange the coursed dressed stone is finished with raised quoins and window surrounds to highlight the detail of the building (photo 47). The Manor House, Belmont House



Photo 46

Photo 47



(photo 48) and Gayles House all employ sawn stone blocks to create a high quality formal finish to the walling whilst at Town Farm similar

blockwork has been used but dressed with a herringbone finish (photo 49).

Photo 48



Photo 49



Photo 51



Stonework features in the village include segmental arches such as that at Town Farm, now blocked (photo 50), several examples of carved door

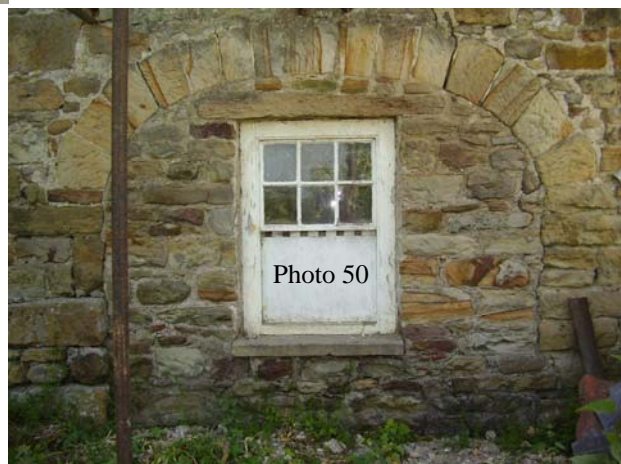


Photo 50

cases in particular at The Grange and Gayles House (photo 51) and several styles

of dressed lintels and surrounds to windows and doors throughout the village. The decorative gateposts to the Manor House are also worthy of note as good local examples of late 18th century craftsmanship (photo 52).

The use of stone has continued throughout the 20th century and despite the form of construction changing from solid wall to modern cavity wall most



Photo 52



Photo 53

recent properties continue the tradition of coursed rubble walling albeit not using stone from the quarries immediately next to the village. Care must always be taken in new construction and repair to avoid leaving sawn faces exposed in rubble stone walls as the smooth surface left by disc cutters contrasts harshly with the surrounding masonry (photo 53).

Render

Render occurs in very few structures within the Conservation Area, and a similarly limited number in the neighbouring parts of the wider village and its setting. Most prominently Yellow House to the east of the village and outside the Conservation Area is



Photo 54



Photo 55

rendered in a traditional roughcast render and painted appropriately (photo 54). Also outside the Conservation Area but seen in views through and out of the village is Woodlea, a rendered late 20th century bungalow set high and prominent above the village on Middle Street as it approaches Gayles Hall (photo 55). This white painted rendered property is completely at odds with the character of the village. The small extension to Bay House on the right



Photo 56



Photo 57

hand side is a prominent example of render within the Conservation Area (photo 56). This is a small addition to the former public house, The Bay Horse, which functioned in past as a shop above the cellar access. It is prominent in views and out of character with the main façade of the building. A further single property in the village has a historic render finish and this is the derelict cottage on East Street (photo 57). This historic render is important and care should be taken in repairing or replicating this material if the cottage is restored.

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

Brick

Brick only appears notably in the chimney of a single property on Middle Street in Gayles (photo 58). It has been used to construct a very few small ancillary buildings such as the garage to Woodlea but these are less prominent in the Conservation Area. Brick has not been used for any significant external work on buildings in the village and, in a similar manner to render, brick should be



Photo 58

resisted in its use in the village to maintain the dominant use of natural stone which gives Gayles so much of its individual character.

Roofing Materials

Stone Slate

This has been historically the dominant material for domestic roofing in the area and has been used almost exclusively on buildings throughout the village. The stone slates will have been locally sourced, possibly from either the village's own quarry or from nearby workings such as Duns House quarry. These sandstone slates are thick in comparison to other roofing materials and are laid in diminishing courses,



Photo 59

narrowing from large slates at the eaves to small slates at the ridge, often finished with a dressed stone ridge piece. This produces a distinctive character to the roof very different from other natural slates as the covering is notably thicker and the roof has a textured finish arising from the thick slate edges. Although when first quarried the sandstone slates are a pale grey/buff colour they



Photo 61



Photo 60

weather in time to a deeper grey/brown colour slightly darker than walling stone. Good examples of stone slate roofs can be found at Appletree Cottage and l'Anson House (photo 59) on Middle

Street and at Rose Cottage (photo 60), West View (photo 61) and Pleasant View on West Street. At Lilac Cottage at the top of East Street half the roof is in stone slate whilst half is grey slate showing an interesting contrast (photo 62).

Pan tile

Pan tiles have been recently used in the Conservation Area on the barn

Photo 64



Photo 62



conversions at Gayles House Farm (photo 64). These roofs are prominent in views approaching the village from the north and can be seen widely through the Conservation Area. The bright orange colour contrasts with the established roofing materials throughout the rest of the village, but is accepted that the tiles will weather

given time, but it is important that the remainder of the village does not lose its distinctive character through the wider use of pantiles and their use should not be encouraged in new development or repairs to buildings.

Other Roofing Materials

Throughout Gayles the traditional stone slate roofing materials have been supplemented with more readily available, cheaper alternatives including grey slate, imported stone slate and modern concrete tiles. Grey slates have been used on some of the more recent developments (photo 65) and re-roofing projects (photos 62 and 66) in the Conservation Area and are a reasonably successful alternative to the local stone slate for less prominent buildings. These slates weather well and quickly assimilate into the village scene helped by their neutral dark grey colour. The front slope of the roof to Gayles House Farmhouse does not appear to be covered in stone slate and may be a singular example of



Photo 65



Photo 66



Photo 68

Westmoreland Green slate (photo 67). This is an unusual material to find in a location so well provided with good quality stone roofing slate and may be an indication of the high status that this prominent village house enjoyed. In a limited number of cases imported stone slate has been used to roof ancillary buildings (photo 68). Whilst a good attempt to fit into the village vernacular care must be taken in the selection of stone to achieve an appropriate colour match to the local material. Weathering of the roof will help soften the contrast between these materials and the traditional locally sourced stone. Concrete tiles have been used extensively on village properties through the later

Photo 67



part of the 20th century to replace older traditional stone slate roof coverings (photo 69). 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, these tiles have usually mellowed with weathering to blend into the street scene. Ideally these will be replaced with more traditional alternatives as they become life expired.



Photo 69

Floorscape

The village has very limited lengths of footpath constructed only around the modern development of Watling Close, which lies outside the Conservation Area (photo 70). This section of modern highway-standard estate layout stands out as an anomaly in the village which otherwise retains the traditional rural road layout (photo 71). There is almost no formal demarcation between the roads and the verges, the only short section of kerbing being the modern



Photo 70



Photo 71

granite sets around the front of Bay House (photo 72). This informality is very important to the character of the village and should be maintained to protect the quality of the Conservation Area. All areas of public road are finished in black tarmac although on West Street some of the tracks across the green remain un-metalled (photo 73). Private drives feature a range of surfacing from informal

beaten earth paths and rough rubble through a



Photo 72



Photo 73

range of gravels and crushed stone to formal modern block paving (photo 74). This last form of surfacing provides a

very mechanical finish very much at odds with other aspects of the village.

Although much private surfacing is modern there is a notable exception at Rose Cottage where a good example of local vernacular flooring has survived which incorporates cobbling, flagstones and pin-kerbs of local stone



Photo 74



Photo 75

(photo 75).

Enclosures Fences and Gates.

In common with other features in the village stone is the dominant material for boundary enclosures.

There is a wide range of walling through the Conservation Area from the weathered, overgrown and decayed dry stone walls present along the main road (photo 76), through the coursed rubble stone walls to the front of most village properties (photo 77) to the formal dressed stone walls in front of the larger houses such as Gayles House (photo 78) and the Manor House. The dry stone walls vary discretely in style mostly



Photo 76

reflecting the individual waller who constructed them and the material available for their construction. The rubble-stone wall at the



Photo 77

junction of Middle Street shows great skill in constructing a wall using a wide range of sized and shaped stone and is



Photo 78

finished with a simple boulder coping (photo 79). A similar boulder wall exists at the south end of West Street (photo 80). The new walling to the south of the Manor House (photo 81) is more clearly coursed and demonstrates that the skills required for this type of work are still to be found. To the front of Sundial Cottage the low wall uses thinner stone to establish courses and has roughly shaped copings whilst the wall around Greenacres on West Street uses saddleback copings on a mortared coursed wall (photo 77). On East Street a section of wall to the derelict property

Photo 79



Photo 80



is

Photo 81



constructed of very thin stonework producing a very different effect. The variety in form of copings in the village is worth noting with pyramidal dressed stone at Rose Cottage (photo 82) and wedge shaped stone copings at Pleasant View opposite (photo 83). At Gayles House the style of walling

Photo 83



Photo 82

becomes more formal, with a curved, dressed coping, regular coursing and railings along the principle front section (photo 84). Other examples of railings are to be found at The Manor House (photo 85) and the property opposite The



Photo 84

Grange (photos 86 and 87). It is important to note that these railings all differ and are handmade examples of local blacksmithing rather than modern commercial items.



Photo 86

The creation of garage door openings in the village has been handled with varying degrees of success. In some cases the impact of the opening has been reduced through the use of a dark colour (photo 88) whilst pale timber finishes can create prominent and often discordant features in the streetscape (photo 89).



Photo 88

Although stone walls dominate the village there are examples of hedging present particularly along the main road (photo 90) and formal hedges exist at The Manor House (photo 91) and around the area of Watling Close, just outside of the Conservation Area. These features present important punctuation in the



Photo 85



Photo 87



Photo 89



Photo 90

Photo 91



streetscape and help soften the appearance of the village, which could appear quite hard and formal if not for the informality of a large rose speckled hedge (photo 93). Adding to the richness of the rural landscape the decaying stone walls, overgrown with bushes and grasses and interspersed with trees are an important feature to the village approach as well as providing a rich natural habitat for flora and fauna (photo 94).

On Middle Street the boundary walls to the south of Town Farm (photo 95) are worthy of note as they are the former front walls of some of the lost



Photo 94



Photo 93

houses of Gayles. The presence of door jambs (photo 96 and 97) and window openings give an indication of the scale of the buildings and these surviving walls document the historic change in population of the village and the subsequent abandonment of houses.



Photo 95



Photo 96



Photo 97

Street Furniture and Monuments

There is a limited amount of street furniture in Gayles but the range that exists includes several important items, which make a valuable contribution to the character of the Conservation Area. The most prominent item is probably the telephone call box on the main street (photo 99).

Although this is a standard national design it has an important place in the community and appears well cared for. It is an important landmark on the road despite its relatively small size. Slightly smaller but similarly important is the post box set in the wall on Middle Street (photo 100).



Photo 99

Photo 100



This George V example is still in regular use and provides an important service in the village as well



Photo 101

as being a landmark in the Conservation Area. Less visible but historically equally important are the two milk churn stands built into the field walls along the main road (photos 101 and 102). These are both situated on the far side of the road from the village and would have played an important part in village life up to the middle of the 20th century and perhaps later. A few bench seats are positioned at strategic points around the village often to take advantage of particular views. These are usually serviceable but could benefit from some periodic maintenance. The provision of a concrete hard standing and goal posts on the common land (photo 103) is rather at odds with the



Photo 102



Photo 103

Conservation Area but is well screened from wider views as are the ancillary timber sheds and huts (photo 104) that serve the recreational needs of the area.

Photo 104



It is appropriate that the village name is set on a local stone plinth at the side of the main road (photo 105) however this is somewhat lost in the vegetation of the roadside. The bus shelter (photo 106)



Photo 105



Photo 106

is functional and serviceable and the positioning of the village notice board in one window serves an important role, however aesthetically this structure could be improved, perhaps with some screening to the wheeled bins that are stored against it and some appropriate surface treatment. The plastic bollards outside Bay House are effective in demarking the edge of the kerb but could be made from a more sensitive material for their location (photo 107). Street lighting is provided throughout the village on a series of brackets mounted on existing poles. There is little to commend the current provision and a considered programme of replacement could achieve an enhancement. Modern light fittings are more effective at lighting but create less light pollution and would be of benefit to the village.



Photo 107

Character

Functions and Uses.

Historically Gayles provided a focus for quarry workers and farm labourers, landowners and tradesmen supporting the population. In the mid 19th century there were known to be wheelwrights, blacksmiths, brewers, a shoemaker and a butcher in the village and Gayles has a historic reputation as a small village with a large number of pubs. These trades were all linked and focused on the quarrying and mining industries, most other occupations serving these. The decline in fortune of the quarries and the subsequent decline in population significantly changed the function of the village. The trades departed, the pubs eventually closed and the residents' main occupation became farming. The landowners resident in Gayles remained, although often as absentee landlords. The Bay Horse pub survived into the 21st century and was the last to close, all others having been lost many years before.

Gayles today provides homes for agricultural workers and mostly for commuters to larger nearby towns. Darlington, Teeside and Richmond are within commuting distance and the nearby A66 with easy access to the A1(M) makes Gayles a tranquil escape from a busy workplace.

There is no village shop, post office or public house in Gayles and the children of the village have to travel to school. There is a limited bus service to the village.

Views and Approaches

Wider Views.
Gayles is a very secluded and hidden village in most views

Photo 108



Photo 109



across the wider landscape. From the south access to open land is limited as the land is used as a military training area. Notwithstanding this the slope of the ground ensures that the village sits well below most vantage points by around 100m and is positioned behind Park Wood. The wide view of the dale dominates from here and the village is unseen except for a very few glimpsed views of individual buildings (photos 108 and 109). The densely wooded approach from Kirby Hill to the

east similarly hides the village except for sporadic buildings at the roadside (photo 110). It is not until East Street is reached that there is an indication of a settlement of any size. From Ravensworth to the northeast the village remains cloaked in trees and views are dominated by the scarp slope of the valley side and the trees of Park Wood (photo 111).



Photo 110

From the north and northwest the village comes



Photo 111

into view, particularly on the approach from Dalton as the open vista provides views of West Street and the buildings of Gayles House Farm (photo 112). These are now

Photo 112



even more prominent having been restored for domestic use. The Hay House is a particularly notable building in these views due to its size and



Photo 113

prominence on a small plateau backed by the more distant trees on the dale side slopes (photo 113).

Approaches to the Village
There are two principle approaches to the village both along the Kirby Hill to Dalton road. Approaching from

Kirby Hill to the east the village appears from a tree lined lane almost at the junction with East Street (photo 114). Prior to this there is little indication of a settlement, rather the road has the occasional isolated building to each side such as the Yellow House (photo 115). As the village and Conservation Area are approached, the dominant building is Thimbleby Cottage - the only building to the north side of the road (photo 116). There is little further indication of the village as East Street buildings



Photo 114



Photo 115



Photo 116

are grouped further to the south up the street. Town Farm and the telephone box are the next main landmarks in the approach from the east and these features are set well into the core of the Conservation Area.

From the west the village is seen in the distance but as it is approached the higher hedges and landscaping reduce the prominence of Gayles. Bay House is the first prominent building to dominate the view and its position, set at an angle across the corner of West Street is clearly designed to present a good quality public façade for the building's former pub use. The landscaping to the rear of Holme Forge and the side gable of the house play an important role in defining the view but do not challenge Bay House as the principle element in the view (photo 117).



Photo 117

There are other approaches to the village from the south along West Street and Middle Street (photo 118), both now cul-de-sac finishing at the military ranges. In both cases the advanced views of the village are limited by the dense and well developed hedges and trees surrounding the village to the south. Quarry Hill Common is a prominent element of the landscape in this part of the Conservation Area and its informal layout and planting provide a varied and interesting approach.



Photo 118

Character Areas

Small though Gayles is, there are five distinctive character areas identified in the Conservation Area : 1 - East Street; 2 – Middle Street; 3 – West Street; 4 – The fields between East Street and Middle Street; and 5 – Quarry Hill Common. These divisions are closely related and it is not appropriate to consider sharp boundaries between them, rather to consider a gradual change of character flowing from one distinct area to another.

Area1 - East Street

This secluded part of the village comprises few habitable houses and is defined by the few frontage properties to East Street and by Thimbleby Cottage (photo 116), the only building to the north of the main road. The extent of views through this part of the village is not always easy to define for although in some parts there is a building or wall that terminates a view, there are many instances where a decaying wall or abandoned house blends into the wider landscape allowing any sense of enclosure to dissipate.



Photo 119

From East Street looking north the attractive frontage of Thimbleby Cottage closes the view and is framed to the west by the substantial stone wall set on a raised bank. A substantial, dense evergreen tree closes the view to the east side (photo 119). Thimbleby Cottage is important throughout this part of the Conservation Area as it forms an important landmark on the road through the village as well as a defining element in the northern part of East Street. The west side of East Street is defined by stone walls set on raised

field boundaries and to the front of properties and by the well maintained frontage of Kirkwall, the only property on the street that fronts directly onto the road (photo 120). This attractive stone cottage provides an important reference point at the end of the street and its prominent gable defines the view looking south (photo 121). There are remains of buildings beyond Kirkwall but this ruinous cottage is so overgrown that it blends into the surrounding undergrowth and



Photo 120

Photo 121



shrubbery and makes little contribution to views through the area (photo 122). Opposite Kirkwall Lilac Cottage is well maintained however its set back position from the street and the substantial hedges to the adjoining field boundaries tend to reduce its impact in views.

The other properties in East Street present a very different image; surviving in increasingly decayed conditions they are indicative of the historic

abandonment of the village through the earlier part of the 20th century with the decline of the quarrying industry. Largest of these buildings is The Grange, a substantial early 19th century stone farmhouse that is set back from the road in a walled garden (photo 31). The surrounding trees form a distinct backdrop to this building whilst to its right hand side a range of farm buildings in poor



Photo 122

repair extend from the road back into the open countryside behind the house (photo 124). These buildings have an important presence on the street frontage and can be seen in views looking east over the field boundary where they define the edge of the farmyard with blank stone walls (photo 125). Glimpses of these buildings are also possible from the road approaching the village from the east (photo 126).



Photo 124



Photo 125



Photo 126

The final element of note in East Street is the derelict cottage opposite The Grange (photo 127). This building and its ancillary barns (photo 128) are in an advanced state of decay but retain several interesting and important features. The handmade iron railings (photo 87), the horizontal Yorkshire sliding sash window (photo 57) and the rendered finish to the house are all



Photo 127



Photo 128

worthy of note. In terms of its contribution to the streetscape this building forms a large mass softened by decay and by the encroaching shrubbery. It contrasts completely with the adjacent Kirkwall and presents a mid-way point between the abandoned appearance of The Grange and the overgrown ruinous state of the cottage beyond Kirkwall. Time will tell whether the fate of this house mirrors Kirkwall or its less fortunate neighbour beyond.

Area 2 - The fields between East Street and Middle Street

These fields have few distinctive features but are nevertheless an important part of the character of the village. They form a substantial open space between the streets and separate East Street completely from the rest of the village. This is an important component of the character of the Conservation Area and must be protected as it provides

Photo 130



Photo 131

a sense of openness and space within the village and allows wide views across the open countryside.

Views across the fields are defined to the north by the roadside trees (photo 130) whilst to the south the rising ground and stone wall field boundaries form an important component of the scene. The outbuildings and structures to the rear of the derelict cottage on East Street encroach slightly into the field (photo 131), whilst to the west the rear boundaries of The

Manor House and its neighbours on Middle Street define the extent of the open ground.

Area 3 - Middle Street

Middle Street is entered from a wide junction at the north end where the modern estate of Watling Close impacts on the character of the Conservation Area despite lying beyond its boundary (photo 132). This modern development, of good quality in its own right, contrasts sharply with the vernacular tradition of buildings found throughout the rest of the village. The west side of Middle Street is dominated by three principle properties, l'Anson House, Appletree Cottage (photo 59) and Sundial Cottage

Photo 132





Photo 133

(photo 8). These buildings form an attractive group lining the street and, combined with the substantial planting and trees along this side of the road, define the view in this direction. Beyond Sundial Cottage trees dominate the street, screening the barns (photo 133) and the single property set back from the road (photo 134) to the south of Sundial Cottage. The trees and boundary wall just beyond the Manor House terminate the view south up Middle Street with the road curving off to the right



photo 134

(photo 135). The eastern side of Middle Street houses the two important village buildings of Town Farm and the Manor House. The first of these buildings provides a strong corner at the entry to the street and is an important element



Photo 135

in views both along the main road and in the northern part of Middle Street (photo 27). Adjacent to the farmhouse the boundary wall is both prominent and of interest as it comprises a front wall of long lost houses with blocked door and window openings (photo 95). The Manor House at the top of the street contrasts with Town Farm in that its main frontage is almost completely hidden in views along the street and the ancillary buildings and yard do not hint at the importance of this building

in the village (photo 136). In terms of the Conservation Area the scale and position of the later flanking buildings and the front boundary wall make more of a contribution to views than the well proportioned an attractive main house frontage however, when revealed this frontage is a real hidden gem. The properties between these two buildings are largely modern



Photo 136

Photo 137



(photos 58 and 137), and do not contribute greatly to the character of the area (photo 138) however care must be taken when considering alteration or additions to these properties to ensure they do not compromise the quality of the Conservation Area.

Area 4 - West Street

The buildings around the West Street junction, Bay House, Holme Forge, The Willows and Gayles

House and its surrounding barns tightly define the entrance to this area from the main street (photos 139 and 140). This is perhaps the most developed older part of the village and although there is a range of building ages and types their variety and random positioning combine with different boundary treatments and surfaces to create an interesting and informal streetscape. Small detail in this area helps add to the texture of the view and includes the dovecote

Photo 138



Photo 139



Photo 140



Photo 141



built into the barn gable (photo 141) and the railings to the front of Gayles House (photo 84). The street curves slightly at this point and when combined with the rising ground level and the encroaching buildings and walls, views into the main part of West Street and the lower Common are restricted.

After a few metres the view opens up to reveal the principle street of the village dominated by the expanse of the lower Common rising ahead to the south (photo 71). The trees of Quarry Hill Common curtail the view and provide a dense green backdrop to this principle village space and the greenness is reinforced by the solid green wall of evergreen trees in the garden of Gayles House to the immediate right hand side. The majority of this well defined and contained area is visible from this point and the view takes in the



Photo 142

frontages of the important group of Listed Buildings Belmont House, West View and Pleasant View which define the left hand side of the lower Common (photo 142). Beyond this the scenery comprises a dense range of trees and shrubs with only a single timber garage structure set incongruously on the lower Common to interrupt it. The right hand side of the street is defined by trees and, further in the distance, by the gable and frontage of the cottages at 1 to 6 West Street. The properties of Greenacres and Rose Cottage do not intrude on this view as they are set back from the street edge and obscured by the trees. The road itself provides a strong element in this view, sticking close to the right hand boundary it directs the view up the hill into the middle distance before disappearing behind the cottages. From this point there is no immediately obvious exit to the south.

To appreciate this area fully a different perspective should be gained from the edge of Quarry Hill Common looking down the lower Common (photo 73). This reveals the wider open view that exists beyond the confines of the village and allows a greater number of the important village buildings to be more fully appreciated. The slope of the lower Common appears less steep and trees dominate the view less, although they still make up an important component of the scene. From here, views are available across the open land to the east and south and other parts of the village can be seen from a different perspective. Particularly prominent is Woodlea to the south (photo 55), the white painted render of which makes this property stand out against the dark green backdrop of trees. Whilst the current property is an established part of the landscape, its inclusion in the Conservation Area would ensure any further development on the site minimised the impact of this building on wider views.



Photo 143

Area 5 – Quarry Hill Common
This is a distinctive open space characterised by the trees that surround much of the area and the rough undulating form of the ground (photo 143). It is important in views along West Street as the trees form a backdrop to the street and close

views to the south. To the north and west the area is bounded by West Street as it leaves the village and this boundary comprises trees and impenetrable undergrowth. The eastern boundary is formed by a small brook (photo 139a), which runs down to the lower Common before sinking beneath the ground. From this boundary views can be gained across the fields and Woodlea Cottage can be seen standing in isolation. Within the area a concrete foundation of a building is being used as a “kick-about” area (photo 103), and other informal areas have been cleared to allow paths and recreation areas to be laid out. The only structure in this part of the Conservation Area is a large timber shed (photo 104). Although this shed and the concrete “pitch” do not contribute to the character of the Conservation Area they are important community assets and discretely contained within a small area so any visually detrimental impact is minimised.

Open Spaces and Trees

Open spaces and views across them define the character of Gayles as much as the buildings that form the village, and more so than in many other similar villages. The unique plan form comprising the three parallel streets relies on the intervening open spaces to create the sense of openness and intimate links to the open countryside that



Photo 144

characterise the village. The scale of the field between East Street and Middle Street is such that the former almost seems to exist as a separate settlement in its own right. The views across it from Middle Street are limited but from East Street the field provides an important setting to the backs of the properties at the core of the village (photo 130). A similar situation occurs between Middle Street and West Street although here the views are from the west looking towards Middle Street. From Woodlea the views across this space are important to gain a sense of place and orientation within the village, although trees encroach on this view to provide a texture to the vista (photos 144). This area is more fragmented than the field between East and Middle Streets but is nevertheless crucial to the character of the village. Of great importance to the character of the village are the glimpsed views, framed by village properties and the ability to see out of the built up area of the village through these important open spaces to the surrounding countryside.

The final open space to note is the lower Common on West Street. This public space, a feature of many villages, slopes steeply up the valley side here and is undulating and irregular, adding to its unique character (photo 73). It is criss-crossed by tracks and provides informal parking for some of the surrounding properties, this use being light enough to minimise damage at the present time. Individual garages are also accessed from it. The lower Common is defined in

views by the properties to each side, which provide a hard edge to the space and confine the longer views from north and south. At the south end of the lower Common the view terminates with the trees and undergrowth on Quarry Hill Common, which continues to rise up the hill from the village (photo 71).

Quarry Hill Common is an important and unique space in the Conservation Area (photos 138a, 139a and 143). Its mixture of formally planted domestic plants alongside clearly defined walks, recreational spaces and hard standing, informal babbling stream and the open moor encroaching from the south give this public space a vital quality that caters for a huge range of activities. Although not an open space due to the vegetation and topography this is nevertheless very valuable to the village in both its presence in views and as a resource for the residents to enjoy.

As has already been mentioned, many trees contribute to the character and quality of the Gayles Conservation Area. It should be remembered that trees are living things which change over time and should be managed to retain this important aspect of the areas character. The significant groups that surround the Conservation Area dominate views and provide the setting to the village. These include the trees to the south of the village rising up the slope to Feldom Ranges. Also mostly outside the current boundary, but with a bearing on the approach to the village, are the trees that line the road from Kirby Hill (photos 145, 146 and 147). These trees restrict views of Gayles and frame the road, in some places completely overarching the highway to create a distinctive approach to the village. The large oak at the north end of Middle Street, whilst incidental in views along the main road, defines the view north along Middle Street (photo 138).

The character of certain properties is strongly influenced by their surrounding tree cover, particularly at The Grange (photo 47) and Thimbleby Cottage



Photo 145



Photo 146



Photo 147

(photos 116 and 119) where the scale and prominence of trees also has a significant impact on the wider Conservation Area. To the south of the village, trees provide a backdrop to the street scene, effectively closing the view at the head of the lower Common on West Street (photo 71), forming an important feature around the barn at the south end of Middle Street (photo 148) and extending into the open countryside and finally, at the end of East Street, stretching out to engulf the ruined cottage creating an impression that the village is slowly disappearing into the surrounding woodland (photo 149).



Photo 148



Photo 149



Photo 150



Photo 151



Photo 151

Smaller incidental groups of trees within Gayles include the green finger that follows the footpath south of Appletree Cottage (photo 150) and those in the garden between Gayles House and Greenacres (photo 151). There are also other fine single specimens in the surrounding fields between Middle Street and West Street and within the Quarry Hill Common area (photos 143, 151).

Conclusion

Gayles Village is a unique settlement within the District comprising an unusual and distinctive street plan, a wide range of properties from modest cottages to substantial grand houses and surrounded by high quality open countryside that permeates the village itself. The history of the village is relatively quiet with modestly wealthy highlights founded on the fortunes of the quarrying industry. The legacy left by this industry is manifest more in the quality of the village properties than in the more normally found scars on the countryside with the result that Gayles is a particularly attractive and quiet haven into which to retreat. Notwithstanding this, the village remains vibrant and sustainable, although the relatively recent loss of the village pub may have dealt a blow to the community. The distinctive character and quality of Gayles make it a worthy Conservation Area and deserving of the protection that such a designation confers.

To ensure the continued protection of the quality of the conservation area consideration should be given to extending the boundary :

1) Gayles Hall and Woodlea.

Gayles Hall is a significant historic Listed Building in the village and worthy of consideration for inclusion in the Conservation Area in its own right. At its

Photo 152



core is one of the oldest structures in Gayles probably dating from the 16th century, and its form and site as a fortified manor house are unique to the village. In views to the south from the Conservation Area it is seen from Quarry Hill Common and the surrounding fields (photo 152) and has a distinct presence at the top of Middle Street, which terminates at the farm complex (photo 37). Gayles Hall adjoins the current Conservation Area boundary to the northwest and an extension to cover the

site would be restricted to the immediate developed farm complex. Although traces of the former carriageway remain to the east of the Hall the inclusion of these remains would extend the boundary beyond the limits of the village and its immediate setting and start to encompass large areas of countryside. The small inclusion of Woodlea would simplify the existing boundary and bring this prominent building into the Conservation Area, an important move to ensure that any future development on the site preserves or enhances the setting of the Conservation Area. The road leading to the Hall would be included in an extension to encompass the visually important boundary walls lining it.

2) Watling Close and Main Road adjoining.

Watling Close is very different in character to the conservation area but it forms an important element in views along the main road and at the entrance to Middle Street. The landscape gardens bounding the main road have a definite presence in the views of the village. The boundary walls and milk churn stands to the north of the main road and the telephone box at the end of Middle Street are also important. It is suggested that the boundary be extended to encompass this area.

MANAGEMENT PLAN

Preservation and Enhancement

It is the aim of the District Council that the existing character and appearance of Gayles Conservation Area should be preserved and enhanced. Preservation will be achieved by refusing permission for the demolition of any building or structure if it would damage the character or appearance of the area. Neglected buildings that spoil the character and appearance of Gayles will be investigated. In critical cases, action will be taken to ensure repairs are carried out.

The open spaces that have been identified as being crucial to the character of the village and should be preserved. Trees form an important part of the areas character and their management should be promoted.

Design Guidance

The designation of a Conservation Area is not intended to prevent change, especially that which would enhance the character of the area and ensure Gayles continued economic vitality. The general design guidance for any work requiring planning permission in the Conservation Area is that the character and appearance of the area should be preserved or enhanced. In particular

- The design and materials should accord with those traditionally used.
- New buildings should reflect the simple forms and dominant materials of the existing historic buildings in the village.
- The siting of new developments should be carefully considered to ensure that it compliments the existing grain of the Conservation Area.
- No new developments should obstruct identified views of importance.
- The immediate and long term impact of any new development on existing trees must be carefully considered with management as a priority. New planting should respect important views through the Conservation Area.

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 required for any work that would affect the special interest of a Listed Building, whether inside or outside. More information about Listed Buildings is available from the District Council.

Special attention must be given to proposals for changes to Listed Buildings and details are particularly important to ensure their architectural or historic characteristics are not detrimentally effected.

There are 12 structures in the Gayles Conservation Area that are listed and thus

merit the tightest controls over any changes to them. Whilst the aim of listed building legislation is to preserve them for their own sake, any changes affecting them should also be considered in terms of the effect on the Conservation Area.

The Protection of Other Buildings

There are buildings and features in the Conservation Area which are not listed, but which contribute to its character and appearance. While residential properties are subject to some increased planning controls brought about by the designation of the Conservation Area, changes could take place to them that would damage the character of the Conservation Area.

There are many unlisted buildings that have retained much of their historic character through the survival of original, or appropriate installation of replacement window and door designs. Facades, roofs and other features such as walls and railings have generally been retained unspoilt by modern inappropriate materials. This is a credit to the owners of these properties. Normally on dwellings many such changes could be made without the need for planning permission. The possibility of producing a design guide should be considered to encourage and promote sympathetic alterations and repairs to preserve and enhance the character of the conservation area.

It is important that appropriate repairs and alterations continue to be encouraged as this is essential to maintaining the quality of the Conservation Area.

Opportunities

There are aspects of Gayles which are either out of keeping with the character of the Conservation Area or which could be enhanced to create a more positive contribution. The elements identified below have been taken forward to the Management Plan along with other issues to produce a strategy of working to improve and enhance the character and appearance of the Conservation Area.

Neglected Buildings, Land, Sites and Features

In general, buildings in Gayles are in good condition, however there are some sites and buildings in a poor state of repair, principally on East Street. Although these include some of the more important village buildings, some have decayed significantly to the point of partial collapse in one case (photo 127) and in another to the point of almost total loss of the structure (photo 122). Other ancillary buildings, barns etc to the rear of the main frontages are also in states of decay (photos 124 and 128) and as these are an important part of the character of the village their loss would be to the detriment of the character of the Conservation Area but any proposals will need to be considered against current planning policies. Buildings that are under maintained or appear neglected are identified on the map.

Aside from the East Street buildings at risk, properties throughout the village are in a good state of repair. There are some properties that have had unsympathetic work or alterations undertaken in the past and these could benefit from better-informed repairs and alterations to improve their contribution to the Conservation Area. In

general, these works are comparatively minor in nature and it is encouraging to see recent good quality works of repair and maintenance being undertaken throughout the village.

There are several prominent features in the public domain that contribute to the character of the area notably the telephone box, post box and the bus shelter. Generally these are in good condition and make an interesting and worthwhile addition to the village. It is important to respect these in future works within the village and also to exercise restraint in trying to add further features and commemorations which could result in unnecessary clutter and jeopardise the character of the village.

Stone walls and associated structures are important features in the village and they vary in their detailed construction and function. These need to be regularly inspected and repaired as necessary by a skilled dry stone waller. Street furniture tends to be limited but a full review would highlight outdated or damaged items and the need for their replacement or removal. In particular this should focus on street lighting and lampposts and could be related to works seeking the removal of overhead wires and poles.

Parking

Car ownership is essential for most of the residents of Gayles and at times can be a significant issue causing problems for service vehicles etc. Fortunately the majority of properties stand in their own grounds and have associated parking spaces. If pressure for development increases there will be a corresponding increase in the pressure to provide parking for greater numbers of cars. It will be important to consider the provision of parking within any new development scheme to ensure that the relatively clear roads and open spaces remain so and any requirement for car parking is met within the site. The impact of vehicles on the green spaces within the village and in particular the over-running of grass verges is limited by the light traffic using the village roads and even where there are vehicles parked on the common in West Street there is little evidence of significant damage to the surface due to the limited numbers of vehicles.

Wirescape

Overhead wires impact to different degrees in different parts of the Conservation Area. Along the main road the impact is limited due to the poles and wires being assimilated into the general tree cover, however each of the other streets in the village suffers from intrusive wires and poles throughout its length. The most notable case is Middle Street (photo 153) but both East and West Streets suffer similarly. In addition the line of poles across the open field between East Street and Middle Street (photo 154) is somewhat incongruous in the open countryside. There is substantial scope to improve the situation throughout the village and the removal of much of the overhead wires would significantly improve the character of the Conservation Area.



Development

Development within the Conservation Area must be sensitively approached and opportunities for new building schemes are limited. The possibility of repairing and renovating properties on East Street needs to be considered against current planning policies, but the scale of this group of houses is such that any significant development here could substantially alter the character of this isolated area. Opportunity for infill developments in the other two streets are similarly very limited as many of the open sites are crucial to the character of the Conservation Area. It would be inappropriate to develop to the north of the main road or to add any further properties along the southern boundary of this street as an important component of the village is that it sits almost entirely off the main thoroughfare. It would be similarly inappropriate to extend the village beyond its current extent into the open countryside to the south as established boundaries and clear limits to the village exist at present, the beaching of which could easily dilute the quality of the Conservation Area.

Where development can be accommodated great care must be taken in the design of structures and schemes 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, services etc on the character of the Conservation Area.

The harm of specific small scale alterations that can be undertaken to individual properties, without the need for planning permission, has been identified and guidance should be produced to encourage alterations to windows, doors, roof and render are sympathetic to the character of the area. There are, however, other small changes which can have detrimental effects. For example, gas bottles and oil tanks can be very visually intrusive and should be obscured from view wherever possible. Other examples include insensitively sited satellite dishes.

Sustainability

The increasing high profile of achieving a sustainable environment and life style are likely to present further challenges on the historic environment. The use of alternative energy in the form of solar panels, wind turbines and ground heat pumps all have the potential to detrimentally effect the historic environment. Many no longer require planning permission, but when proposals do come forward, each case will have to be considered on its merits. The introduction of differing refuse collections will also have to be sensitively considered so as not to have a detrimental effect on the character of the Conservation Area.

Action Points

The character appraisal should be taken into account when considering applications through the planning process.

Preservation will be achieved by refusing permission for the demolition of any building or structure if it would damage the character of the area.

Neglected buildings/land which spoil the character and appearance of the Conservation Area will be investigated. In critical cases action will be taken to ensure repairs/improvement carried out.

The open spaces that have been identified as being crucial to the character of the village and should be preserved. Trees form an important part of the areas character and their management should be promoted.

The amendment of the Conservation Area to include Gayles Hall/ Woodlea, and Watling Close and adjoining Main Road should be further investigated as resources permit.

A dialogue should take place when resources permit with the statutory groups to:

- Review the range of features in the 'public domain', including signs, road markings, grit bins, and waste bins to develop and implement a scheme sympathetic to the area.
- Pursue the under-grounding of the various wires and removal of the then redundant poles.

Care and special attention needs to be give to proposals with sustainable credentials to ensure the character of the Conservation Area is not detrimentally effected.

Design guidance and advise should be produced as resources permit.

Community Involvement

The Parish Meeting we approached at the onset of the work to produce an appraisal and management plan and invited to participate. A small group were involved in producing the consultation draft. A summary document of the draft appraisal was circulated in Gayles and to the various interested bodies: English Heritage, North Yorkshire County Council, etc. A "conservation character discussion open day" was held and comments invited. The comments were considered and amendments made where appropriate. A final draft Conservation Area Appraisal and management plan produced. The Appraisal will be reported to Planning Committee and goes forward with their recommendations be ratification by Full Council. The document is adopted and used as a planning tool.

Useful Information, Appendices and Contact Details

There are no Scheduled Ancient Monuments in the Conservation Area.

There are no Tree Preservation Orders

Listed Buildings

Key unlisted buildings

Designations

Listed Buildings within Gayles Conservation Area

The Grange	East Street	Grade II
Town Farmhouse	East Street	Grade II
Manor House	Middle Street	Grade II
Front Railings, Walls, Gateposts and Gate Piers to the Manor House	Middle Street	Grade II
Bay Horse Inn (now Bay House)	West Street	Grade II
Belmont House	West Street	Grade II
West View	West Street	Grade II
Pleasant View	West Street	Grade II
Gayles House	West Street	Grade II
Front Garden Walls and railings at Gayles House	West Street	Grade II
Hay Barn 60m NW of Gayles House	West Street	Grade II

The following three structures that lie outside the current Conservation Area.

Gayles Hall and attached garden wall	Middle Street	Grade II
Coach House 10m north east of Gayles Hall	Middle Street	Grade II
Barn 60m north west of Gayles Hall	Middle Street	Grade II

Locally important buildings in Gayles Conservation area.

East Street	Kirkwall	A prominent vernacular house defining the limit of current habitation.
	Cottage to the north of Kirkwall	An unaltered older property dating from the mid to late Georgian period. At risk of further decay.
	Stables and Barns adjacent to the Grange	Important to the understanding of the use of The Grange and with a prominent gable on East Street
Main Street	Thimbleby Cottage	An important visual pointer within the village
	Churn Stands	Historically significant surviving feature. At risk of decay.
	Telephone box	Visually important and increasingly uncommon feature of villages. Possibly at risk.
Middle Street	l'Anson House	
	Appletree Cottage	An excellent example of a vernacular house of the late 18 th or early 19 th century.
	Sundial Cottage	
	Wall to the southwest of Town Farm	Important to the history of the village as this is the last remainder of some of the lost houses of the village
	Barn to the west of the Manor House	A hidden building but appears to be a good example of this type of structure
West Street	1-6 West Street	Visually important and historically the smallest surviving form of village house.
	Rose Cottage	The only example of Victorian Gothic in the village, in splendidly original condition and retaining many important features including its outbuildings to the rear
	Barns and outbuildings to the rear of Gayles House	Important to set the context of the house and the listed hay barn as well as prominent in views of the village.