

MIDDLETON TYAS

CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



Adopted as supplementary planning
guidance 17.07.08



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Introduction

A Conservation Area is 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). Middleton Tyas was designated a Conservation Area in 1978 and extended in 1995.

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. It may be appropriate to consider a Direction to this effect for parts of Middleton Tyas Conservation Area.

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
- Village Plan

Location and setting

Middleton Tyas is located immediately to the east of the major A1(M) interchange at Scotch Corner yet remains a peaceful and tranquil village seemingly unhurried by the streams of traffic so close by. Surprisingly pressures to expand as a result of the closeness of this first class communication link with the industrial areas of Darlington and Teesside have not seriously affected the scale and character of the village.

Middleton Tyas is approximately 6 miles southwest of Darlington and closer still to the River Tees, however the beck immediately to the east of the village, Kirk Beck, drains south to enter the River Swale near Kiplin Hall just east of Catterick. The western part of Middleton Tyas village sits on the gentle east facing slope of this small valley (photo 1). The valley of



Kirk Beck encompasses the eastern part of the village resulting in several significant cliffs and some steep streets. The village is best seen from the rolling open farmland to the north (photo 2) and south of the settlement where Middleton Tyas Lane can be seen running west towards Scotch Corner. The eastern parts of the village are less easily seen from the surrounding countryside being heavily cloaked in trees along the cliff slope of the beck, or being set low in rich pastureland. Approaching the village from the west on a clear day the long, distant view takes in the industry of Teesside on the far horizon.



Photo 3

To the south east of the current village the site of the Middleton Tyas copper mines lie around the church (photo 3) and crop and field markings around the village give an indication of the scale of the medieval settlement. The Conservation Area encompasses the majority of the current village, excluding the late 20th century housing at



Oakfields to the east and Kneeton Park to the north. Also omitted are the more modern houses along Middleton Tyas Lane as it heads towards Scotch Corner and the recent development at Village Farm. The church and the site of the copper mines are not included in the conservation area boundary and lie at a distance from the settlement.

Historic development and archaeology

Although mentioned in the Domesday book in 1086 Middleton Tyas has a history that dates back far beyond the Norman Conquest. Along Five Hills Lane to the north of the village lies the earliest evidence of occupation of the land, a Neolithic barrow or tumulus thought to date from the Bronze age (2500BC-700BC). There have been other less imposing prehistoric finds throughout the parish and between the church and the village Lynchets, a form of early cultivation terrace thought to date from as early as the 9th century can be seen. These have included a stone age axe now in the Richmondshire museum. The lands around Middleton Tyas are known to have been held by the Saxon Lord Ulf, and a carved stone and fragments of across from this period has been found locally. The name of the village is thought to originate in this period, the first part, 'Middleton', being from the Anglo Saxon for 'middle settlement or farmstead', whilst the second is thought to be a Norman-French family name. Although there is no historic evidence of a local 'Tyas' family a document in the church make mention of lands in

the neighbourhood being held in around 1370 by a family of that name from Leeds.

Throughout the medieval period the village appears to have been a substantial settlement. Following 1066 the lands around Middleton Tyas were granted to Count Alan of Brittany who came to Britain with the Norman conquerors. There follows a well documented history of land ownership with several links to eminent members of both English and French courts through to the 16th century. The church originally dates from this period with good examples of Norman arches to the north side of the aisle (photo 4). The tower was



Photo 4

added in the 13th century with further rebuilding in the 14th century. Following this little appears to have been done to the building and several references to the church at different times note its poor condition. This all appears to have been rectified in 1867-69 when the restoration of the church was undertaken by the eminent architect and church restorer Sir George Gilbert Scott. The village continued its quiet existence throughout the medieval period and evidence of the agricultural character of the settlement can be seen in the ridge-and-furrow field systems traces of which surround the village to this day. Although the village is thought to have been subjected to a bout of plague in the 14th century and again in 1626 and 1637, by the late 16th century it was a well established village with some quarrying activity concentrating on limestone and its burning in kilns to provide quicklime for agriculture and building purposes. It is known that there had been mineral exploration in the Richmond area in the 15th century on behalf of the King and this may have included small scale mining in the Middleton Tyas area. At the beginning of the 17th century enclosures of common land were starting to change the appearance of the area and the unruly behaviour that this sometimes lead to warranted mention on a number of occasions in Sessions Court papers in Richmond. Up to this point much of the wealth of the village was generated through agriculture and in particular the wool trade with the abbeys at Fountains and Easby both keeping sheep on moors in the parish.

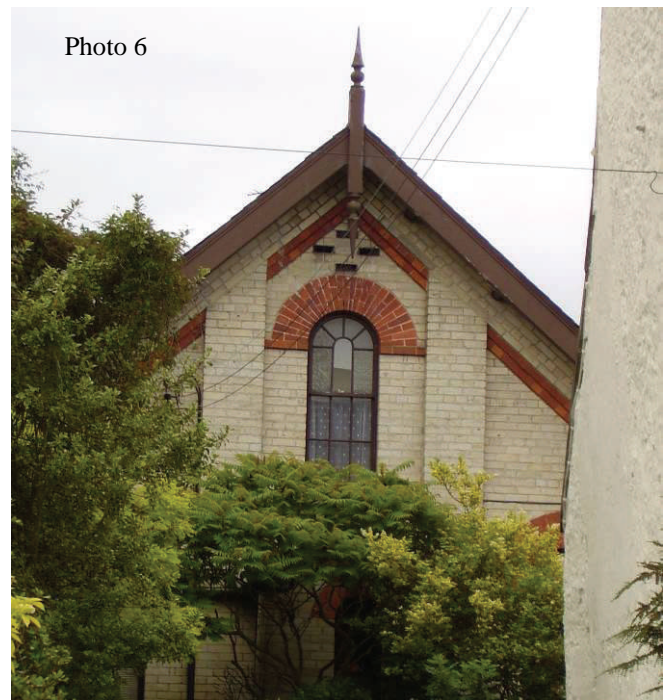
All of this was to change in the early 18th century with the establishing of copper mines between the village and the church. There are differing accounts of when copper mining began in the parish with the earliest date being 1735 but it is certain that by 1738 the mines were established and profitable. The mining was centred in the fields around the church and followed the ore seams to the north of here



Photo 5

(photo 5). No significant finds were made east of the beck and the shafts and workings remained quite localised. By 1763 the workings had become rather an eyesore and at the direction of the incoming vicar the spoil was used to create the tree lined drive to the church and terracing around the building. The mines were profitable enough to warrant a pumping engine being installed and the remains of the engine house survive in the woods to the east of the church. In 1744 a smelt mill was constructed to refine the ore on site and this is known to have worked for at least 20 years. By the late 18th century the more readily extracted ores had been worked out and after a visit in 1783 Mathew Boulton, the eminent steam engineer from Birmingham, commented that the reopening of the workings was “not a practical proposition.” Although there is some evidence that limited operations continued through the 1780’s this phase of development of the village had halted by 1790. It had however substantially changed the appearance of the small agricultural settlement. There were up to 20 public houses trading during this period, the population had increased substantially and the new wealth created by the copper industry had seen investment in a number of new properties.

After the copper boom years the village appears to have been in decline and was noted as being “greatly neglected and for more than ½ century without a resident vicar”. This had led to a non-conformist chapel being established by the blacksmith in a room above the smithy near the green (now the Forge), replaced only when the Methodists constructed the white brick chapel building in 1877 (photo 6). This remained in use until its closure in the 1980’s.



There was a revival of interest in the copper industry in the mid 19th century with a report of mines in Middleton Tyas in 1856 however it was not until 1861 that any significant activity was noted. On this occasion the mines were concentrated north of the 18th century workings and extended towards Low Merrybent. Production in the 1860’s included copper, lead and a small quantity of silver and this culminated in the formation of the Merrybent and Middleton Tyas Mining and Smelting Co. Ltd. in 1865. By 1866 extraction was limited to lead only and the working of ores decreased in following years. The mine company was involved in speculative railway company schemes and, amid a mass of legal and political manoeuvrings the mine company went bankrupt and closed in 1876. The railway reached as far as Barton by 1870 and the fortunes of quarrying in the area were concentrated on limestone quarries there which still exist today. Although there was some speculative working of ores before the First World War little came of this and the deposits remaining underground have stayed undisturbed to this day. In Middleton Tyas the evidence of the mining activity is still to be seen in fields around the church and in the legacy of buildings constructed through this exciting period of the villages history.

Above ground the turnpike road through Scotch Corner, mentioned on the milestone at The Slough (photo 7), became the main Bowes road and ultimately the A66. The many wells that served the village were finally replaced as a domestic water source in 1955



and electricity reached Middleton Tyas in the 1930's. Sewerage, which used to flow down Smithgutter Lane was treated in the new treatment works also built in the 1930's however it took until 1975 before the last house lost its outdoor WC. The village had gained a postal service during the late 19th century which was initially based in what is now Inglenook Cottage however this transferred to the former Post Office in 1871 and now can be found with the village shop. The village may-pole survived in place until 1953 and was sited close to Maypole Cottage and the village hall provided a base for, amongst many things, the library giving the name to the road at its rear – Reading Room Bank.

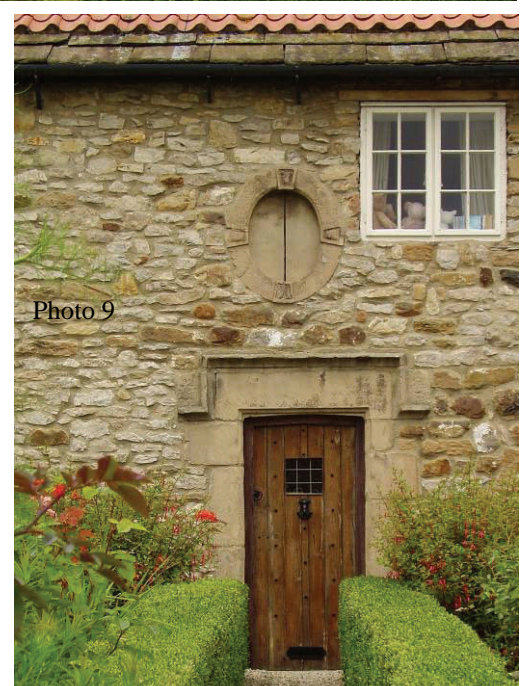
Clearly the history of the village is far more involved than its current appearance as a small farming community would suggest. Much information has been gathered in different sources regarding the village's past but of particular interest are "A North Yorkshire Village – Arabella's Story" and "Copper Mining in Middleton Tyas" by T.R. Hornshaw.

Architectural Features and Building materials

Architectural style of village buildings

Approaching the conservation area from the west the dominant style of building is the small to medium sized vernacular cottage and farmhouse. The earliest of these is the Village Farmhouse (photo 8), a substantial 17th century building of rubble stone with large external

chimneys and several distinctive early feature windows. These details include the fragmentary remains of early mullioned windows and the striking blocked oculus window on the front elevation that is thought to be at the original first floor level (photo 9). As is often the case with such old properties the building has been subject to numerous periods of updating, rebuilding and alteration although most of these alterations are now of significant age in their own right. Similar details are also found on Inglenook House (photo 10), a property of slightly smaller proportions but a contemporary date and these two buildings could



represent the furthest west extent of the settlement of Middleton Tyas in the 17th century.

The next phase of properties were constructed through the early 18th century and take two distinct types, small cottages and larger formal houses. The pair known as Sundial Cottage and Rose Cottage typifies the



Photo 11



Photo 13

first of these (photo 11). They are small simple houses typically vernacular in character and materials and sometimes incorporating decorative details such as the sundial to personalise the property (photo 12). Rose Cottage has an earlier form of arched door head



Photo 12

sometimes found in the dales (photo 13), whilst the simple square moulding around the door to Sundial Cottage is more typical of the decoration to openings of the period in the village. In larger buildings of the period the use of mouldings could be extended around windows too and this is the case at Middleton House on the south side of Middleton Tyas Lane (photo 14).

The grandest of the early houses in Middleton Tyas date from the early 18th Century and are both quite different in character. West Hall sits close to the road on The Green and is of simple form



Photo 14

Photo 15



Photo 16

presenting a formal elevation to the public highway (photo 15). The building is of rubble stone construction with a steep pitched pan tile roof and raised eaves detailing. The windows are formally arranged and reflect the Georgian fashion for large multi-paned sliding sash windows set close to the front of the wall and the principal point of decoration is the elaborate door case (photo 16). The later extensions of the early 19th and early 20th centuries have continued this style. East Hall is more secluded and although of similar materials is constructed to a more complex form with attic rooms, bay windows and wings of different heights. Of a slightly later date is Foresters Hall (photo 17), which is a more robust and simple building with later additions. This is the larger scale vernacular property taking its form and detail from the locality and local building traditions rather than being influenced by national trends in architecture.

Photo 17



Photo 18



Photo 19

The later 18th century has provided an important building legacy to the village reflecting the wealth created by copper mining. The smaller houses from this period include the range from Appletree Cottage (photo 18) to The Neuk where the range of windows include horizontal

sliding sashes typical of the period (photo 19) and the brick arched doorway used to provide a



Photo 20

passage access to the rear of the property (photo 20). Other small cottages from this period include Forge Cottage on Middleton Tyas Lane



Photo 21



Photo 22

(photo 21), the group of properties on the south side of the green including Maypole Cottage and Old Well House (photo 22), and the pair of houses facing



Photo 23



Photo 24

these, Duccot House and Virginia House (photo 23). These properties show a diversity of styles and sizes within even the smallest houses of the period and a range of alterations throughout the life of the property including blocking of doorways and replacing windows with new styles of glazing as early as the Victorian period. The row of houses to the south of the green are particularly attractive and retain some original style windows (photo 24) whilst Duccote House retains the roosts for birds in the west gable (photo 25).



Photo 25



Photo 26



Photo 27



Photo 28

Galsworthy House and Cottage represent the slightly larger properties of the period although the bay windows and porch of Galsworthy House are a later Victorian addition (photo 26). The cottage is a double depth house covered by two parallel pitched roofs and it has unusually large horizontal sliding sash windows (photo 27). Orchard House is of a similar date and retains a splendid range of early windows. Unusually for the conservation area it has a Welsh slate roof (photo 28).



Photo 29

Larger properties within the village reflect the wealth of the mine owners and investors as well as local landed gentry. In some instances such as at West Hall increased wealth manifested itself in extensions to existing properties in an established local vernacular style, whilst in other cases such as at the Rookery (photo 29) the formal late Georgian or early Victorian Italianate styling is indicative of the fashion of the times. It would not be appropriate to mention these large properties without including Middleton Lodge, built in 1777-1780 by John Carr of York for local barrister George Hartley. Although not in the Conservation Area the outbuildings and in particular the boundary wall to Kneeton Road have a distinct impact



Photo 30

on the approach to the Conservation Area (photo 30) and the association of such a prestigious property so close to the village should be noted.

A number of buildings that were formerly pubs date from this period and these include Longfield Farmhouse on Middleton Tyas Lane (photo 31), formerly the Black Bull and Hope House at the top of School Bank (photo 32), formerly the Miners Arms. Sources indicate that a larger than normal number of properties in the village have cellars reflecting the large number of pubs in the village at the time of greatest mining activity.



Photo 31



Photo 32

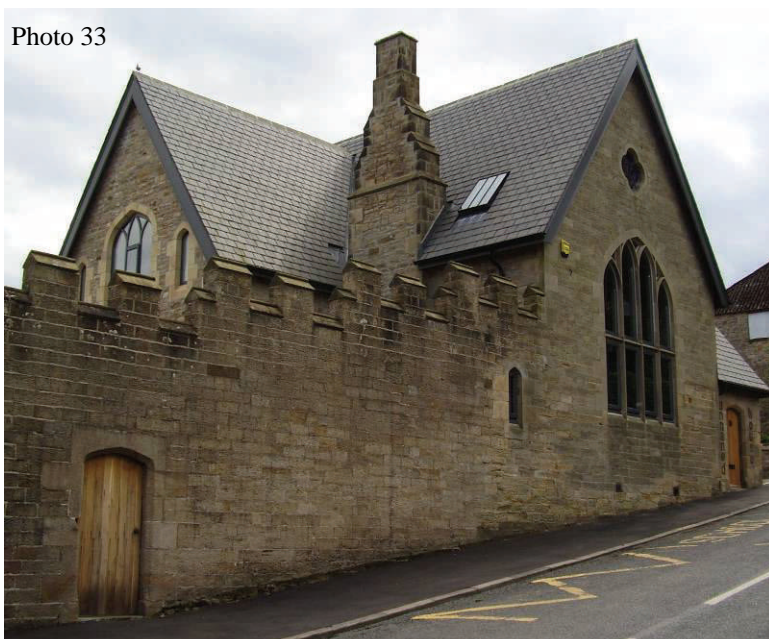


Photo 33

The 19th century saw a less affluent period in the village history due in part to the collapse of copper mining at the start of the century. This is reflected in the apparent construction of fewer buildings of a more modest scale at this period. The substantial buildings of the 19th century include previously mentioned Rookery, built by Sir Edmund Backhouse, and the school, now a private residence at the top of School Bank (photo 33). This is a typical example of a small village school constructed in the style of so many throughout the country to provide an important focus for village life as well as a basic education for the population. Within the village the late

19th century revival of copper mining does not appear to have resulted in a boom in building and this probably reflects the manner of investment and more distant interests of the owners of the re-opened workings.



Photo 34



Photo 35

The 20th century has left its mark on Middleton Tyas in a number of locations. Earliest of these is the

second phase of extension to West Hall (photo 15), a building that externally owes more in style to the 18th century than the modern age. The commemoration of the village's lost men in the Great War in the form of the Memorial Hall (photos 34 & 35) provides an important and functional building for residents. In style it is typical of the 1920's and its prominent place on the village green makes a positive contribution to the Conservation Area. Development



Photo 36

appears to have been limited in the interwar period but in the last quarter of the century several larger development schemes have taken place. These include Kneeton Close, Kneeton Park, Oakfields and Cumberland Gardens. The latter (photo 36) took place on a former market garden site. Oakfields is just outside the conservation area and the visual impact on the conservation area has been cleverly



Photo 37

minimised by the single storey form of the development. It is important that this form is retained. Slightly later in the 20th century the houses at Park View (photo 37) were constructed fitting in well to the important tree cover of the village. Other late 20th century developments comprise mostly individual properties along Cow Lane close to the Bay Horse Inn and the half dozen large houses to the south of The Green accessed in part from Smithgutter Lane. The latest major



Photo 38



Photo 39

phase of development in the village has been the new development at Village Farm (photo 38, 39, 40). Whilst being outside the conservation area, this has been a highly successful scheme, blending the use of traditional materials and styles sympathetic to the character of the Conservation Area.



Photo 40

The late 20th century has done more than most other periods to change the appearance of the village. Small plots and gardens have been developed and the boundary of the settlement has extended in several directions. The type of building has reflected national fashions and modern building techniques rather than historic vernacular building styles and these new structures are not

always compatible with the established village scene. Although not always included within the conservation area these developments impact on its approaches and setting and care must be taken to ensure that future development respects the character of the village perhaps more than some past schemes.

Materials

Stone

The dominant walling material in Middleton Tyas is stone. This is used almost exclusively for all buildings throughout the conservation area and takes several forms although all buildings appear to use locally sourced sandstone. Interesting inclusions within some walling are the smooth dark pieces of copper slag (photo 41) sourced from the immediate locality and providing a strong link to the industrial history of the village.



Photo 41



Photo 42

The earliest buildings in the Conservation Area such as Village Farmhouse are constructed in coursed random rubble with large, heavy ashlar dressings of a simple form (photo 8). This is an important style as it establishes the form which local vernacular building took in the village. At Village Farmhouse the wealth of the owner is displayed within the building by the incorporation of decorative masonry as well as the

scale and form of the building. Random rubble continued to be

used throughout the conservation area from this mid 17th century date (The Hill, photo 42) through to the 19th century and its use has been re-established in more recent times to help assimilate modern buildings into the Conservation Area. The wide scale use of cut stone and ashlar dressings appears throughout with details of window surrounds, quoins and in some cases string courses being well executed and providing



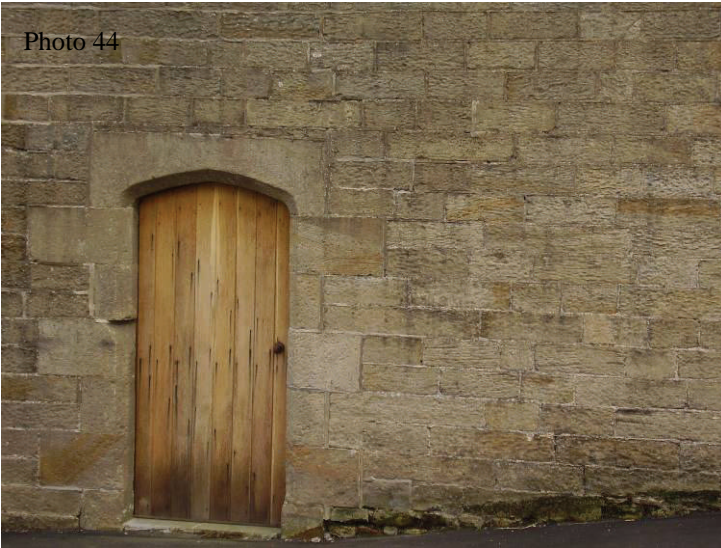
Photo 43

lively detail to the buildings.

Although random rubble is used extensively throughout the Conservation Area in several buildings it takes a more regularly coursed form becoming more refined in the 19th century. A move towards a refined regular form of walling is exhibited at Galsworthy Cottage (photo 27) where the masonry is sawn stone with a knapped rubble face. This retains the texture of the traditional rubble stonework but establishes a more formal appearance to the wall in keeping with the fashion of the period. The ultimate examples of this are to be found at Galsworthy House (photo 26) where the masonry is almost completely smooth ashlar and very close in appearance to the dressings.

Some of the grand houses and larger buildings of the conservation area clearly needed to establish a fresh appearance different from the general vernacular that roots the village in the landscape. Here the architects have employed the nationally fashionable ashlar sawn stone throughout the buildings presenting the golden honey coloured sandstone in formal blocks differentiated from the dressings through the use of patterns of coursing and tooling to the face of the stone (The Rookery photo 43). Although of a fine quality many of these owe little if anything to the local area, being a polite form of building that can be found widely throughout the country. Often styled to reflect the fashion of the period this type of building arose with increasing prosperity and better transport links allowing movement of materials, ideas and

Photo 44



skilled craftsmen. Typical of this is the Old School building (photos 33 & 44). Styled in the Victorian gothic manner it has far more in common with other school buildings throughout the country in its appearance than it does with the buildings of the village that hosts it. The form and detailing used throughout the building ensure that a notice identifying it as a school is almost superfluous. Nevertheless it is a well proportioned and prominent building in the Conservation Area and worthy of its place in the village.

Photo 45



A few of the stone buildings in the conservation area have been over painted or lime washed. The two village pubs, The Bay Horse Inn (photo 45) and The Shoulder of Mutton (photo 46) are typical of this with thickly applied lime

Photo 46



that appears to have been over painted many times over the years. It is likely that early coats were of lime wash to protect the stonework and identify the pubs as distinct buildings in the village but over the decades modern paints have been employed giving a longer lasting and brighter finish albeit not necessarily

functioning as effectively with the stonework beneath.

Render

The second most used walling finish is render. In older properties this may have been employed as a facing for poorer quality random rubble stonework however in some cases and particularly during the 20th century render achieved acceptance as a finish in its own right. There are two main forms taken by this finish, a smooth hard float finish

which sometimes has a textured pebble dash applied on top, and the traditional roughcast finish.

The first form has no place on an historic building as it is almost exclusively formed from a cement rich mortar and skimmed on to create a hard impervious skin. This will not work in harmony with traditional buildings as there is no flexibility in the material and trapped

moisture cannot escape through the dense cement. All traditional buildings need to breathe to allow moisture to escape and avoid the build up of damp in the structure



Photo 47

The traditional roughcast render was formed of a lime-based mortar with a large gauge aggregate included for bulk. It created a distinctive rough texture and remains very successful at sheltering poor quality stonework from weathering. Where a building was designed to have a rendered or plastered finish and this has been removed the revealed stonework may be of a poorer quality. In other cases render has been applied to harmonise a group of buildings or to disguise alterations.



Photo 48

Amongst the oldest surviving buildings to use render in the conservation area is Middleton House on Middleton Tyas Lane (photo 14). Here a roughcast lime render has been employed as the main wall finish and detailed with sawn stone surrounds to the windows and door case. The adjacent cottage has been lime washed over the rubble stone walling with a mixture including tallow . Other surviving historic rough cast render survives on the gable of the barns to the rear of



Photo 49

West Hall opposite Cumberland Gardens (photo 47). The buildings around the west end of the Green including White Gables and Greystones are the largest concentration of rendered houses in the conservation area (photos 48 & 49). Here a range of finishes is present, older rough cast render surviving alongside more modern smooth



Photo 50

finishes. Some of the more modern finishes are rather harsh for the style of buildings with sharp corner details to window openings and building corners where older renders would have softer swept details or be finished within ashlar mouldings or quoins. In some cases modern hard renders have been employed to the front face of a building only and Duccot House and Virginia House on the corner of Kneeton Lane are examples of this (photo 50). The nearby Memorial Hall from the 1920's is a good example of a modern building employing an appropriate render finish successfully in the Conservation Area (photo 34). The sole example of modern pebbledash rendering appears on the east section of West Hall (photo 51). This is the newest section of the building dating from about 1905 and is clearly differentiated from the rest of the stone building by its finish. It is unknown whether the pebbledash is covering a stone or brick building. If the latter then it reasonably successfully blends the new building into its setting.



Photo 51

Brick

There is very little brick employed within the conservation area and it mostly appears in details and minor areas of repair such as dressings to openings and chimney flues and breasts. The bricks used on the older properties are all hand-made and of local origin demonstrating irregularities, fractures and a wide range of colours. The fire-skin of these bricks is not well developed as they were fired for longer periods at lower temperatures. Examples of the historic use of brick include the semi-circular arch over the door at Arch Cottage, Main Street (photo 20) and the bright red soldier courses above the windows at West Hall (photo 52). It is likely that these latter bricks are rubbed headers, a soft brick shaped by



Photo 52

rubbing with a file or abrasive board to produce a tapered shape individually shaped to each situation. More examples of this appear at Maypole Cottage, number 3 The Green (photo 24) and Foresters Hall (photo 17). A high quality three centred arch and dressing is formed in brick at the barn adjacent to the old school (photo 53) and at The Hill and White Rose Cottage on Middleton Tyas Lane brick appears in the chimney flue on the gable (photo 54) and tucked away at the eaves where it forms a dentil course to the wall head (photo 55). The dove cote at Duccot House on The Green provides a splash of contrasting colour to the stone gable too (photo 25).

Photo 53



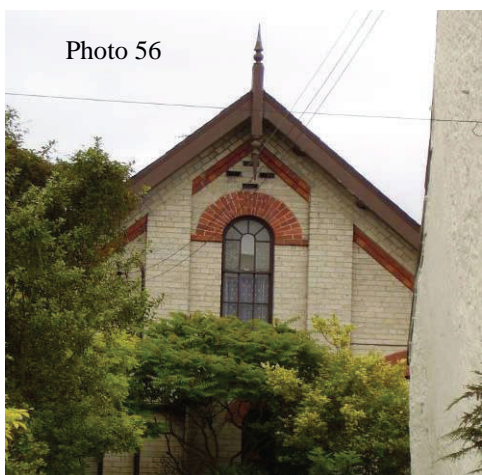
Photo 54



Photo 55

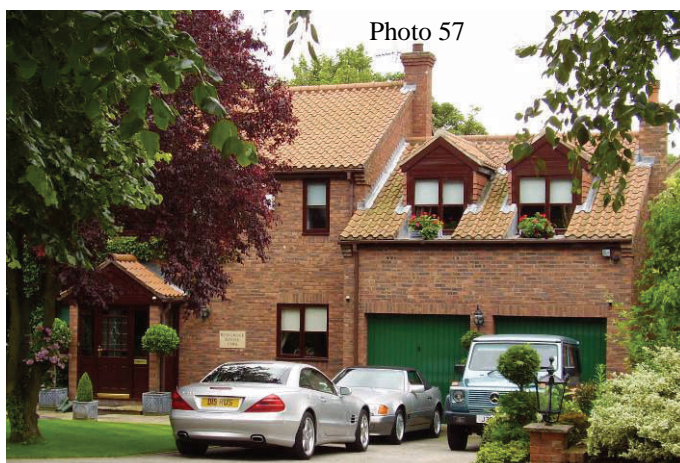
Buildings of the late 19th and 20th centuries used brickwork more widely. To the rear of Orchard House the startling white brick gable with contrasting red brick detailing advertises the presence of the former Methodist chapel (photo 56) whilst modern multi tone bricks have been used with success as both details and main materials in the Village Farm development. Somewhat less appropriate to the Conservation Area are Felstead and Risegrove House (photo 57) to the south of Foresters Hall. Although good quality houses the use of brick in this context is out of character with the predominant stone buildings in the surrounding Conservation Area.

Photo 56



Building entirely in brick is out of keeping with the character of the village and thus on new development brick should be restricted to details only.

Photo 57



Roofing Materials

20

Pan tile

Pan tiles are the most widely used roof coverings in the village and appear to have been the dominant roofing material for many years. They vary greatly in age and character and their different ages and sources combine to produce a richly textured roofscape to the village when viewed from a distance (photo 58). Several properties in the conservation area 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 (photos 8 & 14). Whilst it is important to maintain sound roof coverings to buildings and the use of modern pan tiles is appropriate in the Conservation Area it is also important to recognise older pan tile coverings and to record and preserve them where they exist. Pan tiles were often local products that would vary in shape, size and texture from one producer to another and so surviving historic roofs could provide examples of tiles from small local companies now long gone.

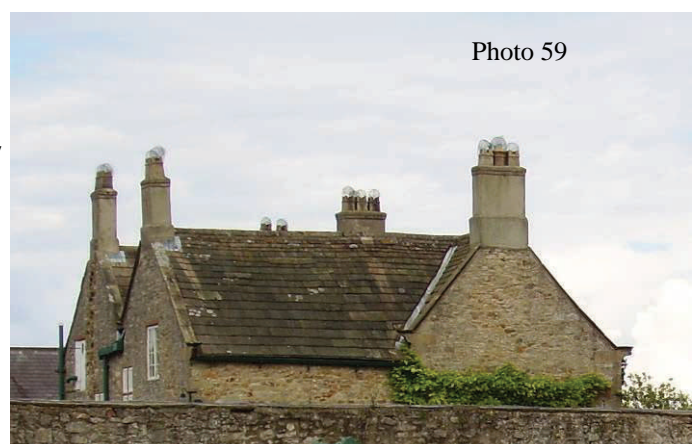
Slate

Welsh grey slates are the most numerous traditional alternative to pan-tiles within the conservation area. This is used on a range of buildings throughout the village from cottages on Middleton Tyas Lane (photo 28) through to the Old School buildings at the top of School Bank (photo 33). 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 slate to be imported to the area. The use of slate has continued alongside pan tiles in both re-roofing buildings such as the Old School and in the construction of buildings such as those at Village Farm.

Locally sourced Dales stone slates are mostly employed within the village to provide an eaves course to a pan tile covering however at East Hall the whole of the main building appears to have this historic form of roof covering (photo 59).

Other Roofing Materials

These include modern concrete tiles that have been used extensively on properties through the 20th century to replace older roof coverings (photo 46). Although not ideal for the building due to the added weight and characteristics of the material itself 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. There are some individual examples of other roofing materials including natural clay tiles different in form to pan tiles and asbestos sheet coverings to barns. These materials however are isolated examples and do not have a major impact on the character of the wider Conservation Area.



Floorscape

The floorscape of the village is dominated by modern tarmac and there are almost no surviving areas of older traditional materials and forms of road surfacing. Exceptions to the tarmac finish tend to be private drives where examples of granite sets can be found at the Old School (photo 60) and rolled gravel is used elsewhere in the conservation area. Scurrior blocks, a by-product of the Teesside steel industry have been used to pave the drive to Linden House (photo 61). Cobbling is restricted to the small area of traffic calming recently introduced outside West Hall (photo 62). Although most street gutters are formed from standard concrete products one or two small areas of granite curb and cobbled drainage survive or have been implemented as part of new road schemes. Footpaths appear to have been replaced throughout the conservation area and little



Photo 61



Photo 62

survives by way of historic surfaces.

Enclosures and Street Furniture

Within the conservation area most of the more modest properties have front gardens with fences or hedges to the roadside. This is an important characteristic of the village and creates an open view of interest whilst retaining a degree of

privacy for the houses (photo 63). Along Middleton Tyas Lane boundaries tend to be low walls topped with hedges or railings with spectacular cast iron Victorian railings at Middleton House (photo 64) and good estate type railings at the neighbouring cottage (photo 65). The former Post Office also has a nice set of railings although these need



Photo 63

some repair in places (photo 66). Other properties too have retained or reinstated formal railings to the front gardens along the south side of the lane. To the north side of the lane a small beck has created a ditch adjacent to the roadside and this is walled into gardens along frontages near Sundial House (photo 67). Small access bridges cross



Photo 64



Photo 65



Photo 66

this and provide a distinctive character to this part of the conservation area. The boundary treatments to the houses on the south side of The Green are simple low walls very much in keeping with the properties and the wider area. A good example of modern craftsmanship can be found at the railings to the Old School building.

Elsewhere throughout the conservation area the character is very different. The large houses funded from the copper mining industry and estate properties tend to be very secluded and out of sight behind massive stone walls (photos 59, 68 & 69) thus making no contribution to the character of the Conservation Area. In some cases these walls are of such scale that they are historic structures in their own right. The walls create a feeling of secrecy and privacy quite different from that around The Green and along Middleton Tyas Lane. Exceptions to this are West Hall which retains a



Photo 67



Photo 68



Photo 69



good stone wall with listed gate piers (photo 16) and Linden House which, although behind a high wall, is well set and visible through the swept opening to the drive (photo 61).

In the central core of the conservation area to the east and north of The Green many of the boundaries are formed of either tree belts (photo 70) or from the cliffs on which larger properties sit. This further reinforces the private character of some of these large properties and in certain areas the conservation area does not appear to have any buildings at all, being completely surrounded by trees.

Street Furniture and Monuments

There is a rich variety of street furniture in Middleton Tyas of a wide range of ages and forms. The ubiquitous direction signs and mileposts are well represented in both date and form, the earliest being the late 18th century milestone on The Slough. This triangular stone is well lettered in a flowing Georgian script and gives an interesting early spelling for "Greata Bridge" (photo 7 & 71). The later standard cast iron signposts at the top of School Bank (photo 72) and on The Green (photo 73) are more common but both are good examples of 1940's/50's signage identifying Yorkshire North Riding C.C. as the roads authority. Most of the remaining road signs are modern items and in some locations a rationalisation of signage and removal of surplus poles would be of benefit to the character of the conservation area.



More particular to the conservation area are the three sundials, two on private property at Sundial House (photo 13) and West Hall (photo 16). The third is a recent addition sited on The Green to commemorate the Queen's Golden Jubilee. The design and materials provide a

strong linkage to the copper mining industry with a pick forming the gnomon (photo 74) and the base of stylised bell pits being surrounded by copper slag (photo 75).



Photo 75



Photo 74

The listed well on The Strand (photo 76) is historically and culturally important. Although the biblical script has no particular link to the village the well itself would have provided a source of fresh water for the village and an important meeting place from the 18th century onwards. There is a well head of interest at the end of Smithgutter Lane

along with a mikk curn stand. A more recent structure in very much the same vein is Billy's Well, a modern interpretation of the well theme built into the wall of the shop and



Photo 77



Photo 76

commemorating Billy Williams, a local craftsman and village character (photo 77). Of less character but still meeting an important functional need the salt box and litter bin at the entrance to Cumberland Gardens (photo 78) are modern items which do not contribute to the character and appearance of the conservation area. The pillar box in the same area (photo 79) has replaced the earlier post office on Middleton



Photo 78

Tyas Lane Street but still maintains the traditional character relevant to the conservation area. The listed Telephone call box, a K6 model formerly outside the now closed Post Office, has been removed and its site is no longer discernable.

Character

Functions/uses.

Middleton Tyas has a mix of functions, substantially it is residential but numerous residents work from home, some are retired and many commute to work in Darlington, Teesside or Richmond and beyond. The quality of the environment and its good road links makes it a popular residential village easily within reach of several large towns. The copper mining industry died out long ago and changes in modern agriculture have a decreasing demand for labour. Local opportunities for employment within the village and its immediate surroundings are limited.

Middleton Tyas has a limited range of services for residents, restricted to a successful and thriving village shop and two pubs, the Shoulder of Mutton and the Bay Horse Inn. The Memorial Hall serves as the village hall and, just beyond the boundary of the conservation area lies the village school. There is a bus service through the village and at the west end of Main Street lies the Scotch Corner motorway service area.



General character

The overall form of the conservation area and much of its charm is due to the unusual topography of the area. This is dominated by two marked inclines, running generally NE-SW across which the village is laid out, more or less in the form of a linear street with off shoots towards its eastern end. Between these two slopes the core of the village lies along the edge of a level ridge. This area extending between The Forge and Foresters Hall provides an attractive and interesting townscape link between the wide regular form of the lower part of Middleton Tyas Lane to the west and the more informal relaxed setting of the School Bank to the east where the surrounding fine tree clad agricultural landscape plays an important visual role.

Character Areas

In considering the character of the conservation area it will be divided into 5 areas, the approaches to the conservation area; the Middleton Tyas Lane ; The Green, Kneeton Lane and Cumberland Gardens; School Bank; and the south east area. 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.

The Approaches

There are five main approaches to the conservation area by road, eastward down Middleton Tyas Lane, from the north by either Kneeton Lane or Five Hills Lane and from the south east along the Moulton Road. The final significant approach is from the north east along the dead end of Cow Lane. Directly to the south is Smithgutter Lane which soon becomes an unmade track and several footpaths serve the area giving distant views of the village.

Approaching the conservation area from Scotch Corner the initial impression is rather inauspicious comprising mostly late 20th century houses lining each side of the street as it falls towards the conservation area. In the distance it appears to be rather small but the hint of an older settlement is confirmed through the preponderance of traditional roofs set amongst the trees. The closer one gets to the conservation area the more apparent the age of the settlement becomes and the wider the range of houses that come into view. At no point from this approach is the full scale or intimate character of the conservation area revealed and it is not until Rose Hill is reached that the special character and qualities of Middleton Tyas conservation area begin to emerge (photo 1).

In some respects the approach from Kneeton Lane is similar with the village sitting slightly lower than the approach road and only being revealed in part as a series of pan tile roofs set amongst the trees (photo 30). Where this approach differs is the setting through which you reach the village. The rolling countryside to the west is open and well managed whilst to the east is the more formal estate of Middleton Lodge. The estate walls and gates line the road and the woodland behind set the scene for the substantial Georgian house.

Although not part of the conservation area this approach sets the tone for a village of considerable interest and wealth.

The second approach from the north is along Five Hills Lane. Here the approaching view is dominated by the high stone walls of East Hall above which glimpses of the historic house and its outbuildings can be seen (photo 80). To the right the roofs of Kneeton Close can be seen with their

bright orange pan tiles. Little else of the conservation area can be seen as the eastern end of School Bank sits much lower to the south and beneath the crest of the hill. A glimpsed view to the south can be gained of the listed gazebo and the ridge and chimneys of some of the School Bank properties over the tennis court just before the high wall obscures the vista (photo 81).

From the Moulton Road the initial impression of the village is very different. Passing the road to the church and the former copper mines area the road swings through the Leyberry Plantation and towards the village. On the right hand side the



Photo 80



Photo 81

Oakfields development was well designed as single story properties behind the stone wall to minimise its impact on the character of the conservation area. A few 20th century houses are seen from here, these being backed by large tracts of woodland that dominate the skyline (photo 82). This is exacerbated by the position of the trees rising up to the higher land



Photo 82

can



Photo 84



Photo 83

above The Strand and by the extent of the woodland sweeping down to the south well beyond the extent of the conservation area. The woods here at Cow Park (photo 83) follow the line of Smithgutter Lane, an un-metalled track serving Southfields Farm and ultimately becoming a footpath to nearby Moulton.

The views of the conservation area from Smithgutter Lane are limited by the topography and the tree cover (photo 84) however from the adjacent footpath network it is possible to see the rear of some of the properties along Middleton Tyas Lane.

Photo 85

The final approach to consider is that from Cow Lane to the east. This is signed as a dead end lane and serves only farmsteads to the east of the conservation area. This approach is quite secretive with the whole village being hidden by the Leyberry Plantation to the south as the road wraps



round the woodland. Excavations in the undergrowth and the undulating earthworks in the fields to the north provide an interesting atmosphere to the lane as the conservation area is approached. Again the first buildings to be seen are modern bungalows but they soon give way to the Bay Horse Inn and to the older properties at the foot of School Bank (photo 85).

Middleton Tyas Lane

Middleton Tyas Lane is the principle approach to the conservation area from the west (photo 1). It is a wide street with an open character and houses set well back from the roadside, their cottage gardens fronting onto the pavement. There are clear boundaries to the properties and these are formed of stone walls, some with railings or hedging topping them. The visual boundaries to Middleton Tyas Lane are formed in the most part by the buildings lining the street although several open fields make an important contribution to the character of this area. The highway itself is set slightly below the level of many of the properties and this gives a heightened sense of proportion to the buildings. To the north side of the street a small stream defines the line of the path and this creates interesting features to some of the properties on this side of the street.



Photo 86



Photo 87



Photo 88



Photo 89

Of importance to the richer texture of this area are the number of tracks, driveways and paths that lead between many of the properties to buildings lying on back-land sites (photos 86 to 89). Some of these



Photo 90

buildings are visible from the road whilst others are only visible from the footpath in the fields to the rear. These buildings and

pathways give a feeling of more depth to the conservation area rather than a simple single row of houses in the countryside.

Although at the western end views from the conservation area tend to blend into the wider village and ultimately the open countryside, at the eastern end of Middleton Tyas Lane the vista is stopped short by the prominent garden wall of West Hall (photo 91) and the gable end of The Forge (photo 90). These features and the trees rising above them signify the end of this section of the conservation area and a passage through to The Green.



Photo 91



Photo 92

The Green, Kneeton Lane and Cumberland Gardens

The Green is the only well defined open space



Photo 93



Photo 94

within the conservation area and is an important focal point. Much of its attraction stems from the harmonious combination of contrasting elements. It has a very special character being flanked by some of the larger properties in the village. There is a wide mix of types of property here from the historic larger houses such as the handsome façade of West Hall and Foresters Hall, through to the smaller simple traditional cottages like Virginia House and Duccot House, to more modern properties (photos 92, 22, 48). These include Belvedere (photo 93) which, although excluded from the conservation area,

has an important function in closing the views from The Green to the south.
30



Photo 95



Photo 96



Photo 97

The small group of properties between The Green and The Shoulder of Mutton (photos 94 & 49) are an attractively intimate mix of buildings of different ages that make an important contribution to the conservation area by separating Middleton Tyas Lane from The Green and giving the two areas separate identities. The traditional row of cottages, Old Well House, Maypole Cottage and numbers 1 and 3, (photo 22) set to the south of the Green provide an important visual boundary to the area, behind which lie a very characterful collection of outbuildings and garages of older traditional construction (photos 95 & 98). It is this type of area that

adds detail and depth to conservation areas and provides the setting for the grander halls and large houses. Beyond this collection of small structures a large evergreen hedge separates the conservation area from the new properties of Felstead and Risegrove House (photo 97). These are obviously of high quality but do not contribute to the conservation area within which they sit as they are completely cut off by the hedge. Also the use of brick is a little at odds with the dominant use of stone at the core of the conservation area.



Photo 98

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Photo 99

Foresters Hall closes the views to the east from The Green however the building itself makes little contribution to the conservation area. The contribution the property makes is in the large garden walls and the substantial tree cover that rises behind. This is a foretaste of several of the larger properties in the village which although of high quality and impressive in their own right are much more secluded and separated from the public areas by solid masonry walls and banks of planting. In certain parts of the conservation area this provides a tantalising feeling of secrecy and seclusion.

Heading north to Kneeton Lane the entrance to the village shop is well marked (photo 77) and deserves its well earned place in the village. The road beyond however is less picturesque



Photo 100



Photo 101

than some parts of the conservation area but provides a setting for the farm buildings of West Hall (photo 98). The Hall itself cannot be seen from here but the gables and flanking walls of its estate buildings define the west

side of this street. The entrance to Linden House is rather grandly set with sweeping walls running up to the driveway and the house standing well with a good back drop of trees setting off its classical proportions (photo 61). The east side of the road is occupied by Cumberland Gardens a small development of modern bungalows built on the site of a market garden. Although not of high quality in themselves they do not intrude on the wider conservation area and are neutral in their character. Their main merit is in the boundary treatments and the retention of trees and mature landscaping within the site (photo 99).



Photo 102



Photo 103

School Bank

Cumberland Gardens backs on to Hope House at the top of School Bank and defines the sweep of the street up to Garden Cottage and Five Hills Lane (photo 100). At this upper end of School Bank the views are dominated by the grounds of two big houses, East Hall and The Rookery (now two separate dwellings). East Hall itself is swathed in trees (photo 101) and can only be seen in distant views from further north on Five Hills Lane. This is the second of the important houses that makes no contribution to the Conservation Area as it is surrounded on its northern boundary by a tall stone wall with only one or two solid gates and from the south it is invisible in the trees. Even the more visible cottages of the original estate, Corner Cottage (photo 102), Garden Cottage (photo 103) and Stable Cottage appear to turn their backs to the road being oriented more to their own gardens and having few openings in their public faces. East Hall Gate Cottage (photo 104) and Hope House (photo 32) are more open in character but these are still backed by tall trees giving a secret and secluded character to this part of the conservation area.

To a degree the Rookery and West Rookery are different as they are very visible from The Slough and Reading Room Bank, dominating the skyline and set 5m or more above road level on a cliff, however the face that is presented here is distant and very much



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 111



Photo 109



Photo 110

the back of the house (photo 43). The grand gates to the property allow views of the front of this fine house set in its gardens (photo 29) but the house makes little contribution itself to the character of the area.

The fine milepost at the top of School Bank Junction (photo 105) sets one off down the steep hill passing an almost continuous row of properties on the south side of the road (photos 106 & 107) to the point at the Bay Horse Inn where the road leaves the conservation area. The properties here are far more open to the road and provide a rich and lively streetscape with smaller cottages sitting almost right on the pavement edge in some cases. Larger buildings include the Old School (photo 33) now converted into a private residence and the adjacent barns (photo 108). These properties face across to almost completely open countryside defined by the long narrow fields adjacent to the road which appear in several locations in the village (photos 109 & 110). One or two buildings were built on this north side including the listed Gazebo at the south east corner of East Hall garden (photo 111).



Photo 112

The wide junction with The Strand marks almost the current limit of the



conservation area, it being extended to include the Bay Horse Inn and the older buildings on the corner of the street.



The south east

The final area to consider is the south easterly section of the conservation area including The Slough, The Strand and Park View. This is the mysterious heart of the conservation area being set deep between substantial cliffs and surrounded by large trees (photos 112 to 114). It is here that the green character of Middleton Tyas is at its

most extreme with buildings only seldom seen as glimpsed views through the enshrouding trees. The new development at Park View has been carefully managed to maintain the enclosed and secret character of this part of the conservation area but still to allow an open and pleasant development once inside the estate (photo 37). The design of the houses here helps create its own identity, which whilst not copying the character of the rest of the conservation area is very much separate from it and therefore does not detract from the wider conservation area. With the boundary of the conservation area running along The Strand lined on one side with heavy tree cover and to the other with a substantial stone wall (photo 115) the Tumbling Well is reached at the foot of School Bank (photo 76).

Open Spaces and Trees

Middleton Tyas is not a conservation area defined by large open spaces and vistas, rather by secret paths and secluded streets. Despite this there are several open areas that make very important contributions to the feeling and character of the conservation area.

The most important of these spaces is The Green (photo 92). Providing a focus for the village it is framed by some of the more important village buildings set amongst attractive groups of traditional houses that combine to create a high quality space. The boundary of the space is defined to the west by the group of houses around White Gables (photo

48) and enclosed on the north by West Hall and its garden walls (photo 15). The main house here sits close to the road and is backed by tall trees resulting in a very solid but rich backdrop to The Green. Duccot House and Virginia House (photo 50) combine with the Memorial Hall to complete the northern boundary and these buildings maintain the solid feel to this part of the conservation area. Although lower set and more modest in scale they make an important contribution by framing the narrow entry to Kneeton Lane and preserving the sense of enclosure. To the southern boundary The Green has a less defined character to its boundary. The attractive terrace from number 3 to Old Well House give a definite edge to south facing views (photo 22) but these houses are set back from The Green behind low walls and long front gardens, softening the visual boundary to the space. The sense of enclosure is further reduced where The Green runs towards Belvedere (photo 93) and the softer informal boundary gives way to trees and buildings set in mature landscape. This is an important character of the space as it allows views out beyond the immediate developed part of the conservation area to the more heavily treed areas surrounding the houses. The eastern boundary is defined by the high stone wall of Foresters Hall and the trees and planting immediately behind it. The house itself makes little contribution to the setting of the space as it sits well back behind the mature established planting. Reading Room Bank leading down to The Slough is a comparatively wide road for the village however its falling gradient and the heavy tree cover and high stone walls flanking it disguise the scale and importance of its exit from The Green.

On the Green itself sits a substantial lime that forms an important feature in the village. More recent planting seeks to continue the tradition of trees on the Green. Although there are a number of monuments and features set in this space and the Green itself is crossed by several roads and access drives the overwhelming sense is one of the space being dominated by the swathe of well mown grass resulting in a fine example of an 'English Village Green'. It is crucially important to the character of the conservation area that this is maintained and that the current form of the Green is protected through the management plan. It may be possible to change certain elements within the space but this must be carefully considered. Even such a minor change as strengthening the kerb detail or resurfacing the road (photo 116) must be thoroughly evaluated as an important element of the character is the informality and soft edges to much of the roadway. To introduce a standard highway solution here could drastically affect the rural character of the space.

Other open spaces contributing to the character of the conservation area are more informal and less obvious at first glance. At the west end of Middleton Tyas Lane around Rose Hill and Village Farm the open fields provide an



Photo 116



Photo 117

important introduction to the conservation area. The long narrow plots adjacent to the road is a characteristic that appears elsewhere in the village. The narrow plots form a buffer to the open countryside both here and at the upper part of School Bank and they contribute an individuality to the conservation area not commonly seen.

Road junctions within the village possess a distinct character of their own, in many cases being substantial wide spaces contributing to the rural quality of the village. The Kneeton Lane, Five Hills Lane junction lies on the edge of the conservation area and provides an open setting for Garden Cottage and the gardens of Corner Cottage. The informality of the roadways here contribute to the character of the conservation area particularly when contrasted with the more formal highway standard design around Kneeton Close. At the top of School Bank the junction comprises a smaller open space but the limited number of buildings and the incidental street furniture, the milepost and estate gates provide a typically English setting for Hope House. At the junction of The Slough and Reading Room Bank the space has a very different quality. The road sits deeply incised between the bare rock face rising to The Rookery (photo 118) and the heavily planted slope to the rear of Cumberland Gardens. Evidence of man's intrusion into this green glade is limited to glimpses of older houses and the road itself, whilst the milestone adds to the atmosphere of ancient tracks through a long established landscape.



Photo 118

To the south of Park View and at the junction of The Slough and The Strand the Cow Park field stretches south from the village provide an important setting to the conservation area (photo 81). Within the conservation area boundary there is little by way of open space here however the fields provide the open vista from which the tree belts and stands of woodland within the Conservation Area can be viewed. Within the fields themselves is significant evidence of medieval rig and furrow agricultural systems and several other older earthworks relating to the former site of the copper mines. This area is important to the history of Middleton Tyas.

Trees

Trees play an important role in defining the character of the conservation area. From the west end of the conservation area the tree cover gradually increases to the point where at the junction of The Slough and The Strand views are dominated by trees on all sides. Although there are several individually important single specimens, in general the contribution trees make to the conservation area is derived from substantial belts of large mature trees both within the village and forming a backdrop to the developed area.



Photo 119

Approaching from the west along Middleton Tyas Lane trees form a large element of the street scene however the main contribution here is from smaller ornamental species and

decorative planting in front gardens. Of note are the apple trees to the front of Rose Hill (photo 119). The larger trees forming the backdrop to the view are those set in the rear gardens of West Hall and Linden House and these make a significant contribution to this view of the conservation area (photo 90). To the rear of the properties on the south of the street are significant groups of mature trees forming a backdrop to the buildings and these play an important role in views of this part of the conservation area from the footpaths to the south (photo 119).

The West Hall trees dominate the east end of Middleton Tyas Lane and are an important presence when viewed from The Green too, providing a good visual link as you pass through the conservation area. The Green has several groups of trees playing a role in defining the views. Around White Gables several groups of smaller trees combine to provide a green setting to the houses and these link to the more mature trees providing the landscaped grounds of Belvedere. The large lime sitting at this end of The Green is perhaps the prime example of a single specimen tree making an important contribution in the conservation area.

Further east the trees around Foresters Hall provide seclusion to this important house and an important back-drop closing the views out from The Green to the east. Dropping down Reading Room Bank the whole scene is dominated by the stands of trees and large bushes on both sides of the road. These are in the grounds of Foresters Hall and to the rear gardens of the bungalows on Cumberland Gardens. Turning right down The Slough the road heads into a woodland setting with large mature trees each side set high on rocky outcrops. This all encompassing woodland runs from the rear of Foresters Hall southward out of the conservation area to form a belt of trees on the scarp slope of the valley. To the north side of the street the tree cover is less extensive but no less dense, taking in the new estate of Park View and forming the eastern boundary of the conservation area onto The Strand.

Other important areas of trees include the ornamental conifers to the rear of 1 and 2 Cumberland Gardens and the mature deciduous trees around Linden House as these two distinct groups coalesce to produce a variegated green approach to the core of the conservation area from the north. A further important group occupy the land between the service buildings to East Hall, Corner Cottage and Stables Cottage, and Hope House at the top of School Bank. Here the trees lack a significant understorey and the area therefore appears more open however the trees themselves are of significant size and make an important contribution not least to the setting of the secluded East Hall. This group of trees continue along the north side of School Bank surrounding East Hall Gate Cottage and almost submerging the listed gazebo at the south east corner of the Hall's garden (photo 111). The trees around the entrance to The Rookery add to the character of the area and should be considered along with those in the grounds of East Hall.

Although outside the conservation area the trees bordering Kneeton Park in a distinctive line along with other individual trees along parts of the perimeter of West Hall form an important feature. It is thought that this may have been associated with an overnight stop/halt/stance for drovers from Scotland.

Conclusion

Middleton Tyas conservation area has the appearance of a small sleepy settlement little changed from its early years. Its industrial history is hidden in the village of today and has mellowed to provide intriguing glimpses of a period of great prosperity and hard working conditions. There is little to immediately suggest that the village was such an important centre for the copper industry but the telltale signs of large, prosperous houses, the appearance of solidified molten slag blocks in garden walls and the sculptured and mounded fields around the church provide a tangible link to the boom years of the village.

The conservation area today is a well-tended settlement. It provides houses for commuters to Darlington, Richmond, Teesside and further afield and accommodates many small businesses and retired people. In general the conservation area is well cared for with well-maintained houses and good quality landscaping and these qualities have been recognised through the designation of it as a conservation area. This has been established to protect the important qualities and historic value of Middleton Tyas and in most respects it has been very successful. Development pressures have increased across the country and attractive villages such as Middleton Tyas attract a premium value thus increasing the pressure for development. If this is allowed to go unchecked the very values and qualities that make the conservation area attractive will be compromised and the essence of the conservation area will be undermined. This appraisal aims to pinpoint the special characteristics of the conservation area and identify ways to maintain and enhance the high quality environment .

To ensure the continued protection of the quality of the conservation area consideration should be given to extending the boundary in two areas.

1. Rose Hill. The boundary in this part of the conservation area appears confused and complex. It could be simplified to include the whole of the former farm buildings and consideration should be given to including the small field immediately to the west. This will help protect the setting of the wider conservation area.
2. Village Farm Complex. This recent development has been well executed and given its scale and the importance of some of the converted buildings it is suggested that it is included within the conservation area. This would assist in maintaining the high quality of the development and ensure that it remains in keeping with the rest of the village.

The possibility of including the church and the copper mine workings has been examined and it is considered that the area is insufficiently well related to the existing village conservation area to justify its inclusion. To achieve an attachment between the two features would require the inclusion of significant areas of open land which whilst visually important do not have the characteristics special to the village or the church area. In addition although there are clear historic links between the village and the copper mines the areas are now very distinct and different in character. The copper mines area is protected as a scheduled monument and the church is listed in its own right. In addition the area benefits from protection through planning policies protecting the open countryside.

MANAGEMENT PLAN

Preservation and Enhancement

It is the aim of the District and Parish Council that the existing character and appearance of Middleton Tyas 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.

There are few buildings in poor condition but where they become apparent and the condition spoils the character and appearance of Middleton Tyas these will be investigated. In critical cases, action will be taken to ensure repairs are carried out.

The open spaces and trees have been identified as being crucial to the character of the village and should be preserved.

Consideration will be given when resources permit to making an Article 4(2) direction to remove the permitted development rights of those buildings identified as important unlisted buildings to protect the character of the conservation area.

The amendment to the boundary of the conservation area as identified will be investigated when resources permit.

Design Guidance

Extensions and alterations will be expected to be sympathetic to the identified character of the conservation 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 Middleton Tyas' 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. Design guidance will be produced when resources permit to give clear indication of the materials and designs that are considered sympathetic. 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 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. 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.

There are 24 structures in the Middleton Tyas 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 and the design guidance already referred to.

Two of the Listed Building appear to have been 'demolished'. These will be investigated and careful consideration given to the necessary action.

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. These have been identified on the appraisal plan. 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.

Conservation area designation alone offers little control over the types of alterations to domestic properties which over the years can erode the special character of the area. Consideration should be given when resources permit to the removal of residential permitted development rights through an Article 4 Direction. An Article 4 Direction allows the planning authority to achieve a greater level of control over minor, but cumulatively damaging, alterations by requiring applications for planning permission for what would otherwise be 'permitted development'. This would mean householders would need to apply for planning permission to make alterations.

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 Middleton Tyas 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 Middleton Tyas are in good condition, however there are some sites and buildings in a poor state of repair. Generally these are ancillary buildings, barns etc to the rear of the main frontages but as these are an important part of the character of the village their decay and ultimately their loss would be to the detriment of the character of the conservation area.

There are some frontage properties that could benefit from sympathetic repairs and alterations to improve their contribution to the conservation area.

Middleton Tyas has several features in the public domain that contribute to the character of the area. Many of 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.

Stone walls are important features in the village and they vary in their construction and function. These need to be regularly inspected and repaired as necessary.

A full review of the street furniture should be undertaken with a view to replacing outdated or damaged items, conserving and repairing any good quality items or pieces of historic interest and to rationalising and, where appropriate, removing anything unnecessary.

Parking

Within the conservation area domestic parking is an issue. Historic buildings and older village areas were not usually designed to accommodate the motor vehicle and as a result they often suffer visually when alterations are made to fit in the car. These small alterations have a significant impact on the character of the conservation area and should be resisted where possible. Kerbside parking can be intrusive in views and may also lead to problems in traffic flows if undertaken inappropriately. In some areas vehicle over running of kerbs has damaged both the kerbs themselves and the grass beyond and this should be considered in any future traffic management or street furniture schemes.

Wirescape

Overhead wires do not intrude in the same way as they can in some other Conservation Areas. There are some parts of the village that would benefit from the reduction in overhead cabling and poles and these tend to be the more open and

densely developed parts of the village. Worthy of consideration are Middleton Tyas Lane and School Bank and these areas could benefit from the undergrounding of services and the removal of surplus poles. The majority of the remainder of the conservation area either has little in the way of overhead lines or the topography and heavy tree cover successfully masks any potentially intrusive wires. Even on The Green where poles and wires exist their impact is minimal and much reduced by the presence of trees.

Development

The opportunity for development within the conservation area is fairly restricted. The emerging Local Development Framework is the vehicle for considering development opportunities in the wider village. Those open areas that have been identified generally have a positive contribution to the character of the area and are worthy of protection. In several instances the open fields are crucial to the character of the village providing both open spaces and views out to the wider open countryside beyond. The open areas in public ownership, such as The Green, are not likely to be subject to development pressure however some other open spaces may attract the attentions of developers. In these cases a robust assessment of the value of the open space should be made including its contribution to the character of the conservation area. If it is found that its contribution is important, development should be resisted. All proposed development 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 accumulative 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 a design guidance will be produced when resources permit in relation to alterations to elements such as windows, doors, roof and render. There are however other small changes which can have detrimental effects. For example, gas bottles, wheelie bins 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. As proposals 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 and trees have been identified as being crucial to the character of the village and should be preserved.

The amendment of the conservation area to include Rose Hill, The Village Farm Complex will be further investigated when resources permit.

The introduction of an Article 4 Direction to remove permitted development rights to residential properties will be further investigated when resources permit.

A design guide for alterations and extensions will be produced when resources permit.

The reinstatement of the listed K6 telephone box should be investigated at an alternative suitable location when 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, traffic island 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 given to proposals with sustainable credentials to ensure the character of the Conservation Area is not detrimentally effected.

Community Involvement

The Parish Council were approached at the onset of the process to produce the Conservation Areas Appraisal and Management plan and a presentation given to a Parish Meeting. From this a working group was established and a number of meetings held. A draft document in consultation with this group was produced. A

summary document of the draft appraisal was circulated in Middleton Tyas and to the various interested bodies, English Heritage, North Yorkshire County Council etc. The full document was available on the internet and to anyone who requests it. A conservation character discussion open day and exhibition was held and comments invited. The comments were considered and presented to a committee of the Council and a final Conservation Area Appraisal and Management Plan produced.

Useful Information, Appendices and Contact Details

Scheduled Monuments
Listed Buildings
Key unlisted Buildings
Tree Preservation Orders

Designations

There are no scheduled monuments within the Conservation Area boundary.

Outside the area : Five Hills Round Barrow
 Copper mine and medieval ridge and furrow north ,north west
 and east of St Michael and All Angels Church.

Key unlisted buildings

These have been identified on the map.

Tree Preservation Orders

TPO 83/72 – The Rookery
TPO 1/94 - Land at West Hall
TPO 3/91 - The Post Office
TPO 7/84 - The Village Farmhouse
TPO 2/76 - The Rookery
TPO 4/2007 - Belvedere

Listed Buildings within the Parish of Middleton Tyas

ref No	Address	grade
54	Foresters Hall The Green	II
55	West Hall The Green	II
56	Gate Piers in front of door of West Hall The Green	II
57	Gate piers to side entrance of West Hall The Green	II
65	Village Farmhouse Main Street	II
66	Appletree Cottage, Arch Cottage Archway Cottage The Nuek	II
67	Inglenook House and The Cottage Main Street	II
68	Sundial Cottage and Rose Cottage Main Street	II
69	Orchard House Main Street	II
70	Galsworthy Cottage Main Street	II
71	Galesworthy House and attached outbuildings	II
72	Longfield Farmhouse Main Street	II
73	Middleton House and Cottage adjoining to west	II
74	Forge Cottage Main Street	II
75	The Hill Main Street	II
84	East Hall School Bank	II*
85	Coach-house approx 25 metres south west of East Hall	II
86	Brewery approx 8 metres north of East House	II
87	Garden walls to north of East Hall School Bank	II
88	Gazebo approx 50 metres south-east of East Hall	II
89	Hope House School Bank	II
90	Milestone at Junction with Reading Room Bank	II
91	Tumbling well The Strand	II
92	K6 telephone kiosk Main Street	II