



Mickleton
APPROVED
December 2012

CONSERVATION AREA APPRAISAL

Mickleton

December 2012



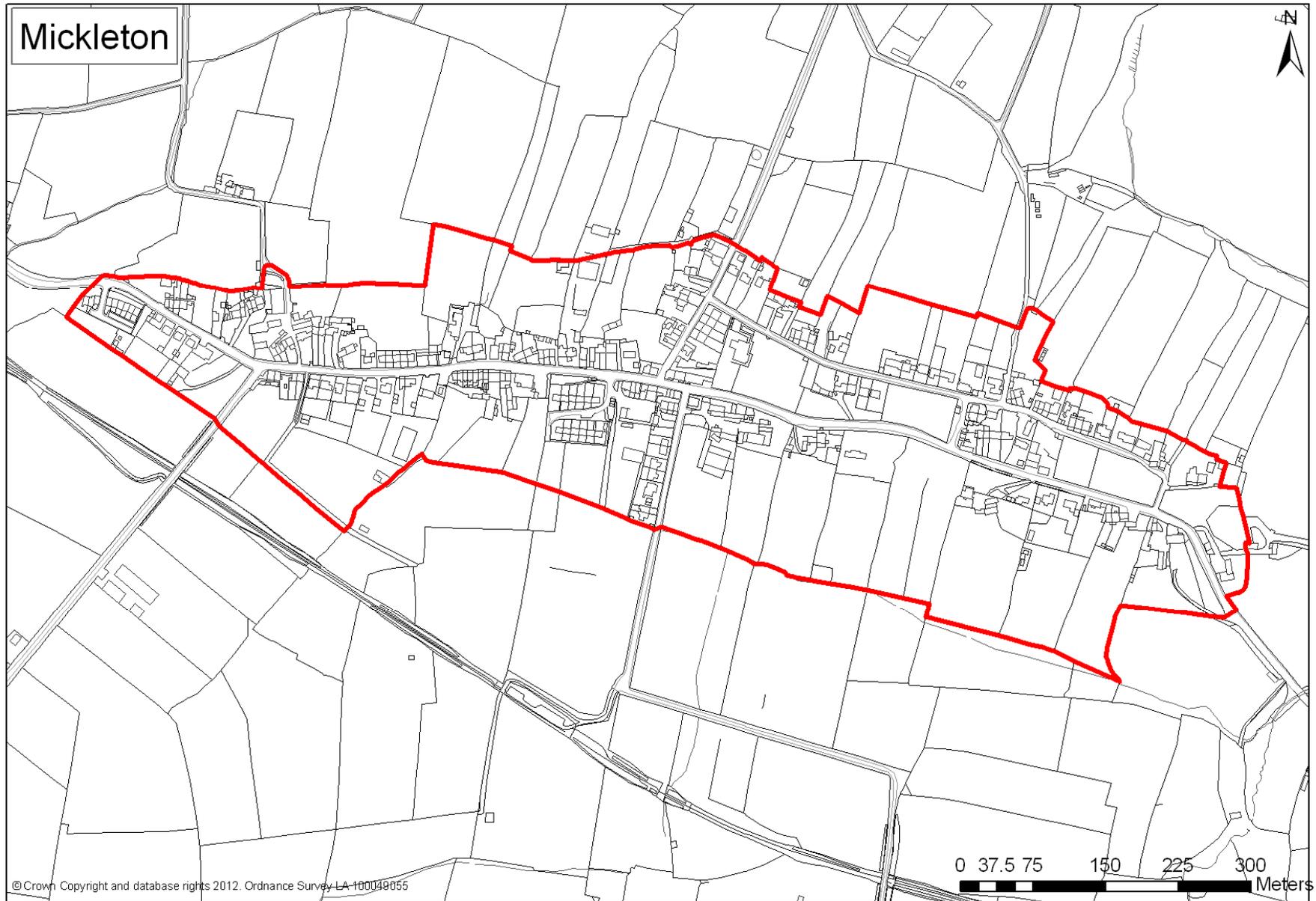
Syke Cottage

Heritage, Landscape and Design
Durham County Council

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Conservation Area Boundary



Summary of Special Significance

It is considered that the special character of Mickleton Conservation Area is derived from:

Mickleton is a linear village running from east to west on the south slopes of the river Tees in the mid region of the dale. Its character is firmly rooted in its agricultural heritage with numerous former farmsteads and their ancillary buildings still providing the core characteristics of the built heritage. Interwoven with these farm and former farm buildings are firstly, the remnants of the 19th century, more industrial related expansion and, secondly, the relatively substantial, almost entirely domestic additions of the late 20th century and beyond.



Open setting of the village

The linear pattern of the built heritage combined with the north-south rise across the main axis of the village, means that the countryside both south and more particularly northwards, is an ever visible and highly significant

component of the character of virtually every part of the conservation area. In addition, in the eastern half of the village, there is a very substantial green swathe of open space between the upper main road and the lower parallel lane to its north.

The agricultural heritage remains the backbone of the visual character here, supplemented by the largely 19th century domestic and now domesticated former non-domestic buildings. The most visually significant weakening of the historic character has been the result of an accelerating range of new housing dating from the late 20th century onwards, combined with alterations to the older buildings. The consequent loss of parts of the inner open spaces and blocking of outward views are substantial parts of this weakening of the special character here combined with the less than special detailed quality of the design of some new building. Overall, however, the Mickleton Conservation Area remains one of considerable special interest.

Public Consultation

Public consultation is an integral part of the appraisal process. This appraisal document was the basis for consultation with local people and other interested parties, after which it was amended where necessary before being approved by Durham County Council's Cabinet in December 2012. The next stage will be the preparation of a Management Plan programme for all our Conservation Areas. Initial management proposals have been included in this document for consideration.

Planning Legislation

A conservation area is defined in the 1967 Civic Amenities Act as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. It is not the purpose of a conservation area to prevent development, but to manage change in a positive and proactive way that benefits current and future generations. Conservation area status means that a special form of Planning Permission called Conservation Area Consent is required for the total or substantial demolition of any building over 115m³ in size, the demolition of a boundary wall over 1m in height next to the highway or 2m elsewhere.

There is a general presumption against the loss of buildings which make a positive contribution to the character or appearance of the conservation area. Additional controls are also placed over trees within the area, meaning that an owner must submit a formal notification of works to the Council six weeks before starting work. Permitted development rights (works that can be done without Planning Permission) are also slightly different within designated conservation areas.

The primary legislation governing listed buildings and conservation areas is the Planning (Listed Buildings and Conservation Areas) Act 1990. This legislation includes certain statutory duties which the Council as Local Planning Authority must uphold. s69(1) of the Act requires Local Planning Authorities to designate any areas which they consider to be of special architectural or historic interest as conservation areas, and under s69(2) to review such designations from time to time. The Council has a further

duty under s71(1) to formulate and prepare proposals for the preservation and enhancement of its conservation areas from time to time.

When assessing applications for development, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the conservation areas under s72(1) of the Act. This does not mean that development will necessarily be opposed, only that this should not be detrimental to the special interest of the wider conservation area. Specific guidance relating to development within conservation areas can be found within the National Planning Policy Framework.

Conservation Area Character Appraisals

The Conservation Area Appraisal represents the first phase of a dynamic process aimed at the conservation and enhancement of the conservation area. It is an assessment of those features and qualities that make an individual conservation area special. These can include individual buildings, groups of buildings, other structures, architectural details and materials, open spaces, landscaping, street furniture, and the relationships between all of these. This appraisal will help to raise awareness and appreciation of Mickleton's special character, while also providing a consistent and evidential basis on which to determine planning applications affecting the village.

The appraisal also seeks to identify any factors which detract from a conservation area's special qualities, and to present outline proposals for schemes which could lead to the safeguarding or enhancement of those qualities.

This appraisal discusses a wide range of structures and features within Mickleton, but no appraisal can ever be entirely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

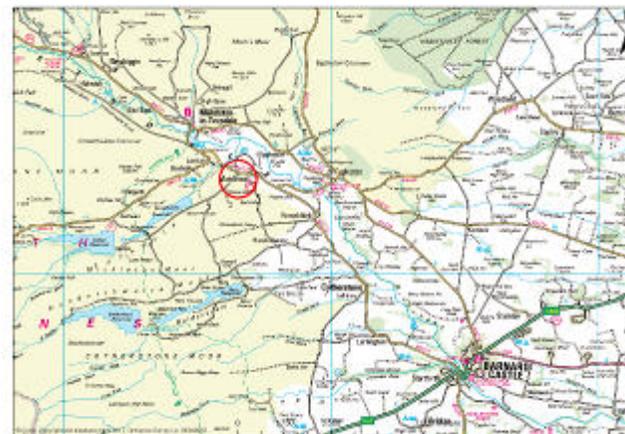
Location and Setting

Location

Mickleton is a small village situated in the west of County Durham. It lies on the south bank of the River Tees, along the B6277, some eight miles north-west of Barnard Castle, and two miles south-west of Middleton-in-Teesdale. The area was transferred into County Durham from the North Riding of Yorkshire in 1974.

The village is within the Teesdale lower dale landscape, but on the edge of the high moorland, which provides a backcloth to the village scenes. The underlying geology is carboniferous millstone grit and this rock has provided the basic building material for much of the village from local quarries.

The population of the parish in 2001 was 389. This has increased slightly in recent years.



Location of Mickleton

Setting

The village sits within an open countryside setting which heavily dominates its character and has influenced its development as the use of the surrounding land has changed, intensified and declined over time. Approaches to the village from east and west reveal little of what can be expected given the topography of the area. Views of the village emerge slowly on entry as the highway opens up through several bends. The approach from both directions consists of mature trees and vegetation which soften the village within the landscape.



Trees concealing views of the village approaching from the west

The village is surrounded by open fields which remain predominantly in active agricultural use of various types. Although outside the conservation area boundary the surrounding fields are characterful in their own right retaining

extremely well maintained dry stone wall boundaries. This openness dominates the setting and is appreciated throughout the village especially from higher vantage points. The open setting is essential to preserving the significance of the conservation area. Trees located outside the conservation area to the land adjacent create a soft fringe to the village in places.



Trees on surrounding land provide a green setting

Historical Summary

This section presents an outline history of Mickleton.

Mickleton is an old farming settlement, mentioned in the Domesday Survey of 1086 and appears on numerous early maps such as Cary's 1778 map as a long street village.

Mickleton village's origins are primarily Saxon and Mickleton still has an 'East End' and West End' signifying where the Forest of Loun began outside the village. Forest preserves were often called parles or parks and the farm 'East Park' indicates the start of the forest. In 1086 the Domesday Book records In Mickleton there are 'taxation 6 carucates and there might be 3 more'. From this time until the 16th century, Mickleton was held by the FitzHugh family. In Edward I's survey - Kirkeby's Quest (which is kept in Westminster Abbey) - it states 'in Mickleton, Crossthwaite and Lonton there are six caracutes of land whereby 12 make a knights fee value 16 shillings, in all one mile long of half a mile broad'

Before the creation of Laithkirk Church just outside the Parish in the old Tythe Barn in the 16th century, Mickleton had access to a chapel and priest as long ago as the 12th century and there are crosses marking the way of the dead to Romaldkirk such as at High Cross Farm. Mickleton held 13 parcels of land in common for the village and a manor court or Court Leet (such courts were held wherever there was a castle or manor), was made up of tenants of the Manor elected to do duty in the court. The last one in Mickleton was held in 1948.

By the 16th century the early Norman lords of the manor had died out and the estate passed to their relatives - the Parrs. The new lord's sister, Catherine, was a wife of Henry VIII. In 1532 the Parrs sold the estate to the Bowes Family who negotiated the Mickleton Lease with local farming tenants and many of the older Mickleton properties are still covered by that 1000 year lease, the original of which was kept in the 'Mickleton Chest' in the Bowes Museum, Mickleton became part of the Wemmergill Estates -owned by the 'Rt.Hon. Claude, Earl of Strathmore and Kinghorne and Baron Bowes of Streatlam Castle tenant for life in Wemmergill settled estates'.

In 1644 the plague arrived in Mickleton from Sunderland and the Black Death killed many in the neighbourhood. A common grave was established on Low Side. In 1811 only 8 houses in the village were not thatched. The Village Green was lost in the Enclosures of 1822 a plan of which is still available showing how the fields were allotted to the different landowners.

The village runs along the main road (B6277) for almost a mile and for much of its history was a village of farms, small holdings and cottages, together with some employment in local quarries. In the eastern part of the village, Low Row, a lane to the north of the main road encloses a series of sloping open spaces, probably remnants of the village green, enclosed with other agricultural lands in 1808.

Until the 18th century Mickleton was primarily agricultural although there had been some iron and lead mining on a small scale since Roman times. By the 1750s lead mining

had begun in earnest in the dale but the Mickleton mines were not developed until the late 18th century.

In the early 19th century there was considerable expansion of the lead industry in the Dale. The 1888 list of mines under the Metalliferous Mines Act Lead Mines records 'Mickleton Mine - Lunehead Lead and Barytes Mining Co.'. Extra employment opportunities resulted in more terraces of cottages in the village, and a Primitive Methodist chapel on High Road in 1843. There were no specific industrial developments resulting, the quarries and smelting mills being elsewhere. Later in the century (1868), the railway to Middleton-in-Teesdale was opened, with a station close to the south of the village. This resulted in a scattering of additional housing on Station Lane, (including appropriately named Railway Cottages). The parish population grew to over 600 in this period. A church school (1876), a Wesleyan Methodist chapel (1891), an Anglican Mission Hall (1895) and a Reading Room (1897) were reflections of this growth.

By the end of the 19th century the lead industry in the Dale had disappeared and the stone industry (including construction of local reservoirs) and farming sustained much of village life.

The 20th century saw major changes. Housing developments tended to fill in spaces between earlier buildings. There were public sector developments which included, in 1953, a cul-de-sac of 12 houses in Dale View, to the south of the main road and, in 1962 a simple row of sheltered housing at Cragg View on the northern side of the main road. Numbers of detached houses were built throughout the village on infill plots, particularly in the west of the village and on the northern side

of Low Green and these sorts of developments continue in the 21st century.

In 1965 the railway closed and a variety of public houses, two chapels and the school have joined them since then. They and several former agricultural buildings have been converted to residential use. Two public houses remain on the main road as does a garage and petrol filling station which has existed since 1970. A new village hall has been built on the site of the earlier Mission Hall. There are a number of premises converted to holiday homes and there is a caravan site to the rear of the Crown Public House which has undergone recent refurbishment.

Form and Layout

The key features can be summarised as follows:

In this village rooted in its farmhouses, related barns and outbuildings, there is neither a parish church nor an historic “grand house”. The relatively few listed buildings relate to pre-Victorian Mickleton of the late 18th century and the first half of the 19th century. The majority of the other older buildings in the conservation area are modest buildings in the local stone with stone slab or slate roofs. These are mostly aptly described as cottages with the occasional “Villa” and a few later 19th century terraces and provide much of the charm of the area. More recent housing in former gaps of the widely spaced historic groupings has often followed a suburban character of very variable sensitivity to the historic grain of the built environment of the older parts of the conservation area.

The village has developed mainly along the main east-west road (B6277), almost parallel to the River Tees. There are two main character areas to the west and east of the central north south route of Mill Lane and Station Road. In the western part of the village the land falls gently to the north contrasting with the eastern part of the village where the land falls more steeply with a secondary lower road parallel to the B6277.

In the west, the generally older development of the north side of the main road has been supplemented by a few later buildings whereas on the south side, the reverse is true with a heavier concentration of later buildings. The land to the north of the road gently slopes towards the river valley, whilst

to the south it slopes similarly gently up towards the former railway. At this western end of the village, the conservation area boundary is fairly tightly drawn, excluding the main sweep of the extensive landscape setting, north and south. Although many of the original spaces between the built-up frontage plots have been filled in with individual 20th century dwellings and terraces, others remain.

Within the linear form of development there is a wide variety of the manner in which the groups of houses are related to the street frontage. This ranges from buildings set hard-up against the back of the footpath, those set back from the street behind front garden walls and gardens of varying depth, to other buildings groups set diagonally from the street alignment, creating front garden open spaces which are a particularly notable feature of the more historic parts of the conservation area.



Small gardens hard up to the highway

Dividing the east and west character areas is Mill Lane which is the only mostly built-up street in the conservation area with a sharp fall (to the north of the main road). It consequently has a unique character within the village with an unstopped view straight into the countryside northwards and a solidly developed stop at the street head to the south. This junction with the main road can be considered as much the centre of the village as anywhere with a pub, and the Village Hall all close by.

Almost opposite Mill Lane lies Station Road running southwards towards the line of the old railway, now a footway connecting the neighbouring settlements of Romaldkirk to the east and Middleton to the west. Only built up on its western side to the extent of the built-up area and the eastern side to the same line southwards, are included within the conservation area boundary but the same landscape character continues without interruption southwards.

The eastern part of the village itself has a substantially different character from that of the west largely due to the change in topography. The steeper south-north fall already seen on Mill Lane continues eastwards and a secondary low road 'Lowside' runs parallel and north of the high B6277 in this part of the village. In spite of considerable development here over recent years there remain sizeable open areas between the roads and between the building groups fronting them. This open character is a major component of the special character of this part of the conservation area and the impact of 'infilling' of many of the 'gaps' is beginning to make serious inroads into this very special character. As elsewhere in the village the old dominant farm groupings and cottages

have been altered, extended and supplemented by 20th century developments.



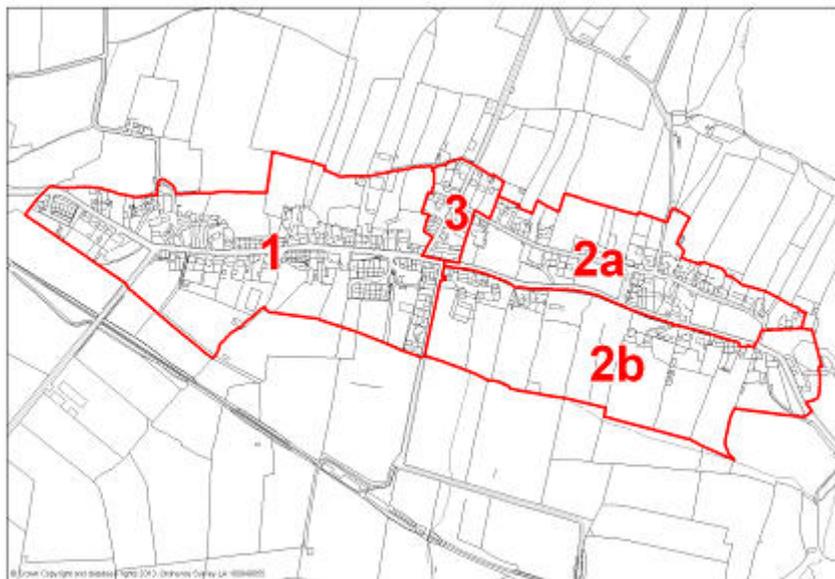
Open Character



Trees dividing open spaces

Character Areas

Mickleton is separated into four distinct character areas as defined below.



Character Area 1: Western Area

On the northern side of the main road, the most westerly part of the Conservation Area are a pair of short terraces of stone built two storey houses set at an angle to the main road. This gives a sense of openness as the gardens to the front of the terraces become progressively bigger and the buildings recede from the road.



Properties receding from the main highway

Between Holmlea and West Holme there is an open grass field with views to lower land to the north. There are also large areas of open land fronting the road with access to large farm buildings to the north, as the road turns gently to the left.

The next group of buildings, including one of a considerable number of traditional stone barns and former barns in the village and the listed cottage, Rose Dene, are set at angles to the road but much closer, providing a short length of enclosure. This again fades away as the next series of stone cottages are set gradually further back from the road, with correspondingly increased garden fronts. The deep mature gardens are a significant contrast to the stone built properties and give a very green and soft appearance to some areas of the village.



Deep mature gardens running away from the highway

The contrasting nature of relationship of the building grouping with the main road is continued by the listed Sykes Cottages and House which are set well back from the road.



Syke Cottage

To the rear of the cottages is the listed former school, dating from 1840, with its 1906 addition, now converted to domestic use, retaining impressive multi paned windows.



Former school building



School bell detail

There follow a series of small cottages in groups of two and three, set back from the road, and at the locally characteristically varying angles. A former barn, converted to domestic use, fronts onto the road.

The pattern continues until the corner with Mill Lane, a mixture of older and newer infill.



Mixed infill development

The whole northern side is enhanced by low stone walls fronting the roadside for much of its length.



Stone boundary walls and inappropriate replacement windows

Linked individual houses and cottages on the north side of the main road opposite the Rose and Crown displaying a wide range of primarily 19th century styles. Varying eaves and ridge heights, large chimneys and low stone walled garden frontages are typical features of the older buildings along the north side of the main road in this area and the historic built character is only disturbed by the almost universal insertion of historically inappropriate replacement windows.

On the south side of the main road, returning westward, a group of older properties front it from the junction with Station Lane. These give enclosure to the street scene, and also provide focal points when viewed from lower down Mill Lane across the road.

There is a gap in the built up frontage where the service road to Dale View joins the road and a lay by and bus stop front the two-storey, modern terraces of Dale View.

The Crown public house next faces the road, with a series of outbuildings to the rear. It is almost contiguous with Quebec Terrace, a row of ten terraced houses, with small fronting gardens but no pavement to the road. These simple Victorian houses guide the eye along the main road.

The rest of the southern side of the main road is characterised by a number of small groups of older houses quite close to the road interspersed with a number of detached modern houses in stone. This line of dwellings is interrupted by West Pasture Road leading to Selset and Grassholme reservoirs and a large area of open land adjoining Newton Lodge, and rising to the south.

Character Area 2: Eastern Area

The eastern area of the village has a wholly different character, exemplified by the steep north-south slopes. It has a lane parallel with the main road, Lowside, and a generally more open character.

The eastern character area now effectively splits into two, overlapping, sub-areas, north and south of the notional 'Middle Green'. To the north is the low lying Lowside (2A) and to the south the high, B6277, main road, High Green and South (2B). There are three short and very steep, north south, links between the two, one at each end of Lowside and one almost central to it.



View over Lowside

The main road enters the Conservation Area from the east, with a converted listed barn on the north and a sharp left hand bend into the village. A substantial listed farmhouse and associated buildings dating from 1752 on the south, completes the historic farm based village entrance group which straddles the road.

On the north, a junction to Low Lane follows immediately with the first of the protected open space areas, providing views across the fields and the dwellings of Low Lane towards the hills on the northern valley of the Tees. The impressive consolidation and intensification of development in the western part of the village over the last two decades is repeated on Low Green in the east. The northern side is now almost wholly developed by frontage dwellings, with only one significant plot remaining between Sycamore Cottage and Low Green Farm, and this is dominated by an important mature tree. This leaves the remaining open greens to the south of Low Green, as they rise up towards the main road, as vitally important features of the special character here.

From the high main road the openness of the land and its steep northward fall allows views across the Dale over the top of the buildings of Low Green. The value of these open spaces was recognised in the local plan which designated them as 'protected open space', emphasising a purpose of maintaining their openness rather than any particularly agricultural character.

Character Area 2: Lowside

The traditional buildings and groupings are well spaced out along both sides of the road with those on the south shared

with the main road, south and uphill. On the north side the C20 infilling of the wide spacing between the historic groups of buildings has steadily eroded the unique open character here in recent years. Although on the south there has been less of this, perhaps influenced by the gradients, there has been a similar erosion of historic character, here intensified by additional enclosure and domestication of some of the open space.

The eastern half of Lowside is particularly dominated by its landscape setting both southwards with the rising land to the B6277 and northwards to the landscape outside the conservation area boundary. Between the two, the linear, built up north side of Lowside, is now almost continuous with the old substantial gaps filled by late 20th century domestic buildings. Although this is mainly in the form of detached houses, the use of both stone and traditionally orientated design means that what has been lost to the conservation area is mostly in the form of its spatial character. Robust traditional groupings provide anchoring historic end stops between the only exit north, Yarker Lane, and the listed Low Green at the east end.

The south side here remains almost entirely open with the northern aspect of the historic buildings of 'Middle Green' and the later garage/filling station group, providing the only built interruption in the flow of landscape south to the main road.

The great majority of the older domestic properties, outside the 'farm' groupings, are arranged in terraces of either individually styled buildings or formal 19th century terrace ranges.

Character Area 3: Mill Lane

Mill Lane runs north from the main road for some 80m and in that distance the land falls steeply by some 10m. This produces distinctive north-south views up the hill to the main road and downhill across the well-wooded valley of the river Tees and to the hills beyond.



View north from Mill Lane junction

On the west at the junction with the main road lies 'Hillcrest', a traditional stone building converted to a house from a former Primitive Methodist chapel and with the addition of a modern extension to the rear. The substantial open field, following on northward, provides important views across trees and to the hills in the distance (see above). The conversion has been undertaken in a manner which allows little of the original character of the building to be understood by those passing by who do not look towards the peak of the eastern gable which still contains the original date plaque.



Converted chapel

The western lane-side recloses with a terrace of four, two-storey, stone cottages fronting directly on to Mill Lane on a steep part of the hill. These are followed by a couple of stone cottages well set back from the lane and at right angles to it. The built fabric of the core village on Mill Lane now ends with the old 'Nook Farm' group on its western side which also marks the northern extent of the conservation area here. Northward, beyond the conservation area, the setting is instantly green, with good tree cover, as the lane drops sharply away to the north.

Directly opposite Nook Farm, a substantial late 20th century detached house, Moor Green, forms the east side visual stop end to the Conservation Area on Mill Lane. The typical suburban style of its type and era sits a little uneasily as a companion to its roughly traditional, opposite partner. It is also the first of several similar properties on the north side of Lowside with deep gardens which, together with the south garden areas of Nook Farmhouse and Cottages form a

characteristic open area at the junction of Mill Lane with Lowside. Until relatively recently this was even more extensive, running southward beyond Lowside but has now been developed with a short terrace stepping south up Mill Lane. Stone built with a nicely traditional flavour, betrayed only by the integral garages, this fits comfortably into the street scene here. Finally, Mill Lane tightens, up to its very steep junction with the B6277 at Angle House, with roadside traditional buildings and boundaries almost completely at the roadside.

Architectural Character

There are including the listed buildings no singularly outstanding buildings in the village but rather a characteristic range of agriculturally based groups throughout. While these are both still evident and remain the core of the architectural character here, they have been both significantly reduced in number and generally heavily modified and adapted, largely within the last 30 years.

There is no parish church and the two non-conformist chapels have similarly changed their use and appearance with the character of that on the main road hardly recognisable as a former chapel at all. With the conversion of the former school, all that remains of any operational public and commercial buildings are the two public houses, the relatively new village hall and the slightly older service station.



Village Pub



New Mickleton Village Hall

The 'modern' insertions range from the instantly recognisable council housing development in the central area of south of the main road, a scatter of prominent later 20th century bungalows, typical late 20th century suburban detached houses and, most recently, more sensitive versions of detached and terraced housing including a very decent 'affordable' housing grouping at the west entrance to the village, which was added to the original conservation area boundary in December 2012.



Jubilee Terrace

In spite of all the changes, it is the character of the farm and former farm buildings which supported by the older terraced cottages, still provide the backbone of the built heritage of the conservation area.

The Belle Settle group on the south side of the main road, is a typical cluster of mostly linked buildings with a wide variety of widths, heights and roof details and showing few openings in north facing, roadside, elevations.



Belle Settle Group

Important Buildings

A number of the most important structures are listed for their architectural or historic interest (Appendix 1). In addition to the listed buildings, many other buildings combine to give the village its unique built heritage (Appendix 2). There is a presumption against the demolition of these structures in accordance with government guidance found in the National Planning Policy Framework.

Building	Grade
1 Barn west of Rosedene, north side of West End	II
2 Rosedene, north side of West End	II
3 Sykes Cottages & Range of Sheds at west	II
4 Former School, Sykes Cottages	II
5 Nook Farmhouse, Extension & Wall, Mill Lane	II
6 Farmbuilding, north of Nook Farmhouse, Mill Lane	II
7 Middles Green Barn & attached Farmbuildings	II
8 Low Green	II
9 Former Stable, west of High Green Farmhouse	II
10 High Green Farmhouse	II
11 Former Field Barn & Byre, south east of High Green Farmhouse	II
12 Pump House, west of High Green Farmhouse	II

Building Materials

The palette of building materials is primarily limited to sandstone, stone slab roofs with later Welsh slate in much smaller proportions, timber for windows and doors and cast iron. Modern materials, mainly uPVC, are being introduced to the detriment of the historic character. Masonry includes ashlar walls in limited grander buildings, but is more commonly roughly coursed sandstone rubble or more neatly coursed sandstone blocks. There is no local tradition of building in brick, or of rendering or painting the exteriors of buildings.

Timber, usually painted white though in a few cases in shades of green, is the traditional material for the manufacture of windows and doors. Many historic sash windows survive in older properties, but many others have been replaced in recent years with plastic alternatives. The use of uPVC is not considered appropriate because it has an inferior aesthetic quality to timber and is an unsustainable material.



Traditional roofing materials



Traditional window styles



Traditional door detailing and surround

Boundaries and Means of Enclosure

Stone walls, both within the village and throughout the surrounding landscape, are important elements of Mickleton's character and take a variety of forms.

In addition to the stone walls, by far the most common form of boundary in Mickleton, there are some timber fences. These are all of recent construction and, although not characteristic of the local historic environment, they generally make a neutral impact and do not greatly detract from the character of the village.

In addition to dry stone walls more formal walls topped with good examples of ironwork are still evident.



Iron railings

Open Spaces and Trees

Open spaces play a significant part in the character of the village to differing degrees in certain parts of the village. The historic layout pattern was one of wide open spaces between scattered groups of buildings. This has to some degree been maintained to the east of the village. This degree of openness must be maintained in order to preserve the remaining character derived from this element. With the exception of these open spaces the village has a very enclosed feel at street level given the tight relationship of buildings; this further enhances the importance of the remaining open spaces.

The value of these open spaces was recognised in the Teesdale District local plan which designated them as 'protected open space', emphasising a purpose of maintaining their openness rather than any particularly agricultural character.

Open spaces, woodland and trees within and surrounding the conservation area make a substantial contribution to its historic and visual character.



Open spaces front buildings

Views

The village is set in open countryside on the slope of the valley with land rising to the north and the south. The slope, combined with land undulations that ripple through the village and mature tree cover mean that views vary from long distance panoramic prospects over the valley, to tighter views where roads twist into and out of the village. Glimpses of surrounding fields and woodlands can be seen between buildings, emphasising the rural setting of the settlement.

Views in the village are channelled, primarily in the main street by significant boundary walls to the rear edge of the footways; these are reinforced by the presence of mature trees behind. The densely planted, maturing trees throughout the village block views and effectively separate the east and west side of the settlement.



Views channelled by boundary walls



Distant views to open countryside

Activity

The village is compact and is now primarily residential. However, there is an agricultural presence within the conservation area adding farming activity. This is reinforced by animals being periodically grazed on open spaces. The pubs and village hall provide venues for community and social activities. A recently refurbished caravan site to the rear of the Crown Public House is likely to increase visitor activity.

Public Realm

Roads, pavements and other surfaces

Roads and pavements throughout the conservation area are surfaced in tarmac and in places edged in scoria blocks. There are small areas of alternative surfaces within private gardens. Exceptions are the use of concrete block paving to garage courts and drives of some of the modern housing.

Signage

Mickleton is relatively free of signage other than standard road and directional signs. The only other signs of note are those associated with the public houses and the petrol filling station. Traditional road signs stand at both ends of the village. Other road signs throughout the village are all modern in appearance. There is one example of interpretive signage within the village and a number of sites marked by commemorative blue plaques.



Interpretation panel at the Village Hall



Blue plaque at Robinson's Bank

Street furniture and overhead cables

There is a limited amount of street furniture in the village, the greatest concentration being a number of structures clustered on the central bus stop area. Other street furniture includes a red post box, waste bins, telephone kiosk and parish notice board. Seating has a co-ordinated appearance in terms of colour finish in green; however, there is no co-ordinated style or design. Street lighting is provided via a combination of suburban style lamp posts and lamps attached to telegraph poles. There are overhead cables throughout the village; however, their impact is reduced against the heavily treed backdrop. There are scattered examples of historic street furniture within the village; however, these may have been relocated.



Concentrated street furniture



Water pump

General Condition

The condition of the conservation area is generally sound with some isolated exceptions where a limited number of old properties and ancillary buildings have been underused or abandoned placing them at risk. Action should be taken to promote their repair and re-use. Some poor and inappropriate repairs will accelerate the decline of historic fabric, particularly repointing stonework using cement rather than lime mortar and using ribbon pointing. Overall the conservation area is on a sound footing for enhancement.

Future Challenges

The overriding threat to the historic character of the conservation area is the pressure for both additional domestic development and full domestication of the presently remaining non-domestic buildings.

The remaining open green space within the conservation area has reached the point at which almost any further incursion will finally tip the balance away from the very special and individual character here towards the ordinary.

The formerly spacious landscape between a series of farm and cottage groups along Lowside has almost wholly disappeared in recent years, firstly to some very suburban style of building though lately including something of a more traditionally based character.

Within the landscape setting, the character of the historic built fabric, is also in danger of finally disappearing under a welter of extensions and unsympathetic replacements and

alterations, largely dating from the last three decades of the 20th century and onwards.

Individually smaller scale interventions such as unsympathetic door and window alterations are, cumulatively, having a serious impact on the visual quality of the conservation area. Although the recent trend for the use of uPVC and double glazing has accelerated the decline in traditional design proportions and finesse, earlier wood and metal replacements have often been equally damaging. Later 20th century buildings, in particular, have also regularly started life with visually ungainly wooden designs unusually continued, sometimes worsened, in later uPVC replacements.



Modern windows of poor quality



Modern uPVC doors

Ungainly inserted window in converted former farm buildings. Similarly ill proportioned replacements of a great variety are to be seen throughout the conservation area. Even relatively close approximations mostly fail to match the finesse of the originals and, the particular characteristic of house and linked farm buildings is lost.

Management Proposals

The following management proposals have been identified to ensure that the future changes to the conservation area are directed in a proactive way. This is not an absolute list but outlines the main issues and possible tasks. It should be made clear that the Council cannot give a definite commitment to undertake these tasks and that they will be the basis of further discussion and consultation.

Mickleton is a relatively well preserved rural village which has to some degree successfully absorbed some new housing throughout the area. It is important to preserve and enhance its special character and appearance and ensure that any future developments are sympathetic and sustainable.

- Protect the open nature and appearance of the identified and protected green spaces within the village.
- Protect views out of, into and across the conservation area.
- Protect stone boundary walls throughout the conservation area and encourage the future containment and definition of space through the construction of stone walls rather than alternative materials.
- Monitor erosion of traditional details, and consider whether an article 4(2) direction removing householder permitted development rights is needed to preserve the character and appearance of the area.

- Promote the undergrounding of overhead cables if technically possible, and seek to introduce appropriately styled street lighting columns and lantern heads.
- Consider the introduction of further interpretation panels to describe the history of the village and its surrounding landscape.

Approved Boundary Changes

In December 2012 the boundary of the conservation area was amended to conform, where relevant, to current property boundaries and landscape features. Jubilee Terrace and the triangular and treed area opposite were also included within the conservation area boundary.

Contacts and References

Bibliography

National Heritage List produced by English Heritage

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Ordnance Survey LA 100049055

All images Durham County Council, unless otherwise stated.

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Appendix 1: Listed Buildings

Five of the most important structures are statutorily listed for their architectural or historic interest. This means that a special type of Planning Permission called Listed Building Consent is needed for any internal or external alterations. The listed status includes any later extensions or additions, and any ancillary structures such as garden walls or outbuildings which were built before 1948. Further information on the National Heritage List which includes listed buildings and other statutory designations can be found online at :

www.english-heritage.org.uk/list

Ref	Building	Grade
1	Barn west of Rosedene, north side of West End	II
2	Rosedene, north side of West End	II
3	Sykes Cottages & Range of Sheds at west	II
4	Former School, Sykes Cottages	II
5	Nook Farmhouse, Extension & Wall, Mill Lane	II
6	Farmbuilding, north of Nook Farmhouse, Mill Lane	II
7	Middles Green Barn & attached Farmbuildings	II
8	Low Green	II
9	Former Stable, west of High Green Farmhouse	II
10	High Green Farmhouse	II
11	Former Field Barn & Byre, south east of High Green Farmhouse	II
12	Pump House, west of High Green Farmhouse	II

1

BARN, 5 METRES WEST OF ROSEDENE, WEST END

List Entry Number: 1160863

Grade: II

Barn. Early-mid C19. Coursed sandstone rubble; stone-flagged roof. 2 storeys, 4 bays with alternating flush quoins. Boarded door in flush surround to left. Breather and partly-glazed hit-and-miss window to right. 2 square openings, in flush surrounds, above. Roof with coped gables and stone ridge tiles. One-storey rear addition, under corrugated-asbestos roof, is not of special interest. Included for group value.

2

ROSEDENE, WEST END

List Entry Number: 1121848

Grade: II

Small house. Late C18-early C19. Squared sandstone rubble; stone-flagged roof; stone chimney stacks. 2 storeys, 2 bays with alternating flush quoins. 4-panel door and 5-pane overlight to right. Blank bay above doorway. Two 4-pane sashes, with flush lintels and projecting sills, to left. Roof with coped gables. End stacks with top ledges and water tables. Small blocked window set high on left return.

3

NUMBERS 2 AND 3 SYKES COTTAGES AND RANGE OF SHEDS TO LEFT SYKE HOUSE

List Entry Number: 1121847

Grade: II

Terrace of-3 houses with range of sheds attached to left. No. 1 dated 1790 on door lintel, altered in C19; sheds mid C19. Tooled squared sandstone; No. 1 has stone-flagged roof with

imitation-slate rear pitch; Nos. 2 and 3 have large purple slates; stone chimney stacks. No. 1 to right. 2 storeys, each house 2 bays. Flush alternating quoins. No. 1: 4-panel door, in left bay, in flush surround with lintel inscribed: J & M.D. 1790 (John and Mary Dent); replaced casement to right with flush lintel grooved to imitate a flat arch; identical window and lintel above. Nos. 2 and 3: paired 4-panel doors with flush tooled-and-margined surrounds; flanking replaced 4-pane sashes; 2 identical windows above. Continuous steeply-pitched roof with coped gables shaped kneelers; coping at junction between Nos. and 2. End and ridge stacks with top ledges and water tables. One-storey, 4-bay range of sheds has Dutch and boarded doors; monopitch roof sloping to rear. Right return of No. 1 has low plinth and small fixed light in gable. Rear of No. 1 has some throughstones and scattered openings including two small 12-pane sashes.

4

THE OLD SCHOOL, SYKE COTTAGES

List Entry Number: 1160851

Grade: II

Shown on O.S. map as Mickleton Church of England School. Former school, now house. Circa 1840 with 1906 additions to west. Original building: coursed rubble; stone-flagged roofs and stone chimney stacks. Additions: rock-faced masonry; Welsh slate roofs. Original range and south extension with 3 additions on west. One-storey, 6-bay original range. East side has six 16-pane sashes with radial heads in pointed-arched openings with flush voussoirs and projecting sills. Roof with coped gables. End and ridge stacks with top bands and water tables. 3 cylindrical metal ventilators on ridge. Lower one-bay south extension: 12-pane sash and bell opening in south gable; entrance on west return. 1906

additions: 12- and 15-pane sashes; 1906 datestone on gabled south wall of central addition; roofs with coped gables. Late C20 flat-roofed addition, on north end of original range, is not of special interest.

5

NOOK FARMHOUSE, EXTENSION AND WALL TO LEFT, MILL LANE

List Entry Number: 1160849

Grade: II

Small farmhouse with extension and wall to left. Early-mid C19 with 1845 dated plaque above doorway. Squared sandstone rubble; stone-flagged roof; stone chimney stacks. 2-storey, 2-bay farmhouse has tooled-and-margined alternating quoins. Door with 6 flush panels and 2-pane overlight, in chamfered surround with 4-centred head and impost-bands, at right. Small plaque above doorway with raised letters: Thomas and Elizabeth Dent 1845. Blank bay above door. 12-pane sashes to left with flush lintels and projecting chamfered sills. Roof with coped gables and shaped kneelers. End stacks with top ledges and water tables. Set-back, one-storey, one-bay extension has single 12-pane sash, alternating quoins to left; roof has coped left gable with shaped kneeler. Tall, flat-coped wall, to left of addition, has lean-to range attached to rear. Rear: farmhouse has boarded door in flush surround with top blocks; altered one-storey range to right, under monopitch roof, has 2 doors in similar surrounds. Interior: imported late C17 large stone fireplace, with bolection moulding and enriched corniced mantel on consoles, in sitting room.

**6
FARMBUILDINGS 15 METRES NORTH OF NOOK
FARMHOUSE**

List Entry Number: 1121846

Grade: II

Farmbuildings, now storage. Early-mid C19. Coursed sandstone rubble; stone-flagged roof. Long 2-storey range with roughly-shaped alternating quoins and some throughstones. Pair of boarded doors in central, segmental archway with flush voussoirs. Boarded door in flush surround to right is flanked by C20 casements. Boarded door in similar surround to left. Boarded first-floor opening to left of archway. Several breathers. Roof with coped gables. Lean-to range at right-angles to left end is not of special interest. Included for group value.

**7
MIDDLE GREEN BARN AND ATTACHED
FARMBUILDINGS**

List Entry Number: 1121845

Grade: II

Barn and attached farmbuildings. Early-mid C19. Squared sandstone rubble; stone-flagged roofs; stone chimney stack. L-plan: barn with one-storey range of farmbuildings, stepped down bankside, attached to rear of left return. 2-storey, 4-bay barn has alternating quoins. Pair of replaced boarded doors in central elliptical archway with impost blocks and projecting keystone. Boarded first-floor opening in flush surround to left of archway. Several blocked openings and breathers. Roof with coped left gable. Returns have throughstones and breathers; gables have pigeon holes in a triangular pattern. One-storey range to rear. Altered and blocked openings. 3-bay centre block has coped gables and ridge stack with top

band and water tables; short link section to right and coal shed to left. A prominent feature in the village.

**8
LOW GREEN, 55 METRES NORTH OF HIGH GREEN
FARMHOUSE**

List Entry Number: 1160843

Grade: II

House with extension, originally an outbuilding and now part of the house, to right. Late C18; extension restored 1981-2 after fire. House: tooled squared sandstone; stone-flagged roof; stone chimney-stacks. Extension: squared sandstone rubble; slate roof. 2-storey, 3-bay house has raised-and-chamfered quoins. Central replaced door in C20 glazed porch. Replaced 4-pane sashes with flush lintels and projecting chamfered sills. Steeply-pitched roof with coped gables and shaped kneelers. Corniced end stacks with water tables. 2-storey, 4-bay extension. Openings in renewed surrounds: replaced door in third bay; replaced 4-pane sashes. Steeply-pitched roof with renewed coping on right gable. Right return: external stone stairway to boarded door in original surround with extended lintel; replaced 4-pane sashes towards rear; small semicircular opening with ledge in gable. Rear: scattered 4-pane sashes some in original openings; house has central mid-wall round-arched stair window; similar window inserted into extension in 1981. Extension included because integral with house. This building should not be confused with Low Green Farmhouse, Low Side, Mickleton.

9

FORMER STABLE, 20 METRES WEST OF HIGH GREEN FARMHOUSE

List Entry Number: 1121843

Grade: II

Former stable and loft, now storage. Dated 1819 on plaque. Squared sandstone rubble; stone-flagged roof. 2 storeys, 2 bays with tooled alternating quoins. Replaced boarded door to left, in flush surround with top blocks, flanked by C20 casements. External stone stairway to right has boarded door in similar surround. Stairway leads to replaced boarded door. First-floor boarded opening, in left bay, above small oval plaque inscribed: Wm. Dent. 1819. Roof with coped gables. Additions on returns are not of special interest. Included for group value.

10

HIGH GREEN FARMHOUSE AND OUTBUILDING EXTENSION

List Entry Number: 1338578

Grade: II

Substantial farmhouse with extension to left (formerly stable with loft, now storage). Dated 1752 on doorway. Squared sandstone rubble; stone-flagged roof; stone chimney stacks. Double-pile plan. Main garden front: 2 storeys, 5 bays with 2-storey, 2-bay extension to left. House has raised-and-chamfered quoins to right and at junction. Central 6-panel door and 4-pane overlight in pedimented doorcase with frieze inscribed: John and Mary Dent 1752. Windows, in moulded surrounds with projecting chamfered sills, are mainly 12-pane sashes; replaced 4-pane sashes to left of doorway. Extension has replaced boarded door in flush surround to right and a stone stairway leading to boarded door at left. Continuous

roof with coped gables and shaped kneelers. Stepped-and-corniced right end and ridge stacks; identical stack above junction. Several throughstones on left return of extension. Rear faces main road. House has low plinth and scattered openings. 6 steps to 6-panel door in architrave at left. 16-pane sashes in moulded surrounds in end bays. First-floor, 12-pane stair window, with radial head, to right of doorway, in moulded round-arched surround. Extension has boarded door in re-set flush surround with replaced 4-pane casement to left; pigeon opening, with ledge, below eaves. Similar roof details. Interior: cut-string dogleg staircase, of 2 flights plus landing rail, has ramped moulded handrail; knopped turned balusters on upper flight. Kitchen has elaborate Delft rack with fluted pilasters. Several 4-panel doors and internal window shutters.

11

FIELD BARN AND ATTACHED BYRE, 50 METRES SOUTH EAST OF HIGH GREEN FARMHOUSE

List Entry Number: 1121844

Grade: II

Field barn and byre. Mid C19 barn and late C19 byre. Squared sandstone rubble; stone-flagged roofs and stone chimney stack. Barn with byre range attached at right-angles to rear of right return. 2-storey barn of 3 wide bays. Alternating quoins. Right bay incorporates byre with living quarters over. Pair of boarded doors in central elliptical archway with flush jambs and voussoirs. Flanking breathers. Boarded openings in first-floor end bays (left opening in flush surround). Roof with coped gables. Ridge stack, to right, with top band and water table. Dutch door in flush surround on right return. Set-back one-storey, 3-bay byre has central Dutch door and flanking casements. Lean-to addition to rear

of barn, under corrugated asbestos roof, not of special interest. Large and relatively unaltered example of a typical Teesdale field barn.

12

PUMP HOUSE, 18 METRES WEST OF HIGH GREEN FARMHOUSE

List Entry Number: 1121842

Grade: II

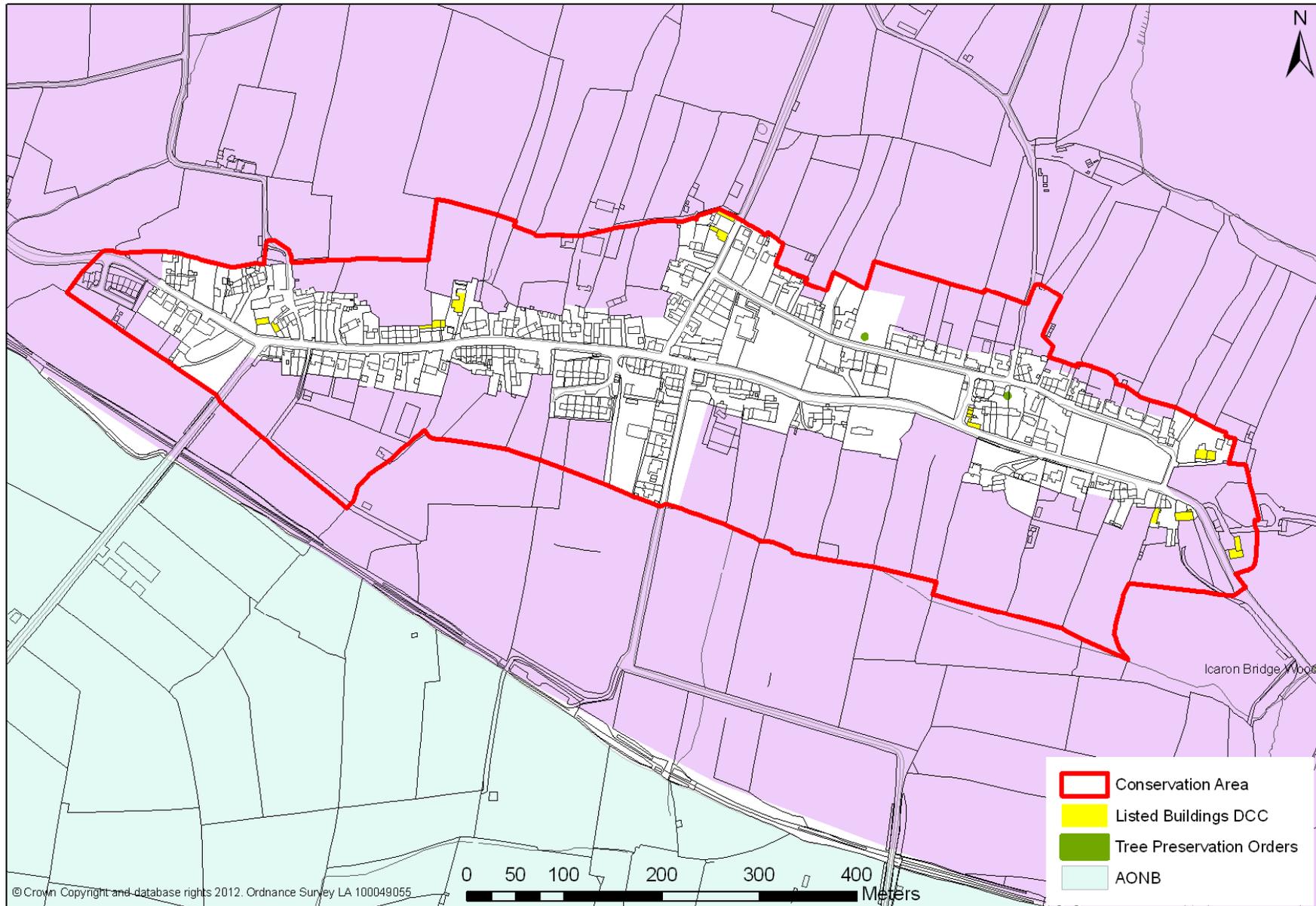
Pump house. Circa 1829 (wood water pump inside dated 1829). Dressed sandstone; stone-tiled roof; wood and iron pump. Small, square-plan pump house has low plinth. Boarded door to west; ground-level, stone water spout to north; 4-pane casement to east. Low-pitched roof, hipped to north. Pump with lead panel inscribed: T.D. 1829. Barn attached to south not of special interest. Included for group value.

Appendix 2: Notable Unlisted Buildings

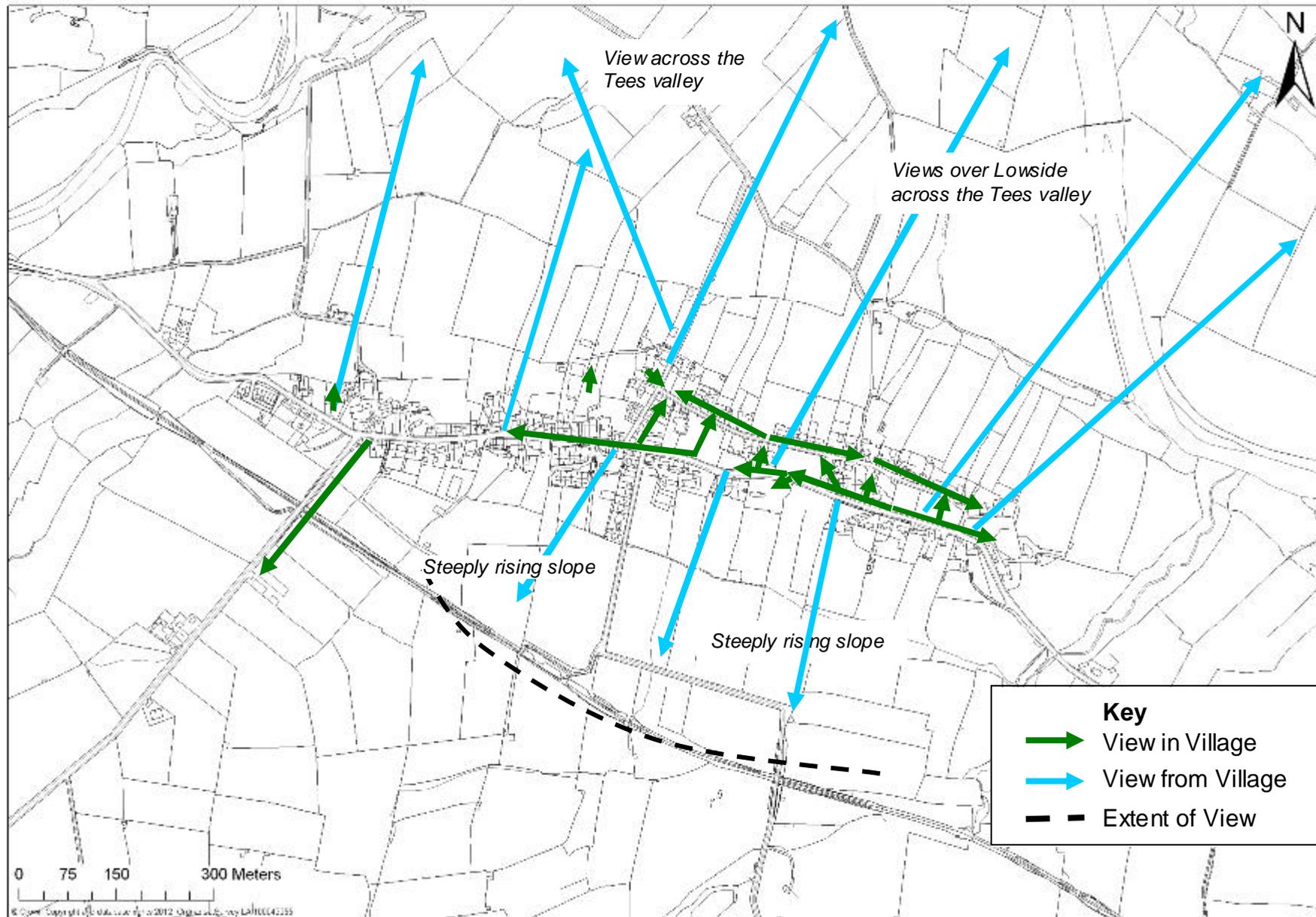
The following buildings are not statutory listed but do make a positive contribution to the character and appearance of the conservation area. There is a presumption against demolition of any of these structures. The omission of any particular building should not be taken to imply that it is of no interest.

Ref	Building
1	<i>Blacksmiths Arms</i>
2	<i>Thorndale (previously Methodist chapel)</i>
3	<i>Crown Public House</i>
4	<i>Ivy Lodge</i>
5	<i>Chapel House Group</i>
6	<i>Holly House</i>

Appendix 3: Current Designations



Appendix 4: Key Views



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