



BISHOPTON CONSERVATION AREA

Character Appraisal

March 2008



BISHOPTON CONSERVATION AREA CHARACTER APPRAISAL

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BISHOPTON CONSERVATION AREA
(INDICATED BY RED BOUNDARY)



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1. PURPOSE OF A CHARACTER APPRAISAL

Bishopton Conservation Area was designated on 3rd February 1972 (see enclosed map).

- 1.1 Conservation Area designation is the main instrument available to local authorities to give effect to conservation policies for a particular neighbourhood or area. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.
- 1.2 It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. Our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular mix of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation is seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as protecting individual buildings.
- 1.3 A process of change within a Conservation Area is inevitable and the purpose of a character appraisal such as this is to define as clearly as possible the historic (and by implication, archaeological), architectural

and natural components of the conservation area that are considered especially important and contribute most to its character.

- 1.4 The principal aims of this document are intended to define:-
 - What influences have given Bishopton its particular character
 - What chiefly reflects this character and is most worth conserving
 - What has suffered damage or loss and may need reinstating
 - Areas that may be improved

2. ASSESSMENT OF SPECIAL INTEREST

This section of the appraisal contains an assessment of:-

- a) Location and Setting
- b) Archaeological significance
- c) Historical Development
- d) Character Analysis

a. Location and Setting

- 2.1 Bishopton lies situated 6 miles WNW of Stockton and 7 miles NE of Darlington. The historic village is predominantly a linear development, having seen housing built along the village's main road between Stockton and Darlington. The Bishopton beck largely defines the Southern/Western boundaries of the CA, while the North & Eastern boundary is determined by, the modern 1960's development.

b. Archaeological Significance



Castle Hill - the remains of the 12thC Motte and Bailey castle

- 2.2 The remains of the castle, on Castle Hill consists of a Motte some 38 feet high, surrounded by a ditch and outer bank, flanked by two lines of lower banks on the West and a single line on the East. The earthworks are complex and well-preserved, with a bailey to the South, which itself appears to be divided into inner and outer wards. A rectangular area on the North of the motte would also appear to have been enclosed by a bank. The whole motte and bailey is surrounded by a much larger area of low-lying ground. Two causeways run across this area to the motte from the east and north-west. A stream to the west of the earthworks would presumably have been used to flood this area should the occasion arise. Aerial photographs appear to show evidence for other buildings within the “ward” areas.
- 2.3 Castle Hill is the remains of this fortification. The height of Castle Hill appears to have eroded over recent centuries; by c.1800 the

height had been measured at 60 feet; by 1834 it was only 43.5 feet. The current height is a mere 38 feet.

c. Historical Development

- 2.4 Although there was settlement in the area since the prehistoric period, no remains of this early occupation have survived.¹
- 2.5 It is thought that the Roman Road from Great Stainton to Chester-le-Street runs through the parish, but no other Roman remains have been discovered.²
- 2.6 Bishopton is first mentioned between 1104 and 1108 and it is not certain whether there was any Anglo-Saxon settlement³
- 2.7 During the reign of King Stephen, early 12thC, the motte and bailey castle of Bishoptun appears to have been built by Roger de Conyers as protection from William Cumyn, the Bishop of Durham. Its location is doubtless due to the stream of fresh drinking water from Bishopton beck, which flowed through the site, which also filled the moats. “There arose a feud betwixt Cumyn and Conyers, from whom he could never exhort neither homage nor fealty, as from other barons.”⁴ In self-defence, Roger de Conyers began to fortify his property at ‘Bishoptun’ in fear of attack by William’s forces.
- 2.8 The earliest phase of visible development in Bishopton dates from the early 12thC with the building of Bishopton castle. While the majority of buildings currently extant appear to show no signs of being earlier than the 17thC, the triangular intersection

¹ Keys to the Past

² Keys to the Past

³ Keys to the Past

⁴ An Historical Topographical and Descriptive view of the County of Durham (Vol.2), E Mackensie & M Ross (pub. Mackensie & Dent), 1834, p.54.

around St Peter's church is likely to be mediaeval. It is also likely that Bishopton developed significantly following the ownership of Roger de Cumyn's family from the early 12thC onwards, with expanding agricultural tenancies and industries supplying the castle and the Manor.

- 2.9 A newspaper article (Durham County archives), probably 1950's, suggests little happened in Bishopton of any interest until the outbreak of the northern rebellion in 1569. On 17th November 1569, Sir George Bowes reported that "they (the rebels) have constrained by force sundry to follow them; as the people of Bishopton, tenants of John Conyers, my son-in-law, being ready to come forward to serve the Queen's majesty under him here, they not only forced them to go with them, but compelled the rest of the town, armed and unarmed, to go to Darnaton (Darlington). Of the 16 persons from Byshopton [sic] who joined the insurgents, 4 suffered death following the failure of the enterprise by being hung in chains on the castle hill overlooking the village and their homes"
- 2.10 The Conyers appear to have been the main landowners of Bishopton (and surrounding villages) from 1134 to around 1613⁵. "The manor of Bishopton was the possession of the family of Conyers of Sockburn and held therewith *in capite*, by the service of one knight's fee and suit of court". Although they appeared to own a house in Bishopton, the Conyers' main residence, from the 13thC became Sockburn⁶.
- 2.11 The Conyers family retained ownership of the manor of Bishopton for six-hundred years. In 1613, Sir George Conyers (and for a further two years under his son, George), managed to alienate the whole of the Manors of Bishopton, Stainton and Newbiggin "in various parcels to their

tenants", (apparently either by giving away or by selling) and the church of St Peter was given to Sherborn Hospital in the village, soon after its foundation. The location of the 17thC hospital is no longer known.

- 2.12 Throughout the 18th and 19th centuries, Bishopton changed little, although towards the end of the 19thC many of the agricultural fields along the North and South sides of The Green began to be developed as housing. This infill development has continued and most former available agricultural spaces within the Conservation area's development boundary have now been developed with housing.
- 2.13 The census of 1801 showed Bishopton's population was 349 persons; in 1811, presumably through fatalities during the Napoleonic Wars, the figure had dropped to 312. By 1821, the population has risen again to 365 persons. Bishopton's current population from the 2001 census is 337.
- 2.14 Bishopton has always been an agricultural community, the conversion of Manor Farm's outbuildings on High Street to residential use effectively ends Bishopton's agricultural function. Currently there are two pubs, a garden/haulage business, livery stable and primary school.

d. Character Analysis

- 2.15 Bishopton possesses an attractively broad main street (The Green), rising in the West from Darlington, with grass banks and a tree-lined road on either side, criss-crossed with narrow informal lanes leading to houses on either side.

⁵ Christian inheritance, Parish of Bishopton, Story of the Church of St Peter, pub. anon.

⁶ An Historical Topographical and Descriptive view of the County of Durham (Vol.2), E Mackensie & M Ross (pub. Mackensie & Dent), 1834, p.54.

- 2.16 The village rises eastwards from Bishopton bridge over the Bishopton beck along The Green towards the church of St Peter, which sits on a promontory overlooking the village.
- 2.17 From the promontory, the village falls downhill along High Street to the remains of the 12thC motte and bailey castle on the south-easterly boundary of the village, at which point all formal development ceases. The Borough of Darlington Local Plan (1997) shows the tight development boundary of the village, which lies inside the boundary of the conservation area.
- 2.18 Along the North and South sides of The Green and the North side of High Street, the remains of the traditional medieval burgage plots at the rear of houses can still be seen. These would have been used as agricultural land, perhaps with outbuildings, such as stables or barns serving the main house.
- 2.19 No historic road surfaces appear to exist, although 19thC blue scoriae blocks have been used to delineate access tracks from the main roads. Elsewhere, roads, lanes and pavements throughout the village are covered with modern bitumen. It is possible that some historic surfaces, such as cobbles, scoriae blocks or Yorkshire setts exist beneath the tarmac, but this cannot be easily confirmed.
- 2.20 The Green turns slightly right, and slightly constricts as the road rises towards the crest of the hill, with buildings moving closer to the main road. At the top of the hill the 13thC church of St Peter.
- 2.21 St Peter's church possesses an intentionally prominent position overlooking the entire village. The church dissects The Green, which becomes Church Lane and High Street.
- 2.22 Church Lane passes the church of St Peter and the interesting timber-framed and clad Church Hall, re-located in its current position in the late 1940's. This building probably dates from the late 19thC and has interesting timber fluted pilasters between the sash windows. This building has structural problems and consent has recently been granted for this building's demolition and its replacement with a new village hall. This building is the last along Church Lane to possess any significant age and character before the modern housing developments.
- 2.23 High Street starts from the opposite side of the church and turns right and downhill. There are two Grade II listed buildings on the right, no's 24 and 26 (described on the following pages).
- 2.24 Both sides of The Green are lined with mature and semi mature limes (one horse chesnut) assisting in softening the impact of buildings on each side of the street.

The Green

- 2.25 Buildings to the North side of The Green appear to be predominantly of 18th and 19thC date, with some late 20thC buildings infilling plots. Most houses on the North side of The Green are terraced, albeit with varying roof heights. The roofs of houses on the North side of The Green are pitched, with gables set at right angles to the street. Roofing materials are a mixture of clay pantile, Welsh slate and concrete pantile. Although a mixture of roof heights exists, many roofs stepping up as the ground level rises, some roof heights may have been raised to match neighbouring properties, or when small properties were extended into neighbouring dwellings.
- 2.26 External materials are of brick, stone and render (which may be render over either brick or stone). Roofing styles are predominantly pitched, but one hipped roofed extension is evident.
- 2.27 Some development has taken place to the rear of existing buildings, in the locations of previous farmsteads, crofts and tofts. These can be seen at The Croft, West End and St Peters Wynd.

- 2.28 The housing line along the North side of The Green, Church View and High Street is set back from the road and without front boundary treatments. Grassed areas in front of the housing provides an attractive setting, creating an impression of openness. While The Green has been intersected by lanes allowing accesses to the front of properties, it still retains an attractive open feel. It is important that these open spaces be retained, as their existence adds greatly to the character and interest of the village. Proposals, which would seek to denude the size, quality or appearance of these open green areas will be resisted by the Council.
- 2.29 The triangular area forming the boundary between The Green, High Street and Church Lane at the top of the rise leading to St Peter's church, is an interesting space, with the church surrounded by characterful houses, mostly of 18thC and 19thC date (one being an agricultural conversion). This part of the conservation area has much character and interest, particularly for its open aspect and its ad-hoc naturalistic development. From the late 19thC, much of this space is likely to have been the broad approach to the agricultural courtyard now comprising the modern Town Farm Close residential development.
- 2.30 The Ordnance Survey map of 1897 shows a smithy just North of the current First World War memorial. This building may have been removed to allow Church View to be widened.
- 2.31 The terrace of houses to the South side of The Green, from Bishopton bridge to No.12
- The Green appear to be of 19thC date. However, while No's 2 and 12 possess historic character, notably through the retention of their period and replica Victorian sash windows (respectively), the terraced houses between them retain little historic or architectural interest. No.4 possesses an open 'gothic' timber porch, probably of mid-late 19thC date, which is of particular interest and adds character to the streetscene.
- 2.32 A new development of 13 houses (7 of which front The Green) between No.12 and No.20 is modern, taking in the toft and croft to the rear, but adding little to the character of the streetscene.
- 2.33 The four most prominent and characterful buildings on the south side of the street are No's 2, 12 and 20, Manor Farm (Grade II listed) and the neighbouring Old Vicarage. The two latter buildings are imposing detached (18th and early 19thC) houses clearly designed to reflect the wealth of their original owners – the former probably a wealthy landowner-farmer and the latter, the Church of England.
- 2.34 The Talbot public house, which appears to be 18th or early 19thC in date, makes a positive impression in the street, pushing itself forward from the building line on the north side of The Green, and providing an interesting stop, delineating the end of The Green and the start of High Street. This building features attractive tall chimney-stacks, a high roof line, timber sash windows and exposed hand-made bricks, which give an attractive degree of variation in their colour.

Negative aspects – North side of The Green Windows And Doors

- 2.35 All the dwellings on the North side of The Green, Church View and High Street have been extensively modernised, with external elevations showing the insertion of uPVC windows. The vast majority of the windows are now of modern and unsympathetic designs not reflecting the style, appearance or proportion of their historic predecessors. Most of the houses have lost their original fenestration; openings have been enlarged to create windows with a horizontal, rather than a vertical emphasis; this creates an uncompromising and unsympathetic appearance in what are, for the most part, 18th or 19thC buildings. Individualising the external appearance of these houses (which are mostly terraced) has reduced the impression of uniformity, which would have previously existed. Each house now possesses a different type and size of window, roofing material and external colour scheme. Doors are almost entirely modern upvc “Georgian” style or barn-style vertical plank doors.
- 2.36 The Council would encourage efforts to reinstate timber-framed windows (ie, vertical sash windows or side-opening casements), of a more sympathetic style, size and proportion in order to re-establish some conformity and regularity in these terraces.

Satellite dishes

- 2.37 A number of satellite dishes attached to front walls at 1st floor level impact negatively on the historic character of the conservation area. Planning permission is required for all new satellite dishes on walls fronting highways in conservation areas.
- 2.38 The Council would encourage satellite dishes currently attached to front elevations to be removed and refitted to chimney-stacks or to the rear of the building, where their impact on the street-scene and on the

traditional appearance of these properties would be reduced.

External Walls

- 2.39 While the original external constructional materials of the period buildings on the North side would have been stone (some with traditional lime render) or brick, the majority of dwellings on the North side of The Green have been either rough or smooth rendered in cement. Brick should never be rendered, and hard cement render is likely to severely damage the soft brick and sandstone faces of traditionally-built walls as well as encouraging internal damp problems. When render clads a historic building, the original external building materials are hidden and it is less easy to understand the history of the building.

Roofing Materials

- 2.40 A mixture of roofing materials exist on the North side of The Green, with clay pantile, old Welsh slate and some concrete pantile roofs. While a mixture of roof cladding materials is natural, the Council would encourage owners to replace *historic* roofing materials, i.e., natural slate or clay tile on a “like-for-like” basis. Concrete roofing tiles are normally much thicker and heavier than either slate or clay tiles, and this is likely to deflect the roof structure (built to withstand much lighter weights) over time, leading to further structural issues. The Council would always advise that natural materials be used in a conservation area.

Bay windows

- 2.41 A large number of plastic semi-circular bay windows have recently been inserted into ground floor window openings, creating larger openings and a very modern appearance. This has an unfortunate impact on the historic integrity of the house and street. Bays of this type emerged in the Regency period (early 1800’s) when

houses were converted to shops. The modern plastic bays inserted in The Green are architecturally inaccurate, unsympathetic and have no historical relationship with the buildings of Bishopton. While Planning permission is not required for such a change, careful thought should go into making changes not generally in keeping with the architectural or historic character of the village.

Porches

2.42 Overtly modern designed porches rarely look satisfactory when attached to period buildings. The detailing, size and proportion are often at odds with the historic integrity and style of the building. Porches, which are disproportionately large in comparison to the existing building, or with large areas of glazing create a dominant and unsympathetically modern appearance. Porches should be designed to be in keeping with the age and character of the building to which it is attached. A good example of a Victorian porch is at No. 4 The Green.

Chimney stacks

2.43 Many chimney-stacks on this side of The Green have been removed (having presumably become superfluous in light of the installation of modern heating systems). However, externally, chimney-stacks assist in retaining the historic character of a building, help to date it and maintain interest in the streetscene. The remaining chimney-stacks on the North side are predominantly of Victorian brick, with some rendered. The Council would encourage these traditional features to be retained, and where appropriate, reinstated, particularly in conservation areas, where they make a positive contribution to the character of the street.

Garages

2.44 A number of garages have been inserted into the main front elevation walls of dwellings. Architecturally, this is most unsympathetic, creating large unnatural openings of rectangular proportion, which do not preserve or enhance the character of the conservation area. Garage doors are often upvc in a formal and dominant “Georgian” style, totally unsuited to the period and understated character of the building in which they are inserted. While the conversion of existing “arched” cart entrances may be acceptable, such further new garages incorporating rectangular openings should be discouraged as being non-traditional and architecturally unsympathetic in period buildings.

Negative aspects – South side of The Green

New Development

2.45 The recent development of modern housing fronting The Green, between No’s 12 and 20, is of standard designs, which do not reflect the traditional housing styles of Bishopton. Modern design details such as ground floor semi-circular bay windows, half-attic dormer windows, windows of disproportionate size and of horizontal emphasis, detached houses (which themselves are traditionally in the minority in Bishopton) and houses with gables fronting onto the street all have negative impacts on Bishopton’s historic core.

Porches

2.46 A number of modern small, enclosed gabled porches have been installed at the front entrances of dwellings on the South side of The Green. These are of a standard form and provide no historic or architectural interest, failing to replicate the attractive 19thC “gothic” open porch of the neighbouring property at No.4, The Green.

Positive aspects

2.47 Attractive landmark buildings dispersed along the South side of The Green (including No.20, listed Grade II) provide attractive historical counterpoints to the surrounding modern developments. The buildings of local interest (shown in brown on the character map) are period properties, which have been maintained in a traditional fashion with sliding sash windows and extensions in keeping with their general historic appearance. The council will encourage changes which reflect the age and character of the buildings in question.

Important features

Walls

2.48 The boundary walls highlighted in yellow on the appended character map are mostly of stone with semi-circular capstones. These walls are important features within the village. They are mostly the remnants of agricultural enclosures of 18th or 19thC date. With most of the village having no front boundaries, these walls provide an interesting, unexpected and characterful intrusion into the street.

2.49 The length of brick wall behind No.7 The Green appears to be 17th or 18thC (with later additions) and is likely to have formed the boundary treatment of an earlier building of some quality. These walls add character and interest to the area, even if they now enclose or form part of modern development. Proposals to remove these walls will be resisted by the Council.

Green Spaces

2.50 The Green and other less formal grassed areas as well as mature trees within the

area are important contributors to the rural character of Bishopton. The small, grassed areas fronting houses along both sides of The Green are important features of Bishopton and further vehicular and pedestrian intrusions over them should be avoided. The Council will resist proposals to denude the open, informal nature of these spaces.

Important views

2.51 The important views, as highlighted in the character map, (shown by arrows) should be respected and retained. Views towards St Peter's church from The Green, High Street and Church Lane are particularly important. Development, which would seek to affect the quality of these important views, is likely to be resisted by the Council.

New Development

2.52 The late 20thC housing development at Anesty Court (south side of The Green) fails to adopt the local vernacular style of build, either in terms of size, quality of design, correct historic proportions or use of traditional building materials. New development fronting The Green and High Street should always be built reflecting local vernacular styles, using materials specific to the area and designs enabling it to integrate with neighbouring properties without appearing unsympathetic. The Council would encourage designs, proportions and use of materials, which are sympathetic to the location in which they are to be introduced.

2.53 New development should not, however always be a pastiche of previous styles, but should achieve sympathy with its neighbours. Good quality modern materials, new forms of construction and design might be acceptable as long as there is a sufficient contrast without competing with buildings, which are of a historic form.

South side of High Street

- 2.54 The south side of High Street offers a mixture of two-storey houses, mainly terraced, but with some new dwellings detached. Although the majority of buildings are 18th and 19thC dwellings, they retain little historic character or interest externally. However, this accumulation of buildings still makes an interesting addition to the streetscene. The Grade II listed buildings at No's 24 and 25 High Street, set back within their own grounds, offering grand Georgian and Early Victorian symmetry (respectively) are the only individual buildings of note on the South side of High Street.
- 2.55 What looks to be an 18thC (or earlier) dwelling at No.12 High Street has a single-storey extension on the right gable built up to 1st floor height with river cobbles. It is likely that a number of other houses in Bishopton possess this attractive external treatment beneath existing modern cement renders.

Negative aspects

- 2.56 9 of the 19 buildings from The Old Vicarage down towards Castle Hill, on the South side of High Street are late 20thC. The existing period buildings appear to be 18th and 19thC, the majority of which form two terraces of understated appearance.
- 2.57 Other than the two Grade II listed buildings at 24 & 25, High Street, the remaining properties (both period and modern) have all been modernised with cement render, new upvc windows, many with enlarged window openings and modern, hipped and pitched front elevation porches and bay windows. The result is that, externally, very little historic interest remains.
- 2.58 The modern garage inserted into the front elevation wall of No.12 is an unattractive modern feature, which denudes the

character of this part of the conservation area.

- 2.59 Development on the south side of the street culminates in a pair of modern bungalows and a garage business that make a poor initial impression of this entry point into the village.

Positive aspects

- 2.60 The attractive accumulation of buildings follows the road as it curves down towards Castle Hill. The stone front boundary walls at No.23 and No's 28-30, follow the line of earlier entrances, now developed. These walls appear on the character map as attractive period features. The Council will encourage the retention of these walls.

North side of High Street

- 2.61 Most of the North side of High Street, from its junction with Church View to the southern most boundary of the conservation area is of modern development. A terrace of houses of 18th and 19thC date runs from No's 3-15. South of this terrace is mostly modern development, aside from the Blue Bell public house and the ex-Methodist chapel at No.18 High Street (both shown on the 1860 map), the latter now converted to a dwelling.
- 2.62 The entry point into the village from Stockton shows the Blue Bell public house as the most prominent first building on the North side (the c.1960's detached house to the south of it is set back and mostly screened by foliage). While this building appears on the 1860 map, later modifications and extensions, including replacement upvc windows and two large flat-roofed rear extensions, have diminished the character of this building, its historic significance and the impression it gives on entering Bishopton.

Negative aspects

2.63 Two large modern housing developments intrude into the historic core, one East of St Peter's church and the second surrounding to front and rear, The Blue Bell public house. These do not relate to the historic pattern of housing in Bishopton, being of large detached houses, with some bungalows, which have no previous historic precedent in the village.

Vacant properties

2.64 The three empty properties at 11, 13 and 15 High Street, are negative features within the area (although new upvc windows have recently been inserted). Without residents providing a regular programme of maintenance and repairs, properties deteriorate more quickly when they are vacant.

Positive aspects

2.65 Of interest mid way along the terrace of dwellings on the North side of High Street is the converted 19thC Old School, having remnants of the gothic style in the arched stone cart entrance leading to the rear and a stone gabled porch at the front elevation entrance, incorporating an attractive arched entrance.

2.66 Also of some interest, although thoroughly modernised, is the former 19thC Methodist chapel also in the gothic style, at No.19 High Street. This narrow little building is set back behind its modern neighbour at No.21, and therefore is less visually apparent in the street-scene.

Church View

2.67 Accesses to many of the developments are derived from historic courtyard entrances. The development at Town Farm Close to the North was through a previously extant entrance to a 19thC courtyard surrounded on all sides by the agricultural buildings associated with Town Farm. Extant signs of

its previous agricultural use include the wrought iron gate hinge still imbedded within the wall of the barn conversion at No.2 Church View.

Negative aspects

2.68 Only three properties exist with any historic significance on Church View, beyond the Talbot hotel and these are shown on the 1860's map. Beyond No.13 Church View, the buildings are 20thC, including a terrace of elderly persons bungalows, and of no historic interest. The development of Cobby Castle Lane is from the 1950's and the semi-detached council housing and primary school are of no historic or architectural interest.

Positive aspects

2.69 The area within Church View incorporating The Talbot hotel, the war memorial, the church of St Peter, No.3 Church View and the village hall is an attractive and quaint undeveloped open space, adding immeasurably to the character of the village. This area's ad-hoc nature with buildings erected at different angles to each other, over centuries, and informal open spaces adds to the charm of the village. Although tarmac roads intersect the space, and a smaller sense of boundary is created by the enclosure of the war memorial, the overall feel is of an undefined space, which should be retained for the character it possesses.

Key views and vistas

2.70 An attractive sense of enclosure exists on The Green, looking towards St Peter's Church from the North West and on High Street, looking towards the church from the South East. The majority of the spaces between buildings have been closed by extensions, new accesses to garaging or rear housing developments, preventing views out of the conservation area.

- 2.71 Views outside the area are limited by new developments built behind the historic building lines at Anesty Court, to the SW, a single dwelling at The Croft to the North West, Town Farm Close to the North and St Peters Wynd and Cherry Trees and Willow Chase to the East.
- 2.72 Where the three main roads meet – High Street, The Green and Church View – the sense of enclosure is lost and an attractive open vista is apparent, with the Church of St Peter as its focal point.
- 2.73 By far the most interesting and attractive view is of St Peter’s church at the top of the rise approaching the centre of the village from High Street, The Green and Church View. The trees lining these streets shield many of the houses from the road, creating a leafy and attractive entry into the core of the village. Approaching from The Green, the broad, tree-lined and grass-banked street encourages the visitor into the centre, culminating with the view of the church and its immediate surroundings.
- 2.74 Only on leaving the development boundary of the village does the countryside become a key view. Castle Hill to the South East is an imposing Norman ‘motte’ visible from just inside the boundary. The man-made hill is an imposing remnant of the 12thC castle.
- 2.75 No appraisal can ever be completely comprehensive; omission of any particular building, feature or space should not imply that it is of no interest.

3. SOCIAL HISTORY

- 3.1 Bishopton has a long and interesting social history written down by the thorough and well-established bureaucracies under King George III, which give us fascinating glimpses into the attitudes of the Georgians.
- In 1806, Mary Ellington, aged 9 years was indentured into an apprenticeship to Michael Stamper of Bishopton. Mr Stamper paid £2, either to the parish or the girl’s family. On starting the apprenticeship, she was to be given “two good suits of cloaths [sic] or dresses, that is to say, one for working and the other fit and becoming such an apprentice to have to wear on Sundays with all necessary and suitable linnon [sic] and other necessarys [sic] thereto.” The apprenticeship was to last eight years until Mary reached 17 years of age. No details are given as to the type of work Mary would have done, but it seems likely to have been domestic work.
- 3.2 Highway Repairs were expected to be undertaken and even paid for by the landowners of the township of Bishopton. In the 1820’s Highway repairs were required totalling £3. The funds required to be raised in Bishopton was calculated to equal a percentage of the rental values of the landowners’ houses.
- 3.3 The largest landowner in Bishopton, owning houses to the value of £283 needed to pay a tax of £3, 10 shillings and 9d, while the smallest landowner owning property valued at £3, paid 9d. This was as well as any Property Tax paid as tithes. However, the total accumulated was over £16, far more than the £3 calculated as necessary to repair the roads of Bishopton.
- 3.4 The local Government Surveyor sent a pre-printed bill requiring carts, horses and/or men to be at locations within Bishopton’s environs to undertake 8 hours of work, with a penalty fine imposed under the Acts of George III for failure to comply. The landowners were also required to provide for their men, tools, road repair materials such as gravel and any other necessities.

- 3.5 It is clear that many wealthy residents of Bishopton felt obliged to offer alms to the poor, not only through a sense of duty or responsibility, but also through their own stark awareness of their own elevated positions within the community. In January 1805, George Scotson, tailor, of Bishopton, made an agreement with Michael Head, a churchwarden and overseer and several other persons, to provide the poor of the township, over three years, £152 to supply "with good and sufficient wholesome meat and drink and also with washing, lodging, bedding, coals and fuel and all other necessaries". At the end of the term he gave possessions to the poor including "3 pairs shoes, 2 jacketts [sic], one bonnet, one hat, two pair of breeches, three rugs, four sheets, two coats, one furnace pot, two bedsteads, one great table (oak), water wheel, 6 handkerchiefs" and other disparate items, presumably family possessions no longer required. Many other examples exist of landowners or employers sending letters to creditors or suppliers vouchsafing money for families in Bishopton otherwise unable to support themselves or pay debts.
- 3.6 Being in poverty was often a result of unemployment, illness or incapacity. In the case of unemployment, the poor were often prevented from travelling to other towns or villages in search of work by the use of Removal Orders. Unskilled workers who arrived in Bishopton and failed to find work, were removed if found to be living within the township within 40 days of their settlement in the village, unless they could give an indemnity proving income. Otherwise, they became a financial burden on the parish, and were removed to the place considered their original place of settlement. If they managed to live unnoticed for 40 days in Bishopton, they could claim alms from the parish.
- 3.7 On 25th December 1842 a form was completed highlighting the alms given in the previous quarter to the poor of the township of Bishopton. In section 1 of the form the names and ages of recipients was asked. Ages ranged from children of two years (often termed 'bastards') to an 86 year old. Section 2 asked "if not in workhouse, where resident". Most were Bishopton residents. Section 3 asked "Cause of requiring relief". Responses ranged from "an infirm widow" of 80 years old, to responses of "In service" (which presumably did not pay a wage), "husband blind" or "husband out of work". Section 4 related the amount of relief given. This ranged from 1 shilling to 10 shillings and even some of the workhouse residents received relief, presumably to purchase the necessaries of life or to pay for the subsistence of dependents outside the workhouse.
- 3.8 Becoming a parent out of wedlock was often a criminal matter. "Bastardy bonds" were pre-printed documents, on which the name of the mother, her place of residence and the father's name and place of residence (if known) and the sex of the child were written, in pen by the local official dealing with the case. On 10th October 1804, such a bond was issued to a Mary Bainbridge, "delivered of a female bastard child, and that the said bastard child is chargeable to the said township of Bishopton and that Cuthbert Thompson late of Bishopton aforesaid labourer, did get her with child of the said bastard child. Taken and signed the day and year first abovewritten, before me" and Mary Bainbridge made her mark - 'X' - to confirm the facts were correct.

- 3.9 On the same day, 10th October 1804, a warrant was issued for the arrest of Cuthbert Thompson, labourer, “for getting Mary Bainbridge with bastard child”. Presumably, he had fled Bishopton. Arrest warrants issued for other Bishopton men required that the father pay a fee, usually amounting to a few pounds for the maintenance of the child. If he was unemployed or unable to pay, the workhouse may await him.
- 3.10 A tenancy agreement dated 1838 shows that there were 36 agricultural tenants in Bishopton bringing in £84.11.8 per annum. This was for the use of meadows, perhaps as grazing, the cultivation of fields with turnips, potatoes, clover, or feeding of sows and cows. Taxes averaged £19 per £100 value of income.
- 3.11 On 26th August 1916, at the height of World War One, the secretary of Lieutenant Colonel FV Holt, Home Defence Wing, Royal Flying Corps, wrote a series of letters to the vicar of Bishopton, Reverend Riley, asking that haystacks and any other obstacles be removed from two fields outside Bishopton in order that they could be used as a landing ground for aircraft.
- 3.12 Further correspondence advised that, if surplus to requirements, 3 or 4 men stationed as landing ground guards may be used in local agriculture if not required elsewhere. This was, he advised, to be at a rate of 6 hours per summer day, four hours per winter day, at a rate of 6d or 5d per hour.

BISHOPTON,

GREAT AND LITTLE STANTON,

EAST AND WEST NEWBEGINS,

Redmarshall, Carlton, Whitton, Stillington,

AND THE

TWO MILE HOUSES

Association

FOR THE

PROSECUTION

OF

FELONS, &c.

WE, whose Names are hereunto subscribed, do still continue to PROSECUTE to CONVICTION, all Persons who shall commit any *Burglary, Robbery, Larceny, Assault, or other Misdemeanour* against any of us, and in future a Reward of Twenty Shillings will be given, by the said Association, to any Person who will give Information of any Person or Persons committing Depredations on the property of any of us, particularly *breaking of Gardens, Orchards, &c.*, and a further Reward of Ten Shillings will be given by the Member so trespassed upon, on Conviction of such Offender or Offenders; also higher Rewards will be given for higher Crimes.

Rev. RALPH TATHAM, Vicar of *Bishopton*
 Rev. JOHN LEACH, *Bishopton*
 THOMAS SOWERBY, *Bishopton and 4/3*
Great Stainton
 GEORGE HEAD, *Bishopton and Whit-*
ton
 JOSEPH FAIRBRIDGE, *Bishopton and*
Great and Little Stainton
 JOHN LAIDLER, *Bishopton and East*
Newbegins
 JOHN WILLIS, *Bishopton Mill* 40
 JOHN ROBSON, *Bishopton* 136
 ROBERT LENG, *ditto* 88
 JOHN COOK, *ditto* 80
 ROBERT DOBING, *ditto*
 ROBERT BATTY, *ditto*
 THOMPSON MOOR, *ditto*
 JOHN LAING, *ditto*

JAMES LOWES, *Bishopton*
 JOHN RICHARDSON, *ditto*
 CHRISTOPHER KIRTON, *ditto*
 MIRIAM TINKLER, *ditto*
 JOSEPH TAYLOR, *ditto*
 Rev. D. M. PEACOCK, Rector of *Great*
Stainton
 JOHN ATKINSON, *Great Stainton*
 THOMAS DOBING, *ditto*
 Rev. JOHN CHAMBERS, *Little Stainton*
 JOHN ATKINSON, *ditto*
 WILLIAM WILSON, *ditto*
 ROBERT BOYES, *ditto*
 JOHN BRIGGS, *ditto*
 JOHN SMITH, *ditto*
 JOHN COULSON, *West Newbegins*
 Rev. GEORGE STEPHENSON, Rector
 of *Redmarshall*
 JOHN JACKSON, Esq., *Redmarshall*

JOHN SIMPSON, *Redmarshall*
 GEORGE EELES, *ditto*
 THOMAS HARRISON, *ditto*
 THOMAS REED, *ditto*
 ROBERT WARDELL, *Carlton*
 THOMAS FERGUSON, *ditto*
 JOHN BARKER, *ditto*
 THOMAS BOYD, *ditto*
 THOMAS MOOR, *ditto*
 THOMAS ELCOAT, *ditto*
 THOMAS HUMPHREY, *Carlton*
 GEORGE HUTCHINSON, Esq., *Whit-*
ton
 JOHN WILLIAMSON, *ditto*
 GEORGE WILLIS, *Stillington*
 WILLIAM WILLIS, *ditto*
 Major KIRKUP, *ditto*
 JAMES TODD, *ditto*
 JAMES POTTS, *Two Mile Houses*

COMMITTEE.

Rev. D. M. PEACOCK	GEORGE HUTCHINSON, Esq.
Rev. RALPH TATHAM	THOMAS SOWERBY
Rev. JOHN CHAMBERS	GEORGE HEAD
ROBERT WARDELL	

Metcalfe Snaith, Clerk and Treasurer.

N. B. Proper Persons are appointed to watch at nights the Property of the Members of this Association.
Colliers will be very closely watched.

BISHOPTON JULY 1822

T EELES, PRINTER, STOCKTON

4. ARCHAEOLOGY AND SCHEDULED ANCIENT MONUMENTS

- 4.1 Scheduled Ancient Monuments are above or below ground archaeological remains. These remains can date from prehistoric times, and can be as diverse as standing stones and burial mounds to Roman forts and medieval villages. Also included are some more recent structures such as collieries, industrial and agricultural remains and wartime pill-boxes.
- 4.2 The Monuments and Archaeological Areas Act 1979 builds on legislation dating back to 1882, and provides for nationally important archaeological sites to be statutorily protected as Scheduled Ancient Monuments. The Secretary of State for Culture, Media and Sport is responsible for implementing the Act in England, and is advised by English Heritage (EH). During the 1990s the Department for Culture, Media and Sport and English Heritage engaged in a joint review of all archaeological sites in England (the Monuments Protection Programme), and identified which of some 600,000 sites were of outstanding national importance and worthy of protection.
- 4.3 There are currently 20 Scheduled Ancient Monuments (SAMs) of national importance in the Darlington Borough. There is one Scheduled Ancient Monument within the Bishopton Conservation Area boundary, highlighted below.
- Monument No.20970, grid ref: NZ 255 173. Motte and bailey 400m SE of Bishopton.
- 4.4 Current protection is offered by the DCMS document Planning Policy Guidance document 16 (PPG16), "Archaeology and Planning". The scheduling of a monument means that permission - 'Scheduled Monument Consent' (SMC) - is required for

works affecting that monument. Applications can be downloaded from the Department of Culture, Media and Sport website. The form contains an address to where all applications should be returned. (See section 2b on Archaeological Significance, page 2)

5. POTENTIAL IMPROVEMENT AREAS

- 5.1 One Potential Improvement Area is highlighted in grey on the attached map. This area is:-
- 5.2 The area fronting **20, The Green**, which has an unsightly accumulation of modern street furniture, including a telegraph post, bus stop, dog scoop bin, bus shelter, litter bin, telephone box and post box. While some of these features are traditional items of street furniture, the very close proximity of new additions has created a negative impact on this part of The Green. Better efforts to spread the impact of these

features would significantly reduce their effect on the character of the conservation area.

- 5.3 A photograph of the scene taken in 1952 (not included) shows the existence of the telephone pole, telephone box and the village water pump only. The 19thC cast iron pump has long since disappeared.
- 5.4 Better definition of lanes cutting across The Green could be achieved by marking the edges with cobbles, scoriae blocks or other historic materials to prevent further erosion of The Green by vehicular traffic.



Cluttered Street furniture outside 20, The Green

6. IMPLICATION OF CONSERVATION AREA POLICIES

6.1 Section 69 of the Act imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. There are now more than 8,000 conservation areas in England. Whilst listing procedures are focused on the protection of individual buildings, conservation area designation is the main instrument available to authorities to give effect to conservation policies for a particular neighbourhood or area. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.

Assessment and designation of conservation areas

6.2 It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings – on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shop fronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest

sense as well as the protection of individual buildings. *appearance* of the conservation area.

6.3 Local planning authorities also have under section 69 a duty to review their areas from time to time to consider whether further designation of conservation areas is called for. In some districts, areas suitable for designation may have been fully identified already; and in considering further designations authorities should bear in mind that it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest. Authorities should seek to establish consistent local standards for their designations and should periodically review existing conservation areas and their boundaries against those standards: cancellation of designation should be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation.

6.4 The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for local plan policies and development control decisions, as well as for the formulation of proposals for the preservation and enhancement of the character or appearance of an area. The definition of an area's special interest should derive from an assessment of the elements that contribute to (and detract from) it. Conservation areas vary greatly, but certain aspects will almost always form the basis for a coherent assessment: the topography – for example, thoroughfares and property boundaries – and its historical development; the archaeological significance and potential; the prevalent building materials; the character and hierarchy of spaces; the quality and relationship of buildings in the area and also of trees and other green features.

The assessment should always note those unlisted buildings which make a positive contribution to the special interest of the area. More detailed advice on assessment and on other aspects of the management of conservation areas is set out in English Heritage's guidance note Conservation Area Practice.

- 6.5 The principal concern of a local planning authority in considering the designation of a conservation area should be to form a judgement on whether the area is of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. In deciding whether it is desirable to designate, an authority may take into account the resources likely to be required, not only for the administration of conservation area controls, but also for consultation with local residents and formulation of policies for a new area: without follow-up, designation is unlikely to be effective in itself. An authority's justification for designation, as reflected in its assessment of an area's special interest and its character and appearance, is a factor which the Secretary of State will take into account in considering appeals against refusals of conservation area consent for demolition, and appeals against refusals of planning permission (see also paragraph 2.9).
- 6.6 Given the nature of conservation area controls - essentially controls over demolition; strengthened controls over minor development; and the protection of trees - designation is not likely to be appropriate as a means of protecting landscape features, except where they form an integral part of the historic built environment and that factor needs to be taken into account in considering any planning applications which would affect them. The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (*R v Canterbury City Council ex parte David Halford*, February 1992; CO/2794/1991). Designation is clearly not a proper means of controlling activities (eg agricultural operations) which do not fall within the definition of development. Designation may well, however, be suitable for historic parks or gardens and other areas of historic landscape containing structures that contribute to their special interest and that fall within the categories subject to conservation area controls. Where there are no other reasons for designating a conservation area, trees may instead be protected by means of a tree preservation order.
- 6.7 There is no statutory requirement to consult prior to designation or cancellation of designation, but it will be highly desirable that there should be consultation with local residents, businesses and other local interests (eg amenity bodies), over both the identification of areas and the definition of their boundaries. The greater the public support that can be enlisted for designation before it takes place, the more likely it is that policies for the area will be implemented voluntarily and without the need for additional statutory controls. Local planning authorities should advise English Heritage and the appropriate regional Government Office when conservation areas are designated.
- 6.8 English Heritage and the Secretary of State for National Heritage also have powers to designate conservation areas, but look to local planning authorities in the first instance to consider the case for designation. English Heritage's powers relate to London only, where they are required to consult the London borough council concerned and to obtain the Secretary of State's consent to designation.

The Secretary of State must also consult the authorities concerned before using his powers of designation. His policy is to use his own powers only in exceptional cases, for instance where an area is of more than local interest; or where there is evidence to suggest that an authority's ownership of important buildings may have influenced a decision not to use its own powers, and there is a clear threat to the character or appearance of the area. The Secretary of State may also apply such criteria when requested to approve the use of English Heritage's powers.

Policies for conservation areas

- 6.9 Section 71 of the Act places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. It is important that designation is not seen as an end in itself: policies will almost always need to be developed which clearly identify what it is about the character or appearance of the area which should be preserved or enhanced, and set out the means by which that objective is to be pursued. Clear assessment and definition of an area's special interest and the action needed to protect it will help to generate awareness and encourage local property owners to take the right sort of action for themselves.
- 6.10 The Act requires proposals for the preservation and enhancement of a conservation area to be submitted for consideration to a 'public meeting' in the area, but wider consultation will almost always be desirable, both on the assessment of special interest and on proposals for the area. Consultation should be undertaken not only with local residents and amenity societies but also with chambers of commerce, public utilities, and the highway authority. The character and appearance of many conservation areas is

heavily dependent on the treatment of roads, pavements and other public spaces (see paragraphs 5.13-5.18). It is important that conservation policies are fully integrated with other policies for the area, eg for shopping and traffic management. Account should also be taken of wider policies (eg for house renovation grants) which may affect the area's character or appearance. The preparation of local plans provides the best opportunity for integrating conservation policies with wider policies for the area, though a local planning authority's detailed statement of proposals for the conservation area should not itself be part of the development plan (see paragraphs 2.9 above and 4.15 below). Carefully targeted grant schemes using the authority's powers under section 57 of the Act to help with repair and enhancement should also be considered as part of the policy for an area. In certain cases English Heritage Conservation Area Partnership funding may be available.

Vacant premises over shops

- 6.11 Bringing vacant upper floors back into use, particularly residential use, not only provides additional income and security for the shop owner, but also helps to ensure that what are often important townscape buildings are kept in good repair it meets a widespread need for small housing units and helps to sustain activity in town centres after working hours. Local planning authorities are urged to develop policies to secure better use of vacant upper premises, eg by giving careful consideration to planning applications for shop conversions which would eliminate separate accesses to upper floors; by working with housing associations to secure residential conversions; and through the house renovation grant system.

Local information and consultation

- 6.12 Once policies for a particular area have been formulated, they should be made available to local residents and businesses in leaflet form, setting out clearly why the area has been designated; what its specially valuable features are; how individual householders can help to protect its character and appearance; and what additional controls and opportunities for assistance designation brings with it. Without such information, the support of local residents is not likely to be realised to the full. (English Heritage's guidance note on conservation areas gives advice on such publicity.)
- 6.13 Local planning authorities are asked to consider setting up conservation area advisory committees, both to assist in formulating policies for the conservation area (or for several areas in a particular neighbourhood), and also as a continuing source of advice on planning and other applications which could affect an area. Committees should consist mainly of people who are not members of the authority; local residential and business interests should be fully represented. In addition to local historical, civic and amenity societies, and local chambers of commerce, the authority may wish to seek nominations (depending on the character of the area) from national bodies such as the national amenity societies and the Civic Trust. Authorities should consider whether there is scope for the involvement of local people on a voluntary basis in practical work for the enhancement of an area.

Use of planning powers in conservation areas

- 6.14 Section 72 of the Act requires that special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area. This requirement extends to all powers under the Planning Acts, not only those which relate directly to historic buildings. The desirability of preserving or enhancing the area should also, in the Secretary of State's view, be a material consideration in the planning authority's handling of development proposals which are outside the conservation area but would affect its setting, or views into or out of the area. Local planning authorities are required by section 73 to publish a notice of planning applications for development which would in their opinion affect the character or appearance of a conservation area.
- 6.15 The status now accorded to the development plan by section 54A of the principal Act makes it particularly important that an authority's policies for its conservation areas, insofar as they bear on the exercise of development controls, should be set out in the local plan. There should also be a clear indication of the relationship between the plan itself and detailed assessment documents or statements of proposals for particular conservation areas, making clear that development proposals will be judged for their effect on the character and appearance of the area as identified in the assessment document.
- 6.16 Many conservation areas include the commercial centres of the towns and villages of which they form part. While conservation (whether by preservation or enhancement) of their character or appearance must be a major consideration, this cannot realistically take the form of preventing all new development: the emphasis will generally need to be on controlled and positive management of change. Policies will need to be designed to allow the area to remain alive and prosperous, and to avoid unnecessarily detailed controls over businesses and householders, but at the same time to

ensure that any new development accords with the area's special architectural and historic interest.

- 6.17 Many conservation areas include gap sites, or buildings that make no positive contribution to, or indeed detract from, the character or appearance of the area; their replacement should be a stimulus to imaginative, high quality design, and seen as an opportunity to enhance the area. What is important is not that new buildings should directly imitate earlier styles, but that they should be designed with respect for their context, as part of a larger whole which has a well-established character and appearance of its own.
- 6.18 Local planning authorities will often need to ask for detailed plans and drawings of proposed new development, including elevations which show the new development in its setting, before considering a planning application. In addition to adopted local plan policies, it may be helpful to prepare design briefs for individually important 'opportunity' sites. Special regard should be had for such matters as scale, height, form, massing, respect for the traditional pattern of frontages, vertical or horizontal emphasis, and detailed design (eg. the scale and spacing of window openings, and the nature and quality of materials). General planning standards should be applied sensitively in the interests of harmonising the new development with its neighbours in the conservation area.
- 6.19 The Courts have recently confirmed that planning decisions in respect of development proposed to be carried out in a conservation area must give a high priority to the objective of preserving or enhancing the character or appearance of the area. If any proposed development would conflict with that objective, there will be a strong presumption against the grant of planning permission, though in exceptional cases the

presumption may be overridden in favour of development which is desirable on the ground of some other public interest.

- 6.20 As to the precise interpretation of 'preserve or enhance', the Courts have held (*South Lakeland DC v Secretary of State for the Environment*, [1992] 2 WLR 204) that there is no requirement in the legislation that conservation areas should be protected from all development which does not enhance or positively preserve. Whilst the character and appearance of conservation areas should always be given full weight in planning decisions, the objective of preservation can be achieved either by development which makes a positive contribution to an area's character or appearance, or by development which leaves character and appearance unharmed.

Permitted development in conservation areas

- 6.21 The GDO requires planning applications for certain types of development in conservation areas which are elsewhere classified as permitted development. These include various types of cladding; the insertion of dormer windows into roof slopes; the erection of satellite dishes on walls, roofs or chimneys fronting a highway; and the installation of radio masts, antennae or radio equipment housing with a volume in excess of two cubic metres (unless the development is carried out in an emergency). The size of house and industrial extensions that may be carried out without specific planning permission is also more restricted.
- 6.22 On 30 March 1994 the Government announced a new proposal to enable local planning authorities to make directions withdrawing permitted development rights for a prescribed range of development materially affecting some aspects of the external appearance of dwellinghouses,

such as doors, windows, roofs and frontages. There would be no requirement to obtain the Secretary of State's approval for such directions, but authorities would have to publicise their proposals in advance and have regard to the views of local people. Further details of these new arrangements will be published by circular shortly.

6.23 The withdrawal of permitted development rights outside these categories will continue to require Article 4 directions for which the Secretary of State's approval is generally needed before they can become effective. The Secretary of State takes the view that permitted development rights should not be withdrawn without clear justification and that, wherever possible, residents in conservation areas should continue to enjoy the same freedom to undertake development as residents elsewhere. He does not consider that the designation of a conservation area in itself automatically justifies making an Article 4 direction. Such directions may, however, have a role to play if they would help to protect features that are key elements of particular conservation areas and do not come within the categories that will be subject to the arrangements set out in paragraph 4.22 above. The Secretary of State will generally be in favour of approving directions in conservation areas where these are backed by a clear assessment of an area's special architectural and historic interest, where the importance to that special interest of the features in question is established, where the local planning authority can demonstrate local support for the direction, and where the direction involves the minimum withdrawal of permitted development rights (in terms of both area and types of development) necessary to achieve its objective.

6.24 Sections 107 and 108 of the principal Act

make provision for the payment of compensation in certain circumstances where permitted development rights have been withdrawn by an Article 4 direction or an amendment to the GDO.

Conservation area control over demolition

6.25 Conservation area designation introduces control over the demolition of most buildings within conservation areas (section 74 of the Act); exceptions are specified in section 75 and in the relevant direction. Applications for consent to demolish must be made to the local planning authority or, on appeal or call-in, to the Secretary of State. Procedures are essentially the same as for listed building consent applications. Authorities' own applications must be made to the Secretary of State. Scheduled ancient monuments are exempt from conservation area control: scheduled monument consent for proposed works must be sought from the Secretary of State for National Heritage (see PPG 16).

6.26 In exercising conservation area controls, local planning authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of the area in question; and, as with listed building controls, this should be the prime consideration in determining a consent application. In the case of conservation area controls, however, account should clearly be taken of the part played in the architectural or historic interest of the area by the building for which demolition is proposed, and in particular of the wider effects of demolition on the building's surroundings and on the conservation area as a whole.

6.27 The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (paragraphs 3.16–3.19 above). In less clear-cut cases – for instance, where a building makes little or no such contribution – the local planning authority will need to have full information about what is proposed for the site after demolition. Consent for demolition should not be given unless there are acceptable and detailed plans for any redevelopment. It has been held that the decision-maker is entitled to consider the merits of any proposed development in determining whether consent should be given for the demolition of an unlisted building in a conservation area.

- 6.28 Section 336 of the principal Act states that a building includes ‘any part of a building’. The demolition of part of a building should therefore be regarded as falling within the scope of conservation area control. What constitutes a demolition or demolition of part of a building must be a matter of fact and degree, to be decided in the particular case and ultimately by the Courts. Routine works of repair, maintenance or replacement, including work involving such items as doors or windows, would not in the Secretary of State’s view normally constitute demolition. Likewise, the removal of internal features, whether replaced or not, would not usually constitute a demolition and for the purposes of conservation area consent would not, in any event, have a material impact on the building’s appearance or affect the character or appearance of the area.
- 6.29 It will often be appropriate to impose on the grant of consent for demolition a condition under section 17(3) of the Act, as applied by section 74(3), to provide that demolition shall not take place until a contract for the carrying out of works of redevelopment has

been made and planning permission for those works has been granted. In the past, ugly gaps have sometimes appeared in conservation areas as a result of demolition far in advance of redevelopment.

Leasehold reform

- 6.30 The extended arrangements for leasehold enfranchisement under the Leasehold Reform, Housing and Urban Development Act 1993 included wider provisions for estate management schemes aimed at maintaining the appearance and amenity of areas currently under a single landlord’s control. Schemes can be applied for by landlords or representative bodies such as residents’ associations up to 30 October 1995 (in some exceptional cases later with the Secretary of State’s agreement) and, when approved, transferred to local planning authorities or specially constituted bodies. Within conservation areas, schemes can by default be promoted by authorities or English Heritage between that deadline and 30 April 1996. The costs of management under such schemes fall to be met by the freeholders. In considering whether to approve a scheme the leasehold valuation tribunal is required to have regard inter alia to the past development and present character of the area and to architectural or historical considerations. Moreover, in conservation areas, applicants for schemes are required to notify English Heritage and the local planning authority and invite them to make representations to the tribunal. These provisions should enable authorities in appropriate cases to help maintain the appearance of an architecturally unified estate through regulation of the development, use and appearance of property beyond what can be enforced under the planning system (eg by regulating external decoration and cleaning), and through being able to require proper

maintenance and repair of the structure and external elements of the buildings. Further information is available from English Heritage.

Advertisement control

- 6.31 All outdoor advertisements affect the appearance of the building or the neighbourhood where they are displayed. The main purpose of the advertisement control system is to help everyone involved in the display of outdoor advertising to contribute positively to the appearance of an attractive and cared-for environment. So it is reasonable to expect that the local planning authority's duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area will result in practice in applying more exacting standards when the authority consider whether to grant consent for a proposed advertisement in such an area.
- 6.32 In conservation areas it is important for local planning authorities to be sensitive in the use of their powers under the Town & Country Planning (Control of Advertisements) Regulations 1992, because many areas include retail and commercial premises, ranging from small corner-shops to thriving commercial centres. Outdoor advertising is essential to commercial activity in a free and diverse economy, and the success of local businesses will usually help owners and tenants of commercial premises to maintain buildings in good repair and attractive appearance.
- 6.33 Local planning authorities may wish to adopt advertisement control policies as part of their duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Such policies can inform prospective advertisers about the type of displays likely to prove acceptable in an area; and they should
- provide a rational and consistent basis for decision-making on all advertisement control matters, including the serving of discontinuance notices.
- 6.34 Because of the special interest of most conservation areas, certain categories of 'deemed consent' advertisements which may have a significant visual impact are not permitted for display in a conservation area without the local planning authority's specific consent. But a general prohibition of the display of certain classes of advertisement, or the withdrawal or limitation of those which may be displayed with deemed consent, is not usually justified solely because of designation.
- 6.35 Attention is drawn to the value of education and co-operation to help prevent unsympathetic advertisements. Local planning authorities may wish to consider mounting programmes, in association with local businesses, to promote advertisement policies by providing advice about the design and siting of suitable displays which respect the character and appearance of an area (either by the publication of design guidelines, the mounting of exhibitions, the setting-up of an advisory service in a Planning Department, or a combination of these approaches).
- 6.36 Where a local planning authority has pursued this approach, but considers that it has not prevented unsuitable or harmful advertisement displays, the Secretary of State will be prepared to consider making a direction under regulation 7 of the 1992 Regulations referred to above, if the authority can justify it. In seeking such additional control, authorities will be expected to show that they have well-formulated policies for the display of advertisements in the area and that the vigorous use of normal powers of control has proved inadequate.

Similarly, when considering whether an advertisement is causing 'substantial injury to amenity', so that its display should be discontinued, the Secretary of State will particularly consider any evidence, on appeal, that the authority have acted in accordance with a well-formulated advertisement control policy.

- 6.37 Further advice on outdoor advertisement control, including in conservation areas, is given in PPG 19.

Trees in conservation areas

- 6.38 Trees are valued features of our towns and countryside and make an important contribution to the character of the local environment. Under Part VIII of the principal Act, local planning authorities have a power to protect trees and woodlands in the interests of amenity by making tree preservation orders. In addition to this general power, authorities are under a duty to make adequate provision for the preservation and planting of trees when granting planning permission for the development of land. They do this by a combination of planning conditions and tree preservation orders.
- 6.39 Many trees in conservation areas are the subject of tree preservation orders, which means that the local planning authority's consent must be obtained before they can be cut down, topped or lopped. In addition to these controls, and in view of the contribution that trees can make to the character and appearance of a conservation area, the principal Act makes special provision for trees in conservation areas which are not the subject of tree preservation orders. Under section 211, subject to a range of exceptions, (including small trees and ones that are dead, dying or dangerous), anyone proposing to cut down, top or lop a tree in a conservation area is required to give six weeks' notice to the

local planning authority. The purpose of this requirement is to give the authority an opportunity to consider bringing the tree under their general control by making a tree preservation order in respect of it. Penalties for contravention, which may include a requirement to replant, are similar to those for tree preservation orders. For guidance on these matters see Department of the Environment Circular 36/78.

- 6.40 When considering whether to extend protection to trees in conservation areas, local planning authorities should always take into account the visual, historic and amenity contribution of trees. In some instances new plantings or re-plantings may be desirable where this would be consistent with the character and appearance of the area.

Archaeology and Planning

- 6.41 Archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. Appropriate management is therefore essential to ensure they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed. They can contain irreplaceable information about our past and the potential for an increase in future knowledge. They are part of our sense of national identity and are valuable both for their own sake and for their role in education, leisure and tourism.
- 6.42 Cases involving archaeological remains of lesser importance will not always be so clear cut and planning authorities will need to weigh the relative importance of archaeology against other factors including the need for the proposed development.
- 6.43 The desirability of preserving an ancient monument and its setting is a material consideration in determining planning

applications, whether that monument is scheduled or unscheduled. Developers and local authorities should take into account archaeological considerations and deal with them from the beginning of the development control process. Where local planning authorities are aware of a real and specific threat to a known archaeological site as a result of the potential exercise of permitted development rights (as set out in Schedule 2 to the Town and Country Planning General Development Order 1988) they may wish to consider the use of their powers under Article 4 of that Order to withdraw those rights and to require specific planning permission to be obtained before development can proceed. Most such directions require the Secretary of State's approval, either before they can come into effect or within six months of being made, unless they relate solely to a listed building.

The first step: Early consultations between Developers and Planning Authorities

6.43 The needs of archaeology and development can be reconciled, and potential conflict very much reduced, if developers discuss their preliminary plans for development at an early stage. Once detailed designs have been prepared and finance lined up, flexibility becomes much more difficult and expensive to achieve. In their own interests, therefore, prospective developers should in all cases include as part of their research into the development potential of a site, which they undertake before making a planning application, an initial assessment of whether the site is known or likely to contain archaeological remains. The first step will be to contact the County Archaeology Officer or equivalent who holds the SMR, or English Heritage in London. The SMR provides information about the locations where archaeological

remains are known or thought to exist. Where important remains are known to exist or where the indications are that the remains are likely to prove important, English Heritage are also ready to join in early discussions and provide expert advice. Special notification requirements apply in designated Areas of Archaeological Importance.

6.44 These consultations will help to provide prospective developers with advance warning of the archaeological sensitivity of the site. As a result they may wish to commission their own archaeological assessment by a professionally qualified archaeological organisation or consultant. This need not involve fieldwork. Assessment normally involves desk-based evaluation of existing information: it can make effective use of records of previous discoveries, including any historic maps held by the county archive and local museums and record offices, or of geophysical survey techniques.

Field Evaluations

6.45 Where early discussions with local planning authorities or the developer's own research indicate that important archaeological remains may exist, it is reasonable for the planning authority to request the prospective developer to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken. This sort of evaluation is quite distinct from full archaeological excavation. It is normally a rapid and inexpensive operation, involving ground survey and small-scale trial trenching, but it should be carried out by a professionally-qualified archaeological organisation or archaeologist. The Institute of Field Archaeologists publishes a directory of members, which developers may wish to consult.

Evaluations of this kind help to define the character and extent of the archaeological remains that exist in the area of a proposed development, and thus indicate the weight, which ought to be attached to their preservation. They also provide information useful for identifying potential options for minimising or avoiding damage. On this basis, an informed and reasonable planning decision can be taken.

6.46 The Council would resist proposals which would:-

- Detract from the visual, historic or architectural character of the area or its setting;
- Mean the loss of buildings, walls or features, which make a positive contribution to the *character or appearance* of the area;
- Result in the loss of gardens or open spaces;
- Be detrimental to features which create the distinctive character of the area, and which contribute to the special *character and appearance* of the conservation area.

6.47 Controls also extend to **trees** in conservation areas, where:-

- At least 6 weeks notice must be given for works to trees over a diameter of 75mm, and taller than 1.5metres, which would mean the lopping, topping or felling of trees.
- Some trees are also protected by Tree Preservation Notices (for further details contact the Arboricultural Officer on 01325 383087).

Further guidance on TPO's can be found in Part VIII of the T.C.P.A. 1990 and in the T.C.P. (Trees) Regulations 1999.

Further details of all planning policies can be found in Borough of Darlington's Local Plan (adopted 1997), copies of which are available to view at Darlington Town Hall or online at www.darlington.gov.uk/planning.

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'An Historical Topographical and Descriptive view of the County of Durham' (Vol.2), E Mackenzie & M Ross, Mackenzie & Dent, 1834.

'Christian inheritance, Parish of Bishopton, Story of the Church of St Peter', pub. anon.

'Durham County Council' archives service for section on Social History

Contact Details:-

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BISHOPTON CONSERVATION AREA

(Important views and features)

Views along The Green



View towards High Street



View of the 1914-18 War Memorial, looking back towards The Green



Views along Church View and The Green



View towards Church view and the new development beyond at Town Farm Close



View towards High Street



St. Michael's churchyard views



Views along North side of The Green towards The Talbot Inn



View towards Grade II listed Manor Farm, The Green

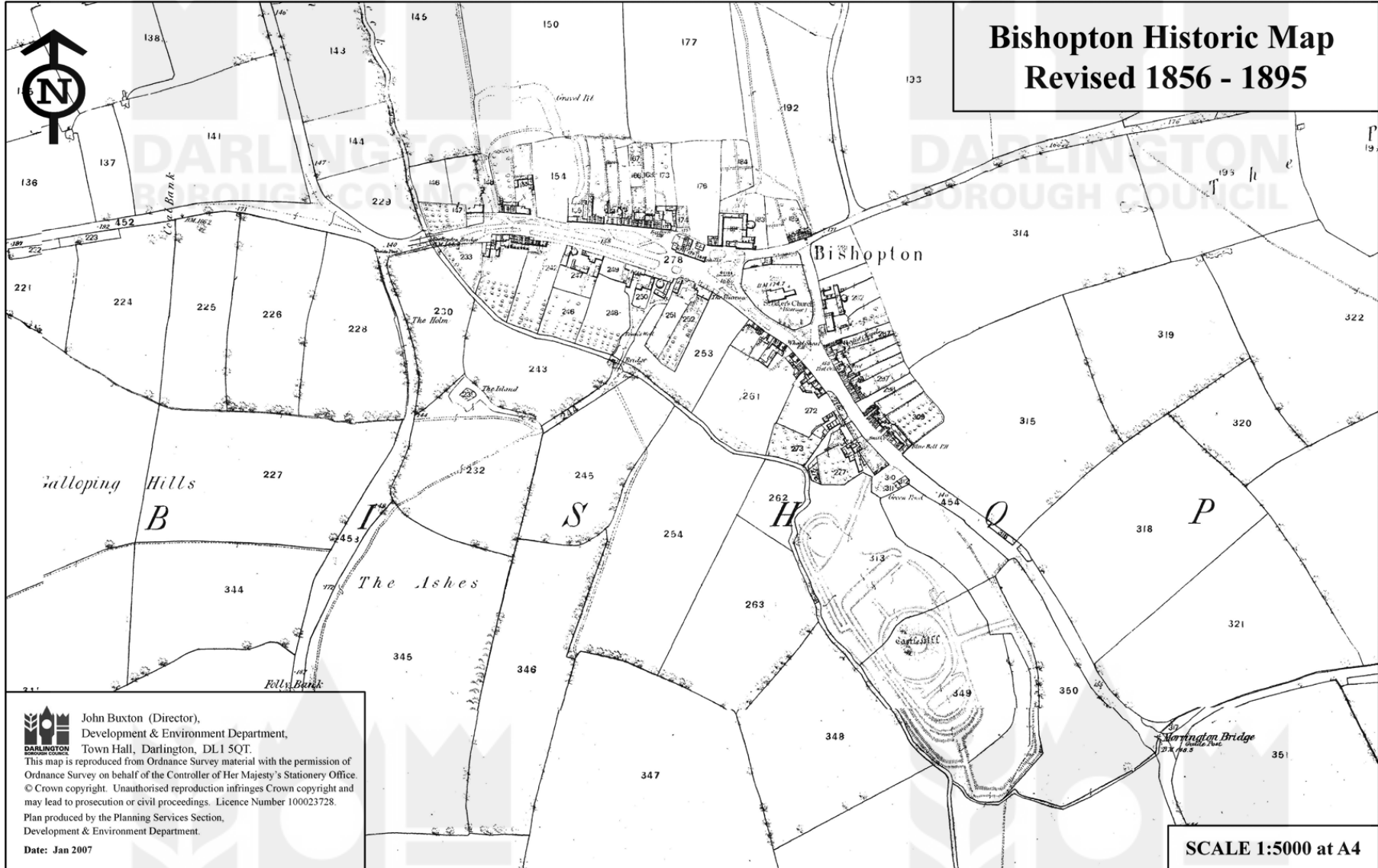


Interesting 19thC Gothic arched cart entrance in the former 19thC village school

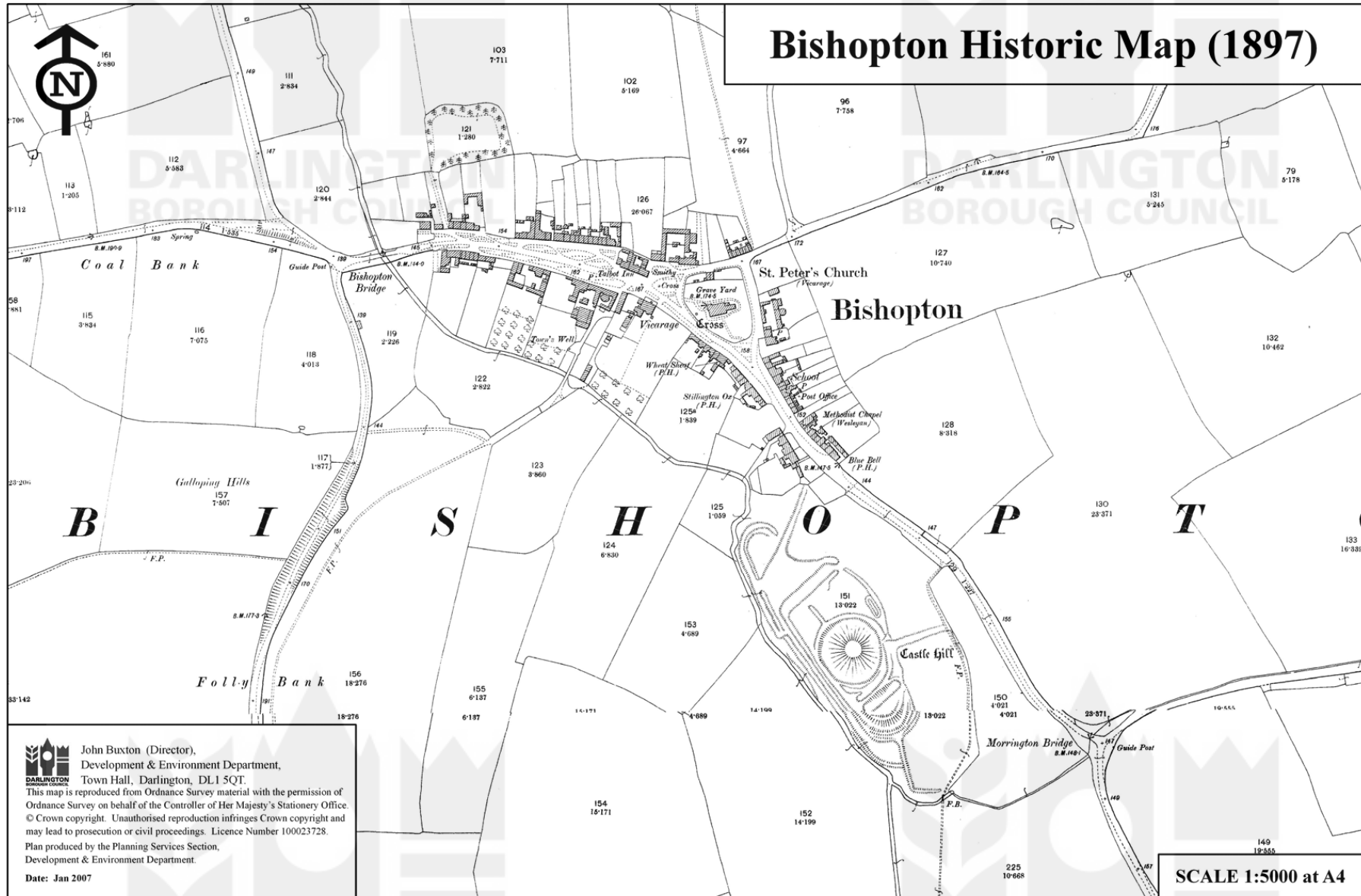



One of the feature stone walls on Hight Street, topped with narrow hand-made brick, suggest this is 18thC or earlier (highlighted in yellow on the character map)





Bishopton Historic Map (1897)

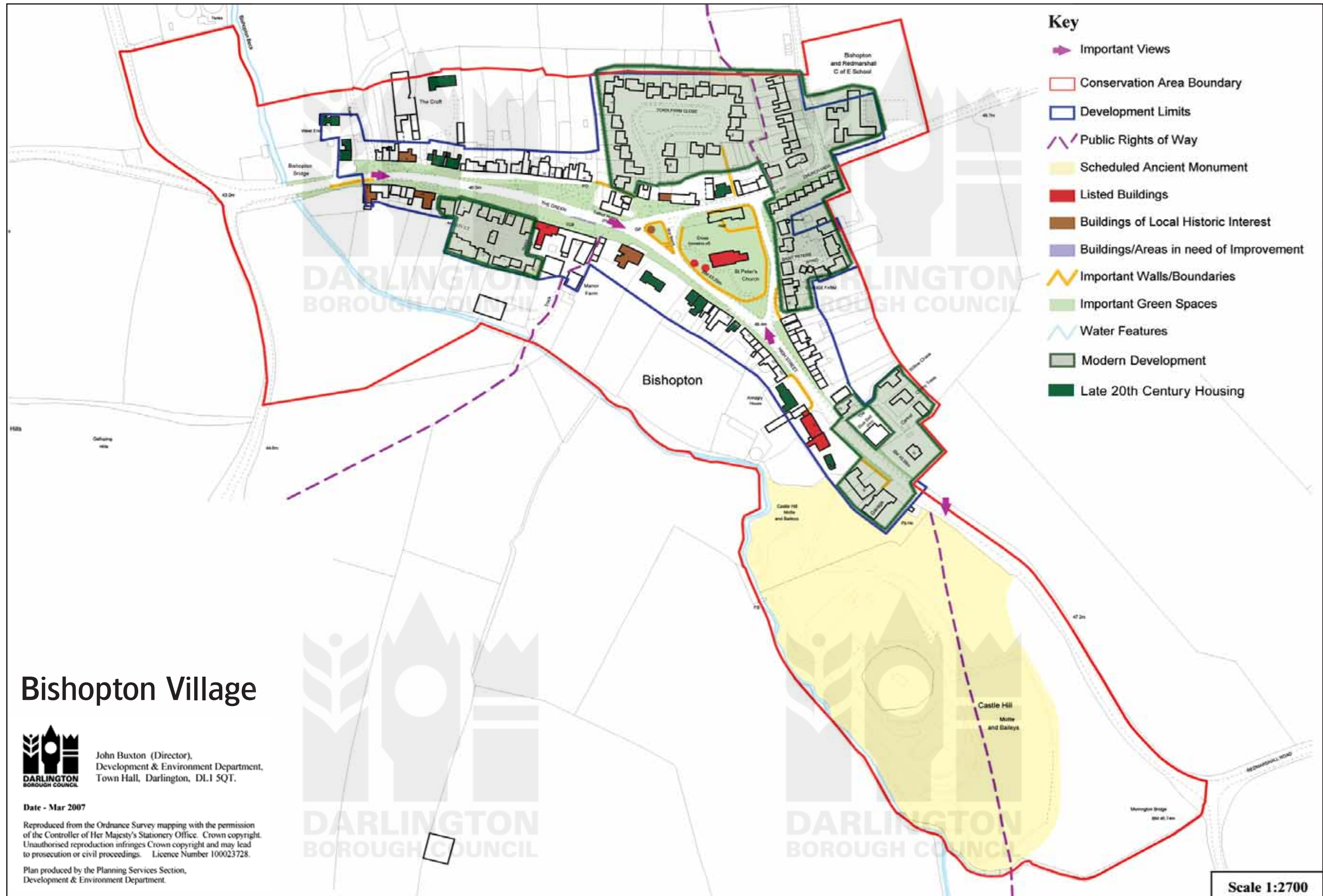



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SCALE 1:5000 at A4



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LISTED BUILDINGS IN BISHOPTON (shown highlighted in red on the map)**20, The Green, Bischopton.**

Listed Grade II on 27.01.1988, No.13/17.

Farmhouse. Two-storey, early 18thC with 19thC fenestration. Hand-made brick in English Garden wall bond, with asymmetric door entrance; four brick square pilaster to front; ridged concrete roof tiles; brick chimney stacks. T-plan shape with long wing at right angles on rear, centre.

This building has an imposing position on The Green, with additions to either side.

**Church of St Peter, The Green, Bischopton.**

Listed Grade II on 27.03.1967, No.13/18.

Parish church, probably 13thC of coursed sandstone rubble. NW tower with battlements and diagonal buttresses. Largely re-built north aisle in 1846-7 by Sharp & Paley when the tower was added. Signs that the chancel was lengthened in the Mediaeval period. One original late 13thC window just N of the chancel arch. Large diamond-shaped sundial dated "1776 FUGIT HORA" on S side. Roofs mid 19thC. Plain, plastered interior: 13thC font with 17thC oak steeple cover. Two mediaeval chests of uncertain date – one attributed to 13thC.

Commanding the most prominent position in the village, raised on a bank, with the triangular intersections of The Green, High Street and Church View leading off.





Musgrave headstone (7m W of church), in grounds of Church of St Peter, The Green, Bishopton.

Listed Grade II on 27.01.1988, No.13/19.

Headstone, dated 17th February 1786, dedicated to Jane Musgrave. Sandstone, 1.75m high, with elaborately shaped top depicting winged cherub with foliage.

Remains of village cross (15m W of church), in grounds of Church of St Peter, The Green, Bishopton.

Listed Grade II on 27.01.1988, No.13/20.

Base and lower part of shaft of village cross. Mediaeval, moved to present location in 1883. Sandstone, with low square-plan base of 2-stepped chamfered stages. 0.2m high.



**Springfield House and
farmbuilding,
24, High Street,
Bishopton.**

**Listed provisionally Grade II
in January 1969, confirmed
on 21.07.1987, No.13/21.**

Former farmhouse, now dwelling, with adjoining farmbuilding on right. Early 18thC with 19thC additions; early 19thC farmbuilding. Hand-made brick in irregular bond (house with incised render). Front elevation with Mid 20thC cross casements.

INTERIOR: cut-string dogleg staircase of 2 flights plus landing. 1st floor bedroom has 18thC panelled end wall with moulded fireplace flanked by 6-panel cupboard doors and dentilled cornice.

Having a position to the West side of High Street, overlooking the scheduled monument of Castle Hill.



**St John's House, 26,
High Street, Bishopton.**

**Listed originally Grade II in
January 1969, re-listed
Grade II on 27.01.1988,
No.13/22.**

House, c.1840. Symmetrical frontage with three bays and a central doorway, with classical architrave. Brick in English garden wall bond, concrete pantiles. Round-arched stair window to rear.

Having a position to the West side of High Street, overlooking the scheduled monument of Castle Hill.

UNLISTED BUILDINGS OF LOCAL INTEREST
(shown highlighted in brown on the map)



2, The Green, Bishopton – an imposing property, set at right angles to the street, with an attractive door surround, sash windows and hand-made bricks – probably early to Mid 19thC in date.

9, The Green, Bishopton – probably the earliest dwelling in the village, with a high-pitched roof, suggesting that a thatched roof originally existed, an external chimney-breast and asymmetrical fenestration. From external appearances, possibly dating from the 16th or 17thC.



12, The Green, Bishopton – a long property fronting The Green on the Western side, may previously have been two properties, with one entrance in-filled. With an ornamental stone door surround and cornice, replacement sash windows and slate roof. Probably dating from the early to mid 19thC.

Cast iron signpost (beside the War Memorial), junction of The Green and High Street, Bishopston – giving directions to Stockton and Hartlepool and Darlington and Bishop Auckland, made of cast iron and probably dating from the early 20thC. Quite plain, Victorian examples were normally more ornamental.



The Barn, 1, Church View, Bishopston –

The name suggestive of having been converted from a barn, probably of 18th or early 19thC date, the house possesses a hipped-roof, hand-made brick exterior and a pleasing external form. Two areas of different coloured brick suggest a partial re-building or infilling, or work relating to the barn's later conversion.



The Old Vicarage, High Street, Bishopston –

an imposing late Georgian/Early Victorian house overlooking the war memorial, with Victorian-style sash windows and an ornamental door case.

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www.darlington.gov.uk/planning

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