EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

NORTH DALTON

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MARCH 2006

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INTRODUCTION

North Dalton was designated as a Conservation Area by the former East Yorkshire Borough Council in July 1977. The village is surrounded by the undulating rolling landscape of the Yorkshire Wolds. The majority of the Wolds consists of arable farmland with large fields spread across the undulating landscape. The Wolds is dotted with village settlements such as North Dalton. The survey was undertaken in January 2006.

The village is a small settlement which is tightly knit and characterised by mature landscaping. The village has a historically agricultural background, but in more recent times a number of farming enterprises have moved out of the village.

The Planning Act defines a conservation area as **"an area of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance".** For the designation of conservation areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

DEFINITION OF NORTH DALTON'S SPECIAL INTEREST

North Dalton is a small settlement which has grown up around an agricultural base. That agricultural base has been diluted in recent years and the prime purpose of the village is now that of a residential settlement.

The Conservation Area includes both the built up part of the village and an area of land stretching to the north and west. The character of the Conservation Area is very much one of a historic rural village setting where landscaping is a significant feature. It was written in 1931 that:
"The appearance of North Dalton is highly picturesque, and from being distant from any high road or populous town, it acquires a charm beyond the power of the pencil or the pen to describe".

ASSESSING SPECIAL INTEREST

LOCATION AND CONTEXT

North Dalton is a small village in the Yorkshire Wolds six miles south-west of Driffield and ten miles north-west of Beverley. The village clusters around the pond and the Church with an extension eastwards along the main street. The Conservation Area comprises the major part of the village settlement, including old and more modern properties, but also includes areas of open land to the north and west of the settlement. The character of the Conservation Area is very much one of a tight built environment where mature landscaping predominates

surrounded on all sides by an undulating agricultural landscape.

GENERAL CHARACTER AND PLAN FORM

The Conservation Area covers the majority of the built up part of the village of North Dalton. Main Street (B1246) runs through the heart of the Conservation Area and has two significant bends within it at the war memorial/ the pond and the Manor House. The western portion of the Conservation Area, between Dikers Lane and the Manor House, consists of residential property, some of which has been converted from old agricultural buildings, agricultural buildings/ land and the church.

At the war memorial Main Street swings sharply to the east. Main Street then runs east/west up to the eastern boundary of the Conservation Area. To the northern side of this part of Main Street is predominantly residential property in the form of linear development. To the south side of Main Street there is an initial portion of linear development on entering the village from the east and then modern infill developments of housing in the form of cul-de-sacs. Before returning to the War Memorial at the bend there are a number of large dwellings set in extensive grounds.

View west towards The Old School House from outside Blacksmith's cottage

The centre point of the village is the war memorial and the pond. To the south of the pond is an area of Council built housing development which stretches to the southern edge of the Conservation Area where the road swings sharply to the west at the Manor House and sweeps on towards Dalton Dale

To the north of the war memorial is the former village school and village hall. There are then two important areas of open space leading up to the northern boundary of the Conservation Area.

LANDSCAPE SETTING

The North Dalton Conservation Area lies within the 'North Wolds Plateau Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment characterises this area as one which encompasses the northern extent of the Wolds dip slope and extends round the north side of Driffield to Bridlington with several villages dispersed across the area including Kilham, Garton on the Wolds, North Dalton, Tibthorpe, Wetwang, Bainton and Middleton on the Wolds. The Landscape Character Assessment indicates that although these settlements present within this landscape are each distinctive in terms of their individual character, when combined with the open rolling farmland nature of the area, they contribute to the distinctiveness of the landscape as a whole.

There is relatively little woodland in this landscape area, although shelterbelts are common around farmsteads and villages. Many of the settlements in the area are located in elevated positions which provide extensive views of the surrounding landscape. Farms in the area are generally large scale and can include tall built features such a silos that can be distinctive on the skyline. Such farm holdings tend to be the prominent features in the enclosure landscape of this part of the Wolds. Wide road verges are another important feature of the area and similar to much of the Wolds. Where they are correctly managed, they are able to

support a variety of calcareous grassland species such as salad burnet, wild thyme and common rockrose.

There are long distance views of the village when approaching from the north, east, south and west and those views indicate an urban settlement heavily surrounded and interspersed with mature landscaping. Because of the nature of development around Main Street there are only two views of the surrounding countryside from the Conservation Area and those are from the village hall looking north-west and from the Manor House looking south.

The most densely developed part of the Conservation Area is interspersed with a high degree of mature landscaping and the settlement has the almost unique appearance of being cloaked within a mature landscape.

HISTORIC DEVELOPMENT AND ARCHAEOLOGY

THE ORIGINS AND HISTORIC DEVELOPMENT OF THE AREA

The first documentary reference to the village occurs in the Domesday Book of 1086, but its name Dalton, meaning 'farmstead in a valley', suggests an Anglian settlement of three or four centuries earlier.

The settlement lies in an east-west valley set within a much larger Wolds landscape, which has been intensively occupied for much of the last 10,000 years. Neolithic activity is represented by finds of a greenstone axe-head and a flint chisel. As only to be expected in such a landscape, there are extensive traces of Bronze Age funerary activity, represented by seven individual barrows clustered in two main groups or cemeteries within the parish. The better-preserved of these are a group of three round barrows, which lie in the field just to the north of the village, behind the Old Forge building; and west of Hudson's Lane two of these are Scheduled Ancient Monuments, and, although they lie just outside of the current Conservation Area, they are so close to the village core that they really ought to be included within any revised Conservation Area boundary. A second clusters of barrows lies to the east and south-east of Blanch Farm to the west of the village.

Iron Age funerary activity is represented by a number of square barrows scattered throughout the parish (some of these are clustered in cemeteries, others appear to be isolated outliers). The nearest of these lies within the South Field of the village, but there are many more to the north and west. Probably dating to the same period are a number of enclosures, trackways and early field systems which can be clearly seen as cropmarks on aerial photographs; whilst some of these may continue in use into the Romano-British era, they were probably established in the later years of the Iron Age. It is also possible that Dikers Lane, first mentioned in documents in the late 12th century, may in fact be an Iron Age earthwork.

View west along Main Street of 'The Cottage' and 'Corner View'

Although no definite instances of Roman or Saxon finds have yet been identified from the parish, this is probably just a reflection of the lack of intensive archaeological fieldwork and investigation in the area; as noted above, many of the cropmarks of settlements may continue in use into the Roman period, and the Anglian place-name clearly shows that

there would have been settlement somewhere in the vicinity of the modern village – probably buried beneath later buildings. Domesday Book records that there were three manors here, before the Norman Conquest.

In 1086 it formed part of Warter Hundred, and there were 25 villagers, 3 smallholders, a priest and a church are specifically mentioned; the main landowners were the Count of Mortain, the King, and Robert of Tosney. Possible surviving elements of that 11th-century church may be represented in All Saints church by the Norman South doorway, the chancel arch and the Norman circular font; the church itself stands on a mound, at the south-west end of the village, high above the village pond. It seems likely that this would have been a major focus for early medieval settlement; however, as the dedication to All Saints is one which is not usually found before the Norman Conquest, the foundation of this church probably dates to the two decades between 1066 and 1086.

The village appears to have prospered during the Middle Ages, and in 1334 was assessed for £4 10s in the Lay Subsidy (a similar size to Middleton-on-the-Wolds, Hayton and Warter). Evidence for that prosperity may be seen in rebuilding in the church, with an Early English chancel, and a Perpendicular west tower and west window.

The plan of the village is shown on Thomas Jefferys' map of 1775 as being broadly cruciform, being centred around the intersection of the road from Middleton-on-the-Wolds to Huggate, with that from Market Weighton to Kirkburn and Driffield; a large triangular green (which included the village pond, The Mere) opened off the cross-roads. At that date, the village core did not extend as far eastwards along Main Street, as it does today; however, it is also clear that the village had already contracted considerably from its original extent to the west, as surviving earthworks of medieval crofts adjoining both Dikers' Lane and the Huggate road are visible on aerial photographs, but are not depicted on the Jeffrey's Map.

View south across The Mere towards the The Star Inn and Mere Cottages

By the early post-medieval period North Dalton had shrunk to a small agricultural village, but like so many Wold settlements, it subsequently expanded again in the period after its arable fields and common lands were enclosed. In the case of Dalton this was in 1779, and in the next century the village's population doubled reaching peaks of 499 in 1851 and 528 in 1891.

It is not surprising that almost all the buildings in the village date from after 1780. Particularly noticeable are the number of large houses dotted around the settlement which with their mature grounds give so much character to the village. These houses reflect the fact that the land of the Parish was divided between a number of landowners. The chief landowners were also Lords of the Manor, and the Manor House appears to be a late 18th century farmhouse erected on the site of a more substantial house of the Barnard family who owned the Manor from the mid 17th to late 18th century when it was sold to the Duke of Devonshire. The Old Rectory (formerly Tithe Farm) was the chief farm of the late Rectors of North Dalton and contains some early features. The other large houses, Westwood House, Carr Lodge and Dalton House were built by lesser landowners in the period after enclosure.

More modern development has been limited to the area between Main Street and Orchard Lodge in the form of both Council and private housing and, to varying degrees, this more modern development has affected the character of the village.

ARCHAEOLOGY

There are no Scheduled Monuments within the Conservation Area but tumuli from the pre-historic period exist in the field to the north of the village. Dikers Lane, first mentioned in the late 12th century may in fact be an Iron Age earthwork.

SPATIAL ANALYSIS

THE CHARACTER AND INTER-RELATIONSHIP OF SPACES WITHIN THE AREA

The Conservation Area of North Dalton is fairly tight knit and apart from the open land included to the north, north-west and west there are only very limited views of the surrounding rolling countryside from within the Conservation Area itself.

At the heart of the Conservation Area is the church and churchyard, and the war memorial and the pond, all of which contribute greatly to the character of the area. The war memorial is located to the north of the severe bend in Main Street and opposite, on the southern side of Main Street, is the pond. The war memorial consists of a stone cross set within a grass verge and bounded on two sides by mature hedging and the memorial is seen when approaching from the south of the Conservation Area in a northerly direction along Main Street. The pond, to the south of the war memorial, has less long-range views from within the Conservation Area. It is located on a moderate bend and at a lower level than land to the east and has a fine landscape setting.

The Church of All Saints is located just to the west of the war Memorial and the pond. The Church is located on a mound, but its visual impact is reduced by a significant area of mature landscaping.

View south-west of All Saints' Church

KEY VIEWS AND VISTAS

When approaching the Conservation Area from the west from along the B 1246 the open agricultural land to the west of the Manor House forms a major part of the approach. The mature trees and the landscape setting of the Manor House contribute to a key vista within the Conservation Area.

The approach from Middleton gives further views of the Manor House and grounds and additionally the view of the landscaping around the old stone pit.

On approaching the settlement from the east long distance views are gained of the Conservation area and its integrated landscaping.

From within the Conservation Area long range views are very limited. The most imposing vistas from within the Conservation Area are when looking north west from the pond to the church and south towards the Star Inn from The Old School. The latter is a particularly important view (probably the most important within the Conservation Area) because of the juxtaposition of the pond with the simple but impressive north elevation of the Inn.

Views north and south along the pathway behind the pond are important also. There is a strong sense of enclosure here (almost a tunnel effect) with glimpses of the Main Street and South End beyond. This is created by the high brick boundary wall to Westwood House on the east, and the dense bank of elm and sycamore that form the backdrop to the pond on the west. Views west from this pathway across the pond are very picturesque due to the snapshots of the Star Inn and the pond that are obtained through the trees in the foreground.

CHARACTER ANALYSIS

DEFINITION OF CHARACTER AREAS AND ZONES

It is considered that the Conservation Area has four defined zones within it.

The first zone relates to development in the eastern half of the Conservation Area, which is located to the north of Main Street, and that part of linear development which is located to the south part of Main Street. Development in this area is characterised by buildings located in close proximity or immediately abutting the street. The area displays a number of grass verges which are considered important to be retained and not lost through any future road widening schemes. One other feature within this area is an area of raised footway with a brick retaining wall between the path and the carriageway in the location of The Gables and Rose Cottage. This feature is not common and again should be protected from any future road widening schemes.

The second zone is that comprising the more modern development of Council housing and private housing which is located to the south of the pond and between Carr Lodge and Dalton House. The private sector housing, taking the form of cul-de-sac development, contributes little to the character of the Conservation Area. The area of Council housing, opposite Manor House, does contribute to the character of the Conservation Area by virtue of its elevated setback from Main Street and mature boundary hedging to Main Street.

View east along Main Street of the cottages known as Ransomes Row

The third zone relates to the area around the Church and the Manor House which comprises the most historic development. The Church, in parts, dates back to Norman times and the Manor House is an early 18th century structure. To the west of these buildings are open stretches of agricultural land which incorporate mature landscaping. This area, on its northern boundary, includes Dikers Lane, an area significant both for its landscape and archaeological features. The markedly sunken lane, an unusual feature in the East Riding, is flanked by a number of mature trees and an impressive hedge. The lane may be a pre-historic earthwork, and it is interesting that the field on the south was shown as containing a number of 'old banks' on the 1851 6" inch OSD Plan that suggests that the village once extended in this area.

The fourth defined area within the Conservation Area consists of the more open land to the northern extremity of the Conservation Area which does afford views to the northern Wolds. Within these open areas tumuli are to be found indicating the historic origins of the settlement.

* *

THE INFLUENCE OF HISTORIC LAND USE ON THE PATTERN OF DEVELOPMENT AND BUILDING FORM

The village of North Dalton is now primarily residential in character and there have been a number of re-developments/conversions to residential use from former agricultural units. Former agricultural land near Mill Farm has been re-developed with modern residential development and buildings formerly associated with Tithe Farm have been converted into residential use.

The previous Conservation Area Appraisal in the 1970's identified a thriving caravan accessory business, which it considered did not contribute to the enhancement of the Conservation Area. This business has now ceased and a residential conversion has taken place around this site involving the former Methodist Chapel, which has been extremely successful.

The remnants of a small coach business still exist next to the Village Hall in the northern portion of the Conservation Area. It is not considered that their site with its temporary office unit contributes to the enhancement or setting of the Conservation Area.

THE ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS AND THEIR CONTRIBUTION TO THE AREA

The conservation area contains 4 Listed Buildings.

Church of All Saints, B1246

Gate-piers to the Manor House, B1246

Ransomes Row, Main Street

Dovecote at the Manor House, B1246

All are Grade II other than the Church which is Grade II*

Other than the medieval Church no building that appears to be of a date prior to the mid 18th century, though the fine gate piers and the lower part of the adjoining cottages, opposite the Star Inn, may be remnants of the buildings associated with the 17th century Manor House. Chalk, which must have been the building material historically, is now only visible in the walls of one or two buildings.

The Conservation Area displays a variety of architectural styles and there is little uniformity in ridge-line. Development forms vary from buildings tightly located to the back of pavement through to large detached properties set in extensive grounds. There are a number of properties located throughout the Conservation Area which, although not listed, contribute to its character.

LOCAL BUILDINGS – FORM, TYPE AND MATERIALS

Brick is the predominant walling material with roofs displaying clay Pantiles and slate. The majority of roofs that are pantiled have weathered over the years and are therefore not bright orange in colour.

The most common brick type seen throughout the Conservation Area is an old clamp type brick of a brownish patina. Some buildings have been rendered and painted with the former Methodist Chapel being a particularly fine example. Much of the architecture is relatively plain but that in itself contributes much to the character of the area. Chimneys are featured on many buildings.

Stone is the predominant walling material on the Parish Church which is the most imposing building in the Conservation Area dating back to Norman origins.

The area features a number of brick boundary walls and one rough rendered wall alongside the western boundary of the pond. Originally this wall would have

been a discordant feature but time has mellowed its appearance.

The majority of walls are set at the back edge of the pavement and are boundary treatments to the dwellings behind. Those that surround Westwood House and Carr Lodge are particularly prominent and fine examples. In addition to the boundary walls there are also a number of historic brick farm-buildings that abut the pavement, and which produce the same affect e.g. those that belong to Centre House Farm. These are key elements that contribute greatly to the character of North Dalton.

PREVALENT AND TRADITIONAL BUILDINGS MATERIALS AND THE PUBLIC REALM

Chalk, which must have been the main building material historically, is now only visible in the walls of one or two buildings. Brick of a variety of colours from a browny red to yellow and pantiles or slates are the standard building materials. Some of the houses are rendered or have painted brickwork. Tumble gables are one of the few architectural features exhibited throughout. The larger properties have fine early 19th century door cases. The windows are generally double hung sashes with or without glazing bars. Doors are not a marked feature of the village.

There are some old gas light columns located around the pond area, which work well with the particularly high concentration of historic buildings at this point. These light columns contribute to the historic character and should be used as a reference should any additional lighting be required in the village.

THE CONTRIBUTION MADE TO THE CHARACTER OF THE AREA BY GREENERY AND GREEN SPACES

The Conservation Area is well served by significant areas of mature landscaping. Individual trees and groups of trees contribute greatly to the character of the Conservation Area and are interwoven within the fabric of the built environment.

The grounds of the Manor House and the field to the west contain a fine series of mature trees. These are closely grouped around the house with a park-like setting to the west. The trees in the area are particularly important when approaching North Dalton from Warter and Middleton.

The old stone pit is well screened with a considerable growth of trees and bushes, particularly sycamore and ash and it forms, with the associated cottage and garden, an attractive feature at the southern end of the village. The line of trees which extends some distance south along the Middleton Road is very fine and worthy of protection.

The Church on its conical mound is surrounded by a number of mature trees and in the grounds of the adjoining old Rectory are some fine Chesnuts.

The pond which features a dense bank of elm and sycamore is closely associated visually with the Churchyard. The trees on the eastern side of the pond form a particularly attractive back-cloth to the pond. A grassed sitting out area with a bench has been created at the southern edge of the pond adjoining the Star Public House and this affords a pleasant area from which to view the pond. The grounds of Westwood House, Carr Lodge and Dalton House contain fine examples of trees which contribute greatly to the character of the area.

Dikers Lane and the field to the south is significant both for its landscape and archaeological features. The markedly sunken lane, an unusual feature in the East Riding, is flanked by a number of mature trees and an impressive hedge, and with the trees around the cemetery etc is an extension of the Churchyard and Old Rectory grounds. The lane may be a pre-historic earthwork, and it is interesting

that the field to the south was shown as containing a number of 'old banks' on the 1851 6" OS Plan which suggests that the village once extended in this area.

Elsewhere, there are good quality trees. At the eastern end of the village trees to the east, south and west of Langwell Lodge provide an important feature, and outside the Conservation Area is Well Garth Plantation which with its dozen or so beech, elm and sycamore trees shield the north-west corner of the village from the open Wolds.

As well as the valuable contribution that trees make to the character of the village, this can be said also of the grass verges that line the main Street. Many of these are quite steeply banked, which further highlights the elevated nature of the properties lining the street, a feature quite rare within the East Riding.

View north of Manor Farm Cottages and The Star Inn

PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

A number of new properties have been constructed within the Conservation Area, some of which are more successful than others. It is considered that to retain the essential rural character of the western part of the Conservation Area that new development should be resisted in this area. One notable area of open land that contributes significantly to this character and which is therefore important is the field adjoining Westwood House. This extends from the Main Street through to Back Lane.

Within the urban framework of the Conservation Area there are still odd gaps, but again it is considered that the infilling of these gaps in the street scene would not enhance the character of the Conservation Area.

The former coach business located adjacent to the village hall does not enhance the Conservation Area particularly the temporary office structure.

Presently the Old School House is undergoing gradual renovation. This building is sited in the heart of the Conservation Area and would benefit by completion of the work. That already carried out shows promise for the completed project.

The area to the east of the Council built properties facing Main Street is an area which has a neutral affect on the Conservation Area.

The general condition of the Conservation Area is good apart from the area to the east of the Village Hall which contains the former coach business. The Old School House is in the course of renovation and it is hoped that the renovation work will restore the building to its former glory.

The village of North Dalton has essentially moved away from its origins as an agricultural centre to one now mainly providing housing accommodation. However, it is important to note that there are still working farms within the village, the buildings of which form an essential part of the character of the village.

North Dalton's isolated location within the Wolds means it is unlikely to be further developed. The main road which twists its way through the village has seen a significant increase in traffic flows over the years, but it is considered that any traffic calming measures should not be

introduced of a type that would be to the detriment of the character of the village.

The Conservation Area, for the most part, is well maintained and there is evidence of ongoing maintenance to properties. However, one of the main impediments to preserving the character of a Conservation Area is the loss of traditional wood window frames and wooden doors. This can be effectively controlled on Listed Buildings of which there are relatively few in North Dalton but the vast majority of structures within the Conservation Area are not subject to such controls. If the conservation area designation is to have real effect it is imperative that the further erosion of the character of the older properties, in this way, be halted wherever statutory controls allow.

North elevation of The Star Inn and Mere Cottages

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the North Dalton Parish Council and members of the public. The comments made through this consultation process have been taken into account prior to the adoption of the document.

PLANNING POLICY CONTEXT

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides the framework for designation, review and appraisal of Conservation Areas. There are also provisions within the Town and Country Planning Act 1990. Government policy and guidance is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment".

The planning policy affecting Conservation Areas within the East Riding is set at the Regional, Sub-regional and Local level. The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (adopted December 2004) deals with the historic environment in Policy N2. This is developed at a sub-regional level by the Joint Structure Plan (JSP) for Kingston Upon Hull and the East Riding of Yorkshire (adopted June 2005) in Policy ENV6. At a local level policies relevant to North Dalton Conservation Area are contained currently in the East Yorkshire Borough Wide Local Plan (EYBWLP) (adopted June 1997), Policy EN19. Other policies in this Plan can also affect the Conservation Area, including those dealing with new residential and commercial development, Listed Buildings and Archaeology.

The RSS which will be reviewed soon and the JSP will be incorporated into the Local Development Framework, which will supersede the current Local Plans in due course.

SUGGESTED BOUNDARY CHANGES

The character of North Dalton is derived from three features, the lie of the land, the unspoiled 18th and 19th century buildings, and the abundance of mature trees. The boundary of the Conservation Area has been drawn with the intention of including as many as possible of these features and therefore has not been confined to the built up area of the village. Dikers Lane and the field to the south and the field including the tumuli to the north of Main Street have been included in the area for archaeological as well as landscape reasons. The Church and its mound and the village pond with their surrounding trees form the basis for the area. It is not intended in this appraisal to

vary the boundaries of the Conservation Area.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan policy EN 19.

Leaflet by East Riding of Yorkshire Council "What are Conservation Areas?"

www.eastriding.gov.uk/planning/index.html

USEFUL INFORMATION AND CONTACT DETAILS

Conservation Team, East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9BA.
Tel: 01482 887700 and 01482 393631
Conservation.and.enforcement@eastriding.gov.uk

MANAGEMENT PROPOSALS

The Wolds area has a high concentration of tourist visitors and the fact that North Dalton is a settlement with a Conservation Area will attract such visitors. Accordingly, it is considered that within the main street areas there should be sufficient suitably designed litter bins.

In order to encourage residents to retain wooden window frames and doors grants could be considered which may arrest the advance of non-traditional materials.

One noticeable feature within the Conservation Area is the existence of a number of hand painted wooden direction signs. In mark contrast there are a number of more modern metal signs. It is considered that the erection of any future direction signs should be more aligned to the hand painted wooden signs than the modern metal signs.

If any road improvements/traffic calming measures are ever proposed for the North Dalton Main Street, then these should not destroy the following intrinsic features: -

(a) The grass verges on the eastern approach to the village.

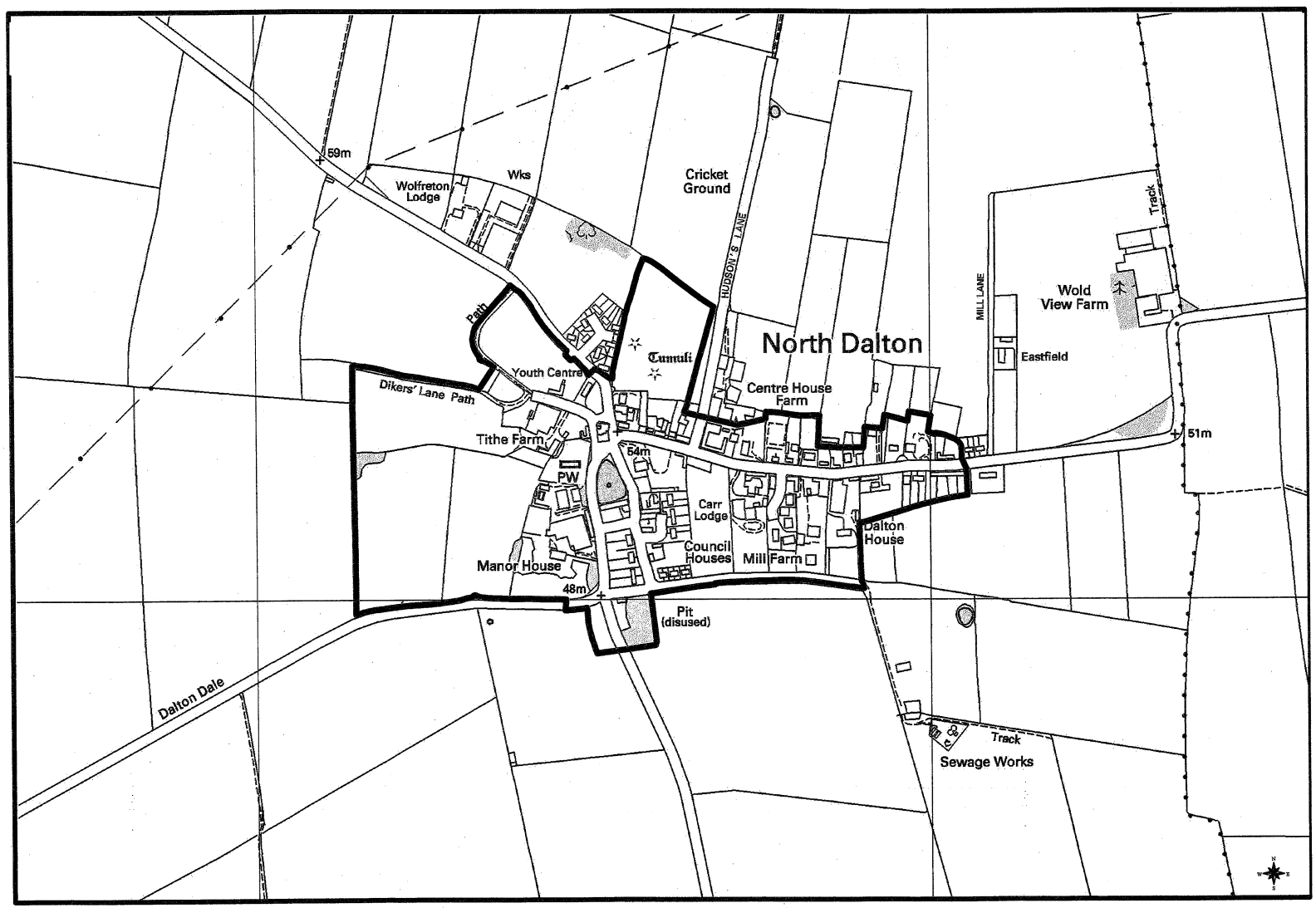
(b) The brick retaining wall footway opposite The Gables and Rose Cottage.

(c) The grass verges between Manor House and the Council houses, together with the hedgerow to the Council houses.

ACKNOWLEDGEMENT

This updated Appraisal is based on the Original Appraisal for North Dalton carried out by David Neave for East Yorkshire Borough Council.

Published December 2006



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