



**Application by Net Zero Teesside Power Limited and Net Zero North Sea Storage Limited for the Net Zero Teesside Project**  
**The Examining Authority's written questions and requests for information (ExQ1)**  
**Issued on 19 May 2022.**

The following table sets out the Examining Authority's (ExA's) first round of written questions and requests for information – ExQ1. Questions are set out using an issues-based framework derived from the Initial Assessment of Principal Issues provided as **Annex C** to the Rule 6 letter of 11 April 2022. Questions have been added to the framework of issues set out there as they have arisen from representations and to address the assessment of the application against relevant policies.

Column 2 of the table indicates which Interested Parties (IPs) and other persons each question is directed to. The ExA would be grateful if all persons named could answer all questions directed to them, providing a substantive response, or indicating that the question is not relevant to them for a reason. This does not prevent an answer being provided to a question by a person to whom it is not directed, should the question be relevant to their interests.

Each question has a unique reference number which starts with an alphabetical code and then has an issue number and a question number. For example, the first question on general matters is identified as GEN.1.1. When you are answering a question, please start your answer by quoting the unique reference number.

If you are responding to a small number of questions, answers in a letter will suffice. If you are answering a larger number of questions, it will assist the ExA if you use a table based on this one to set out your responses. An editable version of this table is available in [Microsoft Word](#).

**On 28 April 2022 the Applicants submitted a formal change request in respect of the DCO application. Full details can be found on the [project page on the National Infrastructure Planning website](#) with [Examination Library](#) references AS-047 to AS-195. As the following written questions were largely prepared before the change request was submitted some of the references in the questions do not correspond with those in the documents submitted as part of the change request. Nevertheless, in responding, parties are asked to use the updated document references where appropriate.**

**Responses are due by Deadline 2: 9 June 2022.**



## Abbreviations used:

<b>AELs</b>	Associated Emission Levels
<b>AOD</b>	Above Ordnance Datum
<b>AP(s)</b>	Affected Person(s)
<b>AS(s)</b>	Additional Submission(s)
<b>BoR</b>	Book of Reference
<b>BAT</b>	Best Available Techniques
<b>BEIS</b>	Business, Energy and Industrial Strategy
<b>CA</b>	Compulsory Acquisition
<b>CCGT</b>	Combined Cycle Gas Turbine
<b>CCC</b>	Climate Change Committee
<b>CCR</b>	Carbon Capture Readiness
<b>CCS</b>	Carbon Capture and Storage
<b>CCUS</b>	Carbon Capture Usage and Storage
<b>CEMP</b>	Construction Environmental Management Plan
<b>CHP</b>	Combined Heat and Power
<b>CO</b>	Carbon monoxide
<b>CO<sub>2</sub></b>	Carbon dioxide
<b>CIEEM</b>	Chartered Institute of Ecology and Environmental Management
<b>CHP</b>	Combined Heat and Power
<b>COMAH</b>	Control of Major Accidents and Hazards
<b>DAS</b>	Design and Access Statement



<b>DCO</b>	Development Consent Order
<b>dDCO</b>	Draft Development Consent Order
<b>EA</b>	Environment Agency
<b>EIA</b>	Environmental Impact Assessment
<b>EM</b>	Explanatory Memorandum
<b>ES</b>	Environmental Statement
<b>ExA</b>	Examining Authority
<b>HBC</b>	Hartlepool Borough Council
<b>HDD</b>	Horizontal Direct Drilling
<b>HE</b>	Highways England
<b>HGV</b>	Heavy Goods Vehicle
<b>HRA</b>	Habitats Regulations Assessment
<b>HRSG</b>	Heat Recovery Steam Generator
<b>HSE</b>	Health and Safety Executive
<b>IP(s)</b>	Interested Party (Parties)
<b>LCA</b>	Landscape Character Assessment
<b>LIR</b>	Local Impact Report
<b>LLFA</b>	Lead Local Flood Authority
<b>LVIA</b>	Landscape and Visual Impact Assessment
<b>LWS</b>	Local Wildlife Site
<b>m</b>	metre
<b>MMO</b>	Marine Management Organisation
<b>MBT</b>	Micro-Bored Tunnels



<b>MLWS</b>	Mean Low Water Springs
<b>MEA</b>	mono-ethanolamine
<b>NE</b>	Natural England
<b>NDMA</b>	N-nitrosodimethylamine
<b>NH<sub>3</sub></b>	Ammonia
<b>NO<sub>2</sub></b>	Nitrogen dioxide
<b>NO<sub>x</sub></b>	Nitrogen oxides
<b>NPPF</b>	National Planning Policy Framework
<b>NSIP</b>	Nationally Significant infrastructure Project
<b>NWL</b>	Northumbrian Water Limited
<b>NZT</b>	Net Zero Teesside
<b>NPSs</b>	National Policy Statements
<b>PC</b>	Process contribution
<b>PEC</b>	Predicted environmental concentration
<b>PM<sub>10</sub></b>	Particulate matter less than 10 micrometres in diameter
<b>PCC</b>	Power Capture and Compression
<b>PRoW</b>	Public Rights of Way
<b>R</b>	Requirements
<b>RCBC</b>	Redcar and Cleveland Borough Council
<b>RPAs</b>	Relevant Planning Authorities
<b>RR</b>	Relevant Representation
<b>SAC</b>	Special Area of Conservation
<b>SoCGs</b>	Statements of Common Ground



<b>SPA</b>	Special Protection Area
<b>SSSI</b>	Site of Special Scientific Interest
<b>STBC</b>	Stockton-on-Tees Borough Council
<b>STDC</b>	South Tees Development Corporation
<b>TPA</b>	Tonnes per annum
<b>WFD</b>	Water Framework Directive
<b>WSI</b>	Written scheme of investigation
<b>WwTW</b>	Wastewater Treatment Works
<b>ZTV</b>	Zone of Theoretical Visibility

## The Examination Library

References in these questions set out in square brackets (eg [APP-010]) are to documents catalogued in the Examination Library. The Examination Library can be obtained from the following link: <https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010103/EN010103-001182-NZT%20EL.pdf>

## Citation of Questions

Questions in this table should be cited as follows:

Question reference: issue reference: question number, eg GEN.1.1 – refers to question 1 in this table.



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ExQ1	Question to:	Question:
<b>GENERAL AND CROSS-TOPIC QUESTIONS</b>		
GEN.1.37	<p>Applicants Redcar and Cleveland Borough Council (RCBC) Stockton-on-Tees Borough Council (STBC)</p>	<p>Table 3.1 of the Planning Statement [APP-070] and the Long and Short Lists of Developments Table 24-5 and Figures 24-2 and 24-3 [APP-106, APP-235 and APP-236] include a number of relevant development proposals in the vicinity of the Order Limits which were known as of March 2021.</p> <p>The Applicants are asked to:</p> <ul style="list-style-type: none"> <li>i) Update the tables and figures to include decisions made and relevant planning applications submitted since production of the Planning Statement;</li> <li>ii) Present the relevant proposals on an Ordnance Survey map base;</li> <li>iii) Confirm whether any such updates would affect the conclusions reached in the ES in particular with regard to in-combination effects.</li> </ul> <p>The Relevant Planning Authorities (RPAs) are asked to:</p> <ul style="list-style-type: none"> <li>i) Provide an update to the status of the referenced planning applications including whether a decision has been made and development timescales, in particular whether development has commenced;</li> <li>ii) List details of any additional relevant planning applications and Development Consent Orders (DCOs) which have been submitted since production of the Planning Statement (March 2021); and</li> </ul> <p><a href="#">Planning Applications R/2022/0355/FFM – Link to application <b>Planning Application Details (redcar-cleveland.gov.uk)</b></a></p> <p><a href="#">Planning Applications R/2022/0343/ESM – Link to application <b>Planning Application Details (redcar-cleveland.gov.uk)</b></a></p> <p><a href="#">Planning Application R/2021/1048/FFM – Link to application <b>Planning Application Details (redcar-cleveland.gov.uk)</b></a></p> <ul style="list-style-type: none"> <li>iii) Provide details of development at Teesworks (No's 3 and 5 to 10 inclusive of Table 3.1 and any others submitted since), including site location and layout plans, and (if available) officer reports and decision notices.</li> </ul> <p><b>No updates on Applications Nos. 1 and 2</b></p>

ExQ1	Question to:	Question:
		<p>Application No.3 no update on site with no subsequent Reserved Matters applications having been made</p> <p>Application No. 4 no further update and works have not commenced</p> <p>Application No. 5 Application has been approved and Reserved Matters application received and approved as detailed above in point (ii). Works to commence on site in July 2022</p> <p>Application No. 6 no update on site with no subsequent Reserved Matters applications having been made</p> <p>Application No. 7 no update on site with no subsequent Reserved Matters applications having been made</p> <p>Application No. 8 is awaiting determination, however all technical matters are resolved and the decision should be issued shortly. Once this has been approved decision notices and relevant plans will be sent to the Examining Authority</p> <p>Application No. 9 no update on site with no subsequent Reserved Matters applications having been made</p> <p>Application No. 10 is awaiting determination, however all technical matters are resolved and the decision should be issued shortly. Once this has been approved decision notices and relevant plans will be sent to the Examining Authority</p> <p>Copies of Decision Notices and Relevant Plans can be found using the links contained within the email submission.</p>
<b>AIR QUALITY AND EMISSIONS</b>		
AQ.1.13	Applicants EA/ NE RCBC STBC	<p>The assessment of cumulative effects described in Annex B of Appendix 8B [APP-248] suggests that the predicted environmental concentration (PEC) would increase to 72% of the critical load and would therefore exceed the threshold for significance for NO<sub>x</sub> at Teesmouth and Cleveland Coast SPA, SSSI and Ramsar.</p> <p>Paragraph 8.6.17 of Appendix 8B [APP-248] states that emissions would be regarded as insignificant if less than 70% of the critical level. The Applicants are asked how can this be resolved with the conclusion that 72% is not significant in Annex B?</p>



ExQ1	Question to:	Question:
		<p>EA/ NE/ RCBC/ STBC are asked to comment on the Applicants' conclusion that because the predicted NO<sub>x</sub> concentration remains below the critical level it is not significant.</p> <p>The dispersion model has used DEFRA NO<sub>x</sub> background levels for Teesmouth and Cleveland Coast SPA, SSSI and Ramsar of 19.43 µg/m<sup>3</sup> which is about 64% of the critical load, the predicted environmental concentration (PEC) would increase to 72% of the critical load which does seem to be increasing above the insignificance criteria, however the model suggests that the process contribution is 2.3 µg/m<sup>3</sup> which in isolation from the background would be insignificant. It is interesting to note that for Coatham Marsh which is SW of the site increases to 90% of the CL yet the prevailing wind is SW which would blow emissions NE?</p> <p>Due to modelling uncertainty and no final design spec my previous comments recommended adopting a precautionary approach and also to recommend adding a condition that a final air quality assessment and to include an odour assessment should be submitted in order to assess the impact of the development once the detailed design stage is finalised.</p>
AQ.1.14	EA/ NE RCBC STBC	<p>Paragraph 8.6.18 of Appendix 8B [APP-248] states that the impact of stack emissions can be regarded as insignificant at sites of local importance if the long and short term Process Contribution is less than 100% of the critical level.</p> <p>Do the named parties have any comments to make on this threshold?</p> <p>IAQM guidance suggests that to screen out the need for further assessment, a PC for any substance emitted from an industrial source must meet both of the following criteria:</p> <ul style="list-style-type: none"> <li>• the short-term PC is less than 10% of the short-term environmental standard; and</li> <li>• the long-term PC is less than 1% of the long-term environmental standard – therefore the consultants statement needs further clarification</li> </ul>
AQ.1.16	EA/NE RCBC	Appendix 8B [APP-248] describes the approach taken to the assessment of the effects of the development on air quality during the operational phase.

ExQ1	Question to:	Question:
	STBC UK Health Security Agency	<p>Do the named parties you have any additional comments that you would like to bring to the ExA's attention regarding the overall approach?</p> <p>I have recommended that a final air quality assessment to include an odour assessment should be submitted in order to assess the impact of the development once the detailed design stage is finalised.</p>
<b>GEOLOGY, HYDROGEOLOGY AND LAND CONTAMINATION</b>		
GH.1.1	Applicants EA RCBC STBC	<p>Chapter 10 of the ES [APP-092] states that ground investigation will take place in Q2/Q3 of either 2021 or 2022. Annex A of Appendix 10A [APP-292] shows the proposed preliminary exploratory hole locations.</p> <ul style="list-style-type: none"> <li>i) The Applicants are asked to confirm the scope and timetable for the ground investigations, risk assessments and any remediation required.</li> <li>ii) Requirement 13 of the dDCO does not allow commencement of the development until a scheme to deal with contamination has been approved. How does the timetable in (i) relate to the proposed date for commencement of construction on the site?</li> <li>iii) Should ground investigation results not be available prior to the close of the Examination, what certainty can the ExA have that subsequent assessment would not demonstrate that the site is unsuitable for the Proposed Development?</li> <li>iv) Are the EA and LPAs content with the proposed locations and scope of the preliminary investigation outlined in Annex A of Appendix 10A [APP-292]?</li> </ul> <p>I have previously stated that further GI should be carried out when all demolition works have been carried out</p> <p>The report stated</p> <p>Recommendations for further works and further site investigation works are made in Appendix 10A annex A which will update the preliminary risk assessment and conceptual model throughout the process.</p> <p>For the purposes of a planning application Appendix 10A is satisfactory to act as a desk based study required for validation purposes, although consideration should be given to the mitigation of odorous emissions and potentially contaminated dust during further GI works and remedial earthworks to protect both onsite and offsite receptors</p>

ExQ1	Question to:	Question:
		So I would recommend that further GI works will be necessary once the site is cleared of structures to fill in data gaps
GH1.3	Applicants EA RCBC STBC	<p>Paragraph 10.6.4 [APP-092] states that assessment of the significance of impacts will take into account the principles of assessment in CIRIA Report C552 (2001) and the EA's Guiding Principles for Land Contamination (2010). Appendix 10C [APP-294] and Table 10A-28 of Appendix 10A [APP-293] contain an environmental risk assessment.</p> <ul style="list-style-type: none"> <li>i) The Applicants are asked to explain how the risk assessments take into account the EA's Guiding Principles for Land Contamination.</li> <li>ii) Please could all parties confirm that these are the most up to date and appropriate approaches for undertaking an assessment of the risks to controlled waters and human health</li> <li>iii) If this is not the case, then the Applicants should justify why it has taken this approach.</li> </ul> <p>The most up to date guidance for managing the risks from land contamination is Land contamination risk management (LCRM) set down by The Environment Agency.</p>
GH1.7	Applicants RCBC STBC	<p>Paragraph 10.4.17 of the ES [APP-092] states that 7 nearby mineral sites are 'highly unlikely' to resume extraction and 2 sites may require new planning permission.</p> <ul style="list-style-type: none"> <li>i) Can the Applicants provide the evidence for this conclusion and a map showing the location of all of these sites?</li> <li>ii) Do the local authorities agree with this assessment of the future of these sites?</li> </ul> <p>Sites are outside the RCBC boundary no comment to make</p>
<b>HISTORIC ENVIRONMENT</b>		
HE.1.6	RCBC HBC Applicants	<p>ES Figure 18-1 [APP-229] shows conservation areas at Coatham, Kirkleatham, Yearby, Wilton and Seaton Carew which are proximate to the PCC Site.</p> <p>Could RCBC and HBC:</p> <ul style="list-style-type: none"> <li>i) provide a map of each of the conservation areas and a copy of any conservation area appraisals and management plans, if available.</li> </ul>

ExQ1	Question to:	Question:
		<p>ii) If no conservation area appraisals are available, provide an assessment of their significance.</p> <p>Copies of the relevant Conservation Area Appraisals attached</p> <p>Could the Applicants:</p> <p>iii) provide an assessment of the effect of the Proposed Development on the setting of each of the conservation areas.</p>
<b>NOISE AND VIBRATION</b>		
NV.1.1	RCBC Applicants	<p>ES Chapter 11 [APP-093] paragraph 11.4.2 states that the baseline data are considered 'conservative' due to Covid-19 restrictions at the time of surveys. Paragraph 11.4.14 refers to the future baseline.</p> <p>Can the Applicants:</p> <p>i) Confirm if any further surveys been carried out since restrictions were lifted, or are any planned?</p> <p>ii) Explain what type of activities and sound levels will/would have increased once covid restrictions were lifted and would subsequently affect the baseline data?</p> <p>Can RCBC:</p> <p>i) Provide comments on whether the baseline data and monitoring locations are reasonable and representative; and</p> <p>ii) Provide comments on whether further surveys should be undertaken now restrictions have been lifted.</p> <p>Baseline locations were discussed with the consultants prior to monitoring – further monitoring data is always helpful</p>
NV.1.3	RCBC Applicants	<p>Redcar Beach Caravan Park is noted at paragraphs 20.4.25 and 20.6.27 of ES Chapter 20 [APP-102] as a popular tourism destination and is located over 1km from the PCC Site. Cleveland Golf Links is located directly east of the PCC Site.</p>

ExQ1	Question to:	Question:
		<p>The ExA noted an additional caravan park nearby at York Road in Coatham on their unaccompanied site visit [EV1-001]. This caravan park is close to the PCC Site but does not appear to have been specifically noted in the ES in terms of noise effects.</p> <p>Can RCBC and the Applicants provide comment:</p> <ul style="list-style-type: none"> <li>i) Does the location of NSR2 [AS-103] correspond with the caravan park at Coatham;  <span style="color: red;">51 York Road Redcar the location of NSR2 [AS-103] does correspond with the caravan park at Coatham</span></li> <li>ii) Is there any residential use of these units and/or any planning conditions limiting them to holiday occupation? Provide a copy of such conditions if available; and  <span style="color: red;">An application was approved in 1995 under reference L/1995/0862/VC for the variation of condition to allow occupancy from 1st march to 4th January in each season. Unfortunately there is no decision notice for this approval, however it was approved on 22/02/1996.</span></li> <li>iii) Have noise effects on tourists and recreational users been appropriately considered in Chapter 11 of the ES, including those at the nearby caravan parks, golf course, beach and other recreational facilities, and if not should they?  <span style="color: red;">M3 Tod Point Road is located at western end of Tod Point Road by Cleveland Golf Links. Representative of NSR 4 for recreational users.</span></li> </ul>



# Coatham

## Conservation Area Appraisal

### 2011



Planning (Listed Buildings & Conservation Areas) Act 1990

**this is Redcar & Cleveland**

# Coatham Conservation Area Appraisal 2011

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# Coatham Conservation Area Appraisal 2011

# 1. INTRODUCTION

- 1.1 As part of its continuing duties under the Planning Acts, Redcar & Cleveland Borough Council has prepared appraisals for 15 of its 17 conservation areas.<sup>2</sup>

## The Designation of Coatham Conservation Area

- 1.2 Coatham Conservation Area was designated as Redcar Conservation Area by Langbaugh-on-Tees Borough Council on 13<sup>th</sup> October 1988<sup>2</sup>. The conservation area boundary was tightly drawn to include the ancient one-row settlement of East Coatham together with the best surviving parts of the mid-to-late Victorian planned residential development that took place to the south and east. However, no designation report was produced in 1988, setting down the reasons for or purpose of designation.

- 1.3 Although the designated area is traditionally and historically known as East Coatham, or plain Coatham, it was erroneously named Redcar Conservation Area. Historically, Coatham was a separate settlement some 500m distant of Redcar. The conservation area has therefore been re-named Coatham Conservation Area and this name is used throughout this appraisal.

- 1.4 **After public consultation this appraisal and its recommendations including changes to the boundary of the conservation area, was approved by Redcar and Cleveland Borough Council on 22<sup>nd</sup> January 2009. This appraisal has been revisited to ensure it remains relevant and up to date. The present conservation area boundary is shown on the plan in Appendix 2.**

## Other Protective Designations within the Conservation Area

- 1.5 The revised statutory list of buildings of special architectural or historic interest for this part of Redcar & Cleveland was

published in April 1984<sup>3</sup>. Listed buildings located within the conservation area are as follows:-

- Christ Church, Coatham Road, grade II.
- Lych-gate & boundary wall north of Christ Church, Coatham Road, grade II.
- 44 & 46 High Street West, grade II.
- 48 & 50 High Street West, grade II.
- Red Barns House & Red Barns Hotel, Kirkleatham Street, grade II\*.

- 1.6 There are no scheduled monuments or tree preservation orders in the conservation area.

## Planning Policies affecting Coatham Conservation Area

- 1.7 The Redcar & Cleveland Local Development Framework (LDF) contains several policies relating to the conservation area. They are set out in Appendix 1.

## Conservation Area Appraisal - Aims

- 1.8 A conservation area appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area. This appraisal aims to provide a clear and sound understanding of Coatham Conservation Area by recording, evaluating and presenting all of the key elements that together make up its special interest and character while considering its relative importance in the Borough-wide context. It also considers changes to the conservation area boundary. While it covers the topics referred to in the government's Planning Policy Statement 5 (PPS5), Planning for the Historic Environment Practice Guide, and in other guidance issued by English Heritage<sup>4 & 5</sup> the appraisal is not intended to be

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comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

- 1.9 The next step of the process is the formulation of conservation area management proposals to provide a basis for making sustainable decisions about the conservation area's future.

## 2. PHYSICAL SETTING AND TOPOGRAPHY OF COATHAM

- 2.1 Coatham is part of the coastal settlement of Redcar. It lies approximately 13km (8 miles) north-east of Middlesbrough and 12km (7½ miles) north of Guisborough and 8km (5 miles) north-west of Saltburn. It is linked to the highway network by the Kirkleatham Lane (A1042) and the Trunk Road (A1085) and to the rail network by the Saltburn-Darlington line that skirts the south side of the historic site of the settlement. Though now part of the town of Redcar many of Coatham's physical characteristics as a separate settlement still survive.
- 2.2 Coatham enjoys a dramatic coastal setting and shares along with Redcar, an underlying topography that is no longer visually apparent owing to the urbanisation of both settlements. William Hutton, a Birmingham paper merchant, visiting Coatham in 1809, was the first to describe it in his "Trip to Coatham": "Their situation is on the northern shore of Yorkshire, upon a bank that curves with the sea, which extends about four miles. This bank is sheer-sand drifted for ages, at low tide, from the sea. It is about one hundred yards (91.5m), more or less, diameter in the base, and gradually rises about sixteen feet or more (5m) in height, on both sides, so that a full sea on the north and meadows on the south of this bank, are nearly level. Upon this long sand-bank run, nearly in a straight line, Coatham and Redcar" <sup>6</sup>.
- 2.3 The bank described here is physically crucial to the existence and setting of Coatham. It consists of a long, slightly undulating ridge of glacial drift material comprising heavy clay, sand, gravel and alluvium overlying an outcrop of Jurassic lower lias shale. The glacial material, deposited at the end of the last ice age 10,000 years ago, was subsequently covered with the wind-blown sand referred to by Hutton. Until the construction of the South Gare Breakwater in the last half of the 19<sup>th</sup> century, the bank terminated at a headland called Turn Point (later: Tod Point) just beyond Warrenby. Still forming a natural barrier between the sea and the low-lying ground to the south (meadows in Hutton's time and originally saltmarsh) the narrowness of the bank accounted for the original, long, linear, forms of the two settlements which occupied the two high points. Today the bank can still be seen at Hill Street and where Bridge Road climbs up to High Street West and then falls away as Majuba Road leads down towards the beach.
- 2.4 Windblown sand has always been an issue for Coatham, impacting even on the design and orientation of the dwellings. As Hutton records: "The two streets of Coatham and Redcar are covered with mountains of drift sand, blown by the north-west winds from the shore. The sand beds are in some places as high as the eaves of the houses."<sup>6</sup>
- 2.5 The estuary of the River Tees was once much wider and shallower than today with broad saltmarsh fringes, locally termed 'slems.' Until the land on the south side of Coatham was drained in the late medieval period, it also would have been marshland and high tides would have cut the hamlet off from settlements further inland. Reefs or 'scars' of the same Jurassic rocks that lie beneath Coatham, also lie just beyond the beach. They make the coastline treacherous for shipping, but afford protection to the shore and provide a natural habitat for marine life such as fish, shellfish, crabs and lobsters.
- 2.6 The saltmarsh on both sides of the Tees were characterised by numerous hillocks, the remains of the terminal, hummocky edge moraine deposited by the retreating glacier at the end of the last ice age. The combination of saltmarsh and hummocks provided the ideal terrain for the manufacture of salt (see para. 3.12 below).

## Coatham Conservation Area Appraisal 2011

- 2.7 Coatham's topography had a significant influence on human activity and the character of the built environment. Both the North Sea and the estuary of the River Tees were exploited for seafood while the marshland further diversified the range of foodstuffs available. The gently shelving beach served as a beaching place and anchorage for small cargo ships while the sea washed up an indigenous supply of building materials and fuel in the form of rocks, pebbles, sand, sea-coal, driftwood, flotsam-and-jetsam. For over 500 years salt was extracted from the saltmarsh whereon reed was grown for thatching. Building timber was sourced from the ancient indigenous forests further inland and Orange/brown sandstone quarried from the distant Eston Hills, was used in building from at least the late medieval period.
- 2.8 From the middle of the 17<sup>th</sup> century bricks and tiles were at first imported from the Low Countries and then manufactured locally from the indigenous clays to make the orange/red bricks and pantiles now so characteristic of the broader local area. In the 19<sup>th</sup> century the development of the railways gave access to a more eclectic range of building materials from diverse and distant sources, including roofing slates from Cumbria and North Wales.
- 2.9 The local landscape has changed vastly over the last two centuries. Construction of the South Gare Breakwater (completed 1888) extended the coastline from Tod Point to the north-west, narrowing the entrance to and improving navigation on the River Tees. It also separated the marsh from the sea, enabling its reclamation for the development of Redcar Ironworks and Warrenby Village from 1872. Land drainage works undertaken from the late medieval period eventually ended Coatham's relative isolation and in the last 100 years enabled Redcar and Coatham's urban expansion.

### 3. HISTORIC ORIGINS AND DEVELOPMENT

#### Introduction

- 3.1 A review of the historic development of Coatham is important in order to understand how it has evolved to its present form and acquired the distinctive elements that make up its special character. It is also important to consider it in the context of other surviving historic settlements in the Redcar and Cleveland area and beyond. Coatham has a diverse history and this report consequently provides only a brief outline of the past to show the context of the conservation area.

#### Local Historical Context

- 3.2 The Redcar and Cleveland area is a mix of industrial, urban, semi-urban and rural settlement, which gives it a distinct character. While the district still retains a large rural base most of its settlements, originally rural in character, have taken on an urban and semi-urban character under the influence of the 19<sup>th</sup> and 20<sup>th</sup> century industrialisation of the wider Tees Valley area. Despite urbanisation a number of settlements have managed to retain some of their historic form and fabric. Coatham is such a settlement.
- 3.3 On the basis of surviving visual, archaeological and documentary evidence, it would appear that the older settlements of the lower Tees Valley were mostly founded or re-founded, from the late 11<sup>th</sup> century. They were the product of a deliberate policy of re-settlement imposed by powerful Norman landowners and institutions after the 'devastation of the North' by William of Normandy in 1068-70 when many settlements were obliterated. During the last days of the year 1069, an improvised encampment hurriedly constructed on Coatham Marsh briefly sheltered the last northern body of Englishmen making their brave stand against the Norman occupation, during the 'Harrying of the North'. The rebels, on hearing of King William's advancing army, decamped by night and fled into

County Durham<sup>7</sup>. The site of the encampment survived until the 1960s when it was buried beneath tons of steelworks slag used to reclaim the marsh.

- 3.4 Medieval settlements tend to comprise a group of dwellings and other buildings, surrounded by open fields. The usual pattern was for buildings to be arranged as a corridor of two rows of properties facing towards each other across an open green, usually straddling an established road or the convergence of several roads leading to and from neighbouring settlements. Collectively the properties in each row tend to form common well-defined and relatively straight boundaries at the front and rear with living quarters facing the green and outbuildings to the side and/or rear. Long gardens or burgage strips extended from the rear of each property to a common rear boundary, often skirted by a path or bridleway.
- 3.5 This basic, medieval, settlement layout remained valid and largely unaltered until changes in farming practice were made in the 18<sup>th</sup> and 19<sup>th</sup> centuries or, until urbanisation altered them beyond recognition. In Redcar and Cleveland the forms and layouts of relatively few settlements have managed to survive intact to the present day.
- 3.6 In the context of the 16 other conservation areas in the Redcar and Cleveland area, Coatham Conservation Area broadly ranks alongside Marske, Skinningrove and Brotton viz.:-
- Marske – the centre of an urbanised medieval farming, fishing and estate village, re-developed and expanded in the 18<sup>th</sup>, 19<sup>th</sup> & 20<sup>th</sup> centuries in response to changing agricultural and industrial developments.
  - Skinningrove - Core of remains of medieval farming and fishing hamlet, redeveloped in the 17<sup>th</sup> & 18<sup>th</sup> centuries and engulfed by industrial development after 1850.

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- Brotton - centre of medieval village incrementally re-developed and urbanised in the 18<sup>th</sup> and 19<sup>th</sup> centuries with 19<sup>th</sup> century 'industrial' extension.

3.7 These together with Coatham are the best surviving of the urbanised settlements still retaining much of their historic character, their core areas having escaped the worst effects of urbanisation.

### The Early History of Coatham

3.8 The historic origins and development of Coatham have not been thoroughly researched or investigated. Although no archaeological evidence of early settlement has come to light and there are no recorded finds from the immediate area, this does not rule out the likelihood of future discoveries within the historic core. The remains of an Iron Age farmstead (c.400BC) were discovered in 2002 at Foxrush Farm, 2km (1¼ miles) south-west of Coatham<sup>8</sup>. This confirms that human activity was present in the broader area from earliest times, thus raising the possibility that evidence could be concealed beneath the present layout.

3.9 The name, originally East Coatham, suggests Anglo Saxon origins, 'coat' or 'cot' being the Anglo Saxon word for shelter or cottage and 'ham' meaning home or village. The prefix 'East' differentiated the settlement from the neighbouring West Coatham<sup>9</sup> which no longer exists.

3.10 Documentary sources also show little evidence of early settlement. Although not specifically referred to in the Domesday Survey of c.1086 the manorial references therein indicate the existence of a well-established Anglo Saxon or earlier settlement which, by the early 13<sup>th</sup> century, was owned by the Brus family of Skelton Castle<sup>10</sup>. In 1272 it passed to the Thweng family of Kilton Castle to be absorbed into the Kirkleatham Estate: a much greater

land holding centred on Kirkleatham village 3¼ km (2 miles) inland. The estate included the settlements of Kirkleatham, Yearby and East Coatham and all of the land stretching from East Coatham to Dunsdale and from the West Dyke (Redcar Racecourse) to the Mains Dyke (the east boundary of the Wilton Chemical and Technological Complex). Thereafter, ownership of the manor of East Coatham followed the descent of the Kirkleatham Estate. In 1949 the estate was sold to a property investment company and broken up, individual properties being bought by their tenants or by new owner/occupiers.

3.11 From the medieval period East Coatham was an important port and salt-making centre with its own annual 3-day fair and weekly market<sup>11 & 12</sup>. As a port it did not function in the same way as a modern port. Despite the treacherous offshore scars of rock and the shifting sandbanks and shallow navigation channels at the mouth of the Tees, ships were beached on the gently-sloping sands, or, were anchored offshore, their cargoes being shipped to and from the shore in smaller boats<sup>13</sup>.

3.12 By the late 12<sup>th</sup> century wealthy local landowners had granted fishing and salt-making rights to several Yorkshire monastic houses, including Fountains, Rievaulx and Gisborough. Salt production took place on the naturally occurring hillocks in the tidal marshes using the evaporation process. Salt-workings further to the west, between East Coatham and the present Lackenby Steelworks, were served by West Coatham a separate, dispersed community<sup>14</sup>.

3.13 At some point, probably in the late medieval period, the marshland on the south side of East Coatham was drained and put to pastoral and arable uses, thereby extending the hamlet's diverse range of economic activities.

3.14 Evidence surviving on the ground is of a hybrid of the medieval prototype settlement layout described in paragraph 3.4 above, now known as High Street West. Historically, it seems always to have been a hamlet consisting of a single row of premises, lacking both church and manor house. The orientation of dwellings was no doubt influenced by the frequently hostile marine microclimate requiring them to turn their backs to the sea. The earliest surviving traditional forms therefore have single-storey, lean-to outhouses attached to their seaward side, confirming that they were south facing. They are described in 1810 as follows: "Most of their old white-washed houses, have low buildings in their front which not only serve for washing, baking, the reception of lumber, &c. but for two other purposes, preventing the drift sand from penetrating the inner parts, and as a barricade against the keen Northern wind"<sup>6</sup>.

3.15 The original settlement layout would have comprised modest, terraced cottages, each occupying a toft of land or burgage strip. The backs of cottages would open directly onto a lane on the north side (High Street West) with the strips extending south down to the back lane - now Coatham Road. Compared with settlements of similar vintage, the burgage strips were relatively short owing to the narrowness of the bank and the marsh at its foot. To the north side a protective belt of 'sand hills' separated the hamlet from the sea.

### **The 18<sup>th</sup> Century**

3.16 Between 1623 and 1810 the Kirkleatham Estate belonged to the Turner family. From the late 1750s Charles Turner pioneered improvements in agricultural practices, including improved crop cultivation and animal husbandry. This was partly enabled through the consolidation, restructure and enclosure of their land holdings and the development of new farmsteads located both within and well

outside the settlements. In Coatham the new farmsteads were Marsh House Farm, Coatham Farm, Lobster Inn Farm and Green Farm.

3.17 People moving to the farmsteads outside the settlements gave rise to their depopulation. This gave the Kirkleatham Estate the opportunity to clear away the estate workers cottages in the village of Kirkleatham and turn the area into a park centred on Kirkleatham Hall, for the enjoyment of the owner and his family. The former tenants of Kirkleatham were forcibly relocated to Coatham and Yearby where 'improvements' were undertaken to accommodate them<sup>15</sup>. Some of the cottages in High Street West clearly date from this period, but in contrast to the earlier dwellings many face north rather than south and lack the lean-to outhouses, referred to above.

3.18 Charles Turner also masterminded a short-lived revival of East Coatham's role as a port. He constructed a dock to the south of Marsh Farm and ample barns for the storage of cereals, timber and minerals for export. The dock was approached by one of the narrow creeks or channels opening into the mouth of the Tees. Imports included lime, coal and building materials and the trade thrived from the 1770s until the early years of the 19<sup>th</sup> century when Coatham was superseded by ports on the River Tees<sup>12</sup>.

3.19 Not all of the ships' cargoes were legitimate. From the late 17<sup>th</sup> century high duties on imported high value commodities such as lace, silk, tea, tobacco and alcoholic beverages, together with Coatham's remote location, created the conditions in which smuggling became a highly lucrative activity. Tales abound, of secret hiding places, interconnecting cellars, passages and tunnels within and beneath buildings, serving to conceal contraband goods from the 'Revenue Men.' By the 1840s the establishment of an effective Coastguard service and the



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nation's change to a free trade policy brought the more lucrative side of smuggling to an end<sup>16</sup>.

3.20 Following the fashion begun in the North by Scarborough, Charles Turner was first to recognise Coatham's potential as a health resort. In the 1760s he provided bathing machines and erected the Lobster Inn and the "New Inn"<sup>15 & 17</sup> - the latter re-named the Waterloo Tavern in 1815 and now converted to flats<sup>18</sup>. However, the settlement's isolated location caused its development as a seaside resort to be slow until the middle of the 19<sup>th</sup> century when the arrival of the railway connected it to the growing industrial towns and villages along the banks of the Tees and throughout the Durham coalfield.

3.21 By the end of the 18<sup>th</sup> century salt making had ceased and fishing, port activities and the holiday trade were superseded by agriculture as Coatham's principal economic activity. This was enabled through utilisation of extensive tracts of land reclaimed from the saltmarsh. For many hundreds of years diverse economic activities brought wealth to the settlement, yet its size and status remained little changed until the middle of the 19<sup>th</sup> century.

### The 19<sup>th</sup> Century

3.22 In 1809 Coatham was described as; "half a street, that is built only on one side, consists of about seventy houses, and is four hundred yards long. We then pass over an open green, in the same line, four hundred yards more, which brings us to Redcar. Most of the houses have low buildings in their front which not only serve for washing, baking, the reception of lumber, &c. but for two other purposes, preventing the drift sand from penetrating the inner parts, and as a barricade against the keen Northern winds. To complete this barricade, they open but one pane in their window, thus they avoid, as an enemy, that sea wind, which the

stranger, at great expense, comes to breath."<sup>6</sup>

3.23 The same writer goes on to refer to the "old, white-washed, mud-wall dwellings" and the "red tile" used on their roofs, giving vital clues to the character of the traditional buildings. The "single street" along with many of the dwellings described here, still survives as High Street West, but today it is built up on both sides.

3.24 In the early 19<sup>th</sup> century, ownership of the Kirkleatham Estate changed from the Turner family to the Newcomen family in whose hands it remained until the sale and break-up of the estate in 1949. Under their tenure the fortunes of Coatham changed, particularly in response to the burgeoning industrial development and urbanisation along the Tees and in East Cleveland.

3.25 From the 1820s the construction of a harbour was contemplated to provide a safe refuge for shipping. Stone harbour walls were to be erected on the offshore rock scars off Redcar and Coatham and a canal was proposed to connect the harbour to the River Tees at Middlesbrough, effectively by-passing the river's lower reaches. The proposal was eclipsed in 1846 when the Stockton & Darlington Railway was extended from Middlesbrough to Redcar. The railway provided the means of carrying blast furnace slag from Middlesbrough's ironworks to the mouth of the river for use in the construction the South Gare Breakwater (completed in 1888) a massive engineering feat that successfully narrowed the estuary, improving the river's navigability. By following the high water mark along the southern edge of the river estuary, the new railway formed a dyke or levy along the bank of the Tees, taking a first step towards major reclamation of the saltmarsh.

3.26 As a 'spin-off' from their industrial objectives, the railway company had

ambitions to develop a genteel seaside resort at Coatham<sup>19</sup>. They provided promenade rooms with sea views at their station and contemplated building a hotel. However, progress really lay in the hands of the landowning Newcomen family of Kirkleatham Hall, but in the ten years after the railway opened only one short terrace of villas, the new parish church, and cricket field had appeared<sup>20</sup>.

3.27 In the 1850s London architects Coe & Goodwin<sup>21</sup> were commissioned to prepare a plan for a substantial seaside development on part of Coatham Green, now broadly defined by Lobster Road, Newcomen Terrace, West Terrace and Queen Street. It was to comprise a double crescent of three-storey, terraced villas and shops with “public rooms, hotel” and an oval public garden<sup>22</sup> reflecting the earlier ambitions of the railway company for a “genteel resort.” Slow to take hold, the proposals were gradually modified to a layout owing more to Dickenson’s plan for the Marine Parade/‘Jewel Street’ area of Saltburn, than to Coe and Goodwin’s scheme. Its implementation took place piecemeal over a period of eighty years.

3.28 The cause of this slow rate of development was the original route of the railway line. The tracks ran along the sand dunes on the north side of Coatham and terminated at the station in Queen Street, close to the present Town Clock<sup>23</sup>. This had two principal effects. To gain access to the sea residents and visitors had to use the solitary railway bridge at Bridge Road (the remains of its clay, seaward abutment still survive alongside Majuba Road) and the developable land lying between the two settlements, was cut in two.

3.29 This situation improved in 1861 when the railway was re-routed through the meadows south of the settlement to enable its extension to Saltburn and the East Cleveland Iron Ore field. This stimulated residential development

closer to the original hamlet, along its old back lane. Here the Kirkleatham Estate built terraced town houses on the lower parts of the cottagers’ tofts and created a new back lane between the two. Most of these new dwellings were taken up by middle-class professionals, their families and servants from the industrial towns on the Tees. The development quickly spread to land on the opposite side of the road where a ‘gridiron’ pattern of new streets was laid out between Coatham Road and the re-routed railway line. On the sand dunes north-east of the hamlet, a Convalescent Home was built in 1861 for “the reception of poor and deserving persons recovering from sickness, and requiring change of air and sea bathing”<sup>24</sup>.

3.30 At this time Red Barns, Coatham’s most important surviving Victorian building, appeared on Kirkleatham Street. It was erected 1868-70 to designs by acclaimed Arts & Crafts architect Philip Webb for Thomas Hugh Bell, son of ironmaster Lowthian Bell. A discrete and subtly understated house its architecture was influenced by the local 18<sup>th</sup> century vernacular building style using hand-made red brick and clay pantiles. It is now a grade II\* listed building.

3.31 In 1867 the Kirkleatham Estate commissioned another development plan, this time from local architect Charles J. Adams of Stockton. This was for smart, semi-detached villas, grand terraces facing the Cricket Field and a Grammar School, all within an area bounded by Coatham Road, Nelson Terrace, Kirkleatham Street and Station Road<sup>25</sup> and clearly intended to merge with earlier planned development on Coatham Road. It was clearly designed as a high-class seaside suburb, intended to attract Middlesbrough businessmen and their families. The formula worked and the scheme enjoyed immediate success with the

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school, the terraces and most of the villas being built by 1893.<sup>26</sup> Sadly, only the terraces and one villa survive today, other sites having been redeveloped since 1945.

- 3.32 In the old hamlet, a school was erected and some of the original cottages were replaced with terraced artisans' cottages to house ironworkers' families and others attracted to the growing town. This development eventually crossed over the street thus commencing the creation of a second row of dwellings.
- 3.33 The first railway station, located at the east end of Coatham Green was closer to Redcar than to Coatham, clearly influencing the functions of the two settlements. Redcar became the commercial hub and the preferred location for shopping, entertainments and amusements for holiday makers and day trippers, whereas Coatham provided boarding houses and the largest hotel, while the older part of Coatham became a quiet residential area. Coatham's principal entertainments were the golf course, horse racing and the short-lived Victoria Pier<sup>27</sup>.
- 3.34 During the 19<sup>th</sup> century the names of the two principal streets were changed and swapped around, with maps showing High Street West as Coatham Road and both being at different times referred to a 'Back Lane'. This reflects an evolving confusion of roles, which, by the end of the century had settled down to the present names.
- 3.35 Coatham and Redcar having physically merged as one town by the end of the 19<sup>th</sup> century were formally amalgamated under the auspices of 'Redcar Urban District Council' in 1899.

### The 20<sup>th</sup> Century

- 3.36 In 1911 Redcar with Coatham was the twelfth fastest growing resort in England. However, visitors were attracted from a relatively small area

and profitability was consequently too low to support large-scale developments.

- 3.37 The economic depression of the inter-war period brought another wave of change for Coatham. Publicly funded employment schemes for the relief of unemployment, enabled Redcar Borough Council to develop a wide range of construction projects, including the development of the 'Coatham Enclosure.'
- 3.38 The vision was to construct a promenade and marine drive with appropriate "entertainments and amusements," linking Redcar Esplanade through to the South Gare Breakwater. The plan for the promenade and drive was abandoned following opposition from Redcar's traders, but the outdoor and indoor swimming baths and pools and a boating lake were completed in 1931 with a 'new' Golf Club House following in 1935.<sup>20</sup> The two open-air pools hit difficulties from the outset. They constantly filled with wind-blown sand while the climate restricted their use to the summer season. After conversion of the larger pool to a roller-skating rink in 1951 the sites of both pools were cleared in the 1960s. The indoor pool survived into the 1990s when major structural problems brought about its closure. Today only the boating lake survives, alongside the group of shed-like buildings comprising Redcar Bowl, Leisure Centre and 'Mungle Jungle.'
- 3.39 In the old settlement development of the second row of dwellings on the north side of High Street West, continued in a westerly direction in the form of detached and semi-detached dwellings more characteristic of a suburban housing estate. Elsewhere, sites remaining vacant from the end of the Victorian period of growth were gradually in-filled with residential developments, consolidating the urban framework we see today.

## **Summary**

- 3.40 From being a tiny but economically self-sufficient settlement with all of the traditional trades and a busy high street, Coatham mushroomed in the Victorian period to become a substantial suburban settlement. Before 1900 it had physically become as one with neighbouring Redcar and although now a residential area served by Redcar's town centre, it still retains much of its historic character.

# Coatham Conservation Area Appraisal 2011

## 4. CHARACTER APPRAISAL

### Introduction

- 4.1 It is the buildings of the conservation area, their relationship to the spaces between them and the ways in which those spaces are used that determine its character. Allied to these the predominant residential land use contributes to its ambience and sustainability.
- 4.2 Coatham possesses a townscape of two parts each having its own distinctive character, resulting from the settlement's historic development and expansion. They are the ancient one-row settlement, now High Street West and the mid-to-late Victorian extension to the south and east. They are described as follows:-

### High Street West

#### Layout

- 4.3 The original settlement consists of one side of a single street, now called High Street West, running between Rocket Terrace and Lobster Road. Its south side is lined almost exclusively with rows of terraced cottages with the occasional larger house and a school, all built hard against the pavement edge and each standing at one end of its own burgage plot or garden.
- 4.4 At the west end of the street and on its south side, three cottages (Nos. 156-160) and a short terrace of 'inter-war' dwellings, originally omitted from the conservation area in 1988, are now included (2009).
- 4.5 Only one historic cottage (No 43) and a former inn (Nos. 147/149) are out of step with the single-row layout. They are on the opposite side of the street and while they also were originally excluded from the conservation area, they are now included (2009).
- 4.6 A second inn, the Lobster, is set well back from the High Street and faces south across the old back lane (Coatham Road).

- 4.7 Terraces or rows are a common characteristic of most historic settlements. Collectively, they were probably intended to enhance the enclosure and defence of the street while maximising the useable land on the burgage strips behind by eliminating front garden spaces. In Coatham the strips were foreshortened in the Victorian period by the development of dwellings on the back lane (Coatham Road) but they are still an important, tangible and historic reference point, indicative of the settlement's ancient origins.

- 4.8 The gradual replacement of original cottages, together with the 'insertion' of the Victorian school building, respected the historic layout, but the housing development on the opposite side of the street gradually changed the settlement's character to a conventional 2-row street.

### Building Form and Character

- 4.9 The earlier cottages are of one or two storeys and have pitched roofs with varied eaves and ridge lines, further articulated by chimney stacks. Some may date back three or more centuries, their true age being concealed behind later alterations, additions and render and the tell-tale steeply pitched roofs, indicative of the past use of thatch. Many have distinctive, single-storey, lean-to front wings with roofs that are continuations of the main cottage roof, albeit at a slightly different pitch, combining to form a 'catslide.' Some of the single-storey cottages have been raised to 2 storeys in recent times.
- 4.10 Where front wings are missing small front areas or gardens have been formed with low boundary walls. Collectively, the cottages are locally distinctive and help make Coatham a special place. Slotted between the cottages are a school and a small number of larger houses, some rising to three storeys.

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- 4.11 Most of the dwellings lack the architectural exuberance of other more prosperous settlements and owe more to the particularly local, vernacular building tradition developed over hundreds of years. Window openings are largely of 'landscape' format or square, whereas those in later buildings tend to be of 'portrait' format. Doorways in the earlier cottages tend to be diminutive, reflecting the raised external ground level relative to the lower level inside.
- 4.12 The row of cottages numbered 114 to 124A, being slightly set back from the rest of the row, have acquired continuous, narrow front areas edged with railings or walls.
- 4.13 Later terraces of artisans' dwellings are of a similar form and scale to their earlier counterparts, although both these and the later school building, display some weak architectural pretensions reflecting their Victorian origins. Here, the windows are predominantly of 'portrait' format with canted and square bay windows.
- 4.14 The mid-20<sup>th</sup> century housing on the north side of the street introduced a completely different dwelling type, being detached and semi-detached, in a whimsical Arts & Crafts architectural style. They stand in their own garden spaces and have their gable-ends facing the street.
- 4.15 Both technically and historically inappropriate and can conceal attractive original facing materials.
- 4.17 The indigenous dressed sandstone blocks, having a diversity of surface dressings and hues of orange, brown, grey and yellow tones, are found in a few higher status buildings from no earlier than the 17<sup>th</sup> century, e.g. Nos. 48 & 50 High Street West. The best examples have now weathered to a mature patina.
- 4.18 Early imported and locally manufactured orange/red handmade bricks and clay pantiles also first appear in buildings dating from the 17<sup>th</sup> century. They replaced the indigenous reed thatch as the common roofing material. Grey/blue/black slates brought here from Wales and Cumbria from the middle of the 19<sup>th</sup> century gradually replaced both thatch and many of the pantiles. In more recent times man-made slates and tiles have been used, but these lack the enduring subtleties of patina and colour to be found in their more natural counterparts.
- 4.19 The earliest glazed windows had iron frames and tiny leaded lights, the only surviving example being at No 48 High Street West. From the early 18<sup>th</sup> century, wooden windows were used. The two principal types are traditional 'Yorkshire' horizontally-sliding sashes and vertically-sliding sashes. Both come in a variety of forms and patterns, many having multiple panes with glazing bars in keeping with the style of the building's architecture. 'Yorkshire' sashes would have predominated in the earlier cottages and vertically-sliding sashes in the later developments. Window openings frequently have stone lintels, or, arches of stone or brick, together with stone sills.

### Building Materials

- 4.15 Historically authentic and visually harmonious external finishes to buildings on High Street West, include render, indigenous sandstone and brick, with clay pantiles and slate being used to clad the roofs. A number of buildings still survive that would have been thatched. These tend to have the steepest roofs.
- 4.16 The earlier cottages would have been rendered and painted as a traditional finish. However, the rendering and painting of masonry on later buildings is
- 4.20 The earliest form of door is vertically boarded while those in larger and later buildings tend to be of four or more square or rectangular-shaped panels, sometimes with the upper panels

glazed. Doorways frequently have stone lintels, or, arches of stone or brick, frequently concealed behind later rendering or doorcases. There are now only a few rare survivals of historically authentic windows and doors.

- 4.21 Boundary treatments include brick walls and ornamental ironwork enclosing the few front areas.

### **Appearance**

- 4.22 Coatham is approached from the south via Kirkleatham Lane (A1042) which terminates at the traffic roundabout on Coatham Road. Bridge Road climbs up from the roundabout and passes a row of inter-war semi-detached houses (outside the conservation area boundary), to High Street West. Here the eye is drawn by the 3-storey, former New Inn (Nos. 147 & 149). Despite the degradation of its classic Georgian detail in the mid-20<sup>th</sup> century, it is still a significant townscape building and a visual anchor in the streetscape, rising above the surrounding properties. To the left, beyond a short row of 'inter-war' dwellings, is the west end of the High Street with three cottages surviving from the historic settlement.
- 4.23 The gap formed by Majuba Road at the west end of the built-up frontage, affords attractive views out of the conservation area across the sand dune landscape to the caravan site, car park, and the sea, marred only by unsightly steel palisade and concrete post-and-rail fencing and tall, utilitarian, steel lighting columns.
- 4.24 On turning right into High Street West the view is of a slightly serpentine and gently undulating street, the end of which is concealed by its meandering course. The view from the opposite end of the street is similarly of a gradually unfolding vista, the 'undulating' frontages of the cottages on its south side, helping to break up the elongated perspective of the street and partially screen the view to the end.

- 4.25 The double-fronted, 2-storey house on the right-hand corner, stands 'head-and-shoulders' above the adjoining cottages and is a visual anchor marking the 'entrance' to the former settlement.

- 4.26 The south side of the street is the historic core of Coatham. It consists of an informal, curiously attractive, 'higgledy-piggledy' row of wide and narrow-fronted, single and two storey cottages and houses. Their frontages step forward and back and have rising and falling ridge and eaves lines punctuated by chimney stacks carrying clay pots. The front, single-storey wings add further articulation to the row and its appearance is enhanced by the polychrome effect of the mixture of natural brick, stone, tile and slate building materials and coloured renders. The form and proportions of the earlier cottages gives their appearance a horizontal emphasis, contrasting with the verticality of later replacements dwellings with their square, canted or bowed bay windows and decorative brickwork at the eaves.

- 4.27 An historic break in the frontage occurs at Church Street with a corresponding gap on the north side of the street. To the north the vista is disappointing, across a children's playground and short stretch of neglected, truncated road lying outside the conservation area, to the abandoned site of part of the golf course, the buildings of Coatham Enclosure and the distant sea. However, this is compensated by the view south along Church Street to the architecturally and aesthetically impressive grade II listed Christ Church on Coatham Road.

- 4.28 The properties on the north side of the street, developed between 1850 and 1950, fail to reflect the intrinsic character possessed by the historic core on the opposite side. They have also created a strong sense of enclosure where none existed before impairing the setting of the historic frontage. However, collectively, Nos. 1



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to 95 (lying between the playground and Lobster Road) make a positive contribution to the appearance of the area by affording coherence and visual completeness to the street scene and are therefore included in the conservation area.

4.29 Flanking the entrance to Church Street, are two buildings serving as streetscape anchors. They are the single-storey, mid-Victorian school and The Links, a 2½-storey, late-Victorian, Queen Anne Style house of red engineering brick. The school, now flats, was recently rendered and re-windowed in UPVC, but still retains its basic proportions and character. However, The Links has been altered unsympathetically with an unsightly extension facing Church Street.

4.30 Most of the properties in the historic core have lost their authentic architectural detail, particularly windows and doors, many replaced in UPVC, detracting from the special character of the area. This includes two of the four cottages listed as buildings of special architectural or historic interest. The remaining two, still retain their historically authentic features and provide important reference points for future improvements and enhancement schemes.

4.31 The building detracting most from the character of the historic core is the mid-20<sup>th</sup> century, 3-storey, flat-roofed, block of flats at No 60. Being higher than neighbouring buildings it acts as an unnecessary and distracting focal point in the street drawing attention to its disharmonious form, scale and proportions, contrasting harshly with the modest vernacular character of the street. A similar but diminutive utilitarian building is to be found in the bookmaker's office at the east end of the street. These buildings are included in the conservation area not for their own value, but to achieve a consistent and coherent area of buildings.

4.32 At one time this area would have had all the characteristics of a busy bustling High Street, but its eclipse by Redcar has left it quiet and residential in character.

### The Victorian Extension:

#### Layout

4.33 This area, stretching from the backs of properties in High Street West to the railway line, has a mixture of high and low density housing and formal open space. The domestic terraces of the historic core are perpetuated here, though the layout is planned and therefore more rigid, reflecting the classic 'gridiron' pattern found in many Victorian towns. In following the slightly serpentine course of the former back lane the alignment of the terraces on Coatham Road departs from the 'gridiron' rigidity. Throughout the area, terraces of villas and houses predominate, while a smaller number of larger, detached villas can be found on Kirkleatham Street and Blenheim Terrace.

4.33 On Coatham Road and Lobster Road, the terraces have small, enclosed rear yards and the fronts are set back from the pavement edge behind small front gardens or 'areas' enclosed by boundary walls with gates and gatepiers, many of them rebuilt. Terraces lying between Coatham Road and Kirkleatham Street have similar rear yards but larger, mature front gardens. As a further variation, the detached villas on Kirkleatham Street are set in large private gardens and, by turning their backs to the street to face the railway, they are shut off from public view behind high brick screen walls.

4.34 Within the Victorian extension there are two key areas of open space: the Cricket Ground sandwiched between Trafalgar and Nelson Terraces and the churchyard of Christ Church on Coatham Road.

## **Building form and character**

4.35 Dwellings are predominantly of two storeys with fairly constant eaves and ridge lines. A few have attics lit by rooflights and/or gabled or flat-roofed dormers and roofs are additionally punctuated by banded and corniced chimney stacks, often tall and carrying rows of clay pots. Unlike the earlier cottages, most Victorian dwellings were purposefully designed by architects and builders. They consequently possess the characteristics of the Victorian Domestic and Arts and Crafts styles that include the use of Classical architectural details. Windows are largely 'portrait' in format, including the frequently featured single and 2-storey bay windows which may be canted, square/rectangular or less commonly bowed in plan, some with embattled parapets. Other windows have segmental (slightly curved) heads or flat lintels.

## **Building Materials**

4.36 The Victorian development is characterised by the use of facing bricks sourced from the local area as well as further afield. They include a range of colours and textures, from the local orange/red handmade and machine-made bricks to creamy white 'Pease' bricks and smooth, red engineering bricks with very tight mortar joints used in buildings of the late Victorian and the Edwardian periods. The scene is further enriched by the use of stone dressings to window and door surrounds, bands and panels of decorative, polychrome, encaustic and glazed tiles and moulded and dogtooth-patterned eaves courses. A particularly distinctive feature is to be found in Coatham Road (Nos. 114-146) where red and white bricks are used in Flemish bond to create a polychrome chequerboard pattern, on a row of dwellings locally known to as 'Smallpox Terrace.'

4.37 Dressed stone is used as a facing material on Christ Church and its lychgate while the boundary walls are of coursed and random rubble, all now weathered to a mature patina.

4.38 Rendered and painted finishes appear as period facing materials, e.g. Trafalgar Terrace, but have also been used inappropriately, concealing historic finishes.

4.39 Roofing materials are predominantly Grey/blue/black slates brought here from Wales and Cumbria. Recent replacements have been carried out using man-made slates and tiles, but these lack the enduring subtleties of patina and colour to be found in their more natural counterparts and detract from the character of the area. Traditional clay pantiles still survive on the two Arts & Crafts style houses.

4.40 Victorian and early 20<sup>th</sup> century domestic windows are predominantly wood, vertically sliding sash windows, in a variety of forms and patterns, including tripartite arrangements and canted and square bay windows. Mid-Victorian sashes tend to have multiple panes with thin glazing bars, while later ones have a large, single pane of glass in each sash. Window heads have stone lintels or arches of rubbed brick while the sills are usually stone.

4.41 Doors are of two, four or more panels, sometimes with brick flat arches or stone lintels, but more frequently set in Classical style doorcases or architraves and with plain overlights or fanlights in keeping with the style of the building.

4.42 Boundary features include:-

- Brick walls and gatepiers, generally matching the building facing materials and having stone copings of various shapes and carved and shaped pier caps, many now painted.
- Timber fences.
- Ornamental ironwork.

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- Hedges, frequently behind walls and fences and of various species, though predominantly privet.

During the two world wars characteristic wrought iron railings were removed from the boundary walls of Victorian properties. Some have been reinstated using steel and timber of a lesser quality than the originals. Vase finials have been lost from the gatepiers on Trafalgar Terrace.

- 4.43 Employment of any one or more of the building materials or components referred to above, when used honestly and in proper context, can enhance the character of the conservation area.
- 4.44 Many buildings have lost authentic, characteristic features, particularly roofing materials, windows and doors, the latter two usually being replaced by UPVC components. Later unsympathetic alterations and additions, such as altered and enlarged window openings, poorly designed extensions and over-large dormer windows, not only detract from the character of individual buildings but also spoil the look of the entire area.

### Appearance - Coatham Road – north side

- 4.45 The north side of Coatham Road is lined with 2-storey Victorian and Edwardian terraced houses. As one progresses along Coatham Road the convex curve of the terrace gradually reveals itself giving a strong visual emphasis to the bay windows, boundary walls and gatepiers. The latter are a principal feature of the streetscape, some having unusual polychrome brick or rendered panels. Where boundary walls have been lost the street scene is impaired.
- 4.46 Projecting bay windows, dormer windows and chimney stacks of all shapes and sizes, further enrich the drama of the street scene and serve to articulate otherwise flat elevations and

featureless roofscapes, thus adding further interest to the townscape aesthetic.

- 4.47 The terraces are interrupted by the Victorianised, late 18<sup>th</sup> century Lobster Hotel. This attractive free-standing building of 3-storeys, with flanking 2-storey wings, is an important visual anchor on Coatham Road and is a key visual anchor in views from the south side of the cricket ground. Its discrete and tasteful signage is however let down by the unfortunate 1950s brick, ground-floor, forward extension and its ill-defined, tarmac surfaced frontage.
- 4.48 On the west side of The Lobster, the end-of terrace property (102 Coatham Road) has an attractive Victorian shop front wrapping around the corner of the building. This is the only historic shop front in the conservation area, but its attractiveness is marred by the oversized and visually detrimental advertising hoarding on its gable end.
- 4.49 The conservation area terminates at the east end of the domestic terrace forming the visual backdrop to the cricket ground.

### Appearance - Coatham Road – south side

- 4.50 On the south side of Coatham Road, at its west end, the late 20<sup>th</sup> century primary school and 3-storey blocks of flats have no architectural or historic interest and are therefore justifiably excluded from the conservation area.
- 4.51 The first building of historic interest on this side of the road is Christ Church. Built in the Decorated Gothic style, it is set in a large well-used churchyard enclosed by a buttressed stone wall punctuated by a traditional lych-gate. Its towering broach spire makes it Coatham's principal landmark building, being prominent in views within and from well outside the conservation area. The well maintained churchyard, rich in

memorials to local family members, provides an attractive and appropriate setting for the church and an important wildlife habitat.

- 4.52 The Gables (former Vicarage) on the corner of Coatham Road and Blenheim Terrace is an attractive detached, red brick house in the Arts & Crafts style, complementing the distant Red Barns on Kirkleatham Street. Progressing east, beyond this point are the returning ends of similar terraced dwellings on Victory, St Vincent and Blenheim Terraces, linking Coatham Road to Kirkleatham Street. Their buildings display the harmonious use of materials and architectural detailing and the street scenes are enriched by consistent, mature, front garden spaces containing an array of lawns, shrubby and herbaceous planting including a number of mature woodland trees. They serve as an attractive and visually enriching foil to the building frontages and the hard highway environment.

### **Appearance - the Cricket Ground**

- 4.53 The vista along Coatham Road is softened by the occasional mature, though somewhat stunted, broadleaved tree, drawing the eye to the cricket ground, the largest open space in the conservation area. This archetypical green space is of key townscape importance within and beyond the conservation area and serves to satisfy the needs of the local community for social and sporting activities. It is enclosed by a high privet hedge which itself is contained by characteristic metal railings with ornate cast iron gatepiers at the gated entrance, dating from 1900. The cricket ground is flanked on two opposing sides by the elegant, formal, mid-Victorian, Trafalgar and Nelson Terraces. To the north side the Victorianised Lobster Inn rises above the domestic terraces on Coatham Road, while its south side is bounded by a public car park alongside the railway.

- 4.54 Nelson Terrace is characterised by its formal architectural composition with a slightly projecting gabled centre complemented by pyramidal roofed octagonal end turrets, all executed in creamy white 'Pease' brick facings and set behind small but attractive garden spaces. On the opposite side of the cricket ground, the corresponding Trafalgar Terrace follows similar design principles but is rendered and painted.

### **Appearance - Kirkleatham Street**

- 4.55 At Kirkleatham Street the conservation area boundary includes Red Barns, Stead Memorial Hospital, two detached houses, Victory, St Vincent and Blenheim Terraces, The Gables, Christ Church and its churchyard and a cluster of low-rise flats.
- 4.56 It is a characteristic feature of Kirkleatham Street that no dwellings face onto the street. On the north side are the ends of the terraced dwellings of Victory, St Vincent and Blenheim Terraces and on the south side are the backs of larger detached villas, each set in its own private garden and oriented to face the railway. The Grade II\* listed Red Barns is the most impressive of the villas and the only one with its front door opening onto the street. A large and rambling house, it is built hard against the pavement edge and presents a welcome contrast in building style by reflecting the local Georgian farmhouse vernacular in exuberant form. A 'blue plaque' on one of the gable ends, commemorates the life of Red Barns' most famous resident, Gertrude Lowthian Bell: Scholar, traveller, administrator and peace maker. A friend of the Arabs. Red Barns is now subdivided as a private residence and hotel.
- 4.57 Views along Kirkleatham Street are enhanced by the small number of mature woodland trees and hedges in gardens and the churchyard and by the strong sense of enclosure created by

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the boundary walls to properties, particularly the higher walls on the south side of the street.

4.58 Throughout the Victorian extension, a number of properties have been altered and/or extended in ways that are detrimental to the character both of the buildings themselves and the conservation area. They include the former School House, Nos. 112, 166, 168, 152 and 156 Coatham Road, 10 Victory Terrace, and the villas now comprising Stead Memorial Hospital.

4.59 In contrast to many similar residential areas, very few front garden spaces or their enclosing walls have been sacrificed to the creation of car parking spaces. Thus the integrity and ambience of the frontages of properties in the Victorian extension have been preserved.

### Common Characteristics

4.60 A number of townscape and streetscape characteristics are common to Coatham's historic core and its Victorian extension. They are described in the following paragraphs.

### The Highway Infrastructure

4.61 For the most part road surfaces, footpaths and other hard surfaced areas have tarmac or concrete finishes which are serviceable, but contribute little to the character of the conservation area, especially where they are in need of repair. Traditional historic surfaces such as Yorkstone flags, locally sourced cobbles and whinstone setts have completely disappeared. The only historically authentic survivals are the attractive and highly durable, multi-blue-toned scoria blocks of various patterns that surface the two back lanes linking Coatham Road and Kirkleatham Street, as well as the rear yard of the Lobster Hotel and forming the centre channel in the back lane between Bridge Road and Church Street.

### Back Lanes

4.62 The terraces and rows of properties throughout the conservation area are served by a network of back lanes. These are lined with an untidy but characteristic assortment of high boundary walls, garages, sheds, the gable ends of rear wings and extensions and timber telegraph poles with their 'umbrellas' of wires. These sub-environments, though not conventionally attractive, have their own dishevelled but distinctive character.

### Street Furniture

4.63 Coatham lacks the clutter of street furniture found in many other conservation areas. However, most furnishings are lacking in design and aesthetic appeal and consequently detract from the special character and appearance of the conservation area. One of the most negative visual aspects is the consistent use of drab grey paint for virtually all of the steel lighting columns and traffic signs.

4.64 The apparatus of statutory undertakers' pole-mounted service wires is less visually intrusive than the steel distribution cabinets. These are particular eyesores, largely owing to their large size and ill considered and inconvenient locations, creating a sense of visual clutter and a hindrance to the maintenance and repair of buildings and other structures; e.g. Victory Terrace and Church Street.

4.65 On a more positive note, close to the south-east corner of the churchyard, on Kirkleatham Street and just within the conservation area boundary, is a curious and rare reminder of Victorian sanitary engineering. It is an attractive, corniced and fluted plinth of a cast iron stench pipe. Although rusting and neglected it deserves to be cleaned and painted.

## **Trees**

- 4.66 Coatham's few mature trees are restricted to the Victorian extension, their growth stunted owing to the marine environment and industrial pollution. Although many are coming to the ends of their lives there is little evidence of new or recent planting to succeed them.
- 4.67 The relatively small number of existing trees in the conservation area makes them all the more precious and important to its special character, yet none are protected by Tree Preservation Orders. The only recourse for their protection is the statutory requirement for 6 weeks notice to be given to the local planning authority for works to trees. If the loss of a tree is to be prevented, then a Tree Preservation Order should be made.

## **Summary of character**

- 4.68 To summarize, the key features of the character of Coatham Conservation Area, are derived from the way in which its historic development and its relationship to its physical setting are still visually identifiable in the present built fabric and layout. Its essential architectural, historic and environmental interest is defined by the higgledy-piggledy, medieval row of one-to-three storey terraced cottages forming the south side of High Street West, together with the planned layout of suburban Victorian terraces and detached villas, enhanced by Christ Church in its churchyard setting and the cricket ground flanked by formal domestic terraces. These two distinctive areas successfully conjoin to form a visually coherent whole. Despite erosion of original architectural features, the earlier buildings in Coatham do still make a valid contribution to its character in terms of its historic settlement form and layout.



## 5. Opportunities for Improvement

- 5.1 A number of negative elements in the conservation area are identified in the Character Appraisal above. This section summarizes such features and suggests possible remedial actions and opportunities for improvement in the following paragraphs.

### Changes to the historic built infrastructure

- 5.2 The erosion of authentic architectural and historic features of buildings, particularly windows and doors, the addition of unsympathetic extensions, and the introduction of modern man-made building materials lacking the enduring qualities of their traditional counterparts are all particularly damaging. They detract from the historic integrity of the individual buildings and collectively undermine the special character and appearance of the entire area. Much of this change is due to the absence of Article 4 Directions.
- 5.3 Such directions withdraw certain permitted development rights for domestic and commercial properties so that planning permission is required for relatively minor building alterations including the replacement of windows, doors and minor extensions. While these additional controls could not be used to re-reinstate lost features, it would be possible to ensure future changes are more in keeping with the special character of the buildings themselves as well as the conservation area. However the appropriateness of making such directions will require further detailed consideration in the context of a Conservation Area Management Plan.

### Neglect and disuse of buildings and land

- 5.4 The relatively few neglected and disused buildings in Coatham are to be found on Coatham Road and High Street West. Such properties tend to be in multiple occupation. The problem is

influenced by market forces dictated by the relative desirability of Coatham as a place in which to live. The identification of realistic opportunities that might lead to the revitalization of such properties should be addressed in the context of a Conservation Area Management Plan.

### Frontages

- 5.5 Although very few front garden spaces and their enclosing walls have been sacrificed to the creation of car parking spaces the risk of such loss is ever imminent. The practicality of using Article 4 Directions as a tool to manage this risk should be considered in the context of a Conservation Area Management Plan.
- 5.6 The ill-defined tarmac surfaced frontage of the Lobster Hotel does a disservice to this otherwise attractive building. The owners/occupiers should be encouraged to improve its appearance by resurfacing and re-enclosing the frontage using materials in harmony with the age and character of the hotel.

### Advertisements

- 5.7 The display of advertisements is not a major issue in the conservation area, except at 102 Coatham Road where the attractiveness of this building is marred by the advertising hoarding on its gable end. The use of powers under the provisions of the Advertisement Regulations should be investigated as a means of securing the removal of the hoarding.

### Archaeology

- 5.8 It is possible that historic building analysis of the older buildings in High Street West may reveal structural elements from earlier periods than their external appearance might suggest - possibly even medieval. It is therefore very important to pursue at every opportunity the measures provided under the Planning Acts, other



legislation and advice, to investigate, record and wherever appropriate conserve, authentic historic external and internal fabric of buildings.

### Highway Infrastructure & Street Furniture

- 5.9 The inheritance of basic utilitarian street furniture and conventional hard surfacing materials presents an opportunity for future improvements to better serve the character and appearance of the conservation area by improving its streetscape. Adoption of a coherent and rational approach to highway design and management would be beneficial, but as a first step, consideration should be given to improving the choice of paint colour for lighting columns and traffic signs. Continuing efforts are also needed to reduce the number of traffic signs and to consolidate signs onto single rather than multiple poles, tasks to be addressed in co-operation with the Council's Highways function.
- 5.10 The rare and potentially attractive remains of the cast iron stench pipe on Kirkleatham Street deserves to be de-rusted and painted. Northumbrian Water Limited should be requested to undertake this work.

### Setting

- 5.11 The setting of the conservation area, including views out, is impaired by unsightly and/or neglected land and structures. They include the following:-
- The unsightly fencing on Majuba Road.
  - The view to the north from Church Street.

These matters should be addressed in the context of a Conservation Area Management Plan.

### Trees

- 5.12 Coatham's few mature trees are not protected by Tree Preservation Orders and have not been reinforced by new planting. The existing stock of trees is therefore at risk. It would therefore be appropriate to undertake a survey of trees in the conservation area in order to determine practical measures required to achieve their protection and to ensure their future replacement. This is a matter to be addressed in the context of a Conservation Area Management Plan.

## 6. Conservation Area Boundary

6.1 The conservation area boundary was found to be for the most part coherent, cohesive and consistent with both the historic core of Coatham and the best surviving parts of its Victorian extension, with only a few oversights. Since its designation in 1988, values have changed, local knowledge has expanded and buildings and areas then regarded as being of minor or even no significance are now seen as having a greater importance. In the Kirkleatham Street area the boundary meandered around blocks of properties making it difficult to comprehend. This appraisal therefore reviewed the conservation area boundary and recommended modifications to improve its coherence through consolidation while including a number of buildings and areas previously excluded.

### North side of High Street West

6.2 Although the settlement's historic core is largely restricted to the south side of High Street, there are a few exceptions, one being a single cottage, No 43, on the north side, referred to in paragraph 4.5 above. As few of its original external characteristics had survived modernisation, the cottage had been excluded from the conservation area.

6.3 The Victorian terraced cottages on the north side of High Street West, between the playground and Lobster Road (Nos. 1 to 95 odd numbers) are of little significance in architectural terms and had been excluded from the conservation area. However, collectively they make a positive contribution to the appearance of the area by affording coherence and visual completeness to the street scene. These properties together with the much older cottage at No 43 have therefore been included in the conservation area.

### Nos. 149 & 149b High Street West

6.4 Just outside the former conservation area boundary, on the corner of Majuba Road and High Street West, stands the 3-storey, 'U'-plan, former New Inn, a building of particular historic value referred to in paragraph 3.20 above. It is a significant townscape building and a visual anchor in the street scene and in the approach to the conservation area from Kirkleatham Lane. Although it's Georgian, proportions and appearance were impaired when the brickwork was rendered and the windows renewed, these changes are cosmetic and reversible and sensitive improvements would significantly enhance the building's appearance. This building has therefore been included in the conservation area.

### Nos. 148-160 High Street West

6.5 At the west end of High Street West, three historic cottages (Nos. 156-160) are separated from the rest of the historic core by a short terrace of architecturally undistinguished 'inter-war' dwellings (Nos. 148-154). They were probably overlooked when the conservation area was designated in 1988. Similar situations exist in the historic core, where groups of historic cottages are separated by later infill developments. Furthermore, both groups of buildings stand in close proximity to the former New Inn (Nos. 149-149b) and provide its immediate setting. Nos. 148 to 160 High Street West have therefore been included in the conservation area.

### Nos. 74 to 94 Coatham Road

6.6 East of the Lobster Road junction the terraced dwellings continue in similar fashion towards the town centre. However, those fronting the Cricket Ground were excluded from the conservation area. This terrace is no more altered or despoiled than many others on Coatham Road and makes a

positive contribution to the character of the conservation area by completing the strong physical and visual sense of enclosure on the north side of the cricket ground. It is therefore included in the conservation area.

### **Kirkleatham Street**

- 6.7 Here, the former meandering boundary undermined the cohesion and coherence of the conservation area. Stead Memorial Hospital together with two detached villas on the south side of the street had formerly been excluded from the conservation area together with Blenheim Mews on the north side.
- 6.8 The hospital was converted from a row of three fairly commonplace, but substantial, late Victorian, detached villas. Over the years they have acquired a haphazard collection of brutally functional and aesthetically disharmonious linking structures and extensions, seriously impairing both front and rear elevations. Their appearance is relieved only by the occasional tree in the grounds and the high screening walls fronting Kirkleatham Street, serving as a foil to the visual chaos beyond while contributing beneficially to the strong sense of enclosure in the streetscape.
- 6.9 The hospital is likely to be vacated in the near future when the redevelopment of the whole site will be considered. Any significant change on this site will clearly have a direct impact upon the area's character and appearance and upon the setting of the adjacent Grade II\* listed Red Barns. It is therefore important that the opportunity is grasped to ensure the redevelopment enhances rather than detracts from the character of the conservation area, by emulating and reinforcing the principles of the area's Victorian layout as well as the scale, form, proportion and potentially the design of its buildings.
- 6.10 Cartrefle and Newlands occupy adjoining sites to the west of the hospital. They are attractive, detached, Edwardian villas built in contrasting but harmonious domestic styles and together they make a positive contribution to the character of the conservation area and its setting even though they are excluded from its boundary. They and their high brick boundary walls present an attractive visual backdrop to the churchyard on the opposite side of the street and contribute to the strong sense of enclosure.
- 6.11 On the corner of Blenheim Terrace and contrasting strongly with the predominant character of older buildings in the conservation area, Blenheim Mews is a cluster of late 20<sup>th</sup>-century, 2-storey brick-built flats. The sole redeeming feature of this development is the high, Victorian, 'Pease' brick boundary wall that still wraps around the site, serving as an attractive visual foil to the flats while contributing to the sense of enclosure on Blenheim Terrace and Kirkleatham Street. The property lies between Blenheim Terrace and the churchyard and its exclusion from the conservation area consequently interrupted its cohesion. Any future changes to the buildings on this site will clearly impact upon the settings of the conservation area and of the grade II listed Christ Church.
- 6.12 Further west and aligned at right angles to the south side of Kirkleatham Street, are three short culs-de-sac of pleasant but undistinguished, semi-detached suburban dwellings erected in the 1930s and 50s. On the north side are the primary school, playing field and flats referred to under paragraph 4.48 above. These areas are outside the core of Coatham's Victorian extension and have a significantly different character from that of the conservation area.
- 6.13 It was therefore considered appropriate to extend the conservation area boundary which now includes Stead

Memorial Hospital, Cartrefle, Newlands and Blenheim Mews, but omits the arealying to the west of Newlands and the churchyard.

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## 7. CONCLUSIONS

7.1 Though now part of the town of Redcar, many of Coatham's defining characteristics as a separate historic settlement still survive. Its architectural, historic and environmental qualities are rooted in its historical development from the medieval period and in its later expansion from around 1850. Much of this is still evident in the built environment today.

7.2 Coatham Conservation Area embraces most of the core of the historic settlement along with its Victorian extension. These two areas have their own distinctive architectural, historic and environmental character, and they successfully conjoin to form a coherent whole. The reasons for its designation as a conservation area are just as valid today as they were in 1988, perhaps more so, and the continued protection of its elements is therefore considered key to the future survival of its special character.

7.3 When the conservation area was designated it was named Redcar Conservation Area even though the designated area is traditionally and historically known as Coatham. The conservation area has therefore been re-named Coatham.

7.4 This appraisal summarises the special characteristics and qualities that justify its designation as a conservation area. It also raises issues about certain the negative aspects undermining the special quality of the area and identifies actions required to tackle them. A number of the more complex problems require further work to develop practical solutions and these should be addressed in the context of a Conservation Area Management Plan. Actions to address some of the less problematic issue are recommended as follows:-

- The owners/occupiers of the Lobster Hotel should be encouraged to improve its appearance by resurfacing and re-enclosing the

frontage using materials in harmony with the age and character of the hotel.

- The use of powers under the provisions of the Advertisement Regulations should be investigated and where appropriate, used to secure the removal of the unsightly advertising hoarding on the gable end of 102 Coatham Road.
- The Local Planning Authority should use its powers under the Planning Acts and other legislation and advice at every opportunity, to ensure that the historic, external and internal fabric of buildings in Coatham's historic core, is investigated, recorded and wherever appropriate conserved.
- The adoption of a coherent and rational approach to highway design and management in the context of the adopted Urban Design Guidelines, in order to better serve the special character and appearance of the conservation area by improving its streetscape. As a first step, consideration should be given to improving the choice of paint colour for lighting columns and traffic signs, as has been the case for example, in Loftus and Guisborough and Saltburn Conservation Areas.
- Northumbrian Water Limited should be requested to de-rust and re-paint the remains of the cast iron stench pipe on Kirkleatham Street.

7.5 The survey of the conservation area undertaken in connection with this appraisal revealed a numbers of buildings and areas of local architectural and historic interest, omitted from its boundary, together with an incoherent boundary in the area around Kirkleatham Street. These matters were given full consideration and the conservation area boundary was extended by Council resolution on

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22nd January 2009 to include the following: -

- The properties on the north side of High Street West (Nos. 1 to 95 odd numbers) between the playground and Lobster Road.
- The former New Inn at 147 & 149 High Street West.
- The three early cottages (156 to 160) and the short terrace of inter-war dwellings (148 to 154) on the south side of High Street West.
- The Victorian terrace of villas (74 to 94 Coatham Road) facing the Cricket Ground.
- Stead Memorial Hospital on Kirkleatham Street.
- Blenheim Mews, on the corner of Blenheim Terrace and Kirkleatham Street.
- The two villas, Cartrefle and Newlands on Kirkleatham Street.

7.6 The present conservation area boundary is shown on the plan in Appendix 2.

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# Coatham Conservation Area Appraisal 2011

# APPENDIX 1: Planning Policies

## Local Development Framework Policies (LDF) affecting Coatham Conservation Area

1. The Redcar & Cleveland Local Development Framework, which includes policies in the adopted Core Strategy and Development Policies Development Plan Documents (DPDs), set out several policies relating to this conservation area. Those current at the time of writing are as follows; for an up to date list of extant policies, please visit the Council's website, [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf).
2. Policy CS25 of the Core Strategy indicates that development proposals will be expected to contribute positively to the character of the built and historic environment of the Borough, and that the character of the built and historic environment will be protected, preserved or enhanced.
3. The Spatial Strategy for the Redcar area (Core Strategy policy CS5) indicates that for the location generally, the Council and its partners will aim to safeguard and enhance buildings, sites and areas of heritage and cultural importance.
4. The entire conservation area, which is focussed on the Coatham area of Redcar, is located within the 'Limits to Development'. Policy DP1 of the Development Policies DPD indicates that within the limits, development will generally be acceptable, subject to other development plan policies and designations.
5. General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD. Policies DP9 and DP10 set out development control criteria for conservation areas and listed buildings respectively.

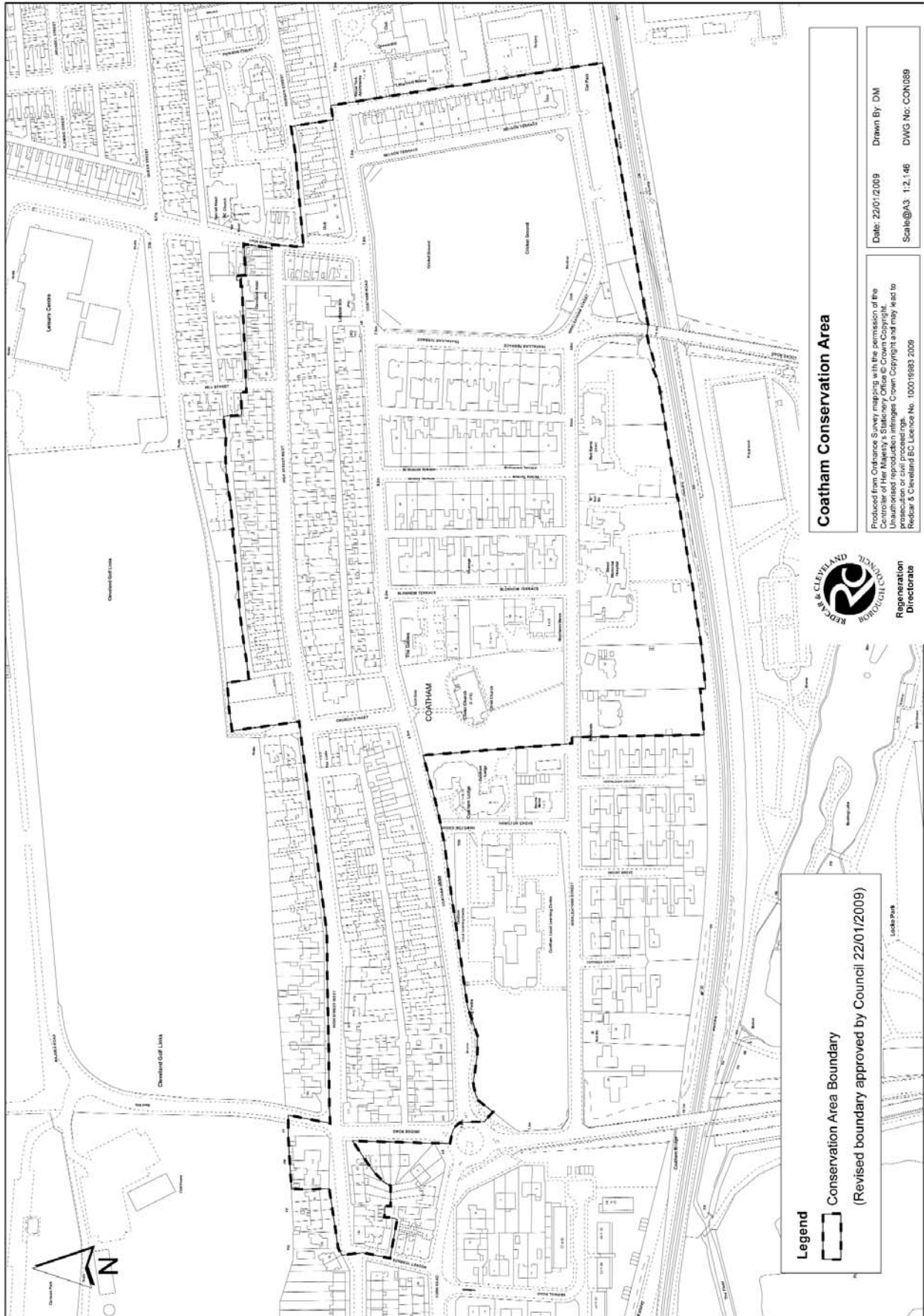
### NB

The planning policies referred to above are current at the time of writing; for an up to date list of extant policies, please visit the Council's website, [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf) or contact: 01287 612356.



# Coatham Conservation Area Appraisal 2011

# APPENDIX 2: Conservation Area Boundary Plan



**Coatham Conservation Area**

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Date: 22/01/2009  
 Drawn By: DM  
 Scale@A3: 1:2,146  
 DWG No: CON089



**Legend**

— Conservation Area Boundary  
 (Revised boundary approved by Council 22/01/2009)

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# Kirkleatham

## Conservation Area Appraisal

### 2011



Planning (Listed Buildings & Conservation Areas) Act 1990

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**Kirkleatham Conservation Area Appraisal 2011**

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**Kirkleatham Conservation Area Appraisal 2011**

# 1. INTRODUCTION

- 1.1 As part of its continuing duties under the Planning Acts, Redcar & Cleveland Borough Council has prepared appraisals for 15 of its 17 conservation areas<sup>2</sup>.

## The Designation of the Conservation Area

- 1.2 Kirkleatham Conservation Area was designated by Teesside County Borough Council on 9<sup>th</sup> April 1970<sup>3</sup>. The conservation area boundary was tightly drawn to include the whole of the settlement and its landscape setting. The reasons for designation and its purpose are set down in the designation report<sup>4</sup>.
- 1.3 A plan showing the conservation area boundary is provided in Appendix 1.
- 1.4 Kirkleatham was one of very few conservation areas to have an early form of management plan. Published in 1973<sup>5</sup>, it included proposals for the conservation and enhancement of the special character of the conservation area, including the renovation of listed buildings, environmental improvements, woodland management and tree planting. Many of the recommendations were subsequently implemented including:-
- Repair grants to Sir William Turner's Hospital, St Cuthbert's Church, the Turner Mausoleum, the Old Hall and Kirkleatham Hall Stables.
  - Conversion of the Old Hall to museum use.
  - Woodland management and tree planting.
  - Environmental improvements including renewal of street lighting and fences, gapping up hedges, clearing ditches, footpath construction and replacement of concrete roadside kerb edgings and channels with granite setts.

## Other Protective Designations within the Conservation Area:

### Tree Preservation Orders

- 1.5 Several areas of woodland are protected by Tree Preservation Orders<sup>6</sup>. They are shown on the Conservation Area Boundary plan at Appendix 1.

### Listed buildings

- 1.6 There are 24 listed buildings of special architectural or historic interest within the conservation area<sup>7</sup>. See Appendix 2.

### Scheduled Monuments & Archaeology

- 1.7 There are no scheduled monuments in the conservation area. Although only limited work has been undertaken, Kirkleatham's archaeological significance is indicated by the 25 sites of archaeological interest included in the Heritage Environment Record (former Sites and Monuments Record.) Details of these sites together with an assessment of Kirkleatham's archaeological resource are given in a separate report<sup>8</sup>.
- 1.8 The report confirms that whole of the settlement is archaeologically sensitive and "nationally important remains exist, which may preclude development"<sup>8</sup>. Particularly sensitive areas include the land lying on either side of the former A174 and A1042 roads.

### Article 4 Directions

- 1.9 A 'blanket' Article 4 Direction was approved by the Secretary of State for the Environment on 10<sup>th</sup> May 1974<sup>9</sup>. The direction withdraws certain permitted development rights for domestic and agricultural properties throughout the conservation area in order to prevent further erosion of the special character of historic buildings or the erection of inappropriate buildings and forms of enclosure.

## Kirkleatham Conservation Area Appraisal 2011

### **Planning Policies affecting Kirkleatham Conservation Area**

- 1.10 The Redcar & Cleveland Local Development Framework (LDF) contains several policies relating to the conservation area. They are set out in Appendix 3.

more information and knowledge becomes available.

- 1.15 The next step of the process will be to formulate conservation area management proposals to provide a basis for making sustainable decisions about the conservation area's future.

### **Conservation Area Appraisal**

- 1.11 A conservation area appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area.
- 1.12 This appraisal provides a clear and sound understanding of Kirkleatham Conservation Area by recording, evaluating and presenting all of the key elements that together make up its special interest, character and attractiveness, while considering its relative importance in the Borough-wide context. It also identifies opportunities for improvement.
- 1.13 **The appropriateness of the conservation area boundary has been considered and after public consultation this appraisal and its recommendations including confirmation of the existing boundary of the conservation area, was approved by Redcar and Cleveland Borough Council on 18<sup>th</sup> July 2008. This appraisal has been revisited to ensure it remains relevant and up to date. The present conservation area boundary is shown on the plan in Appendix 1.**
- 1.14 While the appraisal covers the topics referred to in PPG 15<sup>10</sup> and in guidance issued by English Heritage<sup>11</sup>, the appraisal is not intended to be comprehensive or to provide detailed descriptions of the listed buildings<sup>12</sup>. The omission of any particular building, feature or space from the appraisal, should not be taken to imply that it is of no interest. The appraisal should not be regarded as a static document. It will be subject to review and update, especially in the light of new research and as

## 2. PHYSICAL SETTING AND TOPOGRAPHY

- 2.1 Kirkleatham lies on the gently sloping coastal plain close to the foot of the scarp slope of the Eston Hills and just beyond the southern edge of Redcar approximately 3½km (2 miles) from the foreshore. The site is slightly elevated above the surrounding area so that the streams running northwards from the hills, skirt around its east and west sides before continuing north to the River Tees at Teesport.
- 2.2 Historically the settlement straddles the A174 coastal route linking Yarm to Whitby, at its intersection with the road connecting Guisborough to Coatham on the coast. Today the roads are diverted around Kirkleatham via a bypass that also serves as the convenient boundary for the conservation area on its south and west sides.

**Kirkleatham Conservation Area Appraisal 2011**

### 3. HISTORIC ORIGINS AND DEVELOPMENT

- 3.1 A review of the historic development of Kirkleatham is important in order to understand how its development has shaped the uniquely distinctive elements that make up its special character as a conservation area. Only a brief summary of Kirkleatham's development is given here to help place the conservation area in historical context. A more detailed account is given in Appendix 4, with references to further reading, of which the most helpful are Phil Philo's "Kirkleatham - A History of the Village, Estate and Old Hall." and John Cornforth's articles in "Country Life" magazine<sup>13</sup>.
- 3.2 Being largely a product of the post-medieval period, Kirkleatham's earlier history principally serves to inform the archaeology of the conservation area, which potentially could be of considerable importance.
- 3.3 The development of Kirkleatham as we see it today began in 1625 after the manor had been acquired by the Turner family. This family used their considerable wealth to progressively re-order and redevelop the medieval village over the next 200 years, creating an ensemble of 17<sup>th</sup> and 18<sup>th</sup> century buildings of remarkable design and craftsmanship<sup>14</sup> set in extensive and spacious landscaped parkland.
- 3.4 The 19<sup>th</sup> century was a lean time for building in Kirkleatham with the provision of just a group of estate workers cottages close to the church. However, the parkland was substantially reinforced with extensive woodland shelterbelts and plantations, after diverting roads away from the grounds of Kirkleatham Hall.
- 3.5 During World War Two (1939/45), Kirkleatham Hall became an important strategic military centre<sup>15</sup>. Pillboxes, road-blocks, anti-aircraft machine gun posts anti-tank ditches and 'cubes' were provided for its defence while historic walls and an 18<sup>th</sup> century bastion, were 'loop-holed' to provide defensive firing positions. Surviving fragmentary remains are of increasing historic interest.
- They include the following:-
- Loop-holed firing positions in the boundary wall opposite the church and in the bastion near West Lodge.
  - The line of anti-tank ditches north and west of the site of Kirkleatham Hall.
  - A row of concrete anti-tank 'cubes' near West Lodge.
  - A cylindrical pedestal mounting for a spigot mortar near East Lodge.
- 3.6 After the sale and break-up of the Kirkleatham Estate in the late 1940s key historic buildings and most of the land within the conservation area, came into local authority ownership. However this did not prevent the loss of a number of key historic buildings including the following: Kirkleatham Hall, Kings House, The Temple and the Pigeon Cote.
- 3.7 Although much of the woodland was felled at this time, the integrity of most of the parkland has been sustained and enhanced through replanting and by the creation of new shelterbelts and areas of woodland.
- 3.8 The site of Kirkleatham Hall was redeveloped with the present school buildings in 1958 and in 1981 the Old Hall (former Free School) was converted to a museum, the Bellamy Pavilion being added later, on the site of stables and other outbuildings.
- 3.9 In the early 1970s the construction of Kirkleatham bypass removed traffic congestion from the settlement, restoring the tranquillity of earlier times.



**Kirkleatham Conservation Area Appraisal 2011**

## 4. CHARACTER APPRAISAL

### Local Context of Kirkleatham Conservation Area

- 4.1 In the context of the 17 other conservation areas in the Redcar & Cleveland area, and throughout the region, Kirkleatham Conservation Area is unique in terms of the quality and quantity of its special architectural and historic heritage and its landscape setting. No other area has such a high percentage of its buildings listed as being of special architectural or historic interest, or graded I and II\*. Architecturally, Kirkleatham Conservation Area is the most rewarding place in the Tees Valley area<sup>16</sup> justifying its designation as one of only two 'outstanding' conservation areas in the former County of Cleveland<sup>17</sup> and the only one within the Borough of Redcar and Cleveland.
- 4.2 It is surprising that in a conservation area of such architectural and historic importance, so many of its high status historic buildings and their wooded parkland settings are in disused, neglected and dilapidated condition and that they are furthermore in local authority ownership. This sad characteristic also sets Kirkleatham apart from other conservation areas in Redcar and Cleveland and the Tees Valley.

### Settlement location, form and layout

- 4.3 Kirkleatham Conservation Area occupies an urban fringe location sandwiched between west Redcar's suburban housing to the north and east, Kirkleatham Business Park to the west and an open agricultural landscape to the south, beyond which is the impressive wooded backdrop of the Cleveland Hills, an area of great landscape value.
- 4.4 It is a small settlement which can no longer be called a village in the true sense of the word, as it consists of a landscaped park throughout which are

distributed a small number of significant public, institutional and domestic buildings and a handful of dwellings. These are linked together by their woodland settings, green open spaces and the highway which follows a somewhat serpentine L-shaped route, having previously comprised a staggered crossroads until the construction of the bypass.

- 4.5 The former A174 road divides the area into two visually distinctive areas as follows:-
- To the south, a large area of open arable farmland within which are set 'cheek-by-jowl' two of Kirkleatham's listed buildings, Sir William Turner's Hospital and Kirkleatham Gardens.
  - To the north, parkland defined by complex framework of woodland shelterbelts and plantations, creating a series of enclosed open spaces, varied in size and shape, within which lie key individual and groups of historic buildings along with broader tracts of open space.
- 4.6 Originally the parkland extended to the south of the road, but was cleared of trees and hedgerows during the post-war period to facilitate intensive farming practices.

### Character of the Built Heritage

- 4.7 It is the buildings of the conservation area, their special architectural and historic character and relationship to the spaces between them that set the scene for its character and appearance. Collectively they are of outstanding interest and quality, making Kirkleatham a special place.

### The Buildings - building materials

- 4.8 Kirkleatham's indigenous building materials are locally quarried sandstone and the clays used to manufacture bricks. For high status buildings local sandstone was supplemented with

better quality stone 'imported' from other parts of Northern England. From the middle of the 17<sup>th</sup> century handmade bricks were at first imported and then made from the local clays producing the familiar, warm, mixed hues of red and purple through orange and brown to buff. Brick has been used for all building types regardless of their status.

- 4.9 The exclusive use of stone is restricted to the parish church, mausoleum, the garden buildings of Kirkleatham Hall and some boundary walls, whereas all of the other principal buildings are constructed from a mixture of brick and stone with stone used for decorative dressings and 'centrepieces'. Brick is used almost exclusively for The Cottages near the church where creamy-white Victorian 'Pease' brick facings were introduced for the row of former railway workers cottages.
- 4.10 Roofing materials for high status buildings include green/blue Lakeland slate, frequently in diminishing courses, lead and, from the middle of the 19<sup>th</sup> century, grey/blue/black Welsh slate. For minor domestic, agricultural and ancillary buildings, traditional orange/red clay pantiles were the norm.
- 4.11 The predominant type of historic window is the multi-paned, vertically-sliding sash. Some are round-headed and there are early 'pre-counterbalance' examples having thicker glazing bars. There are historic examples of circular windows and a few domestic 'Yorkshire' horizontally-sliding sashes. The windows in the former railway cottages would have had stone mullions and iron-framed casements.
- 4.12 The earliest doors are of two panels, whereas those of the 18<sup>th</sup> and 19<sup>th</sup> centuries are predominantly of four or six panels, raised and fielded in the higher status buildings.

### The Buildings – form and style

- 4.13 The variety of building form in Kirkleatham is dictated by the diversity of building type, ranging from public buildings such as the parish church, Free School (museum) and Special School, to the institutional Turner's Hospital, the stately stable block of the demolished Kirkleatham Hall, along with its garden buildings and structures, to detached houses and terraced cottages. Buildings are of single through to three storeys in height. Some are punctuated with towers and chimney stacks. Historic roofs, originally flat or shallow-pitched, are now pitched, most having hips but some with gables. Layouts range from courtyards to 'H'-plan and simple terraces.
- 4.14 Kirkleatham is probably unrivalled in Britain for the concentration of outstanding buildings in a village of such modest size<sup>14</sup>. This ensemble of 17<sup>th</sup> & 18<sup>th</sup> century buildings of remarkable design and craftsmanship<sup>16</sup> possess a rich and unique diversity of architectural style, rooted in England's Georgian period and ranging from Queen Anne through Baroque, Rococo and Palladian, to Gothick. Being of more than local significance, they have both individually and collectively, an important place in the mainstream of eighteenth century British and European architecture<sup>14</sup>.
- 4.15 This level of architectural quality was achieved through the use of the best architects, artists and craftsmen of their day, including Robert Corney of Coatham, an exceptionally gifted local master carpenter and mason. Sorting out a plausible building chronology and identifying the architects of buildings in Kirkleatham, has always difficult because of the scarcity of contemporary documents. In the past this has led to assumptions and misconceptions that have hindered a full appreciation of the genius of the place<sup>16</sup>. However, the discovery of surviving drawings, account books and diaries<sup>14</sup> has

provided clarification of the 'authorship' of Kirkleatham Hall, the parish church and mausoleum and their principal monuments. Other evidence, though more circumstantial, is based on known family connections, stylistic similarities and the evidence of the buildings themselves. The list of architects, artists and craftsmen having documented connections with Kirkleatham and the Turner family is impressive and includes the following:-

Architects:

- Dr Robert Hooke: Kirkleatham Hall (1669) & Turner's Hospital (1676)
- William Wakefield: Sir William Turner's Free School.
- James Gibbs: Turner Mausoleum (1740), east wing of stable block, garden temple, Turner's Hospital (remodelling 1740-49).
- John Carr: St Cuthbert's Church, south wing of stable block, Kirkleatham Hall (remodelling).
- Sir William Chambers: Kirkleatham Hall (collaboration with Carr).

Artists:

- Joshua Marshall: monument to John Turner
- Thomas Ady: statuary for Turner's Hospital
- William Price: stained glass for Turner's Hospital
- Peter Scheemakers: monument to Marwood Turner
- Sir Henry Cheere: monument to Cholmley Turner
- Sir Richard Westmacott: monument to Sir Charles Turner
- Joseph Wilton : chimney pieces for Kirkleatham Hall

4.16 Taken together with their visually enhancing landscape settings, the

buildings are testimony to the remarkable vision and achievement of one family - the Turners - over a relatively short period of time<sup>18</sup>.

4.17 Detailed building descriptions are given in the statutory lists of buildings of special architectural or historic interest<sup>7</sup> and in some of the publications included in the list of references given at the end of this appraisal. Further descriptive information is given below in paragraphs 4.32 to 4.59.

**Landscape features and setting**

4.18 A crucial component of Kirkleatham's special character is its rich and attractive landscape setting comprising wooded parkland, with open farmland (formerly parkland) lying to the south.

4.19 The wooded parkland consists of a coherent framework of shelterbelts and plantations, reinforced with avenues, clumps and individual specimen trees that contribute significantly to the special character and appearance of the conservation area in the following ways:-

- By physically enclosing the conservation area on its north, east and west sides, screening the modern housing areas and industry from its core, enhancing the sense of separation from the urban area.
- By effectively interlinking and unifying the various parts of the conservation area.
- By forming attractive, clearly defined and sheltered open spaces that, together with the trees and woodland create Kirkleatham's parkland character.
- By enhancing the attractiveness of the settings of Kirkleatham's nationally important historic buildings.
- By providing an ecological haven for wildlife habitats.

## Kirkleatham Conservation Area Appraisal 2011

- By providing an extensive and potentially high quality recreation and leisure facility for the people of Redcar and Cleveland.

4.20 The woodland consists of a predominant mix of deciduous native trees, that range from approximately 25 to 125 years old, accompanied by occasional fine native, non-native and exotic tree species planted up to 300 years ago. The oldest trees are to be found in the grounds of Kirkleatham Hall School where an arboretum was established in the 18<sup>th</sup> century. However, the ravages of age and neglect have had their effect leaving only a few historic specimen trees including several Holm Oaks (*Quercus ilex*)<sup>19</sup>.

4.21 Today the parkland is restricted to the area to the north of the former A174. The area to the south was denuded of tree cover in the 1950s to facilitate intensive farming practices and today consists of two open, arable fields providing a setting for Sir William Turner's Hospital and Kirkleatham Gardens.

### Other Landscape features

4.22 Walls of stone and brick, some listed as being of special architectural or historic interest, enclose the curtilages of buildings, former paddocks, the grounds of the demolished Kirkleatham Hall. There are also retaining walls enclosing the churchyard, alongside watercourses and forming ha-ha's.

4.23 Traditional thorn hedges are a significant feature of field boundaries, particularly along their visually prominent outer edges, adjacent to the highway. Important yew hedges flank the Kirkleatham Hall School drive and the old east carriage drive as it passes through Washaways Plantation.

4.24 Throughout the conservation area traditional wrought iron estate fencing used in conjunction with shaped and moulded cast iron gateposts, contribute

the authentic historic character of the landed estate. The restored kissing-gate to the path leading from Turner's hospital to The Cottages is of a particularly attractive Chinoiserie design.

4.25 Later types of fencing include traditional timber post-and-rail used for some field boundaries and 'birdsmouth' fencing alongside the former A174 road and the lane leading to The Cottages.

4.26 Streams and watercourses are potentially attractive features that could be used to better visual advantage. The stream alongside the B1269 Fishponds Road still feeds the remains of a 'chain' of four ornamental fishponds that once stretched southwards towards Yearby (paragraph 5.8 in Appendix 4). From the largest pond a sluice directs the stream under the old Marske Lane via a culvert from which it emerges to run alongside the stone ha-ha forming the southern boundary of Kirkleatham Hall School.

### Views and vistas

4.27 From the Guisborough road above Yearby, Kirkleatham stands out in the landscape as a green oasis of trees and fine buildings. It breaks up the visual monotony of the flat and treeless coastal plain, reducing the visual impact of the Wilton Chemical Works complex, contributing something of great quality, character and attractiveness to the Redcar and Cleveland area<sup>20</sup>.

4.28 The roads leading into the conservation area afford important, attractive views. Approaching from the west, the unfolding vista reveals the tall, elegant elevations of the Old Hall Museum. This is quickly followed by the side view of Turner's Hospital with its eye-catching, domed, Baroque, clock tower. Viewed across hedge-enclosed, arable fields, against a distant backdrop of mature woodland, they are important visual anchors in the landscape.

4.29 To complement the landmark qualities of the Old Hall Museum, the open aspect of the building's frontage affords unhindered views out across the open fields towards the wooded hills rising abruptly above the distant village of Yearby and beyond to the Eston and Upleatham hills. Similar views are obtained from the truncated section of the former A174 road, east of Kirkleatham Gardens.

4.30 Approaching from Kirkleatham Lane the historic buildings are screened from view by wooded shelterbelts diverting the eye towards the open countryside beyond. Upon entering the settlement the gaps between the trees allow tantalising glimpses of buildings and open spaces lying beyond, creating a sense of drama and anticipation.

### Identity areas

4.31 Although the conservation area is a coherent whole, the unifying wooded parkland and the highway articulate it into five well-defined, interlinked areas each with its own particular identity and character. They are as follows:-

- Kirkleatham Hall Stable Block including the grounds of the demolished Kirkleatham Hall, the surviving historic garden buildings, the modern Kirkleatham Hall School and their extensive parkland setting enclosed by woodland shelter belts.
- The parish church of St Cuthbert and The Cottages.
- The Old Sawmill, Church View, The Paddocks and the enclosing fields and woodland shelter belts.
- Sir William Turner's Hospital, the high-walled Kirkleatham Gardens and the enclosing farmland.
- Kirkleatham Old Hall Museum, the Bellamy Pavilion and former horticultural nursery.

Each of these areas is appraised separately below.

### Kirkleatham Hall Stable Block

4.32 The wooded grounds of the demolished Kirkleatham Hall are enclosed on their south and west sides by a fine stone boundary wall with ornamental gatepiers at the entrances. There are two entrances to the site. The historic approach is from the west gateway set within crescent-shaped walls opposite the parish church. The drive passes through the forlorn, rusticated, stone, gateless gatepiers, their ball finials now missing, between overgrown Yew hedges to the tall, richly ornate but heavily weathered and gateless, Baroque 'Lion Gatepiers', so named after their stately finials. The drive opens into a large courtyard fronted on the right by the modern, single-storey, flat-roofed school building, the visually discordant neighbour of the elegant Palladian south elevation of Kirkleatham Hall Stable Block.

4.33 It is a noble building<sup>16</sup> in terms of the quality of its architecture, its past use and its relationship to the world of horse racing and breeding<sup>13</sup>. However, despite its original purpose and current disused and dilapidated condition, it has the character and presence of a splendid palatial residence of considerable merit.

4.34 In contrast to its grand public outer face, the composition of the attractive courtyard is very plain, the success of its architectural composition relying on the subtlety of form, proportion and juxtaposition of the building's component parts to great effect. The tall, cupola-capped, conical-roofed, circular tower is a significant eyecatcher both within the courtyard and in views of the building from the surrounding parkland.

4.35 The Stable Block is historically and architecturally inseparable from its setting. This includes the adjacent garden buildings - the Gothick Toasting Gate, bastions and ha-ha - and their broader wooded parkland setting.

## Kirkleatham Conservation Area Appraisal 2011

Though now neglected, dilapidated and the target for vandalism and theft, these latter buildings were designed to enhance the settings of both the Stable Block and Kirkleatham Hall and to command views within the magnificent, extensive, wooded parkland in the best naturalistic landscape tradition - a rare and precious survival in this urban fringe location.

4.36 From the east side of the Stable Block the old carriage drive sweeps through the arch of the Toasting Gate, crossing the park to pass through Washaways Plantation to the East Lodge gateway with its attractive Edwardian wrought iron gates and stone gatepiers. The driveway is flanked by traditional wrought iron estate fencing and a largely replanted avenue of woodland trees. The green sward of Piper Flat to the north is punctuated by a mature clump of trees.

4.37 While the destruction of Kirkleatham Hall damaged the integrity and completeness of Kirkleatham's architectural composition, its loss has also served to raise the relative value and special significance of the remaining buildings, particularly Kirkleatham Hall Stable Block and the remaining garden buildings, for which architectural historians have a higher regard than for the demolished Hall itself<sup>16</sup>.

4.38 To the north of the Stable block lies West Lodge, a former cart shed of painted brick and pantile, converted to a lodge in the mid-20<sup>th</sup> century.

4.39 The surviving fragmentary remains of Kirkleatham Hall's World War II defences are located within the Stable Block's parkland setting.

### **The Church and The Cottages**

4.40 Retreating back down the old driveway to the west gateway, the eye is drawn by the strange and dramatic architecture of the Parish Church and Turner Mausoleum. The plain Palladian

parish church has two of Kirkleatham's four towers. One is a conventional belfry tower, the other the pyramid-shaped roof of the adjoining Baroque mausoleum. Set in an attractive, well-wooded churchyard, this remarkable and strange juxtaposition of styles is executed wholly in stone and is elevated above the road behind a brick and stone retaining wall with ornate gates and gatepiers.

4.41 A narrow, leafy lane on the south side of the churchyard, leads to The Cottages. This attractive, secluded cluster includes the following:-

- A block of two storey dwellings are arranged around both common and private back yards and share an adjoining high-walled garden.
- A row of four Gothicised former railway cottages set behind well-tended front gardens enclosed by a brick wall with stone copings.

4.42 Concealed by surrounding woodland and tree screens, The Cottages serve as an attractive and complementary foil to the adjacent church and afford a strong sense of enclosure to its churchyard.

4.43 At the west end of the lane the stream is crossed by a rustic stone and brick footbridge carrying the footpath towards the museum and Turner's Hospital.

### **The Old Sawmill, Church View & The Paddocks**

4.44 To the north of the church Kirkleatham Lane follows a serpentine course winding around the walled, wooded grounds of the Stable Block, before continuing northwards towards Redcar. Just beyond the churchyard and set back from the road behind a grassed open space, is the Old Sawmill, a range of 18<sup>th</sup> century kennels, later used as a woodyard and sawmill and now kennels once again. The buildings are plain, of brick and pantile, with a yard enclosed by a high brick wall.

4.45 On the north side of the Old Sawmill are a pair of former paddocks, separated by an attractive high stone wall with an overgrown gateway and short east return at its south end. The wall is of unknown date and may be of archaeological significance. Both paddocks are enclosed by woodland shelter belts that form part of Kirkleatham's wooded parkland.

4.46 The west 'paddock' was used as an extension to the Council nursery gardens behind the Old Hall, but is now disused. The east paddock is subdivided and occupied by Church View, a Neo-Georgian former Vicarage of 1928 and The Paddock, an uncompromisingly modern dormer bungalow built c.1960 of buff coloured brick, render and rubble 'stonework' with a plain concrete tile roof.

### **Sir William Turner's Hospital & Kirkleatham Gardens**

4.47 At Kirkleatham Lane's junction with the former A174 road, the eye is drawn around the corner and along the lane leading to Turner's Hospital by the closed vista of the high, brick wall of Kirkleatham Gardens. This imposing structure imparts a strong, dramatic sense of enclosure that is further enhanced by the 'corridor' effect afforded by the plantation of mixed woodland on the opposite side of the stream alongside the road. This creates a sense of anticipation as Turner's Hospital is approached.

4.48 Although the high, warm, red brick walls of Kirkleatham Gardens are disused and dilapidated, they are key to the special character of the conservation area contributing significantly to its visual diversity and unique sense of place.

4.49 To the east of Kirkleatham Gardens, the redundant, truncated section of the former A174 road and the stream alongside it, have a neglected, abandoned appearance. At its east end

the 'hammerhead' is frequently used for fly-tipping and as a 'depot' for road materials, thus degrading the special character and attractiveness of this part of the conservation area, which is exposed to views from the bypass.

4.50 The 'corridor' opens out beyond the recently laid out 'community garden' revealing the frontage to Sir William Turner's Hospital, undoubtedly Kirkleatham's finest historic building.

4.51 This building's architectural attractions can be fully appreciated only by approaching its north-facing courtyard entrance. Here the sense and genius of place has been refined and enhanced by successive historic improvements and embellishments, culminating in a complete architectural composition, marred only by the unsightly pole-mounted overhead wires crossing its frontage.

4.52 A narrow moat or ha-ha is crossed to enter the lawned entrance forecourt, framed by miniature forts and arcaded loggias. These guide the eye through richly embellished wrought iron gates and screens to the courtyard. Here the scene is dominated by the elegant clock tower rising above the chapel, its flanking former school houses in the middle of the south range and their long east and west wings. Enriching the space is the figure of 'Justice' on the lawn in the middle of the courtyard and the statues of children and elderly inmates placed on the building.

4.53 The unusual mixture of architectural styles used in the composition of the outer and inner courts, enlivens and enriches the overall character of this important building, contributing to its unique identity.

4.54 The young trees that fringe the Hospital's site are important to its setting, especially when viewed in the context of the adjoining, denuded arable landscape relieved only by enclosing timber fences, mature



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hedgerows and the occasional young hedgerow tree.

- 4.55 The former paddock opposite Sir William Turner's Hospital, serves as its extended foreground, so that progression along the footpath from The Cottages is rewarded by the gradual revelation of the building.

### Old Hall Museum

- 4.56 Diagonally opposite the Hospital is the architecturally powerful, 3-storey Old Hall Museum with its monumental entrance<sup>16</sup> set behind a brick boundary wall and formal front garden enhanced by its solitary and ancient Sweet Chestnut and climbing Pear trees.
- 4.57 This important landmark building is visually prominent in views into the conservation area, heralding the architectural delights that lie within. However, the setting of the museum has been degraded by the replacement of its period stable block and outbuildings with the present Bellamy Pavilion, adjacent bungalow and the extensive paved and raked forecourt. The only concession these modern, ungainly structures make to their older neighbour is the use of pitched roofs and traditional facing materials.
- 4.58 To the west, the over-engineered 'municipal' car park and adjacent playground are relieved by attractive landscaping forming a complementary extension to Kirkleatham's wooded parkland setting. Beyond the museum, to the north, lies the disused former market garden turned nursery, now looking abandoned, neglected and littered with the detritus of its former use.
- 4.59 Sandwiched between the former nursery and The Cottages is the well-concealed Owl Centre, almost completely enclosed by young trees.

### Summary of character

- 4.60 Kirkleatham Conservation Area is one of the most important areas of special architectural and historic interest in the Tees Valley area. It consists of an architecturally and functionally diverse group of exceptionally fine Queen Anne and Georgian buildings in an extensive wooded parkland setting. Most of the buildings were created by nationally and internationally prominent architects, artists and craftsmen for the wealthy Turner family of Kirkleatham and London.
- 4.61 The area has all the characteristics of the park of a stately home - a 'green lung' to be enjoyed by the adjoining urban community - with the added bonus of a greater diversity of building type and character than will be found elsewhere.

## 5. OPPORTUNITIES FOR IMPROVEMENT

5.1 Kirkleatham is a classic area of 'urban fringe' with all of its characteristic problems, issues and opportunities. This is reflected in the disuse, neglect and dilapidation of many of the conservation area's high status historic buildings and their wooded parkland settings, particularly those in local authority ownership.

5.2 This section summarizes such negative elements in the conservation area, some of which are referred to above, and suggests opportunities for remedial actions, improvements and enhancements.

### Archaeology

5.3 Beneath Kirkleatham's existing settlement layout lies the evidence of much earlier human occupation stretching back to at least Anglo-Scandinavian times. Little is known about the early form, layout or size of the settlement or of its buildings, spaces or the activities that took place in and around them. Unlike most other settlements, when the old village was cleared away in the 18<sup>th</sup> century, the sites of many of its buildings were not re-developed, leaving their below-ground remains intact.

5.4 The whole of the settlement is therefore archaeologically sensitive with nationally important remains, deserving protection through the formulation and implementation of sound strategies for investigation, particularly in the context of proposals for change and enhancement.

### Buildings

5.5 Despite the immense heritage importance of the conservation area, many of the Council's own buildings are in a state of disuse and disrepair. Since 1998 this has been highlighted by the inclusion of five of them in English Heritage's Buildings at Risk Register. They include:-

- Kirkleatham Hall Stable block

- The Toasting Gate
- The two bastions and ha-ha
- Two sets of gatepiers at the entrance to Kirkleatham Hall School
- Kirkleatham Gardens.

5.6 Of the non-listed buildings, The Paddocks, a 1960s bungalow and its surrounding garden and the much older West Lodge, are disused or underused and boarded-up.

5.7 Given the close proximity of these buildings to other high-quality buildings together with their common historic origins and coherent wooded parkland setting, it is important to treat the whole group holistically when contemplating improvements and alternative uses, taking into consideration the physical and contextual links between all of the buildings.

5.8 The architecturally degraded setting of the Old Hall Museum presents opportunities for future enhancement in keeping with the architectural and historic integrity of the Old Hall and its broader setting.

5.9 A small number of buildings, particularly domestic, have lost authentic, characteristic features and suffered unsympathetic alterations that not only detract from their individual appearance, but spoil the look of the area. Such works include:-

- Inappropriate roofing repairs using waterproof coatings to cover the slates.
- Replacement of windows and doors, usually with UPVC 'look-alikes'.
- Altered and enlarged window openings.
- Repairs using inappropriate materials and techniques, e.g. re-pointing brickwork.
- Removal or reduction of the heights of chimney stacks.

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5.10 It is therefore important to resist the pressures which could lead to further losses through the more propitious use of existing planning powers and by giving positive encouragement to the reinstatement of lost features.

5.11 The conservation area is used formally and informally by the public for recreational purposes. There are currently no interpretive facilities available to enhance the enjoyment of the archaeological, historical and architectural resource of the area.

### Open Spaces and Landscape issues

5.12 In the context of the conservation area designation report<sup>4</sup> and the early 'management plan,'<sup>5</sup> extensive tree planting works were undertaken to consolidate and reinforce Kirkleatham's historic wooded parkland setting. This was done in the light of the physical changes imposed by the construction of the bypass and the advancing housing development from Redcar. However, opportunities to plant up the three odd corners of fields cut off by the bypass and to re-introduce planting of a parkland character to land on the south side of the former A174 road, were not realised. Today, these 'odd corners' still remain as meaningless 'left-over' areas of scrubby grazing.

5.13 Management of both old and new woodland areas along with the avenues, clumps and parkland trees, has been sporadic and inadequate and the signs of neglect are evident in the numbers of trees lost to disease, vandalism and old age. Most of the former avenues and scattered specimen trees have been denuded or lost through age and neglect. The integrity of Kirkleatham's wooded parkland legacy is therefore clearly at risk and in need of review, management and development to address past neglect and to take account of both the visual impact of recent developments beyond the conservation area boundary

and modern day demands on urban woodland and parkland<sup>20</sup>.

5.14 Opportunities therefore exist for planned reinstatement, consolidation and development of the existing wooded parkland framework, including its reinstatement in the area of land south of the former A174 road, to create a more complete and coherent landscape that will complement and raise the quality of the settings of the area's historic buildings.

5.15 Other open space and landscape issues requiring attention are as follows:-

- The unsightly, abandoned Council nursery garden, north of the Museum and 'west paddock' north of the Old Sawmill.
- The neglected network of footpaths<sup>21</sup>, particularly through the woodland and open space areas. The extent and configuration of Council owned land offers the potential to extend public rights of access, creating a more comprehensive and meaningful network of circular walks and rides throughout the area.
- Most boundary walls, gates and gatepiers throughout the area are dilapidated and subject to vandalism and theft.
- Part of the brick retaining wall forming the southern boundary of the churchyard has collapsed and should be rebuilt.
- The decorative, geometric-patterned timber gate at West Lodge is in an advanced state of dilapidation while the similar "OXO" gate and the stone ball finials at the entrance to Kirkleatham Hall School, have already been lost.
- The characteristic but dilapidated metal estate fencing defining the driveway and enclosing the former paddocks to the east of the Stable

Block and occurring elsewhere throughout the conservation area.

- Much of the timber post-and-rail and most of the 'birdsmouth' fencing throughout the conservation area is in disrepair.
- Some traditional thorn hedgerows are in need of 'gapping-up' and maintenance and missing ones need reinstating.
- Streams and watercourses are neglected and frequently choked with vegetation and rubbish from fly-tipping, leading to blocked culvert grids.
- The ha-ha 'moat' to the north of Kirkleatham Hall Stable Block, has silted up and is frequently flooded owing to poor drainage. Options including improvements to drainage, or formalisation as a pond, should be considered in the context of the 'moat's' probable acquired ecological status.
- The fishpond (referred to in paragraph 4.26 above) has been reduced to a stream through the tipping of farm waste by successive landowners, robbing the conservation area of its only significant water feature.
- The important, sensitive fragmentary remains of Kirkleatham Hall's World War II defences are at risk of loss through woodland management works and vandalism.
- Kirkleatham Conservation Area may have the potential for Country Park status and for the designation of nature reserves. Such opportunities require further consideration in the context of a Conservation Area Management Plan.
- Unauthorised access to woodland areas by vehicles.
- The school lacks adequate screened and secure car parking.

- 5.16 Many of these matters require further consideration and should be addressed in the context of a Conservation Area Management Plan and should be prioritised as part of the Kirkleatham Study.

### **The Highway Environment**

- 5.17 Most areas of carriageway and pavement are surfaced in tarmacadam, with some area of concrete flags in front of the parish church and Turner's Hospital.
- 5.18 Environmental improvements undertaken in the 1970s replaced standard concrete kerb edgings and channels with more sympathetic granite sett kerb edgings with whinstone sett channels<sup>22</sup>. These were used throughout the conservation area in conjunction with bitumen-bound gravel surfacing to footpaths and to the car park opposite the church. While most of the kerbs and channels have survived, the surfacing has not. The opportunity therefore exists to re-introduce more sympathetic surfacing materials for footpaths and other hard surfaces while maintaining and extending the granite and whinstone kerbs and channels.
- 5.19 The ditch on the west side of Kirkleatham Lane leading north out of the village carries little water and is frequently used for fly-tipping. Consideration should be given to culverting and back-filling which will incidentally facilitate footpath widening.
- 5.20 The truncated section of the former A174 road, east of Kirkleatham Gardens, now serves only as a bridleway. However, it attracts fly-tipping and seasonal use as a depot for road surfacing materials - an unsightly practice for the following reasons:-
- It is a semi-industrial activity that detracts from the special character and appearance of the conservation area.

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- It obstructs the use of the road as a public bridleway.
- Materials spill over into and block the stream and the surface water drains.

5.21 Consideration should be given to formally close, break up and remove most of the full length of this carriageway, leaving only a narrow strip suitable for use as a bridleway. The reclaimed land should be used for landscaping to enhance the setting of the school and to reinforce the area's wooded parkland framework.

### Street lighting

5.22 Environmental improvements undertaken in the 1970s included the renewal of street lighting. The themed approach included the use of recycled, black painted, Edwardian lighting columns with 'gas-type' post-top lanterns, in the core of the settlement and in the context of the principal listed buildings. On the approach roads, plain, modern, unpainted steel columns with swan-neck lanterns were installed.

5.23 In recent years this theme has been 'diluted' by maintenance and improvised replacements. For example, some Edwardian columns have been replaced with modern metal columns while others have been raised in height using incongruous metal poles and modern lanterns. The result is a lack of consistency in design and appearance that is damaging to the character and appearance of the conservation area.

### Street furniture

5.24 the use of drab grey/blue paint used for the few traffic signs and other street furniture including some street lighting columns, in Kirkleatham tends to be in visual disharmony with its special character.

5.25 Other highway matters requiring attention are as follows:-

- The bus stop sign at the church, has been relocated from a relatively inconspicuous position to the frontage of the grade I listed church and mausoleum.
- Crude, rusting steel bollards at the entrance to Kirkleatham Hall School are of an incongruous design and have been damaged by vehicles, calling for alternative means of deflecting vehicles away from the gatepiers.
- The stone plinth alongside the road to the west of the Old Hall Museum has lost its black-and-white enamel 'KIRKLEATHAM' name sign.
- The position of the bus shelter and ramped platform at the entrance to Kirkleatham Hall School is visually inappropriate. A similar platform and litter bin have been provided in front of the 'fort' at the right-hand-side of the grade I listed Turner's Hospital. Its position in relation to its physical surroundings suggests it is a 'token gesture' as practical use for its intended purpose would appear to be difficult.
- The seasonal use of weed killer around the edges of grassed verges, street furniture and the like, creates unsightly sterile borders of bare earth that detract from the attractiveness of the area.

### Overhead services

5.26 There are pole-mounted overhead wires alongside the roads and the lane leading to The Cottages. Where there is tree cover the wires and wooden columns tend to be benign, blending in with their surroundings. However, the frontage to Turner's Hospital has no mature trees leaving the poles and wires exposed. Here they are visually obtrusive and under-grounding would greatly benefit the appearance and setting of this important grade I listed building. The opportunity to address this should be undertaken in the context of

a Conservation Area Management Plan.

### **Telecommunications cabinets and kiosks**

- 5.27 Two distribution cabinets and a modern telephone kiosk form a visually incongruous group alongside the churchyard of the grade I listed parish church and mausoleum. Another cabinet partly blocks the footpath in front of Church View. They should be relocated to less conspicuous sites.



## 6. CONSERVATION AREA BOUNDARY

- 6.1 The extent of the conservation area is clearly defined by the bypass to the south and west and a housing estate on its north and east sides. Consequently there is little scope to extend the boundary other than by crossing the bypass into the business park to the west or the farmland to the south.
- 6.2 While the farmland provides an important and attractive setting for the conservation area, it does not contribute to its special architectural or historic character. On balance and in view of the degree of physical separation imposed by the bypass, it is considered that an extension of the boundary to the south would be inappropriate and that the setting of the conservation area would best be protected by other planning policies.
- 6.3 Within the conservation area no significant developments or adverse changes in character have taken place that would justify changes to its boundary. It is still therefore considered to be a coherent area, including all of those buildings of architectural and historic interest, the spaces around them and their landscape settings, that make up the conservation area's special character.



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## 7. CONCLUSIONS

7.1 This appraisal of Kirkleatham Conservation Area summarises the key elements that collectively make up the special interest, character and attractiveness that justify its designation. It also identifies negative aspects of the area that undermine its special quality, suggests opportunities for improvement and considers whether any changes to the conservation area boundary are needed.

7.2 Kirkleatham Conservation Area embraces the whole of the historic settlement and its wooded parkland setting. Since its designation in 1970, very few historic buildings have been demolished, but there has been significant erosion of their character and appearance through disuse, neglect, vandalism and unsympathetic alteration. While the wooded parkland setting has been reinforced and consolidated with new planting, it has nonetheless suffered from neglect and abuse.

7.3 However, the architectural, historic and environmental qualities of Kirkleatham and the integrity of its wooded parkland setting are still clearly evident today. It still retains a strong visual cohesion and the reasons for its designation as a conservation area are perhaps even more valid today than in 1970. The continued protection of its elements is therefore considered key to the future survival of Kirkleatham's special character and it is therefore not considered appropriate to make any changes to the conservation area boundary. After public consultation the Council resolved on 18<sup>th</sup> July 2008 not to extend the conservation area boundary. The conservation area boundary is shown on the plan in Appendix 1.

7.4 Regarding the negative elements that undermine the special qualities of the conservation area, the more intractable problems will require much further work to develop practical, coherent solutions and opportunities for improvement.

They should be addressed in the context of a Conservation Area Management Plan and the existing Kirkleatham Woodland Management Plan<sup>20</sup>.

7.5 Short term actions to address some of the less problematic issues are suggested as follows:-

- In the light of Kirkleatham's archaeological importance, all proposals for enhancement and development should address and make adequate provision for appropriate levels of archaeological investigation and preservation.
- Council maintenance programmes should address the maintenance of streams and watercourses in the interest of effective and efficient drainage and the appearance of the conservation area and the well being of its wildlife habitats.
- Consideration should be given to terminate the use of weed killer around the edges of grassed verges, street furniture and the like.
- The Council's woodland and grounds maintenance programmes should take account of the important remains of Kirkleatham's World War II defences and the need to preserve and enhance them.
- Continue to maintain and devise effective means of preventing unauthorised access to woodland areas by vehicles.
- Consideration should be given to reinstating the 1970s themed street lighting scheme and adoption of a consistent colour scheme for the columns.
- Consideration should be given to the adoption of special highway standards in the conservation area aimed at maintaining and improving the visual quality of the streetscape including the use of 'understated' signage and highway markings.

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Such standards would include the consistent use of an agreed palette of designs, materials and colours for surfacing, street furniture and traffic signs, an undertaking to be addressed in co-operation with the Council's Highways function.

- Consideration should be given under the Council's highway maintenance programme to undertake the following works:-
  - Culverting and back-filling the ditch on the west side of Kirkleatham Lane to reduce fly-tipping opportunities.
  - Relocation of the bus stop sign from the church frontage.
  - Re-consider the location of the bus shelter and ramped platform at the entrance to Kirkleatham Hall School.
  - Replace the platform and litter bin in front of the 'fort' at Turner's Hospital, with more appropriate structures.
  - Replacement of the steel bollards at the entrance to Kirkleatham Hall School with a visually appropriate, alternative means of deflecting vehicles away from the gatepiers.
  - Reinstate the black-and-white enamel 'KIRKLEATHAM' name sign on the stone plinth alongside the road to the west of the Old Hall Museum.
  - Repairs to and reinstatement of timber post-and-rail and 'birdsmouth' fencing within the highway environment.
  - Consideration should be given to terminate the use of the truncated section of the former A174 road, east of Kirkleatham Gardens, as a depot for road surfacing materials
- Encouragement should be given to owners of historic buildings to maintain, repair and carry out future changes in keeping with their special character and to reinstate lost architectural features.
- Landowners should be encouraged to reintroduce parkland planting and to maintain and reinstate traditional hedgerows and water features, to enhance the appearance and wildlife habitats of the conservation area.

## References, Sources & Notes

1. Planning Policy Guidance Note (PPG) 15: "Planning and the Historic Environment," HMSO, 1994; and English Heritage, "Guidance on Conservation Area Appraisals," 2005.
2. Staithes and Hutton Lowcross Conservation Areas fall within the planning jurisdiction of the North York Moors National Park Authority.
3. Notice published in The London Gazette, p. 4016, 9<sup>th</sup> April 1970.
4. Teesside County Borough Council, "Kirkleatham Conservation Area" (designation report) 17<sup>th</sup> November 1969.
5. Teesside County Borough Council, "Kirkleatham Conservation Area – Suggested Environmental Improvements and Use" (management plan) 1973.
6. Tree Preservation Order No III, North Riding of Yorkshire County Council, 27<sup>th</sup> March 1950.
7. "The 26<sup>th</sup> List of Buildings of Special Architectural or Historic Interest for the parishes (sic) of Eston, Lazenby, Normanby, Ormesby, Redcar, South Bank and Wilton," Department of the Environment," published on 29<sup>th</sup> April 1988.
8. Rowe, Peter, "Kirkleatham: An Archaeological Assessment," Tees Archaeology, August 1998.
9. Notice published in The London Gazette, p. 8378, 4<sup>th</sup> October 1974.
10. Planning Policy Guidance Note (PPG) 15: "Planning and the Historic Environment," HMSO, 1994.
11. English Heritage:
  - "Development in the Historic Environment," June 1995.
  - "Conservation Area Practice," October 1995.
  - "Conservation Area Appraisals," March 1997.
  - "Guidance on Conservation Area Appraisals," English Heritage, August 2005.
12. Detailed descriptions of listed buildings in Kirkleatham are contained in the "The 26<sup>th</sup> List of Buildings of Special Architectural or Historic Interest for the parishes (sic) of Eston, Lazenby, Normanby, Ormesby, Redcar, South Bank and Wilton," Department of the Environment," published on 29<sup>th</sup> April 1988, and other publications.
13. Wray, Nicola, "Kirkleatham Hall Stables, Redcar, Redcar and Cleveland - Building Assessment," visited on 25 August 2004 by Nicola Wray, Garry Corbett, Catherine Dewar and Stewart Ramsdale.
14. Friedman, Terry, F. "Buildings in search of architects," Yorkshire Architect, November 1975, pp.24-27.
15. Green, Gary, "The Home Front – Teesside Defences During World War II," Tees Archaeology, 2006.
16. Cornforth, John, "Kirkleatham, Cleveland – I," Country Life, 6<sup>th</sup> January 1977 pp 18-21.
17. 'Outstanding' was a designation applied by the Department of Environment in the 1970s, to conservation areas considered to be of 'outstanding architectural and historic interest. The only other conservation area to be so designated in the former County of Cleveland was Yarm.

## Kirkleatham Conservation Area Appraisal 2011

18. The Turner family held the manor of Kirkleatham from 1625 to 1810, but the period of great building was essentially 1720-1780.
19. Harris, P. "Kirkleatham Woodland Survey," 21st March 1975.
20. "Kirkleatham Woodland – A Management Appraisal," Jo Fearey, Countryside Officer, Redcar & Cleveland Borough Council, June 2004.
21. Including both public and permissive rights of way.
22. Constructed to the North Yorkshire County Council's standard detail.

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- Redcar & Cleveland Local Development Framework: Core Strategy DPD Submission, May 2006 Policy CS5: Spatial Strategy for Redcar, items z and bb (p.28).
- Redcar & Cleveland Local Development Framework: Core Strategy DPD Submission, May 2006 Policy CS25: Built and Historic Environment (p.71).

## Legislation & National Policy Guidance

- Planning (Listed Buildings & Conservation Areas) Act, 1990.
- Planning Policy Guidance Note (PPG) 16: "Archaeology and Planning," 1990.
- English Historic Towns Forum, "Conservation Area Management," June 1998.



# APPENDIX 1: Plan of Kirkleatham Conservation Area







## APPENDIX 2: Buildings of Special Architectural or Historic Interest

(Listed Buildings) in Kirkleatham Conservation Area

	Building / Address	Grade
1.	Church of St Cuthbert	I
2.	Turner Mausoleum, adjoining Church of St Cuthbert	I
3.	Gates, gatepiers, wall, steps & mounting block, east of Church of St Cuthbert	II
4.	Buttress with coat-of-arms, east of Turner Mausoleum	II
5.	Gaunt tombstone north of Church of St Cuthbert	II
6.	Newcomen tombstone, north-west of Church of St Cuthbert	II
7.	Corney chest tomb, east of Church of St Cuthbert	II
8.	7 The Cottages	II
9.	The Dower House, No 8 & Nos. 9 & 10, The Cottages	II
10.	The Old Vicarage, 11 The Cottages	II
11.	Old Hall Museum (former Free School)	II*
12.	Sir William Turner's Hospital	I
13.	Entrance screen, loggias, forts, flat & outhouses to Sir William Turner's Hospital	I
14.	Statue of Justice in courtyard of Sir William Turner's Hospital	II*
15.	Ha-Ha walls at entrance to Sir William Turner's Hospital	II
16.	Boundary walls & transverse wall, Kirkleatham Gardens	II
17.	Gate piers at entrance to drive of Kirkleatham Hall School	II
18.	Gate piers at entrance to forecourt of Kirkleatham Hall School	I
19.	Kirkleatham Hall Stables	II*
20.	Barn & stable adjoining Kirkleatham Hall Stables	II
21.	Gatehouse (Toasting Gate) north-east of Kirkleatham Hall Stables	II*
22.	Bastion & ha-ha wall, north of Kirkleatham Hall Stables	II*
23.	Bastion north-west of Kirkleatham Hall Stables	II*
24.	Boundary wall, ha-ha wall, gates & gate piers south of Kirkleatham Hall School	II



## APPENDIX 3: Planning Policies

### Local Development Framework Policies (LDF) affecting Kirkleatham Conservation Area

1. The Redcar & Cleveland Local Development Framework, which includes policies in the adopted Core Strategy and Development Policies Development Plan Documents (DPDs) as well as saved policies of the adopted Local Plan, set out several policies relating to this conservation area. Those current at the time of writing are as follows; for an up to date list of extant policies, please visit the Council's website, [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf).
2. Policy CS25 of the Core Strategy indicates that development proposals will be expected to contribute positively to the character of the built and historic environment of the Borough, and that the character of the built and historic environment will be protected, preserved or enhanced.
3. The Spatial Strategy for the Redcar Area (Core Strategy Policy CS5) indicates that for the location generally, the Council and its partners will aim to improve the environmental quality of settlements and streetscapes, and that specifically, it will safeguard and enhance Kirkleatham village to help conserve and enhance the conservation area, listed buildings and historic parkland, and will improve the visitor facilities at Kirkleatham village.
4. The entire conservation area is located outside the 'Limits to Development'. Policy DP1 of the Development Policies DPD sets out the limited types of development that will be permitted outside the limits to development. The limits to development are indicated on the LDF Proposals Map.
5. The westernmost part of the site is located within the green wedge. LDF Policy CS23 indicates that such areas will be protected and where appropriate, enhanced to improve their quality, value, multi-functionality and accessibility.
6. The westernmost part of the conservation area is also within the Tees Forest area, within which there is a strategy to regenerate and revitalise the green space, creating well wooded environments. This is shown on the LDF Proposals Map as Tees Forest under Policy CS22 of the Core Strategy.
7. General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD. Policies DP9 and DP10 set out development control criteria for conservation areas and listed buildings respectively.

NB

The planning policies referred to above are current at the time of writing; for an up to date list of extant policies, please visit the Council's website, [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf) or contact: 01287 612356.

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# APPENDIX 4: Historic Origins and Development of Kirkleatham

## 1.0 Introduction

- 1.1 In order to fully comprehend the special character of the conservation area, it is important to understand how Kirkleatham developed and evolved to its present form and acquired the distinctive elements that make it a special place. It is also important to consider it in the context of other historic settlements in the Redcar and Cleveland area and beyond.
- 1.2 Kirkleatham has a complex history and this brief report consequently provides only an outline of the past to help place the conservation area in its historical context. References to further reading are given in the bibliography below, of which the most helpful are: Phil Philo's "Kirkleatham - A History of the Village, Estate and Old Hall Museum"<sup>1</sup> and John Cornforth's articles in Country Life magazine<sup>2</sup>.

## 2.0 Local Historical Context

- 2.1 The distinctive character of Redcar and Cleveland's built environment emanates from its mix of industrial, urban, semi-urban and rural settlements. Most of the older settlements were founded or re-founded from the late 11<sup>th</sup> century. Their basic medieval form remained largely unaltered until changes in farming practice were introduced in the 18<sup>th</sup> and 19<sup>th</sup> centuries or, until industrialisation and urbanisation altered them beyond recognition.
- 2.2 Kirkleatham is one of the very few settlements to have survived these urbanising influences thereby retaining much of its rural character, and in particular its exceptional qualities as an 'emparked' estate village adorned with historic buildings of the highest architectural quality.

## 3.0 Early History

- 3.1 The existing settlement is largely a product of the post-medieval period. Consequently, its early history and development serves to inform the

archaeology of the conservation area and only marginally influences its special visual qualities and character. Only the key aspects of Kirkleatham's early history and development are therefore given here.

- 3.2 The earliest date of settlement in Kirkleatham is not known. A number of stray archaeological finds from the broader area indicates the presence of human activity for 4000 years and at nearby Foxrush Farm an Iron Age site (750 BC to the Roman invasion 43AD) has been discovered.
- 3.3 The Domesday Survey, 1086, refers to pre-conquest landowners, a priest and a church. The Anglo-Scandinavian foundations of the church were exposed beneath the existing church in the 1980s and further evidence of both late Anglo-Scandinavian and medieval occupation was found during archaeological work undertaken at Kirkleatham Hall School in 1999<sup>3</sup>. Medieval and later settlement at Kirkleatham is well documented<sup>4</sup> and it is clear that the village was occupied continuously to the present day.
- 3.4 The pre-conquest settlement would have been centred on the parish church<sup>5</sup> and probably a manor house. Early maps show some evidence of a linear village layout of two rows of properties facing each other across a green - typical of those re-ordered in the 12<sup>th</sup> century<sup>6</sup>. However, its incompleteness may indicate that it may have been superimposed around an existing Anglo-Scandinavian layout creating something of a hybrid layout, the remnants of which survive today.
- 3.5 Prior to 1669 Kirkleatham village had a very different appearance from today. An engraved 'panoramic bird's eye view' of c.1700<sup>7</sup> records the vestiges of the medieval village before its post-medieval redevelopment<sup>8</sup>. It shows a nucleated settlement centred at the convergence of roads leading to Coatham, Marske, Yarm and

# Kirkleatham Conservation Area Appraisal 2011

Guisborough. The old parish church appears on its existing site and an alehouse and rows of single and 1½-storey cottages, workshops and farm buildings line the principal roads through the village. The whereabouts of the medieval manorial site is yet to be discovered as it is understood that the 17<sup>th</sup> century manor house did not occupy the same site. Convention dictates that it would have been close to the church.

- 3.6 All that survives of the medieval settlement today is part of the road layout, the site of the pre-conquest parish church, slightly undulating rigg-and-furrow markings running north-to-south in the paddock east of Kirkleatham Hall Stables and running east-to-west in the south-east corner of Washaways Plantation (close to East Lodge gates).

## 4.0 The 17<sup>th</sup> Century

- 4.1 The same engraving shows the first of the changes to the structure of the settlement to be brought about by the Turner family who had acquired the manor in 1623. They include the Turner's 'new' mansion of 1669<sup>9</sup>, the walled kitchen gardens (Kirkleatham Gardens) and Sir William Turner's Hospital<sup>10</sup>. The mansion and hospital were created by the second generation of Turners whose works were to be surpassed in the 18<sup>th</sup> and early centuries by those of their descendants, Cholmley Turner and his nephew Charles and their successors. Over a period of sixty years they transformed the settlement producing an ensemble of 17<sup>th</sup> & 18<sup>th</sup> century buildings of remarkable design and craftsmanship<sup>11</sup> in a spacious parkland setting.

## 5.0 The 18<sup>th</sup> Century

- 5.1 Cholmley Turner inherited the family estates along with the considerable fortune accumulated by his late great uncle. He was therefore able to indulge his taste for fine art and architecture.

His first projects, the erection of the Free School for the education of the poor<sup>12</sup> (now Kirkleatham Old Hall Museum) and King's House<sup>13</sup> (demolished 1955) were completed in 1709 and 1722 respectively.

- 5.2 In 1728, having subscribed to James Gibbs' "Book of Architecture,"<sup>14</sup> Cholmley commissioned him to design a new mansion for Kirkleatham, sadly never built. However, around this time the impressive east range of Kirkleatham Hall Stable Block was built in a style that clearly reflects the influence of Gibbs. Other projects followed:-
- The Turner Mausoleum<sup>15</sup>, 1740, also by Gibbs.
  - The enlargement and improvement of Sir William Turner's Hospital, 1740-49, including its sumptuous chapel rebuilt employing the skills of the very best designers, artists and craftsmen of the day, including James Gibbs, Thomas Ady and William Price.
  - The first garden buildings in the grounds of Kirkleatham Hall including the baroque octagonal Temple or garden pavilion with Rococo plasterwork (demolished 1955) and the boundary bastions and ha-ha's, c.1740, most likely by Gibbs.
  - A separate park, in the hills above Yearby, 2km (over a mile) from Kirkleatham containing temples, follies, grottoes, cascades, pools and an ice house.
  - Other minor building works including the Vicarage (Old) next to the church.

- 5.3 James Gibbs died in 1754 and so, just before his own death in 1757, Cholmley commissioned architect John Carr of York to prepare designs for a new parish church<sup>16</sup>.

- 5.4 Charles Turner inherited his uncle Cholmley's estate as well as his passion for architecture and building and immediately commenced a major programme of improvements to his estate. His building works, for which John Carr seems to have been architect, included the following:-
- South range of Kirkleatham Hall Stable Block, c.1760.
  - Church of St Cuthbert rebuilt 1761-63.
  - Kirkleatham Hall remodelled 1764-67.
  - Kirkleatham Hall garden buildings including:-
    - The Toasting Gate, c.1770.
    - Pigeon Cote c.1770 (demolished 1964)
  - Pairs of bastions and loggias added to the forecourt of Sir William Turner's Hospital, c.1770.
  - Minor developments including the dog kennels (now the Saw Mill) north of the churchyard and the Dower House next to the church.
- 5.5 Charles also set about improving the estate's management by introducing agricultural reforms including enclosure of the farmland. By 1774<sup>17</sup> land enclosure had changed the foci of farming from established settlements to new 'remote' farmsteads dispersed throughout the estate. While this had the effect of depopulating the settlements on the estate, it gave Turner the opportunity to pursue the 18<sup>th</sup> century fashion of 'emparkment,' turning the entire village and the fields beyond into a parkland setting for Kirkleatham Hall. He achieved this by re-populating the two distant villages of Coatham and Yearby while clearing away the 'wretched hovels'<sup>18</sup> of the poor in Kirkleatham and replacing them with trees, in similar fashion to Chatsworth and many other landed estates.
- 5.6 'Emparkment' introduced new tree planting in the grounds of the Hall to provide shelter from the cold winds from the sea. Until the 1970s and 80s the woodland closest to Kirkleatham Hall School included many exotic varieties a few of which still survive, suggesting landscaping had been progressive since the middle of the 17<sup>th</sup> century.
- 5.7 Further away from the house, hedgerows, avenues, specimen and 'informal' clumps of trees would have been planted to 'populate' the open vistas across the naturalistic landscape contrived to draw the eye, creating uninterrupted views towards the hills and the sea from the gardens and the north and south windows of Kirkleatham Hall.
- 5.8 The surviving Ha-ha wall defining the south boundary of the Hall grounds would be constructed at this time. It related to the land beyond, to the south, where the park had a more open character with a lighter framework of trees in clumps, hedgerow trees, specimen trees and a narrow shelterbelt alongside Fishponds Road, enabling unobstructed views to the wooded hills above Yearby village. Fishponds Road itself is a reminder of the water feature that once graced its west side. It comprised a series of four ponds, one above the other, fed by the existing stream and formed by stone dams or weirs. The banks of the ponds were populated with appropriate water-loving species of trees and other flora and fauna.
- 5.9 Kirkleatham Hall Park comprised the whole of the present conservation area as well as the former deer park lying between Kirkleatham Hall and the village of Yearby, beyond which the hills and a secluded wooded ravine were laid out as a second park.
- 5.10 From the middle of the 18<sup>th</sup> century Kirkleatham Hall Stable Block had strong connections with horse racing history<sup>19 & 20</sup>. Its owners bred and raced



## Kirkleatham Conservation Area Appraisal 2011

horses successfully and Charles Turner was a founder member of the Jockey Club, while the family's successors founded Redcar Racecourse in the 19<sup>th</sup> century.

### 6.0 The 19<sup>th</sup> & 20<sup>th</sup> Centuries

6.1 In 1810, the Kirkleatham Estate passed by marriage, first to Henry Vansittart and subsequently to the Newcomen family who sold it in 1948 to a property investment company.

6.2 Although the Turner family's successors lacked their passion for building they had a significant impact upon the landscape and particularly the park surrounding Kirkleatham Hall.

6.3 Ideas about class and status had changed by the early 19<sup>th</sup> century and the landed gentry began to ensure and enhance the privacy of their homes. To this end in 1830, Kirkleatham's new owners modified Charles Turner's 'emparkment', diverting the ancient highway away from the east side of Kirkleatham Hall and planting the screening woodland shelterbelts comprising Washaways Plantation with its enclosing stone boundary wall, to keep out prying eyes. Much of the existing woodland framework beyond the core of the village seems to date from around this time.

6.4 Over the next 100 years a few minor dwellings were re-introduced in Kirkleatham. A cluster of cottages built next to the older Dower House and Vicarage after 1860, includes a row of four cottages dated 1847, erected in Redcar for the Stockton & Darlington Railway Company. When the Middlesbrough-Redcar railway was extended to Saltburn in 1861 the redundant cottages were dismantled and re-built in Kirkleatham to provide homes for estate workers<sup>21</sup>.

6.5 A new Neo-Georgian Vicarage (now Church View, a care home) was erected 1928 in a paddock north of the church while the modern dormer

bungalow alongside followed in the early 1960s.

6.6 During World War Two (1939/45), Kirkleatham became an important military location, being designated a 'rearward defended locality' for the coastal defences at Marske<sup>22</sup>.

6.7 In 1940/41 the settlement was ringed with defensive positions, including nine pillboxes (outside the conservation area boundary) four roadblocks, three light anti-aircraft machine gun posts and nearly 3 miles of anti-tank ditches. Historic walls and even an 18<sup>th</sup> century bastion were 'loop-holed' to provide firing positions for the defending infantry. Kirkleatham Hall was home to a 'mobile column,' a unit of troops ready to move quickly in support of the beach defences, or to deal with any airborne landings or paratroops.

6.8 Within the conservation area a few traces of Kirkleatham's World War Two defences still survive. They include:-

- Loop-holed firing positions in the boundary wall enclosing the site of Kirkleatham Hall and in the west bastion alongside Kirkleatham Lane.
- The line of anti-tank ditches north and east of which can still be followed around the northern and western sides of the site of Kirkleatham Hall.
- A row of reinforced concrete anti-tank 'cubes' concealed by the boundary wall near West Lodge.
- A cylindrical concrete pedestal mounting for a spigot mortar or 'Blacker Bombard' near East Lodge.

6.9 These fragmentary remains are of increasing historic interest and importance, so much evidence of the period having already been lost through a combination of past ignorance and secrecy.

6.10 After the sale and break-up of the Kirkleatham Estate in the late 1940s

key historic buildings began to disappear. Beginning with the demolition of Kirkleatham Hall in 1955/56, others quickly followed, including Kings House, the fine, domed, octagonal garden pavilion and the monumental Gothick pigeon cote, along with decorative features such as wrought iron and carved wooden gates and ornate lead urns.

- 6.11 In the 1940s and '50s the site of Kirkleatham Hall, the Stable Block and all of the surrounding parkland, together with the farms on either side of Kirkleatham Lane, were acquired by the local authorities<sup>23</sup> 'for the improvement and amenity of the Borough'<sup>24</sup>. Later acquisitions included the Old Hall and market garden, Kirkleatham Gardens, The Paddock and former Vicarage (Church View).
- 6.12 After 1940 fields within the parkland turned over to agricultural. Those to the south of Kirkleatham still remain in arable use, while in the 1980s those on the north and east sides of Kirkleatham Hall Stable Block were grassed and laid out once again as parkland where occasional events are held on the 'showground.'
- 6.13 Much of the woodland to the north and east of the Hall was clear felled for timber, leaving only fringes of mature trees around the outer edges. However, these areas were replanted by the local authorities in the mid 20<sup>th</sup> century using Forestry commission grants. In the 1980s and 90s a broad belt of new woodland was planted to screen and provide shelter for the residential development on West Dyke Road and a new wooded screen was planted between the museum car park and the bypass.
- 6.14 The woodland and parkland trees to the south of the A174 were also destroyed by clear felling in the 1950s to facilitate intensive farming practices. The area was never re-planted.

6.15 The site of Kirkleatham Hall was redeveloped with the present modern school buildings in 1958 and in 1981 the Old Hall was converted to a museum with the Bellamy Pavilion being added later, on the site of the former stables.

6.16 In the early 1970s, as if to affirm Kirkleatham's designation as a conservation area, the Kirkleatham bypass was built, diverting the increasing volume of motor traffic away from the settlement thus restoring its quiet and peaceful character.



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  - Ordnance Survey, First Edition, Six Inches to One Mile map surveyed 1853.
8. In 1623 the manor was purchased and subsequently redeveloped by the Turner family.
9. Built on the site now occupied by Kirkleatham Hall School.
10. Probably designed by Dr Robert Hook, City of London Surveyor and scientist. It was established as a philanthropic venture in 1676 to provide safe accommodation for elderly men and women and education and accommodation for bereft and orphaned children. It still functions today, providing housing for the elderly.
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12. Erected and endowed in compliance with the terms of his great uncle Sir William Turner's will. It was probably designed by gentleman architect William Wakefield, influenced by John Vanbrugh's work at Castle Howard. The school ceased to operate in 1738 when the building became a house, public museum and free library (Yorkshire's second oldest museum). After diverse uses over the ensuing years, it became in the 1930s, the residence of Esther Bosanquet, who was born in the White House, the daughter of United States President Grover Cleveland. Mrs Bosanquet sold the property to the local authority in 1970. The school was revived in the mid 19<sup>th</sup> century in new premises in Coatham, being held in high regard until its absorption into the 'comprehensive' state education system in the 1970s. Today its name survives in the context of the local tertiary college. See reference 1 above.

## Kirkleatham Conservation Area Appraisal 2011

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# Wilton

## Conservation Area Appraisal

### 2011



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**Wilton Conservation Area Appraisal 2011**

# 1. INTRODUCTION

1.1 As part of its continuing duties under the Planning Acts, Redcar and Cleveland Borough Council has prepared appraisals for 15 of its 17 conservation areas. (Staithes and Hutton Lowcross Conservation Areas fall within the planning jurisdiction of the North York Moors National Park Authority.)

## The Designation of Wilton Conservation Area

1.2 Wilton Conservation Area was designated by Teesside County Borough Council on 16 March 1971. It was considered to be special for the architectural quality of its buildings, laid out as an early 19<sup>th</sup> century planned estate village, and for its setting in mature wooded parkland. The conservation area boundary included the whole of Wilton Village, the church and Castle, together with surrounding areas of woodland, the avenue and much of the historic parkland stretching away west towards Lazenby. The parkland to the south of the avenue and the wooded escarpment, originally excluded from the conservation area is now included.

## Other Protective Designations within the Conservation Area

1.3 The Castle and Church of St Cuthbert were listed as buildings of special architectural or historic interest, in 1952. In April 1988 most of the other buildings in the village were listed including the following:-

- North Lodge, grade II
- Wilton Castle, grade II (1952)
- Retaining wall & stair to forecourt of Wilton Castle, grade II
- Garden wall, SE of the Castle, II
- Stable block, W of the Castle, grade II (1952)

- Church of St Cuthbert, grade II\* (1952)
- Wilton Farmhouse (former Vicarage), grade II
- The Cottage, stable & coach house, E of Wilton Farmhouse, grade II
- 1 & 2 Wilton Village, grade II
- 3 & 4 Wilton Village & wall attached, grade II
- 5 Wilton Village, (former School House) grade II
- Former Village School, grade II
- K6 Telephone Kiosk, W side of Former Village School, grade II (listed 10/04/1989)
- Ivy Cottage, 6 Wilton Village, grade II
- 7 & 8 Wilton Village, grade II
- 9 & 10 Wilton Village, grade II
- Pine Trees & wall attached, Wilton Village, grade II
- 16 & 17 Wilton Village, grade II
- 18 to 21 Wilton Village, grade II

1.4 A “blanket” Article IV Direction was approved by the Secretary of State for the Environment on 10 May 1974. The Direction withdraws certain permitted development rights for domestic and agricultural properties throughout the conservation area in order to prevent further erosion of the special character of historic buildings and the erection of inappropriate forms of enclosure.

1.5 There are no scheduled monuments in the conservation area.

1.6 There are no Tree Preservation Orders within the conservation area.

## Planning Policies affecting Wilton Conservation Area

1.7 The Redcar & Cleveland Local Development Framework (LDF)

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includes several policies relating to the conservation area. They are set out in Appendix 1.

## Conservation Area Appraisal

- 1.8 A conservation area appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area. This appraisal provides a clear and sound understanding of Wilton Conservation Area by recording, evaluating and presenting all of the key elements which together make up its special interest and character. It also identifies negative features and opportunities for improvement.
- 1.9 **After public consultation, this appraisal and its recommendations including changes to the boundary of the conservation area, was approved by Redcar and Cleveland Borough Council on 6<sup>th</sup> September 2007. This appraisal has been revisited to ensure it remains relevant and up to date. The present conservation area boundary is shown on the plan in Appendix 2.**
- 1.10 While the appraisal covers the topics referred to in PPG 15 and in guidance issued by English Heritage, it is not intended to be comprehensive and does not provide detailed descriptions of all individual historic buildings. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.11 The appraisal should not be regarded as a static document. It will be subject to periodic review and update, especially in the light of new research and as more information and knowledge becomes available. The next step of the process is the formulation of conservation area management proposals to provide a basis for making sustainable decisions about the conservation area's future.

## 2. HISTORIC ORIGINS AND DEVELOPMENT

### Introduction

- 2.1 Wilton village is largely a product of the early-to-mid-19<sup>th</sup> century. Consequently, the special character of the conservation area is only marginally influenced by its early history and development and only the key aspects are therefore given here. Also considered is the context of Wilton relative to other historic settlements in the broader local area.

### Local Historical Context

- 2.2 The Redcar and Cleveland area is a mix of industrial, urban, semi-urban and rural settlement, which gives it its distinct character. Most of the older settlements were founded or re-founded from the late 11<sup>th</sup> century. Their basic medieval form remained largely unaltered until changes in farming practice were introduced in the 18<sup>th</sup> and 19<sup>th</sup> centuries or, until industrialisation and urbanisation altered them beyond recognition.
- 2.3 While the district still retains a large rural base most of its settlements have taken on an urban and semi-urban character under the influence of the 19<sup>th</sup> and 20<sup>th</sup> century development of the wider Tees Valley area. Wilton is one of the very few settlements to have survived these urbanising influences thereby retaining much of its rural character.
- 2.4 In the context of the 15 other conservation areas in Redcar and Cleveland, Wilton broadly ranks alongside Kirkleatham, Ormesby and Upleatham, viz.:

**Kirkleatham** - Group of 18<sup>th</sup> century estate buildings based on manor house, with earlier archaeology.

**Ormesby** - Medieval manor house, church, parkland and suburbanised remains of settlement incrementally redeveloped in the 18<sup>th</sup> and 19<sup>th</sup> centuries.

**Upleatham** - Shrunken medieval settlement and surrounding fields, re-planned as estate village in late 19<sup>th</sup> century.

- 2.5 These together with Wilton are the best surviving of the emparked estate villages to have escaped the worst effects of urbanisation. However, Wilton is unique in the district in being the best preserved example of a planned estate village and country house in a parkland setting.

### Early History

- 2.6 No formal archaeological investigations have been undertaken in Wilton, but it is possible that evidence of early settlement could survive close to or beneath the present settlement layout.
- 2.7 The Sites and Monuments Record refers to several archaeological sites as follows:-
- St Helen's (or Ellen's) chantry chapel founded in 1523 by Sir William Bulmer.
  - A watermill, close to the Castle.
  - A 'ridge and furrow field system' within the parkland north of the Castle and the avenue.

The sites of the chapel and watermill are imprecise, although the remains of the former were recorded as being in the middle of the village in 1808 shortly before demolition in 1811.

- 2.8 Documentary evidence suggests that Wilton has existed as a settlement since at least the 11<sup>th</sup> century. In 1330, the Bulmer family obtained a Royal Licence to "crenellate" their Wilton manor house which became a significant stronghold and was from that time, referred to as a castle.
- 2.9 The Church of St Cuthbert, now the oldest building in the village, dates from the 12<sup>th</sup> century. Despite extensive alterations and "restoration" it still

# Wilton Conservation Area Appraisal 2011

retains a number of original and important architectural features.

## The 18<sup>th</sup> & 19<sup>th</sup> Centuries

- 2.10 After several changes in ownership, the Wilton Estate was acquired by the Lowther family in 1748, by which time the Castle had fallen into a ruinous state. In 1802 John Lowther became its first resident landlord for several hundred years and set about re-developing the entire village in the manner fashionable at the time. (At their principal family home: Lowther Park, near Askham, Cumbria the Lowther family cleared and rebuilt the entire village to a very formal, “model” layout in the Georgian style to designs by J. Adam, between 1765 and 1775. The rebuilding of Lowther Castle followed in 1806-11.)
- 2.11 Revolutionary changes in agriculture began in the North East of England in the 18<sup>th</sup> century. They led to the elimination of medieval communal farming through the enclosure of the open field system and to the establishment of isolated farmsteads located away from the villages. This in turn, generally resulted in the rationalisation and often the rebuilding of long established settlements.
- 2.12 Such practices continued until well into the 19<sup>th</sup> century coinciding with the fashionable trend pursued by landowners, of rebuilding their mansions around which large areas of farmland were taken out of food production to create landscaped parklands. By the early 19<sup>th</sup> century, the dictates of good taste favoured rebuilding in the “Picturesque” or “Romantic” Gothick manner, contriving new settlements to look as “natural” as possible, like the landscapes being painted by artists in the late 18<sup>th</sup> century.
- 2.13 In many instances “emparkment” of the agricultural landscape involved the relocation of either the mansion or the village, as at Kirkleatham, Marton and Guisborough. Here at Wilton, both the mansion (Castle) and the village appear to have been rebuilt on the sites of the old leaving only one “modern” truly vernacular dwelling (Ivy Cottage, probably erected towards the end of the 18<sup>th</sup> century) and the medieval church untouched. Although the redevelopment and “emparkment” swept away most of the evidence of medieval settlement, it did serve to protect a remnant of the former open field system. This survives in the form of ‘ridge-and-furrow’ markings within the parkland to the north of the Castle and avenue.
- 2.14 The “new village” was developed in stages. First, in 1807 came the mansion: in an eccentric English Tudor Gothick style to designs by Sir Robert Smirke (not completed until 1886/87). Also, estate workers’ cottages and a small school in a similar but more restrained domestic style, possibly also by Smirke. (He also designed Lowther Castle, 1806-11, for the same family. He is most celebrated for his design for the British Museum of 1823-47.) The development of remote farmsteadings on the Wilton Estate resulted in a much smaller “new village” than before, with just 17 cottages needed to house general trades-people and those employed at the Castle.
- 2.15 In 1844/5, on a site detached from the core of the settlement, a new Vicarage was erected (now called Wilton Farmhouse). Although built from the same materials as the “new village” it is in a contrasting Italianate style. The designer was probably the celebrated Durham architect: Ignatius Bonomi.
- 2.16 The second building phase began around 1850. It comprised the addition of 6 cottages to fill the south side of the Square (see under 3.15 below), North Lodge on the north carriage drive, and a new, larger school and school house (1854). The same Gothick architectural style was adhered to for these buildings, but they were faced in “imported” cream-coloured Pease

bricks (fronts) and locally-made red common bricks (to backs and sides) instead of the indigenous sandstone.

2.17 The parkland appears to have been developed gradually throughout the 19<sup>th</sup> century. A north carriage drive to the Castle was constructed before 1850 and the west drive and a double avenue of trees were added towards the end of the millennium.

2.18 While the old church survived the initial rebuilding period, it was heavily restored c.1850 when it acquired multiple spirelets of which only those at the west end still survive. Further alterations and restoration works were carried out in 1907/08 by architect Temple Moore.<sup>21</sup>

### **The 20<sup>th</sup> Century**

2.19 John George Lowther sold the Wilton Estate to Imperial Chemical Industries Ltd (ICI) in 1945. Thereafter, the low-lying land to the north, beyond the A174 road, was developed with the petrochemical works complex visible from the settlement today. ICI continued to manage Wilton as an estate village, the centre of their farming enterprise, while the Castle became the company's administrative headquarters and the park to the west of the Castle, was adapted to serve as a golf course.

2.20 In 1999 the Estate was again sold with some properties going to sitting tenants and the rest to a developer. While this has brought pressures for change it has also presented the opportunity for investment in the repair, maintenance and restoration of the historic fabric. In 2001 Planning permission was granted for the following:-

- The development of a new 2-storey dwelling to the east of Nos. 1 & 2.
- The rationalisation and conversion of the remains of the early-19<sup>th</sup> century school building to create a new dwelling.

- The conversion of the Castle, the stable block and outbuildings to flats and cottages.

2.21 The 19<sup>th</sup> century rebuilding of Wilton had produced a settlement largely residential in character, even though its tenants were directly employed by the Estate. This factor, together with the continuity of its role as an estate village until the end of the 20<sup>th</sup> century, enabled Wilton to make the transition from estate village to dormitory with relatively little impact upon its special character.

2.22 The only buildings erected within the conservation area during the 20<sup>th</sup> century are the former Flying Angel Seamen's Mission, erected in 1965, comprising a hostel, vicarage and sports pavilion. The hostel was extended and converted to Castle Dene Rest Home in 1984.



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### 3. CHARACTER APPRAISAL

#### Physical Setting, Topography and Landscape

- 3.1 Wilton is situated on north-facing, sloping ground just below the steep escarpment of the Eston Hills. It is located approximately 6.5 Km (4 miles) south-west of Redcar and 3.2 Km (2 miles) east of Eston, on Wilton lane, south of the A174 Teesside Parkway and is set within gently undulating parkland and woodland. Wilton is one of a string of historic settlements occupying the same contour just below the escarpment and above the flood plain of the River Tees.
- 3.2 Geology and geomorphology have had a fundamental influence upon the location and character of Wilton. The geology of the area is of two distinct types. The escarpment consists of Middle Jurassic shale, ironstone and sandstone, while below the escarpment the older Triassic lias and marls are covered by irregular sheets and mounds of heavy clay, gravel, and sand, left behind at the end of the last ice age 10,000 years ago.
- 3.3 The glacial deposits shaped by natural drainage from the escarpment, together created the site of the settlement: a plateau dissected by converging streams issuing from Waterfall Gill and Castle Gill to form a shallow valley separating the church and village from the Castle. To the north of the Castle the "valley" turns to the west and continues towards Lazenby. The steep incline of the escarpment, south of the village, is densely wooded presenting a visually dominant backdrop to the settlement.
- 3.4 While ancient indigenous forests would doubtless have provided the first building material, the orange/brown/yellow sandstone quarried from the escarpment, was used from at least the Anglo Saxon period. From the middle of the 19<sup>th</sup> century local industrialisation and development of the railways gave

access to a more eclectic range of materials from diverse and distant sources including 'Pease' bricks from the County Durham coalfield and slates from Cumbria and North Wales.

#### Identity Areas

- 3.5 The settlement divides into 4 quite different identity areas linked by meandering lanes, driveways and tracks and most importantly by the mature planting. They are as follows:-
- The Village and its approach from the north
  - The Church
  - The Castle, its approach from the north and its grounds to the south
  - The parkland to the north and west of the Castle

#### The Village

- 3.6 The village is approached from the north along the gently ascending, serpentine Wilton Lane, a tarmac-surfaced footpath along its east side. The middle stretch of the lane is raised like a causeway above the level of the surrounding ground and is flanked along most of its length by mature hedges, timber post-and-rail fences and belts of mixed deciduous trees.
- 3.7 A line of timber service poles carrying electricity and street lighting along the east side of the lane, terminate at Wilton Farmhouse, from which point services are under-grounded and modern street lamps are provided. Beyond the tree belt on the east side of the lane are reservoirs constructed in the 1970s to store water for the ICI chemical works. They are now successfully screened from the lane by a mix of mature and youthful deciduous planting. Except for a small clump of mature trees mid-way along the lane, most of this planting was outside the conservation area boundary.

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- 3.8 In summer, the tree-screens form dense “walls” to left and right and shut out much of the light, creating the mysterious visual effect of a corridor or tunnel. In winter there are attractive views out to the west across the open, rolling parkland of the Golf Course.
- 3.9 The secluded Wilton Farmhouse is screened from the lane by a modern, high, close-boarded timber fence, while attractive, early-Victorian, sandstone crescent walls, tall pyramid-capped gatepiers and richly decorated “wrought iron” gates frame the entrance to the drive.
- 3.10 As the lane climbs towards the village the belts of trees on either side draw the eye towards the Old School and School House. Before reaching the old school views out (east) over the Victorian cast iron railings with spear-head finials, lead the eye across gardens, paddocks and brick and stone outbuildings to a distant, screening fringe of mature trees, through which rolling sheep-grazed parkland can be viewed in winter.
- 3.11 On entering the settlement the tree screens give way to buildings, gardens and open space. The buildings within the core of the village form two groups:-
- An informal group comprising the old school and schoolhouse, Nos. 1 to 4 (consecutive) and the remains of the original (c.1810) school, fronting the east side of the lane.
  - A more formal arrangement of 17 cottages linked by high screen walls, around an open square on the west side of the lane.
- 3.12 All are of a similar “picturesque” Tudor Gothic style and of two periods: c.1810 and c.1850 reflected by their materials and form. The earlier properties are constructed from amber-coloured, chevron-dressed, indigenous Jurassic sandstone, now weathered and soot-blackened, while the later builds are of cream coloured Pease brick imported from County Durham. The common roofing material is Welsh slate with clay pantiles restricted to outbuildings and the original school.
- 3.13 The most prominent single building in the core of the village is the mid-19<sup>th</sup> century School in a more flamboyant Tudor Gothick style than the rest, with turrets, spirelets, ornate finials, parapet crestings and a tall, pointed, ecclesiastical-style window in its gabled front.
- 3.14 Cottages are two storey, terraced and semi-detached. They have pyramidal, hipped and gabled roof forms, many with substantial chimney stacks and timber-mullioned windows under hoodmoulds. Many cottages lost their original windows in the 1950s. However, these and other alterations to properties are gradually being restored to their original appearance.
- 3.15 For convenience, throughout this text the group of cottages on the west side of the lane will be referred to as the “Square”.
- 3.16 The architectural elevations of the Square face outwards and many of the cottages are entered from the large open space it encloses. The Square is approached via a lane passing through a narrow opening in its east side (between Nos. 7 & 9) and winds around the Square to serve the cottages. A strong sense of enclosure here is further enhanced by the belt of mature, mixed deciduous trees closing the north side of the Square.
- 3.17 This is the “working” side of the dwellings, concealed from the sight of visitors to the village. Elevations are plain and unpretentious with later cottages faced in common brick. They are nonetheless representative of their period and of the local vernacular in terms of materials, windows, doors, etc.
- 3.18 The middle of the square a communal area is sub-divided into gardens-cum-allotments and is fringed with

mid-to-late 20<sup>th</sup> century prefabricated lock-up garages, one or two old stone-built privies and grassed verges. The visual muddle is nonetheless a positive component of the character of the Square and of the conservation area.

- 3.19 The cottages on the east and west sides of the Square have narrow front gardens enclosed by a mix of laurel and hawthorn hedges and timber picket fences.
- 3.20 Wrapping around the outside of the Square on its south and west sides is a wide expanse of lawn. (For convenience, throughout this text, it will be referred to as the "Lawn".) It stretches towards the Church and is punctuated by the few mature conifers surviving from the original landscaped planting. Along the edge of Wilton Lane and backed by a laurel hedge the Lawn is enclosed by a white-painted "ranch-style," post-and-rail fence, the scale and proportions of which are incongruous to the character of the area. This otherwise attractive open space gives a sense of openness that is important to the character of this part of the settlement.
- 3.21 Wilton Lane swings west around the Lawn before climbing Wilton Bank to the south.
- 3.22 Standing on rising ground, just beyond (south of) the historic core of the village and visually screened from it by a belt of mature woodland, is Castle Dene Rest Home. This 2-storey block is faced in a mixture of buff-coloured brick, rock-faced random rubble sandstone and has a concrete tiled roof. In scale, form and materials it is out of character with the historic settlement from which only its visual detachment have reduced its otherwise detrimental effect.
- 3.23 The "manager's house" further east, has minimal impact by virtue of being screened by woodland and the main block of the Home, while Willow Lodge, the modern bungalow to the west, clad in cream coloured brick, is in scale with

cottages in the village and has a more benign visual impact.

- 3.24 Views from this part of the village are closed by mature stands of trees, except to the south where beyond the Rest Home a sloping meadow leads the eye to the distant wooded escarpment.

### **The Church**

- 3.25 An unadopted, tarmac drive leading from Wilton Lane curves across the Lawn to give access to the north side of the parish church and churchyard. The sensitively maintained churchyard enclosed by metal estate fencing, contains innumerable historic and more recent gravestones in a variety of different styles and stones, providing an attractive and appropriate setting for the church.
- 3.26 The building itself is of a modest scale, constructed from amber-coloured sandstone and consists of a relatively plain nave and chancel. Its attractive qualities emanate from its mix of Romanesque and Gothic styles and the curious spirelets at the west end flanking the larger timber spire capping the bell turret.
- 3.27 Being well screened by mature trees both around and within the churchyard, this ancient and attractive building is difficult to view in its entirety. Only tantalising glimpses can be had to and from the village Lawn and from the Castle and its gardens, giving it the character of a "secret place."

### **The Castle**

- 3.28 The Castle can be approached from the village, along the drive through the trees close to the churchyard, but the main access is along the Castle drive, leading off the A174 to the north. On leaving the road, the attractive Pease-brick-faced North Lodge of c.1850 is passed on the right marking the entry into the park. From the broad curving drive flanked by traditional metal estate fencing, are impressive, pastoral views

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- across mature, rolling, open parkland to the entrance front of Wilton Castle, set high on grassy terraced banks and beyond to the wooded escarpment terminating at Eston Nab.
- 3.29 The drive then passes through a block of woodland to emerge in the on the forecourt on the north side of the Castle. This is a flat, rectangular, tarmac and concrete-flagged area, above which towers the Castle.
- 3.30 The Castle is a 2 and 3-storey, rectangular-plan mansion with symmetrical elevations facing north and south. It is constructed from the local sandstone, has slate roofs and is in the "Romantic Tudor Gothick" style with towers, turrets, bay windows, embattled parapets and gables and decorated with arrow-loops, shields and other medieval symbolism.
- 3.31 To the west of the Castle are the largely single-storey, mid-late 19<sup>th</sup> century stable block and outbuildings, of stone and slate, on three sides of an open courtyard. Although well screened from sight, historically and visually it is an integral part of the Castle and its setting
- 3.32 North of the Castle forecourt the ground falls away steeply, giving it the appearance of a raised "platform" commanding a panoramic view across open parkland towards the dramatic, expansive bulk of the Wilton Chemical Works Complex. The view is framed to left and right by dense mature woodland. From the middle of the dwarf wall enclosing the forecourt, a flight of stone steps give access to the terraced grassy banks and tarmac driveway (to the Golf Club) below.
- 3.33 East of the Castle is a sunken garden and tennis court occupying a natural, steep-sided gill or ravine, closed at its north end by a crescent-shaped "dam". This may have been constructed to form a moat or ornamental lake alongside the Castle.
- 3.34 On the south side of the Castle a roughly square formal garden is laid out with geometric-pattern gravel walks around and between lawns. At the angles are recently-planted specimen conifers. The centrepiece, a Victorian, cast-concrete fountain lately converted to a flowerbed, no longer draws the eye. Instead, mature yew hedges along the east and west sides of the garden direct the eye south across a crenellated dwarf sandstone wall, to the rolling parkland and wooded escarpment beyond.
- ### The Parkland (north)
- 3.35 A double avenue of pollarded, over-mature deciduous trees planted in the late 19<sup>th</sup> century, straddles the disused west carriage drive to the Castle and served as the southern boundary of this part of the conservation area until its extension in 2007. The avenue runs for half a mile towards Lazenby, almost to the edge of the conservation area and terminates at a crude metal farm gate opening onto Lackenby Lane. Beyond this point broad belts of mature deciduous woodland flanked the lane.
- 3.36 The avenue is the most important single landscape feature within the conservation area and ranks highly in the context of the Borough. Walking along it affords views northwards across the parkland towards ICI and Lazenby. Sadly, the avenue is neglected, the trees showing little evidence of management. The surface of the drive is breaking up and is being used for the disposal of discarded earth dumped in mounds along its entire north side.
- 3.37 Although the parkland to the north of the avenue and Castle is used as a golf course, this has had minimal effect upon its landscape quality. Many young trees: individual specimens as well as groups have been planted over the last 40 years, reinforcing the ageing original planting and ensuring the continuation of the area's parkland quality into the future. The fringe of woodland along the

northern edge, screening the A174 road from view, also has a thriving crop of recently planted trees. A dressed sandstone boundary wall encloses this woodland on its north side, serving as a strong visual and physical edge to the conservation area.

- 3.38 A visually important feature of this area of parkland is the 'open field system' with its 'ridge-and-furrow' markings forming broad stripes running from north to south. They are most prominent in views from the Castle forecourt and from the avenue, especially when a low-lying sun casts shadows across the furrows.

### **The Parkland (south)**

- 3.39 The area of parkland, to the west of the castle, was outside the conservation area boundary until 2007. Within this area and immediately to the west of the Castle outbuildings are the Golf Club buildings comprising:-

- The single-storey Woodlands Day Nursery constructed from artificial rockfaced stone with a slated, shallow-pitched, hipped roof (c.1990).
- The 2-storey, brick-clad, flat roofed Golf Club House (c.1980) and Club shop (c.1950).
- Substantial brick and metal-clad outbuildings to the west of the club house.
- The attendant tarmac surfaced car parking areas, lit by semi-industrial galvanised steel lighting columns with floodlamps.

- 3.40 Most of the above structures have been developed since the designation of the conservation area. However since they were located outside the boundary, little or no attempt was made to ensure their design harmonised with and respected the area's character. Fortunately the mature woodland, avenue, parkland and a screen of young poplars recently

planted to the south of the complex provide a reasonable level of screening, so their impact is substantially less than it otherwise might be.

- 3.41 To the south of the Golf Club buildings and the avenue there is open parkland within which many historic clumps of trees and specimen trees have been replanted in recent years. Having similar characteristics to the parkland north of the avenue its appearance is enhanced by the impressive backdrop of the wooded escarpment and the mature woodland screen at its western end stretching from the end of the avenue to the escarpment. As with its northern counterpart, use as a golf course has not unduly diminished its landscape quality or character.

### **Views and Vistas**

- 3.42 There are few views into or out of the conservation area owing to its wooded parkland setting which screens and subdivides the village. Even vistas within the area are restricted by enclosing fringes and screens of mature trees, although the sense of containment varies according to the season with a greater sense of openness in winter.
- 3.43 Some views and vistas are referred to above (paragraphs: 3.8, 3.10, 3.24, 3.27, 3.28, 3.32, 3.34, & 3.36). Others are as follows:-
- During winter, glimpses of the Castle can be had from the A174 road, through the screen of trees on the edge of the conservation area.
  - One of the best views of the Castle is to be obtained from the footpath along the edge of the woodland to the south-west of the church.
  - One of the most significant views out of the conservation area is from the castle forecourt across open parkland towards a screen of mature trees alongside the A174 and

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beyond to the visually dramatic  
Wilton Chemical Works complex.

### Unifying Features

3.44 The principal unifying features of Wilton Conservation Area are the integrity of the planned 19<sup>th</sup> century estate village built in the Tudor Gothick style, and its largely intact wooded parkland setting. Other common features are as follows:-

- The use of the indigenous sandstone, cream-coloured "Pease" brick and slates from Cumbria and North Wales.
- Mixed evergreen (largely laurel) and deciduous mature hedges with traditional timber post-and-rail and picket fences and metal estate fences

## 4. OPPORTUNITIES FOR IMPROVEMENT

4.1 The conservation area is not without its negative elements. They are as follows:-

- Woodlands Day Nursery, the Golf Club House and ancillary buildings.
- Mid 20th century, single-storey, flat roofed extensions in common brick, to the rear of the cottages at the east and west end of the square.
- The alteration and loss of doors, windows and other original features of historic buildings throughout the area.
- The neglected double avenue and drive and the use of the driveway as a waste tip for discarded earth.
- The white painted “ranch-style” timber post-and-rail fencing enclosing the village Lawn.
- Modern residential street lighting within the core of the village and close to the Castle.
- The general use of tarmac surfacing and concrete edgings for roads and concrete flagged paving throughout the area.

4.2 The visual impact of the overhead electricity and telephone lines at the lower end of Wilton Lane, are visually overpowered by their woodland backdrop. They do not therefore seriously affect the appearance of the area.

4.3 The Castle Dene buildings are by virtue of their design, scale, form and materials, unsympathetic to the character of the conservation area. However, owing to their relatively well-screened location and separation from the core of the village, their impact can be read as more benign than negative.





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## 5. CONSERVATION AREA BOUNDARY

- 5.1 The former conservation area boundary was for the most part coherent, cohesive and consistent with the historic core of Wilton village, the castle and their landscape settings. No significant developments or adverse changes in character had taken place that would have justified exclusions from the conservation area, but opportunities to amend and extend its boundary were identified.
- 5.2 The boundary along the northern edge of the conservation area was drawn prior to the dualling of the A174 road and has therefore been re-drawn to follow existing physical structures.
- 5.3 The belt of trees on the east side of Wilton Lane and the reservoirs beyond did not exist when the conservation area was designated in 1971. The trees provide an important visual buffer between the reservoirs and the conservation area and have now been brought within its boundary.
- 5.4 The avenue and parkland to the west of the castle appear to have been included because of their value as historic parkland and for the survival of 'ridge-and-furrow' markings between the avenue and the A174. The area of parkland to the north of the avenue is very similar in character and appearance, but was outside the conservation area boundary. This inconsistency has now been addressed by extending the boundary to the northern edge of the escarpment woodland.



## 6. CONCLUSIONS

6.1 This appraisal of Wilton Conservation Area summarises the key elements that collectively make up the special interest, character and attractiveness that justify its designation. It also identifies negative aspects of the area that undermine its special quality and suggests opportunities for improvement. The appraisal also considered whether any changes to the conservation area boundary were needed.

6.2 Wilton Conservation Area embraces the whole of the historic settlement. Since its designation in 1971 no historic buildings have been demolished and there has been little erosion of character through unsympathetic alterations and extensions. Wilton's architectural, historic and environmental qualities as an early 19<sup>th</sup> century planned estate village set in mature parkland are therefore still clearly evident. The conservation area still retains a strong visual cohesion and the reasons for its designation are perhaps even more valid today than in 1971. Its continued protection as a conservation area is therefore considered crucial to the future survival of its special character.

6.3 The survey of the conservation area undertaken in connection with this appraisal identified the need to clarify its northern boundary, while two areas of woodland and parkland were omitted from its boundary. These matters were given full consideration and after public consultation Council resolved on 6<sup>th</sup> September 2007 to make changes to the conservation area boundary as follows:-

- To modify the boundary on the northern edge of the conservation area and west sides of the village to relate to follow existing physical structures.
- To include the belt of trees on the east side of Wilton Lane.

- To include the area of parkland to the north of the avenue is very similar in character and appearance, but was outside the conservation area boundary. This inconsistency has now been addressed by extending the boundary to the northern edge of the escarpment woodland.

The plan in Appendix 2 shows the approved, amended conservation area boundary.

6.4 Regarding the negative elements that undermine the special qualities of the conservation area, further work is required to develop practical, coherent solutions and opportunities for improvement and should be addressed in the context of a Conservation Area Management Plan.



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# APPENDIX 1: Planning Policies

## Local Development Framework (LDF) Policies affecting Wilton Conservation Area

- 1 The Redcar & Cleveland Local Development Framework, which includes policies in the adopted Core Strategy and Development Policies Development Plan Documents (DPDs) as well as saved policies of the adopted Local Plan, set out several policies relating to this conservation area. Those current at the time of writing are set out below; for future updates please visit the Council's website: [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf)
- 2 Policy CS25 of the Core Strategy indicates that development proposals will be expected to contribute positively to the character of the built and historic environment of the Borough, and that the character of the built and historic environment will be protected, preserved or enhanced.
- 3 The whole of the conservation area is located outside the 'Limits to Development' beyond which development will not be permitted. (Policy DP1 of the Development Policies DPD refers)
- 4 The conservation area falls within the Tees Forest area, within which there is a strategy to regenerate and revitalise the green space, creating well wooded environments. (Policy CS22 of the Core Strategy refers, notated on the Proposals Map as Community Forest).
- 5 The conservation area is subject to LDF Core Strategy Policy CS22 for the protection and enhancement of the Borough's landscape.
- 6 A small part of the southern part of the conservation area is within an area identified as a Site of Nature Conservation Importance, which Core Strategy Policy CS24 seeks to conserve and enhance. Development Policies DP2, DP3 and DP4 indicate that biodiversity interests must not be seriously adversely impacted and that any biodiversity interest is fully incorporated in any proposals.
- 7 General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD. Policies DP9, 10 and 11 set out development control criteria for conservation areas, listed buildings and archaeological sites and monuments respectively.
- 8 The northernmost corner of the conservation area is within an area where any proposed development is notified to the Health and Safety Executive, because of its proximity to a hazardous installation or a site where hazardous substances are handled. Two high-pressure natural gas pipelines also cross the conservation area, near to its north-eastern boundary.
- 9 Local Plan Policy ENV 2 (new conservation areas and reviewing existing conservation areas) and Appendices 2 to 4 (providing detailed design guidance for conservation areas, listed buildings, shop fronts and advertisements) are relevant.

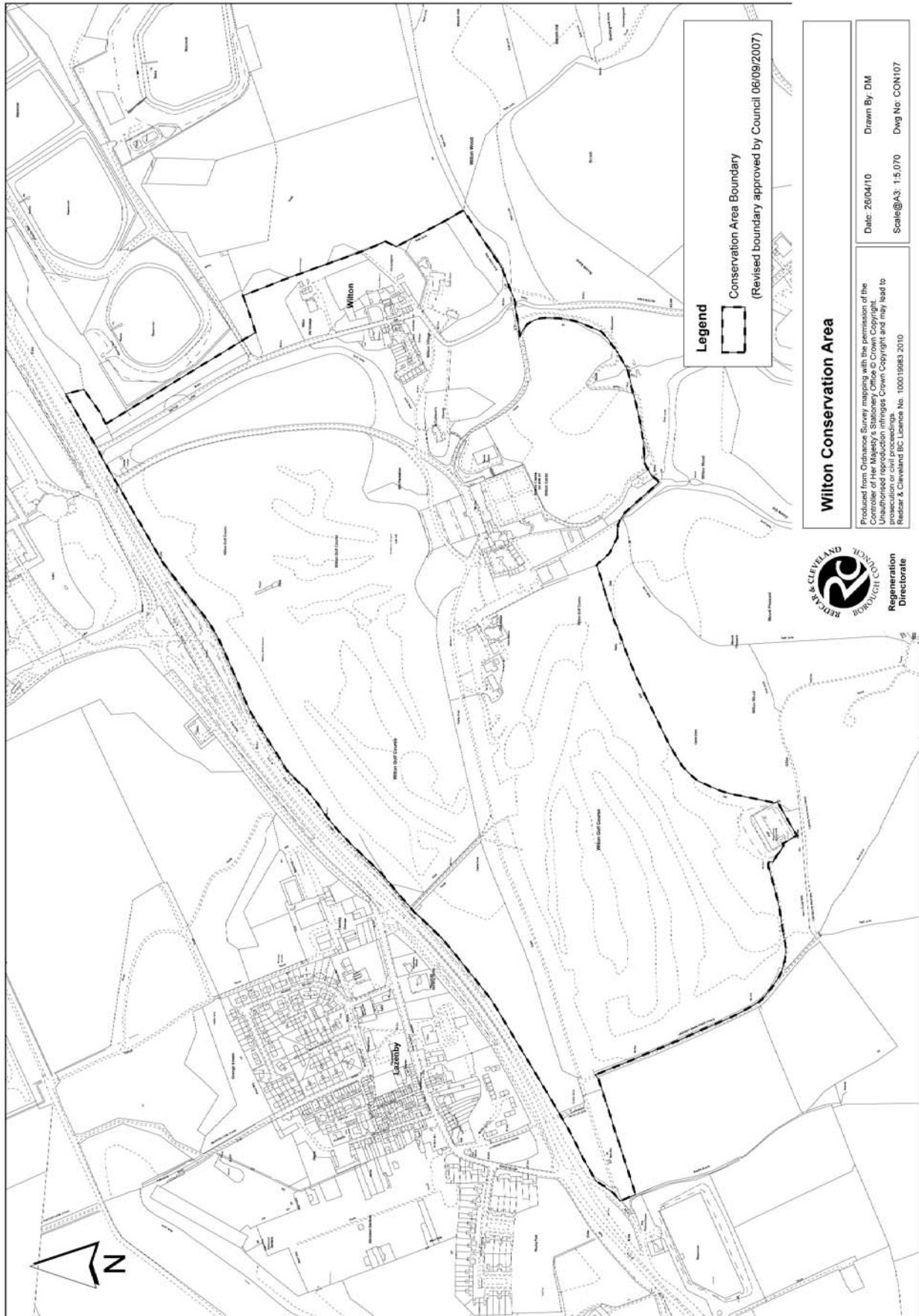
### NB

The planning policies referred to above are current at the time of writing; for an up to date list of extant policies, please visit the Council's website, [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf) or contact: 01287 612356.





# APPENDIX 2: Plan of Wilton Conservation Area



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# Yearby

## Conservation Area Appraisal

### 2011



Planning (Listed Buildings & Conservation Areas) Act 1990

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**Yearby Conservation Area Appraisal 2011**

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**Yearby Conservation Area Appraisal 2011**

# 1. INTRODUCTION

- 1.1 As part of its continuing duties under the Planning Acts, Redcar and Cleveland Borough Council has prepared appraisals for 15 of its 17 conservation areas.

(Staithes and Hutton Lowcross Conservation Areas fall within the planning jurisdiction of the North York Moors National Park Authority.)

## The Designation of Yearby Conservation Area

- 1.2 Yearby Conservation Area was designated by Teesside County Borough Council on 2nd November 1971. It was designated for its pleasant environment rather than the quality of its buildings. The conservation area boundary included the whole of that part of Yearby lying to the west of Fishponds Road (B1269) together with the original burgage plots immediately north and south and fields to the west of the settlement. The group of buildings on the east side of Fishponds Road was not within the boundary.

## Other Protective Designations within the Conservation Area

- 1.3 In April 1988 Nos. 23, 25 and 27 Yearby Road were added to the statutory list as grade II listed buildings, along with School House, Yearby Old School and Tudor Cottage on Fishponds Road. Home Farmhouse and outbuildings (listed in 1971) were de-listed in 1988 owing to the significant loss of special interest and character resulting from unsympathetic rationalisation and alterations.
- 1.4 A "blanket" Article IV Direction was approved by the Secretary of State for the Environment on 10 May 1974. The Direction withdraws certain permitted development rights for domestic and agricultural properties throughout that part of the conservation area lying on the west side of Fishponds Road (B1269). Its purpose is to prevent further erosion of the special character

of historic buildings and the erection of inappropriate forms of enclosure.

- 1.5 There are no scheduled monuments or tree preservation orders in the conservation area.

## Planning Policies affecting Yearby Conservation Area

- 1.6 The Redcar & Cleveland Local Development Framework (LDF) includes several policies relating to the conservation area. They are set out in Appendix 1.

## Conservation Area Appraisal

- 1.7 A conservation area appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area. This appraisal provides a clear and sound understanding of Yearby Conservation Area by recording, evaluating and presenting all of the key elements which together make up its special interest and character. It also identifies opportunities for improvement.
- 1.8 **After public consultation this appraisal and its recommendations including changes to the boundary of the conservation area, was approved by Redcar and Cleveland Borough Council on 6<sup>th</sup> September 2007. This appraisal has been revisited to ensure it remains relevant and up to date. The present conservation area boundary is shown on the plan in Appendix 2.**
- 1.9 While the appraisal covers the topics referred to in PPG 15 and in other guidance issued by English Heritage, it is not intended to be comprehensive and does not provide detailed descriptions of all historic buildings. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.10 The appraisal should not be regarded as a static document. It will be subject



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to periodic review and update, especially in the light of new research and as more information and knowledge becomes available. The next step of the process is the formulation of conservation area management proposals to provide a basis for making sustainable decisions about the conservation area's future.

## 2. HISTORIC ORIGINS AND DEVELOPMENT

### Introduction

- 2.1 The history of the origins and development of the settlement of Yearby is an important and valid part of the assessment of its special interest as a conservation area. The settlement's historic development has shaped the distinctive elements that make up its special character, the value of which should be considered in the context of other settlements in the broader Tees Valley area.

### Local Historical Context

- 2.2 The Redcar and Cleveland area is a mix of industrial, urban, semi-urban and rural settlement, which gives it a distinct character. While the district still retains a large rural base most of its settlements, originally rural in character, have taken on an urban and semi-urban character under the influence of the 19<sup>th</sup> and 20<sup>th</sup> century industrialisation of the wider Tees Valley area. The few settlements to have escaped substantial accretions still retain much of their medieval form and agricultural character with buildings rebuilt in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Yearby is such a village.

- 2.3 The settlements of the lower Tees Valley were mostly founded or re-founded from the late 11<sup>th</sup> century, the product of a deliberate policy of re-settlement imposed by powerful Norman landowners after William of Normandy's 'Devastation of the North,' 1068-70.

- 2.4 Such places tend to comprise a group of dwellings and other buildings surrounded by open fields. The buildings are often arranged as a corridor of 2 rows of properties facing towards each other across an open green, usually straddling an established road or the convergence of several roads leading to neighbouring settlements.

- 2.5 Collectively, properties tend to form common well-defined boundaries at the

front and rear with living quarters facing the green and outbuildings and gardens to the side and/or rear. Property boundaries both individually and collectively, are defined by hedges, walls, ditches or banks and the common boundaries to the rear of the settlement usually form a continuous and relatively straight line, sometimes with a path or bridleway running along it.

- 2.6 This basic medieval form remained largely unaltered until changes in farming practice were introduced in the 18<sup>th</sup> and 19<sup>th</sup> centuries or, until urbanisation altered them beyond recognition. In Redcar and Cleveland very few settlements have managed to survive unchanged to the present day.

- 2.7 In the context of the 15 other conservation areas in Redcar and Cleveland, Yearby broadly ranks alongside Liverton, Moorsholm and Upleatham, viz.:

**Liverton:** Medieval 'green' village and surrounding field system incrementally re-developed in the 19<sup>th</sup> century.

**Moorsholm:** Medieval moorland green village incrementally re-developed in 19<sup>th</sup> century.

**Upleatham:** Shrunken medieval settlement and surrounding fields, re-planned as estate village in late 19<sup>th</sup> century.

- 2.8 These together with Yearby are the best surviving of the early rural settlements, retaining much of their medieval form and character while escaping the worst effects of urbanisation.

### Early History

- 2.9 The layout of Yearby roughly fits the medieval prototype described above with the possible exception of the 'through-road' leading to other settlements. However, ancient roads were often abandoned or re-routed, owing to the abandonment of

## Yearby Conservation Area Appraisal 2011

settlements through plague or through 18<sup>th</sup> and 19<sup>th</sup> century land enclosure.

2.10 While no pre-enclosure plans survive, an engraving of Kirkleatham of c.1700 shows Yearby in the far distance, occupying the same site and in a similar form to the present hamlet. A post-enclosure plan of 1774 shows the existing historic settlement layout together with a now extinct "Fellbridge Lane" leading from Fishponds Road towards Upleatham. Also shown is a truncated extension of the present Yearby Road leading west towards Wilton.

2.11 This evidence suggests that the settlement once straddled an ancient route connecting Wilton to Upleatham and Marske, forming a crossroads with Fishponds Road, thus giving credence to Yearby's possible medieval origins.

2.12 Conversely, the first date of settlement could be even earlier. While the remains of prehistoric, Roman and Anglo-Saxon settlements are elusive it is possible that evidence of early settlement could still be concealed beneath the present layout. No formal archaeological investigation has been undertaken in Yearby.

### Land Ownership

2.13 Medieval and later archives show the manor of Yearby in the hands of a succession of different owners until in 1635, when it was purchased by the Turner family of Kirkleatham Hall. Yearby remained part of the Kirkleatham Estate until 1949 when the estate was broken up and individual properties sold to tenants and new owner/occupiers.

### The 18<sup>th</sup> Century

2.14 In the late 1750s Charles Turner set about improving the management of the estate by introducing new agricultural practices including enclosure of the farmland. By 1774 land enclosure had changed the foci of farming from

established settlements to new farmsteads standing isolated in the newly enclosed fields.

2.15 The consequent depopulation of the settlements gave Turner the opportunity to clear away the estate workers cottages in Kirkleatham village and turn the area around Kirkleatham Hall into a park for the enjoyment of himself and his family. Former occupants of the cleared cottages were forced to relocate to Coatham and Yearby where further 'improvements' were undertaken.

2.16 In 1768, Arthur Young records that the "wretched hovels" on the Kirkleatham Estate were replaced by fourteen new cottages, premises for a blacksmith, wheelwright, butcher and shopkeeper and two farmsteads, all substantially built of brick and tile. He adds: "by placing them around an open space or green, (Mr Turner) has greatly ornamented the country." Although Young fails to identify the location of this development, evidence points to Yearby rather than other settlements. Plans of 1774 and 1809 show Yearby with a layout correlating to buildings surviving to the present day.

2.17 This dramatic approach to planned rural redevelopment was practised throughout England. However, unlike many other, similar developments, Turner did not choose an architect-designed 'model village' to replace the old. Buildings are placed almost haphazardly on either side of the road suggesting that he simply rebuilt on the footprints of older buildings, leaving the 800-year-old settlement layout relatively intact. Only on Fishponds Road was a concession made to formality with a pair of symmetrically proportioned, 2-storey cottages flanking the entrance to Yearby Road.

2.18 The green space referred to by Young appears as a linear open space bisected by Yearby Road. However, by 1809 some parcels of land in front of

cottages were already let to tenants and enclosed as garden spaces. By 1853 the whole of the green had been subdivided to create front gardens together with enclosed orchards, cultivated plots and paddocks between the cottages.

### **The 19th and 20th Centuries**

- 2.19 The early 19<sup>th</sup> century brought only minor alterations and extensions to existing properties. After 1850, 4 new cottages were erected on Yearby Road and a new School, School House, Village Institute and blacksmith's workshop, on Fishponds Road.
- 2.20 The distinctive scoria-block surfaced footpath along the north side of Yearby Road was constructed about 1900.
- 2.21 In the 1950s a distinctly 'modern' phase of development took place following the sale and break-up of the Kirkleatham Estate in 1949, when orchards, allotments and paddocks between the cottages were sold off as building plots. Development was delayed until 1954 when post World War II restrictions on private building were lifted.
- 2.22 Between 1955 and 1960, 9 new dwellings were built on Yearby Road and 5 on Fishponds Road. Since 1960 another 3 new dwellings have been erected while the conversion of existing buildings has created another 6. Thus the number of dwellings in Yearby has increased from 30 in 1950 to 53 in 2001, an increase of 77%.
- 2.23 New buildings are of single and two storeys, mostly built of brick and in diverse forms and styles and have been developed within the confines of the historic layout of the settlement. In the 1960s and 70s a large brick workshop was erected to the rear of the former blacksmith's workshop, and large, prefabricated, agricultural sheds were built to the rear of the farmsteads and to the north west of the hamlet.
- 2.24 The diverse uses associated with the self-sufficient community re-established here in the 18<sup>th</sup> century, gradually disappeared as the settlement became more residential in character. Both of the farmsteads ceased to function as working farms in the 1970s and 80s, although Home Farm is now once again the centre of a working farm. Farm outbuildings, the school and institute have been converted to dwellings, thus completing the transition from agricultural settlement to residential dormitory or 'suburb'.
- 2.21 In the 1980s the owner of Yearby Farm planted a new screen of poplars along the northern boundary of the conservation area. In an historical context these trees have 'replaced' a much older plantation (felled in the 1950s) which had screened the settlement from views from Kirkleatham Hall for over 150 years.

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### 3. CHARACTER APPRAISAL

#### Physical Setting and Topography

- 3.1 Yearby is a two-row hamlet situated on gently sloping, north facing ground, below the scarp slope of the Eston Hills. It lies approximately 4 Km (2½ miles) south of Redcar, on Fishponds Road (B1269) and is surrounded by gently undulating open farmland. One of a string of historic settlements (e.g. Wilton, Eston, Normanby and Ormesby) Yearby shares the same contour just below the escarpment and above the flood plain of the River Tees.
- 3.2 The geology and geomorphology of a settlement often has a fundamental influence upon its character. This is certainly true in the case of Yearby where both factors have contributed significantly to its location and present character.
- 3.3 The geology of the area is of two distinct types. The escarpment itself consists of Middle Jurassic shale, ironstone and sandstone, while below the escarpment the older Triassic lias and marls are covered by irregular sheets and mounds of gravel, sand and clay, left behind at the end of the last ice age 10,000 years ago.
- 3.4 The glacial deposits enhanced by natural drainage have together created the site of the settlement: a shallow hollow partly formed by the convergence of a network of natural streams and field drains which feed the main beck flowing along the west side of Fishponds Road towards Kirkleatham. The hollow provides shelter from the prevailing west wind, while the steep wooded escarpment to the south, known as Strawberry Hill, presents a visually dominant backdrop.
- 3.5 While ancient indigenous forests provided the first building material, orange/brown sandstone quarried from the escarpment, was used from at least the Anglo Saxon period. In the middle of the 18<sup>th</sup> century the local clays around the hamlet were brought into use to

make the orange/red brick which became characteristic of the broader local area, until industrialisation gave access to a more eclectic range of materials from diverse and distant sources.

#### Layout

- 3.6 The settlement consists of a group of single and 2-storey, 18<sup>th</sup> century cottages, farm groups and workshops superimposed on a much older medieval or earlier 2-row green village layout, within which buildings of similar scale but diverse style were added in the 19<sup>th</sup> and 20<sup>th</sup> centuries. Over the years burgage plots have been amalgamated and subdivided and new plots have been formed in similar linear form, as on Fishponds Road, but the historic plan form still remains relatively intact. The only divergences from the 2-row plan are the mid-20<sup>th</sup> century bungalow (No 29) visually blocking the west end of Yearby Road and a pair of mid 20<sup>th</sup> century dormer bungalows tucked away in the former rear gardens of Nos. 20 & 22.

#### Building Materials

- 3.7 In terms of the geological influences on the character of the area, only a few examples of the use of the indigenous sandstone survive: in the converted outbuildings at Home Farm. The predominant influence is the local clay used to make the warm orange/red bricks and pantiles of the 18<sup>th</sup> century buildings. Thereafter, "imported" bricks were used for later buildings, with Welsh slate used for the roofs of buildings erected 1850-1950 and concrete tiles for the more recent additions and for re-roofing some of the older buildings.

#### Building Form and Character

- 3.8 There is little by way of architectural detailing on the older buildings, save for the occasional brick string course, as at Home Farm. Roof types are generally

## Yearby Conservation Area Appraisal 2011

plain pitched roofs, mostly gabled but with some hipped, particularly in later periods. Brick chimney stacks generally still survive.

- 3.9 Only a few of the buildings rebuilt in the 18<sup>th</sup> century retain their original character. In 200 years single-storey cottages have been raised to 2 storeys, many properties have acquired additions and extensions, brickwork has been rendered and pebble-dashed and windows, doors and roofing materials have been changed, sometimes in character and sometimes not.
- 3.10 Only Nos. 1, 23, 25 and 27 Yearby Road, survive relatively unaltered. This makes the survival of original materials and components such as windows all the more valuable in terms of special interest. Particularly important are historic brickwork, clay pantiles, timber vertically and horizontally sliding sash windows and traditional timber boarded and panelled doors.
- 3.11 Despite erosion of original features, all of the earlier buildings in Yearby do still make a valid contribution to its character in terms of its historic settlement form and layout. They are also the framework to which buildings were added in the 19<sup>th</sup> and 20<sup>th</sup> centuries.
- 3.12 Although many of the 19<sup>th</sup> century buildings introduced diversity in building style, scale, form and materials they still make a very positive contribution to the character of Yearby. The Grade II listed School, School House and Institute on Fishpond Road are particularly notable. They are in a "picturesque" Victorian 'black-and-white' Tudor style, in marked contrast to the other 19<sup>th</sup> century buildings which reflected their earlier vernacular neighbours in materials and style.
- 3.13 It is true that the dwellings built since 1950 are out of character in the context of the vernacular style and detail of the more traditional older buildings. However, the lack of a formal "model

village" layout for the 18<sup>th</sup> century redevelopment meant that Yearby has not been greatly impaired by these later additions. In following the building styles fashionable at the time, their form, materials and designs do at least honestly represent the period to which they belong and they are not entirely out of scale with their older neighbours. It can be argued that they represent a particular phase in Yearby's development and make a benign rather than negative contribution to its special character while reflecting the transition from an agriculturally based community to a residential settlement.

- 3.14 There are no significant landmarks or dominant "townscape" features within the conservation area, which is to be expected of an agricultural hamlet.

### Landscape Features and Setting

- 3.15 Yearby's setting in an arable, agricultural landscape is a key part of its special character. Sadly, the surrounding pattern of the 18<sup>th</sup> century enclosed field system characterised by mature hedges and trees, was destroyed by intensive arable farming practices in the twentieth century. However, this has served to enhance the appearance of the hamlet itself as an oasis on an otherwise flat and featureless plain.
- 3.16 Mature hedges do still survive along both sides of Fishponds Road on the approaches to Yearby, while within the settlement itself they are a characteristic component of front and rear garden areas, enriched by a mixture of youthful ornamental, fruit and woodland trees. A continuous screen of semi-mature poplars along the northern boundary of the conservation area softens views from the north.
- 3.17 The unadopted tarmac surfaced road through the hamlet is flanked by a grassed verge on its south side and a footpath surfaced with attractive

diamond patterned scoria blocks on the north side.

### **Views, Vistas and Setting**

- 3.18 The conservation area is approached from one of two directions along Fishponds Road. The approach from the north is flanked on its west side by a grassed verge and low mature hawthorn hedge screening a deeply cut stream. Beyond the hedge is a clear vista across open arable fields towards Yearby and the steep wooded backdrop of the escarpment. On the east side of the road are a footpath and overgrown, mature, hawthorn hedge with mixed deciduous woodland trees fronting a steep, grassed 2-3m high bank. Electricity and telephone distribution poles and wires line both sides of the road.
- 3.19 The approach from the south is flanked on the west side initially by a steep grassed bank supporting a mature hawthorn hedgerow, giving way to a dressed sandstone retaining wall and post, rail and wire fence. Beyond is a vista towards the rooftops of Yearby Village, interrupted by late 20<sup>th</sup> century farm buildings (outside the boundary of the conservation area). On the east side of the road are similar footpath, hedge, trees and bank, as on the approach from the north.
- 3.20 The high banks and hedgerows together with the service poles and lines on both approaches draw the eye towards the cluster of buildings, trees and garden spaces around the junction of Fishponds Road with Yearby Road. This cluster is normally all that is seen of Yearby by road users. The buildings on the west side of the road, includes a particularly fine group: the Victorian Tudor style former School, School House and Institute set behind mature front gardens.
- 3.21 On the east side (outside the conservation area boundary) the garage and detached house are of no

significant historic or aesthetic interest, but their appearance, softened and enhanced by the setting of mature hedges, youthful trees, informal driveways and grassed areas, is in keeping with the character of the conservation area.

- 3.22 The hamlet proper on the west side of Fishponds Road is entered through a gap framed by a pair of 18<sup>th</sup> century cottages. Beyond the opening, the street widens out with terraced cottages set behind attractive gardens. The view up the gently inclined street is narrowed half way along by the converted outbuildings of Yearby Farm and Nos. 10 and 12 Yearby Road. Beyond this "neck" in the vista, the street widens out once more in similar fashion. It is finally closed at its west end by the gable end of No 23, the mature garden belonging to No 27 and the narrowing of the road to a footpath winding its way out into the fields.
- 3.23 From within the settlement are views out to the wooded escarpment to the south and across open countryside with industrial and urban landscapes beyond to north. There is a feeling of openness in the core of the village owing to the surrounding land falling away to the north and west.

### **Unifying Features**

- 3.24 The attractive character and special interest of the conservation area is created by the combination of buildings of varied ages following informal building lines, together with broad well stocked front gardens bounded by mature hedgerows, all shaped by an historic 2-row green village layout. The common elements that contribute to this character are therefore as follows:
- 2-row arrangement of buildings within the core of the hamlet.
  - Traditional plot sizes.
  - Common historic frontages and rear boundaries.



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- Single and 2-storey buildings of brick with tiled or slated roofs with chimney stacks.
- Boundaries defined by hawthorn hedges.
- The village as a distinct element in the broader landscape.

## 4. OPPORTUNITIES FOR IMPROVEMENT

- 4.1 The conservation area is not without its negative elements. There are mid/late 20<sup>th</sup> century prefabricated farm buildings to the north west of Nos. 23-27 Yearby Road and to the south of Home Farm (the latter outside the conservation area boundary). In terms of their scale, materials and design they are visually intrusive and damaging to the character of Yearby, particularly in relation to views into the conservation area. The brick workshop to the rear of the former blacksmith's shop on Fishponds Road is relatively well concealed and is consequently less damaging.
- 4.2 Other mid 20<sup>th</sup> century buildings have a neutral impact upon the area's special character. In time however, they may come to be appreciated as more positive components in the history and development of Yearby.
- 4.3 In terms of the conservation of the built environment, overhead electricity and telephone lines have long been regarded as unsightly. However, it can be argued that they, like the mid 20<sup>th</sup> century dwellings, represent a particular event in the history and development of the settlement. Where overhead lines contribute to the linear character of the street scene as on Yearby Road, then they can be seen as a positive, unifying element. However, where they present visual clutter, as at the junction with Fishponds Road, they should continue to be regarded as a negative feature.
- 4.4 The tarmacadam road surface of Yearby Road and a number of private driveways surfaced in hard modern materials are essentially urban in character and inappropriate for this semi-rural hamlet.

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## 5. CONSERVATION AREA BOUNDARY

- 5.1 The former conservation area boundary was for the most part coherent, cohesive and consistent with the historic core of Yearby. It included most of the buildings of architectural and historic interest, the spaces around them and their landscape settings, that make up the area's special character. No significant developments or adverse changes in character had taken place that would have justified exclusions from the conservation area, but the need to clarify its boundary and the opportunity to make a small extension were identified.

buildings. The conservation area boundary was therefore extended to include this small area.

### Boundary Clarification

- 5.2 To the north and south, the original conservation area boundary broadly followed the ancient common property boundaries to the rear of properties. To the west it followed field boundaries while Fishponds Road still served as the east boundary.
- 5.3 Many of the physical features such as hedges and fences, which defined the conservation area boundary in 1971, have since disappeared, particularly on the north and west sides of the village. It was therefore important for the boundary to be modified to relate to current physical features or National Grid references determined by the Geographical Positioning System (GPS).

### Extension to the Conservation Area

- 5.4 The buildings and landscape features on the east side of Fishponds Road were outside the conservation area boundary. Although they are of no significant historic or aesthetic interest they nonetheless contribute to the attractive setting of the conservation area proper. Any insensitive change to the existing buildings or new development close to or within this group of buildings could damage the special character of the conservation area and the settings of nearby listed

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## 6. CONCLUSIONS

6.1 This appraisal of Yearby Conservation Area summarises the key elements that collectively make up the special interest, character and attractiveness that justify its designation. It also identifies negative aspects of the area that undermine its special quality and suggests opportunities for improvement. The appraisal also considered whether any changes to the conservation area boundary were needed.

6.2 The key features of the character of Yearby Conservation Area are derived from the way in which the hamlet's historic development and its relationship to its physical setting are visually identifiable in the present built fabric and layout. The original historic plan-form of a 2-row arrangement of buildings either side of a linear "green space," is a particularly important element. While as a result of external social and economic pressures the number of dwellings has almost doubled during the last 50 years, their distribution throughout the hamlet has meant that its historic character is still much in evidence in the layout and in the relationship of buildings to this.

6.3 Yearby Conservation Area embraces the whole of the historic settlement. Since its designation in 1971 several historic buildings have been demolished at Home farm, Yearby Farm and No 7 Yearby Road and there has been some erosion of character through unsympathetic alterations and extensions to buildings. Despite this Yearby's architectural, historic and environmental qualities and the integrity of its historical origins as a two-row green village are still clearly evident. The conservation area still retains a strong visual cohesion and the reasons for its designation are perhaps even more valid today than in 1971. Continued protection as a conservation area is therefore considered key to the future survival of its special character.

6.4 The survey of the conservation area undertaken in connection with this appraisal identified the need to clarify its boundary following changes in the landscape, while a number of properties that contribute collectively to the area's character were omitted from its boundary. These matters were given full consideration and after public consultation Council resolved on 6<sup>th</sup> September 2007 to make changes to the conservation area boundary as follows:-

- To modify the boundary on the north and west sides of the village to relate to current physical features and/or National Grid references determined by the Geographical Positioning System (GPS).
- To include the buildings and landscape features on the east side of Fishponds Road.

The plan in Appendix 2 shows the approved, amended conservation area boundary.

6.5 Regarding the negative elements that undermine the special qualities of the conservation area, further work is required to develop practical, coherent solutions and opportunities for improvement and should be addressed in the context of a Conservation Area Management Plan.

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- 1853 Ordnance Survey plan: 6 inches to 1 mile.
- 'A Village Diary' by Mrs Peggy Baldam of Yearby.

# APPENDIX 1: Planning Policies

## Local Development Framework (LDF) Policies affecting Yearby Conservation Area

- 1 The Redcar & Cleveland Local Development Framework, which includes policies in the adopted Core Strategy and Development Policies Development Plan Documents (DPDs) as well as saved policies of the adopted Local Plan, set out several policies relating to this conservation area. Those current at the time of writing are set out below; for future updates please visit the Council's website: [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf)
- 2 Policy CS25 of the Core Strategy indicates that development proposals will be expected to contribute positively to the character of the built and historic environment of the Borough, and that the character of the built and historic environment will be protected, preserved or enhanced.
- 3 Only the main built up area of the conservation area is located within the 'Limits to Development'. Policy DP1 of the Development Policies DPD set out the limited kinds of development that will be permitted outside the development limits, and indicates that development within the limits will generally be acceptable, subject to other development plan policies and designations. The limits to development are indicated on the Proposals Map.
- 4 The conservation area falls within the Tees Forest area, within which there is a strategy to regenerate and revitalise the green space, creating well wooded environments. (Policy CS22 of the Core Strategy refers, notated on the Proposals Map as Community Forest).
- 5 General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD. Policies DP9, 10 and 11 set out development control criteria for conservation areas, listed buildings and archaeological sites and monuments respectively.
- 6 Local Plan Policy ENV 2 (new conservation areas and reviewing existing conservation areas) and Appendices 2 to 4 (providing detailed design guidance for conservation areas, listed buildings, shop fronts and advertisements) are relevant.

### NB

The planning policies referred to above are current at the time of writing; for an up to date list of extant policies, please visit the Council's website, [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf) or contact: 01287 612356.

**Yearby Conservation Area Appraisal 2011**



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