



Brotton

Conservation Area Appraisal

2011



Planning (Listed Buildings & Conservation Areas) Act 1990

this is Redcar & Cleveland

Brotton Conservation Area Appraisal 2011

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

The Designation of Brotton Conservation Area

1.2 Brotton Conservation Area was designated in October 1978. Its boundary was drawn to include the greatest concentration of those architectural, archaeological, historical and landscape features that contributed to its special character and stretches from the former Cleveland cottage Hospital (now Foxhills) to the Old Rectory on Saltburn Lane and Dixon Street just off the High Street.

Other Protective Designations within the Conservation Area

1.3 The revised statutory list of buildings of special architectural or historic interest for Brotton, published on 30th September 1986, includes the following listed buildings:-

High Street

- Church of St Margaret of Antioch.
- Brotton House.
- Coach house & cottage south-west of Brotton House.
- Boundary wall, railings, gate piers, gates & steps, Brotton House.
- Brotton Hall.
- Cottage adjoining Brotton Hall.

Kilton Lane

- Tombstone to the Foster family south-west of the cemetery gates.
- Tombstone, south-west of the cemetery gates.

All are listed as grade II and are shown on the plan in Appendix 1.

1.4 There are no scheduled monuments in the conservation area.

1.5 There are two Tree Preservation Orders as follows:-

- Tree Preservation Order No 6 dated 29th May 1959 protects the trees in front of properties on the high street to the east of Cliffe Street and in front of The White House.
- Tree Preservation Order No 31 dated 27th January 1978 protects the trees in the disused quarry and on the east side of St Anthony's Church.

The protected trees are shown on the plan in Appendix 1.

1.6 There are no Article 4 Directions in the conservation area.

Planning Policies affecting Brotton 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 2.

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 Brotton Conservation Area by recording, evaluating and presenting all of the key elements that together make up its special interest and character. It also identifies negative features and opportunities for improvement as well as considering whether any changes to the conservation area boundary are needed.

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- 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 23rd April 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 1.**
- 1.10 While the appraisal covers the topics referred to in PPG 15 and in guidance issued by English Heritage the appraisal 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

- 2.1 A brief review of the historic development of Brotton 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. Only a brief summary is given here to help place the conservation area in historical context. References to further reading are given in the Bibliography in Appendix 3.
- 2.2 Brotton was already an established manor and settlement at the time of the Domesday Survey of 1086 and later became part of the extensive de Brus family estates, centred on Skelton Castle. The name Brotton signifies a town on the brow of a hill, and refers to its location on the crest of a high ridge of land. It developed at the convergence of the ancient coastal route from Yarm to Whitby with local lanes from Kilton Castle the hamlet of Saltburn.
- 2.3 Brotton is a classic, planned, two row, settlement re-founded in the 12th century. It included a church and manor house and two rows of farmsteads and cottages facing each other across an open green - now the High Street. The green appears to have tapered at its eastern end and it may also have done so to the west before the existing buildings were developed. Behind the two rows each property, or toft, had a long, narrow, cultivated garth or croft. The garths terminated at the back lanes, which served as the boundaries of the settlement. The historic back lanes still survive as footpaths behind the north and south sides of the High Street.
- 2.4 The church was located at the north end of the existing churchyard at the back of the High Street, alongside Kilton Lane. While manor houses traditionally tended to be located close to the church, there is no evidence to indicate the precise location of Brotton's manor house. The present Brotton Hall was probably developed from a modest farmhouse rather than being the site of the manor house.
- 2.5 Today, The Farm and Nos. 120 to 131 the High Street probably stand on the site of the medieval village's north row of farmsteads and cottages, while Nos. 72 to 116 stand on the site of the south row. The properties to the west of Cliff Street may have developed during a period of prosperity as an extension to the original two row settlement, or may have replaced the properties forming its tapered west end.
- 2.6 Archaeological excavations at the north end of the Badger Hill School playing field, have revealed evidence of a third row of properties parallel to the other two rows and set behind the village's south row, alongside the historic back lane. Amongst several explanations for this unusual occurrence is the possibility of a settlement layout that is unique in Redcar and Cleveland.
- 2.7 The original site of Brotton Parish Church of St Margaret seems to support the 'third row' possibility. The historic church site also lay behind the south side of the High Street alongside the original 'back lane' surrounded by its churchyard. The old church was replaced with the present St Margaret's Church at the west end of the High Street in 1890 and after many years of neglect, the old church was demolished in the 1950s.
- 2.8 Changes to the 12th century settlement layout probably began in the late medieval period and took the form of encroachments onto the green in front of the rows. The block of properties at the east end of the site of the green might represent the position of medieval 'public' structures such as pound, bakehouse and smithy. These have been replaced over the years and are now Nos. 76, 78, 80-90 and 120 to 135 High Street.
- 2.9 For hundreds of years the village economy would be based solely on agriculture. In the seventeenth and

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eighteenth centuries the local manufacture of alum brought prosperity to the area. However, this was counteracted by the re-structuring of farming and the establishment of remote farmsteads which led to depopulation of the village. Nonetheless, expansion seems to have taken place to the west along the High Street and along the west side of Kilton Lane.

- 2.10 Thomas Jeffery's Map of 1772 shows a two-row settlement layout with buildings on both sides of a much wider High Street concentrated around the crossroads. It also shows two buildings in the middle of the green and a similar pattern of roads, lanes and pathways to the present day.
- 2.11 A 'Plan of Titheable Lands' dated 1845, indicates a very modest settlement consisting a handful of properties congregated around the junction of High Street and Kilton Lane. The First Edition Ordnance Survey plan of 1856, shows a greater concentration of buildings, although the settlement had not expanded outside the limits shown in 1845. Subsequent historic maps show a steady increase in the urbanisation and expansion of the village through the late 19th century and into the 20th century. The new development was primarily on the north side and to the south-west of the historic core, which remained relatively untouched.
- 2.12 In the 1860s and 70s Brotton and its surrounding landscape was changed significantly with the development of the local ironstone mines and the iron and steelworks at Carlin How and Skinningrove. Several rows of mine-workers dwellings were erected at the east end of Brotton, in the Ings Lane and Chapel Street area and some of the older cottages in the historic village core would have been redeveloped on the same sites. But the main concentration of development was

around the railway south-west of the old settlement.

- 2.13 Despite the closure of the local ironstone mines and the decline of the Skinningrove Ironworks in the late 20th century, Brotton has continued to expand to fulfil its new role as a commuter settlement. Within the historic core building on undeveloped sites and the replacement of older properties continued, but very few of these were designed to reflect and respect the prevailing design characteristics of older, traditional buildings.
- 2.14 Since designation of the conservation area the Methodist Chapel on the High Street has been demolished and Cleveland Cottage Hospital has been attractively converted to dwellings.

3. CHARACTER APPRAISAL

Physical Setting and Topography

3.1 Brotton is an upland village 140m above sea level 2Km (just over a mile) from the tall sea cliffs at Huntcliff. The historic core of the settlement is located on the crest of a high ridge that runs north-to-south and separates Saltburn Gill from Kilton Beck. It straddles the ancient coastal route from Yarm to Whitby at its convergence with the local lanes from Kilton Castle and the hamlet of Saltburn.

3.2 The natural, physical and geological features of the broader area have also influenced the character of Brotton's built environment, providing building timber, yellow/brown/grey sandstones and clay suitable for making the orange/red bricks and pantiles, all so characteristic of the older buildings in the conservation area. In the 19th century the development of the railways brought an end to dependence on indigenous materials by giving access to an eclectic range of building materials from diverse and distant sources, including roofing slates from Cumbria and North Wales.

Layout

3.3 Brotton retains the integrity of its medieval planned layout as follows:-

- The footprints of the two medieval rows of properties are still occupied by the rows of older cottages: Nos. 120 to 131 and 72 to 116 the High Street.
- Although the former green long since disappeared under buildings and gardens, its outline formed by the original rows is still discernible.
- Many of the rear garths between the rows and the back lanes on either side of the settlement survive in modified form.
- The original back lanes survive on both sides of the historic core.

- Although the parish church has been relocated, the original church site and the surrounding churchyard still survive on the south side of the High Street alongside Kilton Lane.

3.4 Later extensions to the medieval settlement took the form of a roughly herringbone pattern with linear development following the existing highways with lateral development in the form of short streets of terraced cottages and later semi-detached dwellings.

3.5 While the changes to the medieval layout have impaired its integrity they have created a richer and more interesting environment that has clearly evolved from its early beginnings.

Land Uses

3.6 Within the conservation area the historic connection with agriculture has been severed and residential uses now predominate together with the Church, several inns and shops while the former schools have been converted to a dwelling and a telephone exchange.

Building Form, Scale and Style

3.7 The buildings in the conservation area, their form, materials, style, their relationship to the spaces between them and the ways in which those spaces are used, contribute greatly to its special character.

3.8 Many buildings stand hard against the pavement edge while others have front gardens enclosed by walls or fences.

3.9 Although most of the buildings in the conservation area were built in the 19th and 20th centuries, many date from the late 17th century. They are a diverse mixture comprising rows of humble farm-workers' and miners' cottages, farmhouses, terraced, semi-detached and detached houses, shops, inns, former schools, two churches and a former cottage hospital.

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Dwellings

3.10 Dwellings are mostly traditional, two-storey cottages in rows and terraces, although there are a few remaining single-storey cottages. The earliest ones display the characteristics of the plain and understated, local vernacular building tradition developed over hundreds of years. Other, later dwellings possess architectural characteristics of the Georgian, Victorian and Edwardian Domestic styles with Classical and Arts and Crafts style decoration and details.

3.11 The few modern domestic buildings within the conservation area do not detract unduly from its special character. In time some may come to be appreciated as buildings that are truly representative of their period and therefore positively beneficial to its appearance.

3.12 Common characteristic features of dwellings include:-

- Pitched roofs with varied eaves and ridge lines, articulated by chimney stacks with clay pots and sometimes gabled dormers.
- Stone gable and ridge copings and moulded or plain block kneelers.
- Varied proportions of window openings, including 'landscape', 'portrait' and square formats, the shape being determined by the age of the building and the type of window frame.
- Window and door heads have stone lintels, the older ones keyed, or brick or stone flat or rounded arches
- Stone window sills, sometimes painted.

Windows and Doors

3.13 Historically authentic windows and doors include the following:-

- Wooden, vertically-sliding, sash windows.

- Wooden, 'Yorkshire' horizontally-sliding sash windows.
- Wooden doors made from broad, vertical, timber boards.
- Wooden doors of two or more square or rectangular-shaped panels, sometimes with glazed upper panels.

3.14 Older sash windows of both types would be multi-paned with glazing bars, while later sashes tended to have fewer panes. Some Edwardian sash windows have small-panes in the upper sashes and single sheets of glass in the lower.

3.15 'Yorkshire' sashes were the cheaper alternative to vertically-sliding sashes. They sometimes pre-dated the vertical sash window in high status buildings and were more generally used in lower status buildings and in the backs of higher status buildings.

Other Buildings

3.16 St Margaret's Church of 1888 by architects Hicks and Charlewood is in the Decorated style of the Victorian Gothic Revival. Consisting of a continuous aisled nave and chancel with a south porch and west baptistry, it is 'crowned with a very attractive and highly decorative Sanctus bell turret. The setting of the church elevated on high ground at the corner of the High Street and Saltburn Road make it a prominent building and a key landmark feature and focal point in views within the conservation area.

3.17 The Roman Catholic Church is a smaller and plainer building in red brick and tile with pointed arched windows and a modest gable bellcote.

3.18 At the junction of High Street with Saltburn Road, the wall to the former bakery is an attractive feature and important in views up the High Street. The solid, curved, windowless wall has a blind segmental arcade and decorative banding formed in red and

white polychrome brick capped with a sandstone coping.

- 3.19 The old Church of England Schools and School House is an attractive mixed group of buildings, the older school and school house are of stone and slate, the later additions in red brick.

Building Materials

- 3.20 Older buildings are constructed from locally quarried sandstone blocks or rubble, in hues of orange, brown, grey and yellow. Stone blocks have a diversity of surface dressing, the most common being a herringbone or chevron pattern. On the better buildings stonework is properly coursed and bonded with narrow, flush mortar joints. Several Victorian and Edwardian cottages and the Church of St Margaret are faced with rockfaced sandstone blocks, or snecked sandstone 'rubble'.
- 3.21 Lower status buildings and boundary walls are faced in rubble, sometimes coursed, but more commonly used in random fashion. Older stonework has now weathered to a mature patina.
- 3.22 Red-brown machine-made brick is used to face many of the Victorian and Edwardian additions to the village while a creamy white 'Pease' brick appears at Nos. 63-65 High Street.
- 3.23 Rendered, pebble-dashed and painted finishes infrequently appear as authentic period facing materials (e.g. White House) and have generally been used to conceal inappropriate alterations.
- 3.24 Modern domestic building finishes include machine-made brick in a light orange, buff and pink shades and painted render.
- 3.25 The traditional roofing materials in Brotton are clay pantiles and grey / blue / black Welsh slate. Modern concrete tiles have been introduced but they lack the enduring subtleties of patina and colour to be found in their more natural

counterparts, tending to weather down to a grey concrete colour.

Gardens and Landscape

- 3.26 Throughout the conservation area the combination of well-maintained front gardens and lawns, particularly those with trees enhance the particular character of the conservation area and the settings of its buildings. They are further enhanced by traditional forms of enclosure as follows:-
- Boundary walls and gatepiers constructed of both stone and brick (see below).
 - Decorative steel railings.
 - Privet and other mixed species hedges, sometimes set behind or above walls or fences.
 - Painted picket fences and gates.
- 3.27 Boundary and retaining walls are strong characteristic features of Brotton, particularly alongside the High Street where they help to visually unify and knit the area together. The older walls are constructed from local sandstone or in various forms that include dressed and coursed stone blocks, coursed rubble and random rubble, with some examples of dry-stone construction. They also have a variety of copings including flat, curved-topped, rounded and saddleback. Later walls are constructed of either stone - often rockfaced - or brick with stone or concrete copings and gatepier caps that have often been painted.
- 3.28 To the east and west of the historic settlement core, the vestiges of the medieval enclosures or garths still survive, also bounded by stone or brick walls, mature hedgerows.
- 3.29 The site of Brotton's original parish church and the surrounding churchyard has the potential to be a significant and attractive open space. At present the area has a desolate, unwelcoming appearance owing to its elevated,

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exposed location and the absence of trees. The area has an uncared for appearance and monuments have suffered from vandalism and graffiti.

- 3.30 Numerous trees enhance the setting of St Margaret's Church in and otherwise characterless grassed churchyard crossed by tarmacadam driveways.
- 3.31 Approaching the conservation area from Carlin How, the road climbs up to the High Street through a 'hollow way' or sunken road worn away by hundreds of years of traffic. The road is flanked by retaining walls and embankments that are variously planted with grass, shrubs and trees. While the embankment on the north side of the road is included in the conservation area, that to the south is not. Although the latter has an unsightly concrete retaining wall its visual impact is reduced by the semi-wild vegetation above. It is therefore considered to make a positive contribution to the character of the area.
- 3.32 A small public garden provides an attractive setting for the village war memorial in front of the Queen's Arms on the High Street. However, the adjoining grassed open space is characterless save for the trees and shrub planting around the edge of the site.

Trees

- 3.33 Brotton Conservation Area can be notionally divided into two parts, that with many trees and that with very few. Most of the trees in Brotton are concentrated at the west end of the High Street, in the following locations:-
- In the churchyard.
 - In the front and rear gardens of properties on the High Street and Saltburn Road.
 - In the old quarry.
 - On land behind St Anthony's Church.

Individual specimen trees and groups of trees all make a positive contribution to the appearance of the conservation area, such that they are a crucial component of its special character and attractiveness. They act as living visual breaks and screens and make gardens and open spaces more attractive.

The Highway

- 3.34 For the most part road surfaces, footpaths and other hard surfaced areas have tarmacadam or concrete flagged finishes which are serviceable, but contribute little to the character of the conservation area, especially where they are in need of repair. The survey identified no surviving examples of traditional surfacing materials.

Archaeology

- 3.35 The archaeology of Brotton is a key component of its special architectural and historic character. Principal sites of interest are as follows:-
- Two sites with potential for evidence of medieval settlement and the third row of properties lie to the south of the Queen's Arms Inn including an area of land defined by The Garth, The Avenue, the north end of the school playing field and the backs of Nos. 9-11 The Avenue and 72-80 High Street.
 - The site of the original parish church.
 - The rear garths and gardens of properties on the High Street.

Perambulation of the area

- 3.36 Approaching Brotton from the west the road rises steeply between the stone boundary wall of allotments and a disused quarry and terraces of nineteenth century miner's cottages fronting onto the pavement. These maintain a uniformity, despite a significant number of alterations to individual properties including rear

- extensions and changes to fenestration. The terraces and the woodland and rising ground on the right create a strong sense of enclosure.
- 3.37 The road continues to climb steeply up the ridge slope to its junction with Saltburn Road between terraced stone-built terraced dwellings set back behind long front garden spaces on the left and the steep wooded backdrop to the red brick Church of St Anthony on the right.
- 3.38 At the junction the churchyard, front gardens and an area of public open space create a contrasting sense of openness after the enclosure below. The public realm here has been improved, with planters made from 'Pease' brick.
- 3.39 The Roman Catholic Church of St. Anthony is located on this slope set amongst the trees. It is an Edwardian church, constructed in a plain, early English style with an attractive bellcote. On the cusp of the junction of High street with Saltburn Lane stands The White House, an enlarged traditional white-painted farmhouse set behind a long front garden fronted with mature trees. This building serves as a terminal feature and focal point in views down the High Street from the east.
- 3.40 A small parade of shops occupies the prominent corner site adjoining the churchyard, which unfortunately appear to be shuttered during the day creating a closed, unwanted feel to the area. A sense of enclosure is restored on the entry to Saltburn Road by a high wall of the former bakery next to the parade of shops. Its large, blind, segmental arched recessed and polychromatic brickwork in local Pease brick and traditional red brick is an attractive focal point.
- 3.41 Saltburn Road winds downhill to meet the High Street, between the pleasantly wooded garden of the Victorian Rectory on the left, and on the right the somewhat austere stone and brick buildings of the former Primary School with gothic style windows. Here the curve of the road introduces an element of surprise to the townscape. This is a quiet area, with the impression of a significant amount of green space lying beyond. Buildings are mostly large, detached and well set back from the road in their own grounds.
- 3.42 From the junction of the two main roads the High Street rises gradually to the crest of a ridge. A strong sense of enclosure is created by elevated buildings on both sides of the street. Broad, well-kept front gardens slope down to the road where they terminate at stone walls in front of a number of tall mature trees. Most of the trees are protected by Tree Preservation Orders.
- 3.43 The buildings on the north side of the street are architecturally the most imposing and sophisticated in Brotton, being larger in scale than most of the others. They include the Victorian stone church and four large, detached, stone-built houses, including The Cottage, Brotton House and Brotton Hall, three very fine late Georgian style houses with outbuildings. They are constructed of dressed sandstone with Welsh slate roofs. There is evidence of local styling in the herringbone tooled and margined window and door lintels.
- 3.44 On the opposite side of the road are a row of early 20th century, brick terraced and semi-detached houses and, at the western end, the stone-built Queens Arms public house based on a group of buildings with seventeenth century.
- 3.45 East of Brotton Hall the High Street reaches the crest of the ridge, at which point the character and form of the village changes considerably. There are no mature trees here to emphasise the sense of enclosure and the buildings are more varied in age and style. The building pattern is also more diverse, with varying plot sizes. Dwellings either front directly onto the pavement, or are set marginally back behind short front gardens.

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- 3.46 This is the core of the medieval settlement with a strange 'island' like row of properties including a number of attractive stone cottages, the Green Tree Inn, and a large modern car sales garage, occupying the middle of the original village green, thus accounting for this area's unusual layout. These buildings vary in style, scale and massing. The garage is boarded up, and is a detrimental element in the streetscene.
- 3.47 To the north of this group is a parallel line of buildings, mostly rebuilt in brick in the nineteenth century but which includes a stone-built 17th century house called The Farm. This group stands on the site of the original medieval row that would have looked out onto the village green.
- 3.48 The south side of the High Street consists of another attractive building group, including stone cottages and houses dating from the seventeenth to the early 19th centuries. One of these buildings, known as Pond Cottage, is noted to have 17th century features, setting it apart from the 18th and 19th century buildings around. Pond cottage has been extensively modernised and is not immediately noticeable as being older than the surrounding properties.
- 3.49 Other buildings in the vicinity are again built of dressed sandstone with welsh slate roofs, with the exception of a barn close to Millhouse Farmhouse which is described as late seventeenth century and is of random rubble sandstone.
- 3.50 Although a valuable feature was lost to the townscape of Brotton when the green was built upon, the introduction of buildings on to the green has produced a small, intimate area with a strong urban character based on a tightly-packed group of buildings separated by very narrow thoroughfares.
- 3.51 Beyond the south side of the High Street lie the old churchyard and the site of the original parish church which are of archaeological and historic importance.
- 3.52 Further east, buildings on both sides of the High Street restore the more formal linear pattern of development. This area contains several terraced dwellings, shops, mostly of late 19th century construction, in stone, red brick and creamy white 'Pease' brick with traditional canted bay windows and vertically sliding sash fittings. Whilst some of these are in good condition, many have been unsympathetically altered, with UPVC doors and windows. Some original features such as chimneystacks and bay windows have been removed or obscured and unsightly box dormers have been added to the roofs. There is a varied roofscape in this area of Brotton, which adds to the quality of the townscape.
- 3.53 The settlement and the conservation area end as the main road begins its descent of the eastern ridge slope towards Carlin How and Loftus. The concluding feature here is the former Cleveland Cottage Hospital built in 1874, built in a plain, unpretentious style built of rockfaced local stone and Welsh slate. It overlooks Carlin How and the wide valley of Kilton Beck and is a key townscape building prominent in views on the approach to Brotton from the east.

4. OPPORTUNITIES FOR IMPROVEMENT

4.1 This section summarizes the negative elements in the conservation area and suggests possible remedial actions and opportunities for improvement.

Changes to the historic built infrastructure

4.2 Since designation in 1978, the Methodist Chapel between Nos. 107 and 108 High Street has been demolished and replaced by a pair of new dwellings of inappropriate design in the context of the conservation area. Other similar developments have taken place within the conservation area boundary on land alongside The Cottage at the east end of the High Street.

4.3 Most historic domestic and commercial buildings have been modernised resulting in the erosion of authentic historic features. They have also suffered the addition of unsympathetic extensions, and the introduction of modern man-made building materials that lack the enduring qualities of their traditional counterparts. Such works detract from the historic integrity of the buildings and collectively undermine the special character and appearance of the area. They include the following:-

- Renewal of roofing materials with concrete substitutes for slates and pantiles.
- Windows and doors replaced with various styles of modern casement in timber and UPVC.
- Altered and enlarged window openings.
- Poorly designed, incongruous extensions including over-large dormers.
- Repairs using inappropriate materials and techniques, eg. repointing and rendering.
- Removal of chimney stacks.

- Visual clutter on the frontages of properties including the proliferation of satellite dishes, wires and cables, disused brackets, burglar alarms, etc.

- The replacement of traditional boundary features with structures that are unsympathetic to their surroundings.

4.4 Much of this damaging change is due to the absence of planning controls for minor alterations. In order to gain control of such works Article 4 Directions would have to be put in place by the local planning authority. Article 4 Directions withdraw certain permitted development rights so that planning permission is required for relatively minor building works including minor extensions and the replacement of windows, doors. However, such controls are difficult to monitor and cannot be used to re-reinstate lost features. It may therefore be more appropriate to encourage property owners to undertake future changes in keeping with the special character of the conservation area.

4.5 The unsightly 1960s car showroom east of 76 High Street is now disused and boarded up. This presents the opportunity for redevelopment of the site in a manner more in keeping with the character of the conservation area.

Trees and Landscape

4.6 Some trees are showing signs of age. In view of the significant contribution trees make to the special character and setting of the conservation area it would be appropriate to undertake a survey of trees in order to identify opportunities to reinforce and extend the existing tree cover and to consider the need for additional Tree Preservation Orders. This should be undertaken in the context of a Conservation Area Management Plan.

4.7 On the south side of the approach road from Carlin How the concrete retaining

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wall is unsightly and industrial in appearance. It would be appropriate to re-face the wall in sandstone to enhance the otherwise attractive rural appearance of the approach.

- 4.8 The public open space next to the War Memorial garden is characterless save for the trees and shrub planting around the edge of the site, the appearance of which is further marred by the aging cargo container kept on the plot behind.

Highway Infrastructure & Street Furniture

- 4.9 The opportunity presents itself for special highway standards in conservation areas and closer and more effective working relationships with service providers. Such arrangements should aim to enhance the existing uncluttered appearance of the highway in Brotton and to make positive improvements to surfaces, signs, street lighting and street furniture whenever the opportunity arises.

- 4.10 At the crossroads formed by the High Street with Kilton Lane and Ings Lane, the area of carriageway appears to ill-defined and excessively wide. The opportunity exists to undertake a hard landscaping scheme using materials sympathetic to the historic integrity of the area, to narrow the carriageway and restore a greater part of the area to the pedestrian.

- 4.10 Street lighting units are tall, plain and utilitarian in appearance and have a fairly benign effect upon the appearance of the area. In the light of the High Street's reduced status since the construction of the Skelton and Brotton Bypass consideration might be given to replacement of the existing columns with shorter ones.

Archaeology

- 4.11 The whole of the historic core of the settlement is of archaeological importance. Any development within the conservation area will therefore have a

serious impact on its archaeological integrity. Particularly sensitive areas include:-

- The sites of the original rows of properties of the medieval 2-row settlement.
- The pattern and sites of the rear garths.
- The original back lanes north and south of the High Street.
- The site of the original parish church.

- 4.12 It is possible that analysis of some of the older buildings may reveal structural elements from earlier periods than their external appearance might suggest. It is therefore very important to pursue the measures provided under the Planning Acts and other legislation and advice, to investigate, record and conserve the authentic historic external and internal fabric of buildings.

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 Brotton. 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 and interest. However, the survey of the conservation area carried out in connection with this appraisal revealed one area to be considered for exclusion from the conservation area boundary and four areas to be added.
- 5.2 The area for exclusion lies to the north of East End Cottage and Nos. 51-55 (odds) Cragside and includes Nos. 20-26 (evens) and 47-49 (odds) Cragside. When the conservation area was designated this area of land was undeveloped, being part of the setting of East End Cottage and the former Cottage Hospital (now Foxhills). The properties are set well back from the High Street, do not relate to the conservation area and have therefore been excluded from the conservation area. However, Nos. 51 to 55 (odds) Cragside along with East End Cottage front onto the High Street and have a direct effect upon its appearance. They are therefore retained within the conservation area.
- 5.3 The areas considered for addition to the conservation area are as follows:-
- Land and properties between the Queen's Arms and the public footpath along the northern edge of the playing field. Tees Archaeology requested the inclusion of this area in order to safeguard the archaeological interest of the site. In order to maintain the coherence of the conservation area its boundary has been extended to include this land and the pair of recently built dwellings.
 - Land and properties lying between The Garth and The Avenue and including the north end of the Primary School Playing Field, Nos. 1-7 The Garth and Nos. 12-15 The Avenue. This site was suggested by Tees Archaeology in order to safeguard its archaeological interest which includes evidence of Brotton's historic third row of properties. In order to maintain the coherence of the conservation area its boundary has been extended to include Nos. 1-7 The Garth and Nos. 12-15 The Avenue. The former are mid-to-late 20th century dwellings of no historic interest. The latter are inter-war bungalows truly representative of their period that would have a beneficial effect upon the special character of the area. The properties on The Garth are of more recent vintage and of no significance to the special quality of the area, except to omit them would have left a 'hole' in the conservation area.
- Parkside, a modern dwelling, is an anomaly in being the only High Street building omitted from the conservation area. Although the building contributes little to the character of the area, it is nonetheless a part of it both physically and visually and its appearance therefore has an impact upon it. It has therefore been included within the boundary of the conservation area.
 - The embankment on the south side of the A174 opposite the former Cottage Hospital (Foxhills) was excluded from the boundary in 1978. This strip of land contributes to the sense of enclosure and the sense of arrival on the drive into the conservation area from Carlin How. It therefore has a direct effect upon the appearance of the conservation area the boundary of which has been extended to include it.
- 5.4 Tees Archaeology also suggested extending the conservation area to include Nos. 4 to 25 High Street and the former railway station and station

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yard. While these properties certainly have a place in Brotton's industrial history, they have generally suffered from alterations and erosion of their original character and appearance. It was therefore considered inappropriate to extend the conservation area boundary to include these properties.

6. CONCLUSIONS

6.1 This appraisal of Brotton 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. 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. The appraisal also considered whether any changes to the conservation area boundary were needed.

6.2 Brotton Conservation Area embraces the whole of the historic settlement. Since its designation in 1978 only the Victorian Methodist Church at the east end of the High Street has been demolished. However, the erosion of the character of buildings through unsympathetic alterations and extensions has been much more damaging. Despite this Brotton's architectural, historic and environmental qualities, the integrity of its historical origins as a medieval planned green village and its subsequent evolution and adaptation to meet new and changing economic and social needs 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 1978. Continued protection as a conservation area is therefore considered key to the future survival of its special character.

6.3 The survey of the conservation area undertaken in connection with this appraisal revealed that a number of properties and areas of land that contribute positively to its character were omitted from its boundary. After full consideration the conservation area boundary has been extended to include:-

- Land and properties between the Queen's Arms and the public

footpath along the northern edge of the playing field, including the recently built pair of dwellings.

- Land and properties lying between The Garth and The Avenue and including the north end of the Primary School Playing Field, together with Nos. 1-7 The Garth and Nos. 12-15 The Avenue.
- Parkside fronting onto the High Street.
- The embankment on the south side of the A174 opposite the former Cottage Hospital (Foxhills).

The plan in Appendix 1 shows the approved, amended conservation area boundary.

6.4 The survey also identified several properties that do not contribute to the character of the conservation area. After full consideration and public consultation the Council resolved on 23rd April 2009 to amend the conservation area boundary to exclude Nos. 20-26 (evens) and 47-49 (odds) Cragside.

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

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

- In order to ensure future changes to historic buildings are more in keeping with the special character of the conservation area, consideration should be given to the use of Article 4 Directions.
- The use of special highway standards in conservation areas should be pursued in conjunction with closer and more effective

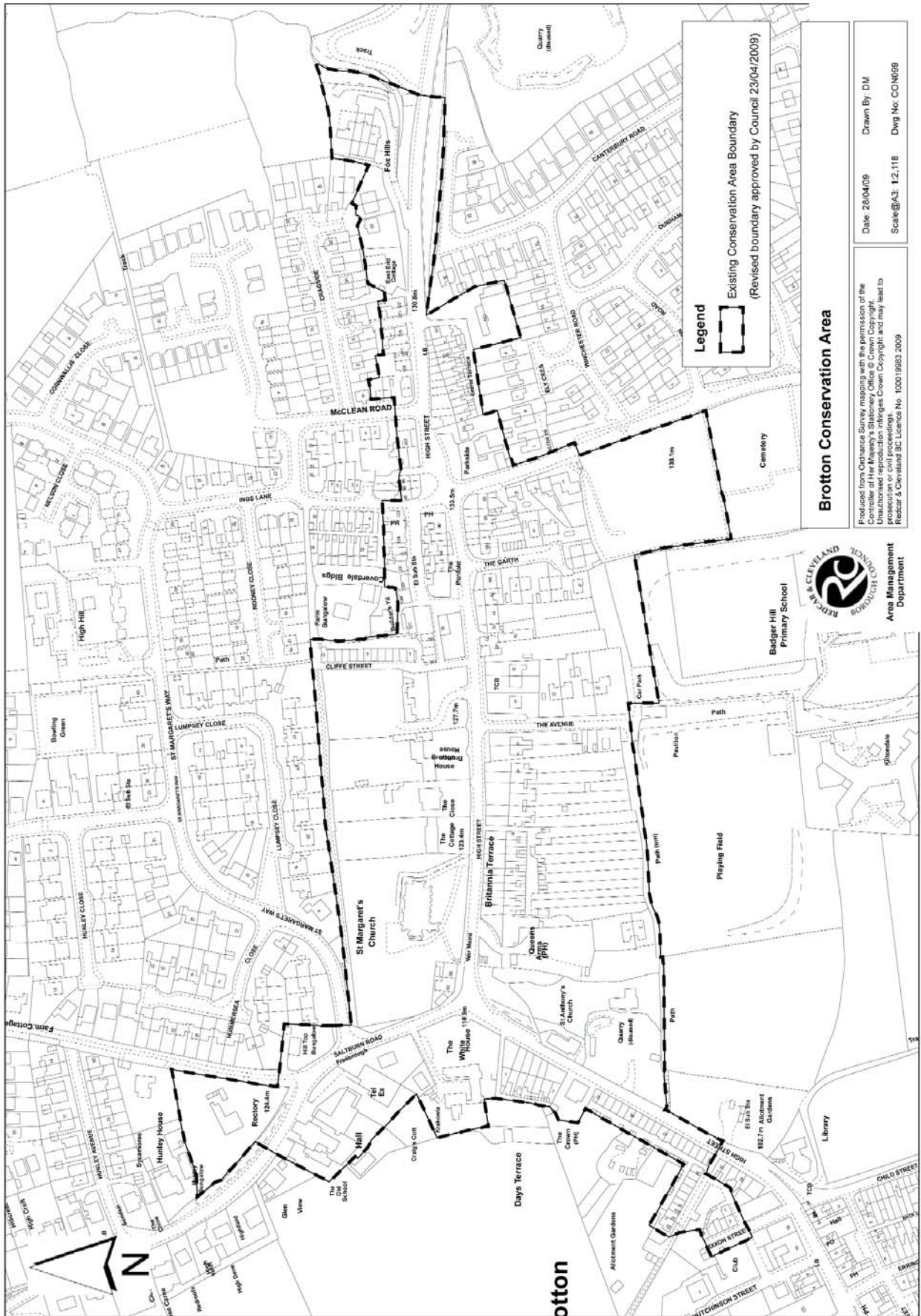
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working relationships with other service providers to ensure changes in the highway environment enhance the special character of the conservation area.

- The Council's planning powers should be used to ensure that proper analysis and recording of the interior and exterior of historic buildings is undertaken as a condition of any approval for development or other works.
- The sensitivity of sites of archaeological importance should inform decisions on proposals for development within the conservation area. Any detailed plans for development should be accompanied by an archaeological evaluation assessing its impact on the archaeology of the development site.

APPENDIX 1: Conservation Area Boundary Plan

NB Plan is available as a more detailed separate download at:
<http://www.redcarcleveland.gov.uk/conservationareas>



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APPENDIX 2: Planning Policies

Local Development Framework (LDF) Policies affecting Brotton Conservation Area

- 1.1 The Redcar & Cleveland Local Development Framework (LDF), 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.
- 1.2 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.
- 1.3 The spatial strategy for the East Cleveland and Villages area (Core Strategy policy CS6) does not contain any specific aims for Brotton.
- 1.4 The conservation area lies entirely within the 'Limits to Development'. LDF Policy DP1 indicates that development will generally be acceptable within Development Limits where it accords with site allocations and designations in the LDF. The limits to development are indicated on the LDF Proposals Map.
- 1.5 A small area at the eastern end of the conservation area is part of a site allocated for housing in the adopted Local Plan, but this has now been built out.
- 1.6 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 respectively. Policies DP9 and 10 set out development control criteria for conservation areas and listed buildings.

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 or contact: 01287 612356.

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APPENDIX 3: Bibliography & Acknowledgements

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