



# Kirkleatham

## Conservation Area Appraisal

### 2011



Planning (Listed Buildings & Conservation Areas) Act 1990

**this is Redcar & Cleveland**

**Kirkleatham 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<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.

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### **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.

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### 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.

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## 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.

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- 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.

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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.

## Kirkleatham Conservation Area Appraisal 2011

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.



## 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.

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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.

# BIBLIOGRAPHY & ACKNOWLEDGEMENTS

## Local Authority Reports

- 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

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





## 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.



# 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

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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

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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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7. From the following sources: -
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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.
11. Friedman, Terry, F. "Buildings in search of architects," Yorkshire Architect, November 1975.
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.

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13. Its original purpose is unknown, although it reputedly functioned as an inn and later as a village hall.
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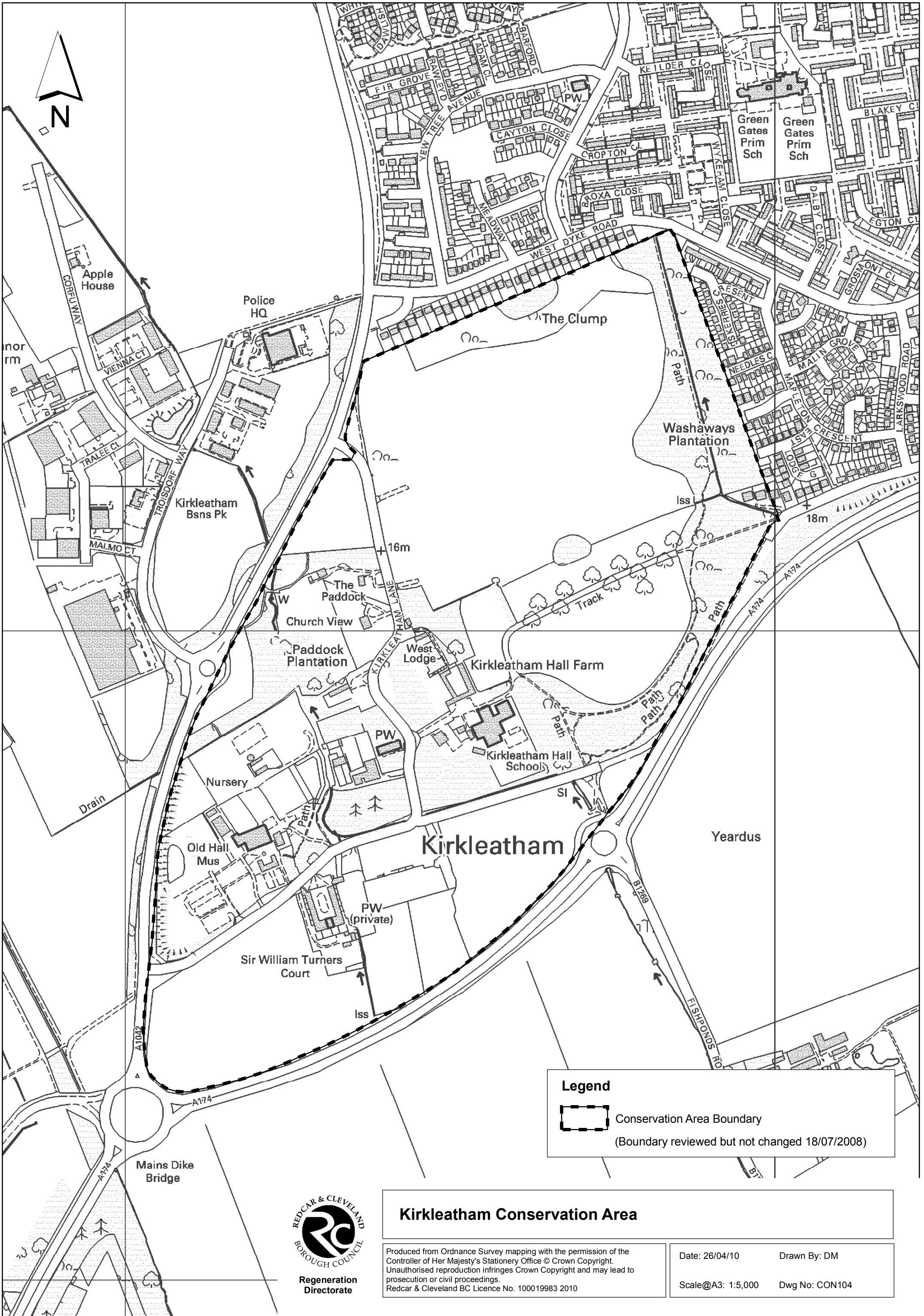
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**Legend**

 Conservation Area Boundary  
 (Boundary reviewed but not changed 18/07/2008)

**Kirkleatham Conservation Area**

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