



Marske

Conservation Area Appraisal

2011



Planning (Listed Buildings & Conservation Areas) Act 1990

this is Redcar & Cleveland

Marske Conservation Area Appraisal 2011

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1. INTRODUCTION

1.1 As part of its continuing duties under the Planning Acts, Redcar and Cleveland Borough Council has prepared¹ appraisals for 15 of its 17 conservation areas².

The Designation of Marske-by-the-Sea Conservation Area

1.2 Marske Conservation Area was designated by Langbaugh Borough Council and Cleveland County Council on 28th July 1976³. The boundary of the conservation area was tightly drawn to include the historic core of the settlement comprising the High Street with Marske Hall and the parish church of St Mark. The reasons and purpose of designation are set down in the designation report⁴.

Other Protective Designations within the Conservation Area

1.3.1 There is only one Tree Preservation Order. It protects several groups of trees as follows:-

- Several trees within the grounds of Marske Hall.
- A group of trees in St Mark's Churchyard.
- Several trees on the open space on the south side of Redcar Road.

1.3.2 The Order also included several individual and groups of trees on St Germain's Lane, but these have been felled.

1.3.3 There are 27 listed buildings (buildings of special architectural or historic interest) within the conservation area⁵. They are listed in Appendix 2.

1.3.4 There are no scheduled monuments in the conservation area.

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

Planning Policies affecting the Conservation Area

1.4 The Redcar & Cleveland Local Development Framework (LDF) includes several policies relating to the conservation area. See Appendix 3.

Conservation Area Appraisal

1.5 A conservation area appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area. This appraisal provides a clear and sound understanding of Marske Conservation Area by recording, evaluating and presenting all of the key elements that together make up its special interest, character and attractiveness and by considering its relative importance in the Borough-wide context. It also identifies negative features and opportunities for improvement.

1.6 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 18th 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.

1.6 While it covers the topics referred to in PPG 15⁶ and in guidance issued by English Heritage⁷, the appraisal is not intended to be comprehensive and the omission of any particular building, feature or space 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 more information and knowledge becomes available.

1.7 The next step of the process will be the formulation of conservation area

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management proposals to provide a basis for making sustainable decisions about the conservation area's future.

2. PHYSICAL SETTING AND TOPOGRAPHY

- 2.1 Marske is a coastal settlement lying approximately 4km (2½ miles) south-east of Redcar and 3.5km (2.2 miles) west of Saltburn and straddles the ancient highway linking the settlements at the foot of the Cleveland Hills.
- 2.2 The settlement occupies an elevated and slightly undulating coastal plain, skirting the northern and western sides of the Cleveland Hills and sloping gently north-west, down towards the sea. Streams have cut narrow ravines into the boulder clay, including the valley of the now culverted Spout Beck, the valley of which skirts the east side of Marske, its seaward end forming the Valley Gardens.
- 2.3 The built fabric of the early settlement was strongly influenced by the availability of local building materials. Timber sourced from the indigenous forests and the more durable orange/brown sandstone quarried from the nearby hills and cliffs.
- 2.4 Bricks and tiles initially imported from the Low Countries in the mid-17th century were later manufactured from the local clays to make the orange/red bricks and pantiles now so characteristic of this area. Although straw and heather thatch survived on buildings until the 1950s, slates and clay pantiles came into common use 30 years earlier.
- 2.5 In the 19th century the development of the railways gave access to a more eclectic range of building materials from diverse and distant sources, including creamy white 'Pease' bricks from the Durham coalfield and roofing slates from Cumbria and North Wales.

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3. HISTORIC ORIGINS AND DEVELOPMENT

3.1 A review of the historic development of Marske is important in order to understand how it has evolved to its present form and acquired the distinctive elements that make up its special character. It is also important to consider it in the context of other surviving historic settlements in the Redcar and Cleveland area and beyond. This section provides only a brief outline of the past to help place the conservation area in historical context, a more detailed account being given in Appendix 4.

then mushroomed in the second half of the 20th century to become a substantial dormitory town.

3.2 The settlement and name of Marske have Saxon origins while the manor of “Mersche” is recorded in the Domesday Book of 1086. Marske seems to have relocated at least twice in its history; from its Anglo-Saxon site around the old Church of St Germain on the east side of Spout Beck, to Hall Close on the south side of the railway and then to its present site centered on the junction of High Street with Redcar Road.

3.3 Later periods of prosperity led to development along the High Street towards the sea and the erection of Marske Hall in the 17th century provided a focus for the village.

3.4 In the second half of the nineteenth century, mining of local ironstone and the arrival of the railway line from Middlesbrough produced a further phase of expansion along and behind both sides of the High Street. This continued steadily into the 20th century when the extensive post war housing estates were developed to the east and west of the older settlement core in tandem with the redevelopment of the main shopping area at the Redcar Road / High Street traffic junction.

Summary

3.5 From being an economically self-sufficient agricultural settlement with all of the traditional trades and a busy high street from medieval times, Marske expanded in the Victorian period and

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4. CHARACTER APPRAISAL

Settlement Form and layout

- 4.1 The present High Street forms the principal linear axis of the settlement, running from north to south. It characteristically narrows at its historic ends - close to Church Street and just south of The Wynd. Between these two points and for the first 250m of Redcar Road the highway occupies a 'hollow way' with the buildings being set on slightly higher ground on either side. This feature re-appears at the south end of the High Street and continues beyond the railway bridge to Hall Close. The historic grain of development is set by narrow plots grouped in rows and interspersed with alleyways leading to smaller scale development at the rear and to the former back lane.
- 4.2 The western boundary, back lane and garths of the historic settlement are now largely eroded by modern development, but the eastern boundary is still for the most part defined by the meandering edge of the deeply cut valley of Spout Beck.
- 4.3 At its north end the High Street continues by way of a 'dogleg' deviation to the east and then north to Cliff House. Here the street is predominantly single sided with only one historic structure - the Tithe Barn - on the east side.

Approaches to the Conservation Area

- 4.4 The sense of arrival in Marske Conservation Area is of key importance to its appreciation by residents and visitors alike. The approach via the Coast Road is distinctive, being heralded by the tall, turreted, Tudor Gothic style Cliff House, standing prominently on the low headland at the beach end of the High Street and Cliff Terrace. Other historic properties in Cliff Terrace are largely hidden from this view by a row of two-storey, mid-20th century suburban houses lining the east side of the road as it swings south to

enter the conservation area and the historic core of the village at the striking Mock Tudor style Ship Inn.

- 4.5 The vista obtained from the western approach along Redcar Road, is dominated by the distant and distinctive tower of St Mark's Church. The sense of arrival is confirmed as the screening belt of mature trees reveals Marske Hall, a Grade I listed, three-storey, Jacobean mansion, set behind a broad lawn and partly screened by a high, stone and iron balustraded, boundary wall. Across the road, an attractive, well-wooded and grassed open space (the vestiges of the Hall's more extensive landscape setting) serves as an important visual foil, separating the 1960s housing estate from the attractive, mid-Victorian, Vernacular Revival style, Pease brick former school and school house and the historic core of the village beyond.
- 4.6 Emerging from the railway bridge on the southern approach, one enters the conservation area at the Zetland Hotel. From this point the linear, though slightly serpentine and gently undulating, course of the High Street, falls away gently downhill towards the sea, its north end concealed by the 'dogleg' in its meandering course.

Character of the Built Heritage

- 4.7 It is the buildings of the conservation area, their relationship to the spaces between them and the ways in which those spaces are used that determine its character. Allied to these are the predominant land uses that contribute to the ambience and sustainability of the area. Collectively, the buildings are locally distinctive and help make Marske a special place.

Earlier buildings - Form and Style

- 4.8 Buildings in Marske date from the 17th through to the 20th centuries. Although the earliest buildings would have been

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single storey, only parts of a few of these survive today, e.g. Nos. 94 & 149 High Street. In later, more prosperous times, dwellings were either raised to two storeys or replaced by two-storey cottages and farmhouses, and farm outbuildings were converted to dwellings. While they generally form rows, these are enlivened by the different individual building heights and building lines.

- 4.9 The predominant traditional roof form is pitched, with gables at each end, usually concealed within the rows. They have varied eaves and ridge lines and angles of pitch that are further articulated by chimney stacks, and rooflights. The earliest dwellings may date back three or more centuries, their true age often being concealed behind later alterations, additions and rendering, leaving the tell-tale steeply-pitched roofs as testimony to the past use of thatch.
- 4.10 Marske's early buildings possess a unity of building style that contributes positively to the character of Marske. Those built before 1850 display the typical, East Cleveland vernacular building tradition, developed over hundreds of years. The style is very plain with very few decorative embellishments, the character being expressed through the building form, choice of materials and the proportions and functional detail of windows and doors.

Earlier buildings - materials

- 4.11 The earlier buildings were constructed from indigenous sandstone blocks in hues of orange, brown, grey and yellow tones and having a diversity of surface dressings. Of these 'herringbone' and 'pecked' dressings are particularly characteristic. The best examples of stonework have weathered to an attractive, mature patina.

4.12 The early use of brick is restricted to the 18th century Dovecote and walled garden at Marske Hall.

4.13 Rendering and painting of masonry, except where it was originally intended, is generally inappropriate and can conceal attractive, durable, historic facing materials.

4.14 Roofs are clad in clay pantiles and later in slate. Thatch, which survived on No 149 High Street until 1956, has now all gone.

4.15 The earliest window openings are 'landscape' format or square. They would have had stone mullions, sills and lintels, and particularly keyed lintels. Although there are no complete surviving examples, the earliest glazed windows would have had iron frames and tiny leaded lights.

4.16 From the early 18th century, the multi-paned, timber sash window was used in its vertically-sliding and 'Yorkshire' horizontally-sliding forms. The sturdy 'Yorkshire' sash would have predominated in the earlier cottages and in the rear elevations of the more substantial dwellings, while vertically-sliding were used in larger houses and in later developments.

4.17 The earliest form of door is vertically boarded. Those in larger and later buildings tend to be of four or more square or rectangular-shaped panels, sometimes with the upper panels glazed. Doorways frequently have stone lintels, sometimes concealed behind later rendering or by doorcases.

Buildings of the 19th & 20th centuries - Form and Style

4.18 A new vernacular domestic style emerged after 1850 in the form of terraced housing built for the families of ironstone miners and others employed outside Marske. They ranged from the humble two-up and two-down terraces of brick and slate through slightly grander terraces with bay windows to

semi-detached villas. Terraces of villas and houses predominate at the North end of the High Street and Cliff Terrace, overlooking the Valley Gardens and at the south end. A number of the 19th century brick terraces of artisans dwellings survive in back lanes leading of the High Street, e.g. King Edward Terrace and Prospect Place.

- 4.19 In contrast to Marske's earlier buildings, many of those of the Victorian period were purposefully designed by architects and builders. They consequently possess the stylised characteristics of the Victorian Domestic and Arts and Crafts styles that include the use of Classical and less frequently Gothic architectural details.
- 4.20 While most are of two storeys, there are a number of three storey, early-19th century, terraced seaside villas on Cliff Terrace and the modern block of shops and flats in the town square. Pitched roofs predominate with gabled ends, varied eaves and ridge-lines and angles of pitch. Elevations and roofscapes are articulated with projecting bay windows, attics lit by rooflights and occasional gabled or flat-roofed dormer windows. These combined with chimney stacks of all shapes and sizes, carrying rows of clay pots help to enliven the drama of the street scene serving to enrich and add interest to the townscape aesthetic.

Buildings of the 19th & 20th centuries - Materials

- 4.21 From the middle of the 19th century brick predominates as the preferred building material, although stone was also used, frequently with a 'rockfaced' finish. Bricks were sourced from the local area as well as further afield and included a range of colours and textures. From the local orange/red handmade and machine-made bricks to creamy white 'Pease' bricks and smooth, red engineering bricks with very tight mortar joints used in buildings of the late Victorian and the Edwardian periods. The scene is further enriched

by the frequent use of stone dressings, particularly to window and door surrounds and moulded and dogtooth-patterned eaves courses.

- 4.22 Roofs are clad with grey/blue/black roofing slates brought here from Wales and Cumbria, with plain, clay 'Rosemary' tiles or 'patented' tiles. Much recent re-roofing work has been carried out using man-made slates and tiles, but these lack the enduring subtleties of patina and colour to be found in their more natural counterparts and detract from the character of the area.
- 4.23 Victorian and early 20th century domestic windows are predominantly wood, vertically sliding sash windows, in a variety of forms and patterns. These include tripartite arrangements and projecting bay windows that may be canted, square/rectangular or less commonly, bowed in plan. Mid-Victorian sashes tend to have multiple panes with thin glazing bars. Later ones may have a large, single pane of glass in each sash, or have multi-paned upper sashes as in the distinctive Edwardian Terrace at 165-175 High Street.
- 4.24 Doors are largely of two, four or more panels of which the uppermost may be glazed. Sometimes they have brick flat arches or stone lintels, but more frequently they are set in Classical-style doorcases or architraves and have plain rectangular overlights or curved fanlights in keeping with the style of the building.
- 4.25 Both door and window heads have stone lintels or flat or segmental arches of rubbed brick while the sills are usually stone.
- 4.26 There are very few surviving historic shop fronts, of which the best are at Nos. 95 and 160 High Street.

Summary of Building Character

- 4.27 On the whole, development that took place in Marske in the 19th and early

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20th centuries tended to enrich its village character by introducing an occasionally larger scale of building and a diversity of style, materials and character resulting in the creation of a more visually dynamic yet homogenous whole.

4.28 The mid 20th century commercial developments were much less successful. They possess the soulless character of post-war architecture, brutally imposed upon the streetscape creating visual disharmony, detracting significantly from Marske's historic character. The later Co-operative Supermarket and Leisure Centre development is perhaps less intrusive, but nonetheless sits very awkwardly with its close neighbours. These buildings are included in the conservation area only to achieve a consistent and coherent area of buildings and spaces.

4.29 The area to the east of the High Street, centered on Church Street, St. Germain's Lane and Spain Hill is quite different in character to the rest of the settlement core. The valley of the culverted Spout Beck meanders through an area of low density, mid-20th century dwellings mixed with 19th and early 20th century terraced cottages. Variations in ground level, the comparatively larger garden areas and the once luxuriant tree cover combined to make this small, secluded area an attractive residential environment and, although most of the buildings have lost their period character and mature trees have been felled, the area does still possess a particular quality that is beneficial to the special character of the conservation area.

Key Townscape Buildings

4.30 A small number of buildings are of a larger scale than the majority of buildings and possess such individual character that they are visually and historically memorable. These can be defined as key townscape buildings that

serve as visual anchors and give the conservation area a special identity. They include the following:-

- Marske Hall, because of its status, scale, extensive grounds and setting is clearly the principal visual, historic and spatial 'anchor' building in the conservation area.
- St Mark's Parish Church, with its tall, square, tower dominating the skyline within and without the conservation area.
- The Vernacular Revival style former school and school house dated 1863, with its intact architectural detail and decorative iron front railings, compliments St Mark's Church on the opposite side of Redcar Road on the approach to the conservation area.
- Cliff House, the large, impressive, freestanding turreted former mansion at the north end of Cliff Terrace, towering above the beach while featuring strongly in views from the Coast Road and the Skelton Road.
- The Ship Inn - an inter-war, Mock Tudor 'island' roadhouse, close to the entry into the conservation area from Redcar. An attractive building, let down only by its ill-defined frontage surfaced with a 'sea' of tarmac and littered with bollards.
- Winkies Castle, 162 High Street, one of the most attractive and interesting minor domestic buildings in the conservation area.

Open Spaces and Landscape - sense of enclosure

4.31 In the core of the village and on the narrow lanes leading off, the buildings flanking the street create a strong sense of enclosure. In the High Street this is enhanced by the forms of enclosure to gardens and the effect of the 'sunken road' or 'hollow-way' formed

along much of its length by centuries of traffic, a key characteristic feature.

- 4.32 Earlier properties tend to have small, enclosed front gardens whereas many Victorian properties have either tiny enclosed front 'areas,' or, they are built hard against the pavement edge. Inter-war semi-detached houses between Spain Hill and Church Street have large, well-planted gardens.
- 4.33 Important front boundary features include:-
- Stone or brick walls, plinths and gatepiers, frequently with stone copings of various shapes and carved and shaped pier caps, many now painted. They generally match the materials facing the 'parent' building. Such features tend to be visually important in the streetscape.
 - Timber fences of a variety of types, though predominantly picket fences, close-boarded and larch-lap being the least attractive.
 - Ornamental ironwork of varied styles and qualities.
 - Hedges, frequently set behind walls and fences, of various species, though predominantly privet.
 - Combinations of more than one of these.
 - Steps leading to front doors, flanked by walls and/or decorative handrails.
- 4.34 During the two world wars characteristic wrought iron railings were removed from the boundary walls of Victorian and Edwardian properties. Some have been reinstated using steel and timber of a lesser quality than the originals. Many other features have been renewed, sometimes in keeping with the character of the area, but most often not.

Backlands

- 4.35 At the rear of properties, many burgage strips and garths were sacrificed in the last 150 years to residential and commercial developments and the creation of public open space. Sometimes development of the garths has preserved their distinctive strip pattern, e.g. Yeoman Terrace and Chapel Street. The rare survival of intact garths includes those at Nos.55-59, 87 & 147-49 High Street. These are important, tangible, historic reference points, indicative of Marske's ancient origins.
- 4.36 Many later dwellings, particularly the smaller properties, have only small backyards enclosed by high brick walls, but many of these are filled with unsympathetic rear extensions.
- 4.37 The public recreation ground lying behind the east side of the High Street is a large, open, grassed area, the appearance of which is enhanced by the narrow wooded head of the valley of Spout Beck. Although this area lies outside the conservation area boundary, it is nonetheless important to its setting, serving as a buffer between the older High Street and the modern housing developments to the east.
- 4.38 A similar buffer is provided behind the corresponding west side of the High Street by the allotment gardens.

Town Square

- 4.39 The 'town square' created in the 1960s has large, raised, grassed beds with stone retaining walls, enclosing walkways with 'municipal' style benches, flower beds and a modern elevated metal sculpture. This is a featureless open space lacking the strong sense of place once possessed by this part of Marske.

Valley Gardens

- 4.40 The Valley Gardens provide a naturally sheltered haven in an otherwise flat

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landscape. It has all the characteristics of a traditional municipal park, with attractive grassy banks, sitting areas, planting beds filled with shrubs or seasonal bedding plants. Tarmacadam-surfaced footpaths lead down to the beach where the gardens merge with the dunes and the sands where parked tractors, cobbles, other watercraft and their paraphernalia make their own contribution to the area's distinctive character.

- 4.41 At the south end, close to the Tithe Barn, the Valley Gardens are crossed by the 'Vicar's Trod,' an ancient stone-paved footpath linking the old Church of St Germain with the former Vicarage at No 215 High Street. The gardens are a key area of open space, serving as an effective and important visual foil between the historic core of the settlement and the housing estate on the east side of the valley.

The Highway

- 4.42 The spaces formed by the adopted highway are mostly surfaced with innocuous standard materials, e.g. concrete flagged footpaths and tarmacadam carriageways. Traffic signage and street furniture similarly lack the quality of design and materials appropriate to a conservation area.

- 4.43 Only a few examples of attractive, traditional hard surfacing materials survive within the conservation area, as follows:-

- The scoria-block surfaced lane in Prospect Place.
- The road edging channels on Redcar Road.

Trees

- 4.44 Trees tend to be stunted by the hostile marine environment and therefore figure sparsely throughout the conservation area. Wherever they do occur they enhance its appearance and character by adding an extra dynamic

to the sense of place. Significant groups of trees include the following:-

- At the south end of High Street and on Dundas Terrace.
- On the north side of The Wynd, close to Spain Hill.
- In the rear gardens of 58-60 High Street.
- Street and garden trees in St Mark's Close.
- Front garden of Long Garth, west side of the High Street.
- Front gardens of 145-149 & 151 High Street.
- At the rear of the Ship Inn.
- Gardens of properties on Church Street, Church Lane and St Germain's Lane.
- On the green space south of Redcar Road*.
- In St Mark's churchyard*.
- On the front lawn of Marske Hall*.

Those marked with a * are protected by a Tree Preservation Order.

Vistas and Views

- 4.45 Views into the conservation area from the main approach roads are described in paragraphs 4.3 to 4.5 above. Other important views and vistas are as follows:-

- From the High Street (south of the roundabout) looking south, past the attractive group of trees in the gardens of 14-24 High Street, to the distant backdrop of Errington Wood.
- From the High Street (north of the roundabout) looking northwards through its open, lower end, affording glimpses of the sea, a poignant reminder of Marske's coastal location.

- From Cliff Terrace to the beach, across the Valley Gardens to the distant spire of St Germain's and beyond to Huntcliff.
- From the seaward end of the Valley Gardens looking towards the High Street and Cliff Terrace.
- From the foreshore, views of the Valley Gardens, Cliff House and Cliff Terrace.
- From the recreation ground behind the east side of the High Street, along the eastern edge the conservation area.

- The suburban area around St Germain's Lane.

4.48 The two ancient sites, Hall Close and the remains of St Germain's Church referred to above and in Appendix 3 are excluded from the conservation area owing to their separation from the existing village by modern housing and a railway line. However, both sites are protected by other means. The tower of the church tower is a grade II listed building and Hall Close a scheduled monument.

Summary of character

4.46 In spite of its rapid expansion in the 20th century the basic linear layout of Marske's historic settlement core remains substantially unaltered. The key features of the character of Marske Conservation Area are derived from the extent to which its early historic development and its later evolution and extensions are still represented in the surviving fabric. Despite the erosion of original architectural features, it is considered that the surviving layout of Marske together with the older buildings still has sufficient collective character to form a coherent whole.

4.47 Marske Conservation Area therefore includes almost the whole length of the expanded historic settlement core centred on the High Street and running from The Zetland Hotel to the Cliff House and the sea embracing the following sub-areas:-

- The early medieval historic core together with its later extensions to the north and south and surviving rear garths and burgage plots.
- Marske Hall, the Church of St Mark and their settings including the former school and institute, on Redcar Road.
- The Valley Gardens (valley of Spout Beck).

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5. OPPORTUNITIES FOR IMPROVEMENT

5.1 This section summarizes a number of negative elements in the conservation area, some of which are identified in above, and suggests possible remedial actions and opportunities for improvement.

Buildings

5.2 Most of the properties in the historic core have lost their authentic, characteristic features, particularly roofing materials, windows and doors, the latter two usually being replaced in UPVC, detracting significantly from the special character of individual buildings and the area as a whole.

5.3 Unsympathetic alterations and additions not only detract from the character of individual buildings but also spoil the look of the entire area. Such works include:-

- Altered and enlarged window openings.
- Poorly designed extensions.
- Over-large dormer windows.
- Crude conversions of shops back to dwellings.
- Execution of repairs using inappropriate materials and techniques.
- Loss of chimney stacks.
- Visual clutter on the fronts of properties includes satellite dishes, wires and cables, disused brackets, burglar alarms, etc.

5.4 Although much of this change is due to the absence of Article 4 Directions, some listed buildings have suffered a similar fate.

5.5 Article 4 Directions withdraw certain permitted development rights for domestic and commercial properties so that planning permission is required for relatively minor building alterations including the replacement of windows, doors and minor extensions. However,

such controls are difficult to monitor and cannot be used to re-reinstate lost features. It may therefore be more appropriate to encourage owners of property to undertake future changes in keeping with the special character of the buildings themselves as well as the conservation area.

Archaeology

5.6 Despite the erosion of architectural and historic detail, it is likely that historic building analysis of the older buildings in the High Street may reveal structural elements from earlier periods than their external appearance might suggest - possibly even medieval. It is therefore very important to pursue at every opportunity the measures provided under the Planning Acts, other legislation and advice, to investigate, record and wherever appropriate conserve, the authentic historic external and internal fabric of buildings.

Advertisements

5.7 Many of the shopfronts and particularly their fascias and other signage, are aesthetically inappropriate to the character and appearance of the conservation area. Particularly unsightly, is the oversized blank fascia and advertising hoarding on the corner of The Wynd and High Street. The use of powers under the provisions of the Advertisement Regulations should be tested as a means of securing the removal of such hoardings and owners should be encouraged to improve the appearance and quality of signage on their premises.

5.8 The buildings detracting most from the character of the historic core are those developed in the 1960s and 1970s to form the town square. Their visual impact might be improved by undertaking environmental improvements to the 'town square' and by encouraging owners of properties to improve the appearance of their building frontages.

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Frontages

- 5.9 Numerous front gardens and boundary structures of both domestic and commercial properties have been destroyed to create car parking spaces, leaving the frontages surfaced in a variety of hard materials, the worst being unsightly patches of concrete or tarmacadam.
- 5.10 Where boundary structures have been removed from former enclosed 'areas' in front of commercial properties, the surfaces remain un-adopted leaving a hotchpotch of unattractive materials, e.g. 82-88 and 178-182 High Street. Owners of properties should be encouraged restore front 'areas' and garden spaces and to undertake future changes in keeping with the special character of the buildings themselves as well as the conservation area.

Landscape issues

- 5.11 The entrance to the Valley Gardens from Church Lane has inappropriate, modern 'Victorian' style steel railings and gates. The visually inappropriate chain-link fencing along the west boundary is dilapidated and unsightly.
- 5.12 The car park at the Health centre on Hall Close lacks landscaping and planting to soften the harshness of the hard surfaces.
- 5.13 The seasonal use of weedkiller around the edges of grassed open spaces creates unsightly sterile borders of bare earth that detracts from the attractiveness of the area.
- 5.14 The soulless open space that is the 'town square' has potential for the kind of improvements that would reduce the visual impact of the modern buildings while creating a more attractive and useable space for the benefit of town centre users.
- 5.15 The 'Vicar's Trod' in the Valley Gardens, is partly eroded or buried beneath tarmacadam and sensitive conservation

and reinstatement is needed to ensure its preservation.

- 5.16 These matters require further consideration and should be addressed in the context of a Conservation Area Management Plan.

The Highway Environment

- 5.17 Most areas of carriageway and pavement are surfaced in innocuous standard materials, e.g. concrete flags or tarmacadam. Some areas are poorly maintained or have been 'patch' repaired using inconsistent materials and are inappropriate in the context of the surroundings e.g.:-
- In front of Nos. 133/135 High Street
178 High Street
 - Yeoman Terrace
 - South end of Cliff Terrace.
 - Church Street
 - The frontage to the Ship Inn
- 5.18 A number of culs-de-sac leading off the main thoroughfares have the appearance of being too wide and over-engineered, resulting in a 'sea' of tarmacadam, e.g. Dovecote Close and Kerridge Close. This approach can lead to an over-urbanisation of the village character of Marske. Care should therefore be exercised when considering future proposals for development, to ensure the design for the highway component is understated, sensitive and in keeping with the character of the conservation area.
- 5.19 Most street furnishings are lacking in design and aesthetic appeal. They are also used in ways that cause visual clutter and consequently detract from the special character and appearance of the conservation area. Highway, and advertising signs, street lighting columns, concrete and plastic bollards, litter bins, seats, older bus shelters, and lighting paraphernalia are the principal

culprits and are to be found in following areas:-

- On the traffic roundabout, negating the visual prominence of the recently installed anchor.
- Utilitarian galvanised steel pedestrian barriers, particularly at the traffic roundabout.
- Concrete bollards in front of the Ship Inn.
- A group of bollards, traffic and street name signs at the opening into Church Street.
- An unnecessary row of sundry street furnishings intended to prevent car parking on an equally unnecessary paved area fronting the Co-Operative supermarket. The area and the setting of the building would benefit from permanent landscaping on a raised bed, to reflect the character of adjacent domestic gardens.
- Pole-mounted street name signs, e.g. in front of grade II listed buildings at 151 High Street and 2 Church Street and at Valley Close and Dovecote Close.
- Utilitarian steel 'crash barriers' along the east side of the High Street, between Church Lane and the Tithe Barn.
- Redundant traffic sign pole at the east end of Church Street.
- Unsightly bundles of wires for Christmas lights permanently fastened to the lighting columns around the traffic roundabout.
- The consistent use of drab grey/blue paint for virtually all of the steel lighting columns and traffic signs.

5.20 There are examples of good practice in the use of lighting columns to carry highway signs and this policy should be adopted universally, e.g. in front of 83/85 and 158 High Street.

5.21 The opportunity presents itself for different highway standards in conservation areas enabling improvements that will improve the streetscape and enhance their special character and appearance. Adoption of a coherent and rational approach to highway design and management would be beneficial, but as a first step, consideration should be given to improving the choice of paint colour for lighting columns and traffic signs. Continuing efforts are also needed to reduce the number of traffic signs and to consolidate signs onto single rather than multiple poles, tasks to be addressed in co-operation with the Council's Highways function.

Overhead Services

5.22 There are pole-mounted, overhead wires on Yeoman Terrace and on the 'dogleg' and north end of the High Street. These are inoffensive having their own character, forming 'umbrellas' around the distribution poles. The most visually intrusive example is a row of four steel electricity distribution columns on the south side of Church Street. The opportunity to undertake improvements should be addressed in the context of a Conservation Area Management Plan.

Telecommunications Cabinets

5.23 Most steel distribution cabinets are fairly discretely located within the openings to streets leading off the High Street - with the exception of that standing forward of the grade II listed Ship Inn and marring views of its attractive frontage marring the frontage. Their large size and ill-considered locations can also be a hindrance to the maintenance and repair of buildings and other structures; e.g. at the entrance to the Co-Operative car park and to Kerridge Close. This issue should be addressed in the context of a Conservation Area Management Plan.

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6. CONSERVATION AREA BOUNDARY

- 6.1 The present conservation area boundary is for the most part coherent, cohesive and consistent with both the historic core of Marske and its 19th and early-to-mid-20th century extensions. Since its designation in 1976, there has been significant erosion of the character and appearance of historic buildings through unsympathetic alterations as well as the loss of tree cover through felling. However it is considered that there is still sufficient justification for its continued designation.

7. CONCLUSIONS

7.1 This appraisal of Marske Conservation Area summarises the special characteristics and qualities that justify its designation. Though significantly altered and its centre redeveloped in the 1960s and 1970s its architectural, historic and environmental qualities, rooted in its historical development from the medieval period and in its evolution and expansion from around 1850, are still evident in the built environment today.

7.2 Marske Conservation Area embraces the whole of the medieval core along with its later north and south extensions. Despite the erosion of character during the last 30 years, the reasons for its designation as a conservation area are still valid and the continued protection of its elements is therefore considered key to the future survival of its special character.

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

- Owners of properties should be encouraged to undertake future changes in keeping with the special character of the buildings and the conservation area.
- Measures provided under the Planning Acts, other legislation and advice, should be used at every opportunity to require the investigation, recording and conservation of the authentic historic building fabric.
- The use of powers under the provisions of the Advertisement Regulations should be investigated as a means of securing the removal

of hoardings and advertisements and owners should be encouraged to improve the appearance and quality of such signage on their premises.

- Owners of properties should be encouraged to restore the enclosure of front 'areas' and garden spaces and to undertake future changes in keeping with the special character of the buildings and the conservation area.
- When considering proposals for development, care should be taken to ensure the design for the highway component is understated, sensitive and in keeping with the character of the conservation area.
- Consideration should be given to using a paint colour for lighting columns and traffic signs that is more in keeping with the character of the conservation area.
- Continuing efforts are also needed to reduce the number of traffic signs and to consolidate signs onto single rather than multiple poles, tasks to be addressed in co-operation with the Council's Highways function.

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7. English Heritage:
 - "Development in the Historic Environment," June 1995.
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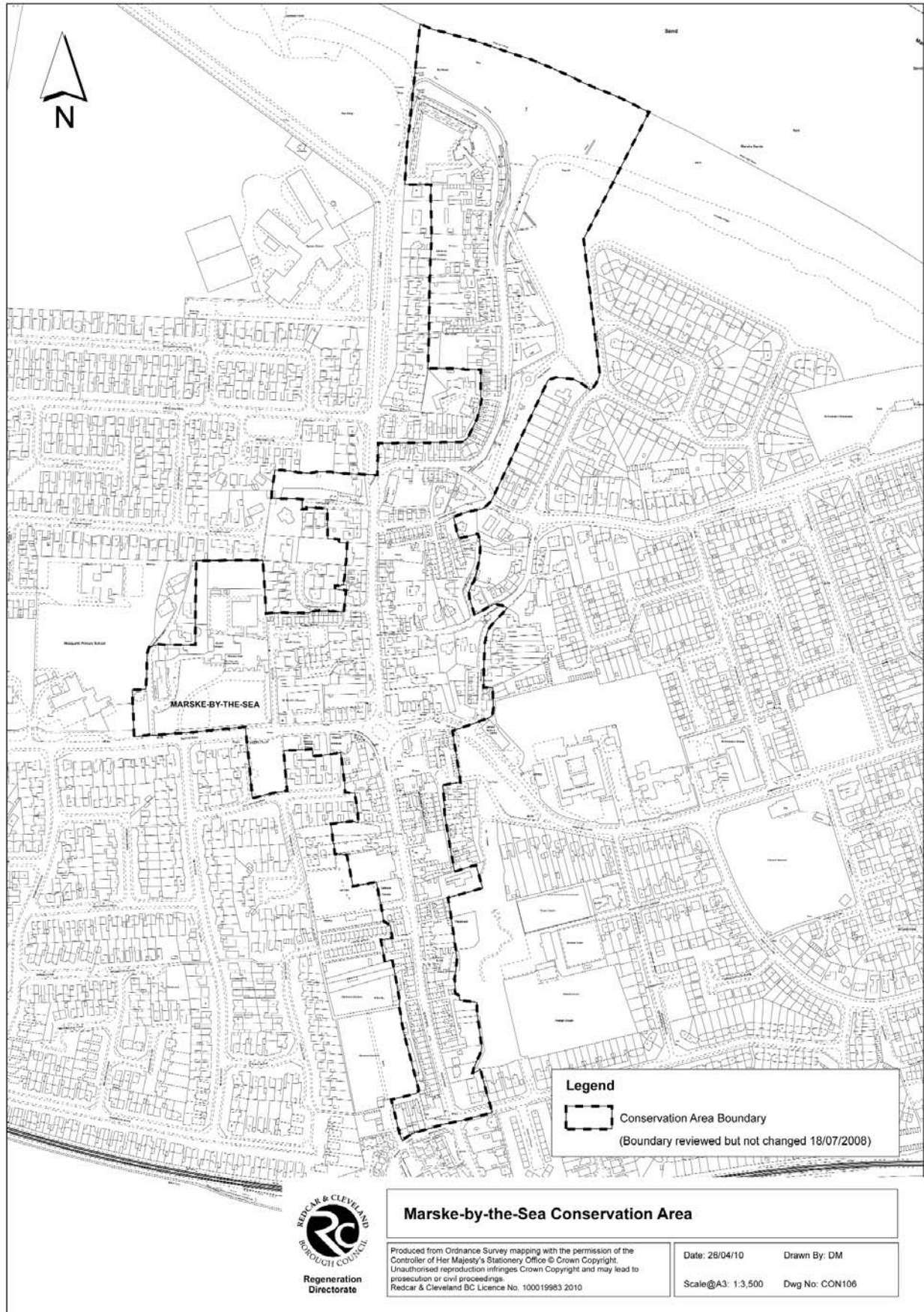
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APPENDIX 1: Plan of Marske-by-the-Sea Conservation Area

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



APPENDIX 2: Listed Buildings

Listed Buildings of Special Architectural or Historic Interest in Marske Conservation Area

1. Church Street, Nos. 2 & 2b, grade II
2. Cliff Terrace, Cliff House, grade II
3. High Street, No 53, grade II
4. High Street, No 91A, grade II
5. High Street, Nos. 145 & 145B, grade II
6. High Street, No 145A, grade II
7. High Street, Gazebo and garden wall in The Garth, grade II
8. High Street, Nos. 151 to 157 and attached walls, grade II
9. High Street, No 48, grade II
10. High Street, Nos. 62 & 64, grade II
11. High Street, No 158, grade II
12. High Street, No 162, grade II
13. High Street, The Ship Inn, grade II
14. High Street, garage NE of Ship Inn, grade II
15. High Street, K6 Telephone Kiosk, adjacent to garage of Ship Inn, grade II
16. High Street, Tithe Barn, grade II
17. Redcar Road, Church of St Mark, grade II
18. Redcar Road, walls enclosing grounds of Church of St Mark, grade II
19. Redcar Road, War Memorial, attached piers & linking chains, SW of St Mark's Church, grade II
20. Redcar Road, Marske Hall, grade I
21. Redcar Road, dovecot, rear of 26 Redcar Road, grade II
22. Redcar Road, garden walls & storage building, at rear of Marske Hall, grade II
23. Redcar Road, garden walls in front of Marske Hall, grade II
24. Redcar Road, storage building north-west of Marske Hall, grade II
25. Redcar Road, 1 & 2 Marske Hall Cottages & attached stables, grade II
26. Redcar Road, former Zetland Estate Office, 36 Redcar Road, grade II

APPENDIX 3: Planning Policies

Local Development Framework (LDF) Policies affecting Marske 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.
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 Redcar Area (Core Strategy policy CS5) indicates that for the location generally, the Council and its partners will aim to safeguard and enhance Marske district centre and safeguard and enhance buildings, sites and areas of heritage and cultural importance.
4. With the exception of Valley Gardens, the entire conservation area is located within the 'Limits to Development'. Policy DP1 of the Development Policies DPD sets out the limited types of development that will be permitted outside the development limits, and indicates that within the limits, development will generally be acceptable, subject to other development plan policies and designations. The limits to development are indicated on the LDF Proposals Map.
5. The conservation area encompasses the core of Marske District Centre, which is indicated by the town/district/local centre notation on the LDF Proposals Map. Policy CS18 focuses town centre uses (retail, leisure, social, education, arts, cultural, office, residential and commercial) within this area, and seeks to maintain and where appropriate, enhance the vitality and viability of the centre, including the appearance and environmental quality of the centre and promoting the reuse of vacant buildings.
6. The northern part of Valley Gardens is part of a wider site of nature conservation importance. Policy CS24 indicates that these areas will be protected and enhanced as opportunities arise, whilst Development Policies DP2, DP3 and DP4 indicate that biodiversity interests must not be seriously adversely impacted and that any biodiversity interest is fully incorporated in any proposals.
7. General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD. Policies DP9, DP10 and DP11 set out development control criteria for conservation areas, listed buildings and archaeological sites and monuments 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 or contact: 01287 612356.

APPENDIX 4: Historic Origins and Development of Marske-by-the-Sea

1. Introduction

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

2. Local Historical Context

2.1 The Redcar and Cleveland area is a mix of industrial, urban, semi-urban and rural settlement, which gives it a distinct character. While the district still retains a large rural base most of its settlements, originally rural in character, have taken on an urban and semi-urban character under the influence of the industrialisation of the wider Tees Valley area in 19th and 20th centuries. Despite urbanisation a number of settlements have managed to retain some of their historic form and fabric. Marske is such a settlement.

2.2 On the basis of surviving visual, archaeological and documentary evidence, it would appear that the older settlements of the lower Tees Valley were mostly founded or re-founded, from the late 11th century. They were the product of a deliberate policy of re-settlement imposed by powerful Norman landowners and institutions after the 'devastation of the North' by William of Normandy in 1068-70 when many settlements were obliterated.

2.3 Medieval settlements tended to comprise a group of dwellings, farm buildings workshops and church, surrounded by open fields. The usual pattern was for buildings to be arranged as a corridor of 2 rows of properties facing towards each other, sometimes

across a wide linear space used as a green and sometimes across a lesser space used as a highway. Such settlements usually straddled an established road or the convergence of several roads leading to and from neighbouring settlements. Collectively the properties in each row tend to form common well-defined and relatively straight boundaries at the front and rear with living quarters to the front and outbuildings to the side and/or rear. Long gardens or burgage strips extended from the rear of each property to a common rear boundary, often skirted by a path or bridleway.

2.4 This basic, medieval, settlement layout remained valid and largely unaltered until changing farming practices were introduced in the 18th and 19th centuries, or, until urbanisation altered them beyond recognition. In Redcar and Cleveland the forms and layouts of relatively few settlements have managed to survive intact to the present day.

2.5 In the context of the 16 other conservation areas in the Redcar and Cleveland area, Marske Conservation Area broadly ranks alongside Coatham, Skinninggrove and Brotton viz.:-

- Brotton - centre of medieval village incrementally re-developed and urbanised in the 18th and 19th centuries with 19th century 'industrial' extension.
- Coatham - urbanised one-row medieval fishing and farming village incrementally re-developed in the 18th century and with planned Victorian 'health resort' and suburban extensions.
- Skinninggrove - Core of remains of medieval farming and fishing hamlet, redeveloped in the 17th & 18th centuries and engulfed by industrial development after 1850.

2.6 These together with Marske are the best surviving of the urbanised

settlements, still retaining sufficient historic character to justify designation as conservation areas.

3. Historic Development of Marske

3.1 Settlement Origins

Although the ancient origins and development of Marske have not been thoroughly researched or investigated, it is possible to give a basic outline from the material available. The name 'Marske,' is a combination of Old English and Scandinavian, meaning 'on the marsh'¹ implying a first millennium settlement. Documentary sources² refer to a well-established Anglo Saxon or earlier settlement with a church and this information together with the discovery of Anglo-Scandinavian pottery³ points to an early settlement site centered on the old Church of St Germain, the site and tower of which survive today 500m to the east of the core of the village³. While the church continued to serve the parish until 1867, the village itself relocated on the opposite side of Spout Beck, its present location, probably in the early medieval period.

- 3.2 To south of Marske, just beyond the railway track, is Hall Close, a Scheduled Monument, containing the alleged remains of a medieval manorial settlement⁴. It lies in relative isolation some 500m from the core of the existing village and 1km from the St Germain's Church. This physical separation of 'manor house', church and village is unusual and appears to have arisen through subdivision of the manorial lands after 1066. The Domesday survey (1086)⁵ and subsequent land ownership records show that for much of the medieval period the extensive manor of Marske⁶ was owned by three different families with the manor and church coming under separate control. These two opposing poles seem to have resulted

in the village being sited mid-way between the two.

- 3.3 When, in the early 17th century, the Pennyman family succeeded in consolidating the three land holdings, they erected Marske Hall, their own manor house and a focus for development for nearly 400 years.

3.4 Settlement Form

The present High Street forms the principal axis of the settlement, running from north to south. It characteristically narrows at its historic ends - at Church Street and a point just south of The Wynd. Between these two points and for the first 250m of Redcar Road the highway occupies a 'hollow way' with the buildings being set on slightly higher ground on either side. The same feature is repeated at the south end of the High Street and continues beyond the railway bridge to Hall Close. Early maps⁷ show a very clear western boundary and back lane to the settlement running from the Hall Close manorial site³ in the south and extending to Scanbeck Howl on the cliff edge. The eastern boundary is defined by the meandering edge of the steeply cut valley of Spout Beck. The layout is that of a typical, Norman, two-row village as described in paragraphs 3.3 & 3.4 above.

- 3.5 At its north end the High Street continues by way of a 'dogleg' deviation to the east and then north to Cliff House. Here the street is predominantly single sided with only one historic structure - the Tithe Barn - on the east side. This may be an early settlement extension of medieval or post-medieval origin, whereas the southern extension of the High Street did not take place until the second half of the 19th century.

3.6 18th Century Agricultural Changes

Records show⁸ that until the middle of the 19th century, agriculture was the

principal economic activity around which other traditional occupations, supplemented with fishing and smuggling⁹, served to ensure the settlement's self sufficiency. In the second half of the 18th Century¹⁰ the consolidation, restructure and enclosure of Marske's agricultural land impacted greatly upon the fabric of the village. People moving to the new farmsteads developed on the enclosed farms outside the settlement outside gave rise to depopulation in the village, many farmhouses, farm buildings and cottages becoming redundant. Surprisingly, the altered remains of several pre-enclosure farms and cottages still survive from this period¹¹.

3.7 19th Century Development

The next significant phase in Marske's development came in the second half of the 19th century. In 1851 the commencement of ironstone extraction at Upleatham Mine, 2 Km south-west of Marske, created a sudden demand for housing for the workforce. Marske's population doubled in less than ten years¹² with a consequent impact on the built environment. The extension of the Stockton & Darlington Railway to Marske and Saltburn in 1859³ brought further pressures by making the village accessible to middle-class professionals, their families and servants from the industrial towns on the Tees.

3.8 The development of a hierarchy of new dwellings took place in the form of detached and semi-detached town houses on vacant plots and on the sites of older dwellings within the settlement core and in more modest terraced form on the High Street to the south and on backlands and lanes leading off the High Street. They were accompanied by schools, chapels, institutes, a hospital and in 1867 a large new parish church, collectively contributing to a more diverse and visually dynamic townscape. White and red brick became a more commonly used

building material at this time along with the more indigenous stone.

3.9 In the 1840s the erection of Cliff House as the seaside home of industrial magnate Joseph Pease, stimulated Marske's development as a seaside resort. However, it lacked a grand hotel and significant leisure facilities and was destined to be no more than a small but respectable resort.

3.10 20th Century Expansion

From the middle of the 20th century, a military base, subsequently used as an industrial estate on the west side of Marske, coupled with major industrial expansion on Teesside, generated an unprecedented demand for housing. Marske responded with the development of large, suburban housing estates on its east and west sides.

3.11 Pressures generated by a larger population led to redevelopment of the commercial core and the construction of a new estate road¹³, turning the 'T' junction into a busy crossroads at the traffic roundabout on the High Street. The parades of shops enclosing the newly formed town square date from this period and the Leisure Centre and Co-operative Supermarket quickly followed them on the west side of the High Street.

3.12 The significant loss to Marske's heritage caused by the clearance of historic buildings led to demands to kerb further new development informing the decision to designate Marske Conservation Area in 1976.

4. Summary

4.1 From being an economically self-sufficient agricultural settlement with all of the traditional trades and a busy high street from medieval times, Marske expanded in the Victorian period and then mushroomed in the second half of the 20th century to become a substantial dormitory town.

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8. Reddan, Minnie "The Victoria History of the County of York, North Riding, Edited by William Page, Vol. II, pp. 399-405, 1923.
9. Smith, Graham, "Smuggling in Yorkshire 1700-1850," Countryside Books, 1994.
10. Inclosure Act 1756
11. The village still retains the remains of nine pre-enclosure farmsteads centered on the following sites: -
 - Scrafton Place – only converted outbuildings remain
 - 87 High Street – farmhouse with converted outbuildings alongside to north and at rear (91, 91a & 93)
 - 137 High Street (Kerridge) – farmhouse only
 - 145 High Street -farmhouse
 - 149 High Street ("Thatched Cottage") – farmhouse only
 - 151 High Street – altered farmhouse
 - 162 High Street – Winkies Castle.
 - The Ship Inn, Cliff Terrace – converted outbuildings only remain
 - 2 Church Street – farmhouse only
12. Whellan, T. & Co., "History and Topography of the City of York and the North Riding of Yorkshire" Vol. I, pp. 804-806, 1859. Population in 1801: 505; 1841: 503; 1851: 571; by 1859 it doubled to over 1,000.
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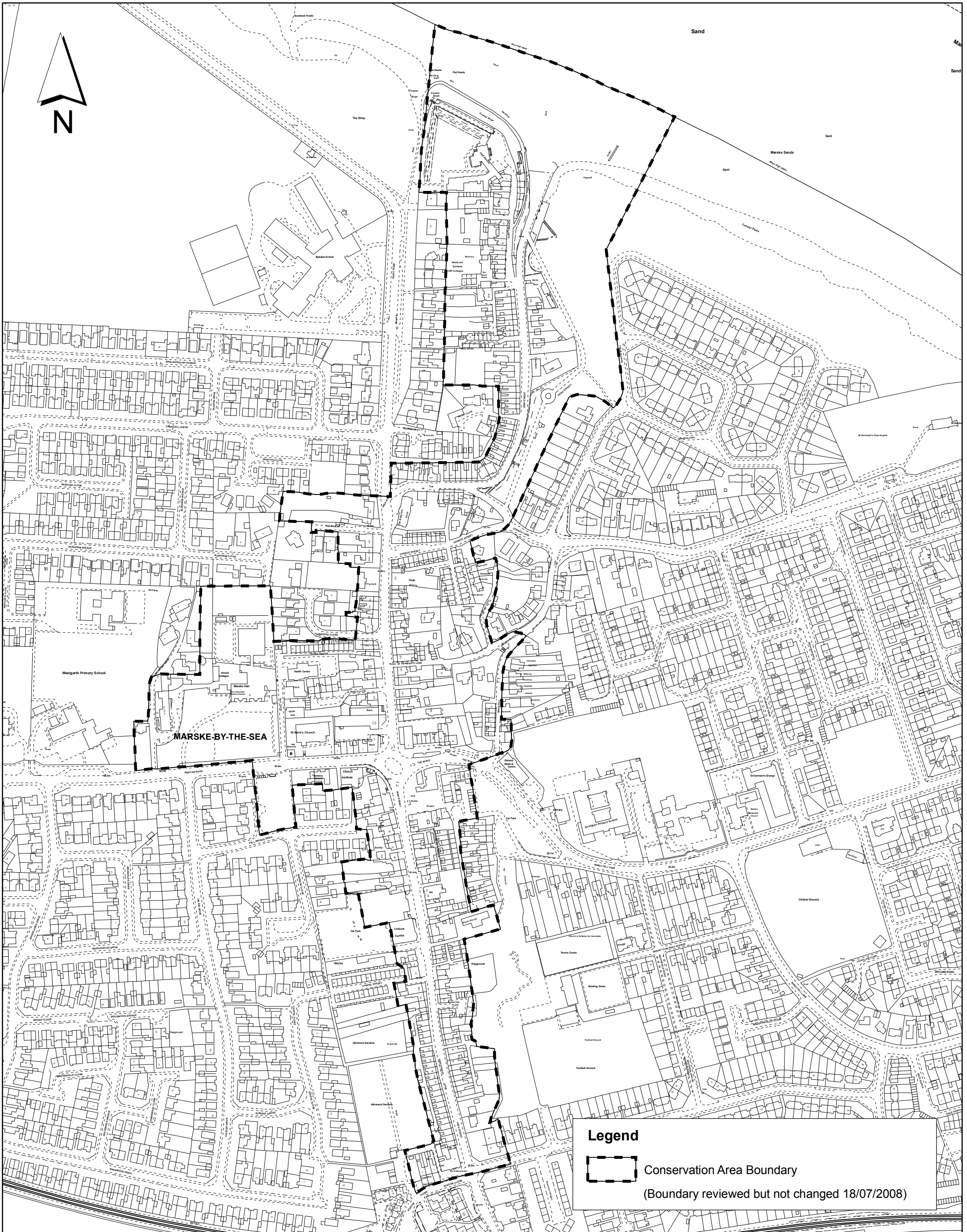
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Legend

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



Regeneration Directorate

Marske-by-the-Sea Conservation Area

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