



Upleatham Conservation Area Appraisal 2011



Planning (Listed Buildings & Conservation Areas) Act 1990

this is Redcar & Cleveland

Upleatham 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 prepared appraisals for 15 of its 17 conservation areas.

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

The designation of Upleatham Conservation Area

- 1.2 Upleatham Conservation Area was designated concurrently by Langbaugh Borough Council and Cleveland County Council in October 1976. It was designated for its "attractive rural character created by its physical seclusion and tranquillity and the visual harmony of the buildings, gardens, boundary walls and surrounding landscape." The conservation area boundary includes the whole of the historic core of the settlement together with the surrounding fields and former nursery gardens. While excluding the late 20th century village "extension" the boundary extends around it to include the fields immediately to the east together with the Old Church of St Andrew.

Other protective designations within the Conservation Area

- 1.3 The revised statutory list of buildings of special architectural or historic interest published in April 1984 and amended on 10 April 1989, includes the following:-

- Old Church of St Andrew, Grade II*
- Former Church of St Andrew, Grade II.
- Boundary walls, gates & gatepiers, south of former Church of St Andrew, Grade II.
- War Memorial south-west of the wellhouse, Grade II.

- 13 Upleatham Village, Grade II.
- 14 & 15 Upleatham Village, Grade II.
- Village Hall, Grade II.
- 16 Upleatham Village, Grade II.
- 17 & 18 Upleatham Village, Grade II.
- Methodist Chapel, Grade II.
- 19 Upleatham Village, Grade II.
- 20 Upleatham Village, Grade II.
- Boundary garden walls to Nos.14 to 20 Upleatham Village, Grade II.
- "K6" telephone kiosk on the west side of 13 Upleatham Village, Grade II

- 1.4 There are no Scheduled Monuments in the conservation area.

- 1.5 There are no Tree Preservation Orders within the conservation area.

- 1.6 Article IV Directions were approved by the Secretary of State for the Environment on 9 June 1980. The Directions withdraw certain permitted development rights for domestic and agricultural properties in order to prevent further erosion of the special character of historic buildings and the erection of inappropriate forms of enclosure. The directions apply only to that part of the conservation area as designated in 1976.

Planning Policies affecting Upleatham Conservation Area

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

Conservation Area Appraisal

- 1.8 A conservation area appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the

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character and appearance of the designated area. This appraisal provides a clear and sound understanding of Upleatham Conservation Area by recording, evaluating and presenting all of the key elements which together make up its special interest and character. It also identifies negative features and opportunities for improvement.

- 1.9 **After public consultation, this appraisal and its recommendations including changes to the boundary of the conservation area, was approved by Redcar and Cleveland Borough Council on 6th September 2007. This appraisal has been revisited to ensure it remains relevant and up to date. The present conservation area boundary is shown on the plan in Appendix 2.**
- 1.10 While the appraisal covers the topics referred to in PPG 15 and in guidance issued by English Heritage, it is not intended to be comprehensive and does not provide detailed descriptions of all individual historic buildings. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.11 The appraisal should not be regarded as a static document. It will be subject to periodic review and update, especially in the light of new research and as more information and knowledge becomes available. The next step of the process is the formulation of conservation area management proposals to provide a basis for making sustainable decisions about the conservation area's future.

2. HISTORIC ORIGINS AND DEVELOPMENT

Introduction

- 2.1 The historic development of Upleatham has shaped the distinctive elements that make up its particular special character, the value of which is to be considered in the context of other settlements in the broader Tees Valley area.

Local historical context

- 2.2 The Redcar and Cleveland area is a mix of industrial, urban, semi-urban and rural settlement, which gives it its distinct character. Most of the older settlements were founded or re-founded from the late 11th century. Their basic medieval form remained largely unaltered until changes in farming practice were introduced in the 18th and 19th centuries or until industrialisation and urbanisation altered them beyond recognition.

- 2.3 While the district still retains a large rural base most of its settlements have taken on an urban and semi-urban character under the influence of the 19th and 20th century development of the wider Tees Valley area. On the surface Upleatham appears essentially rural in character and seems to have escaped the worst ravages of urban and industrial developments. Yet its history shows that over the last 150 years both influences have dramatically changed its appearance.

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

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

Moorsholm: Medieval moorland green village incrementally re-developed in the 19th century.

Yearby: A semi-planned 18th century (remote) farming settlement on site of medieval village, with surrounding fields.

- 2.5 These together with Upleatham are the best surviving of the early rural settlements, retaining much of their historic character while escaping the worst effects of urbanisation.

Early history

- 2.6 The area around Upleatham and particularly the uplands, is known for its diversity of early archaeological material. Prehistoric hunter-gatherers of the Mesolithic period some 4,000 to 8,000 years ago are represented by the survival of flint tools on Beacon Moor while the later ritual practices of Bronze Age peoples also survive in the form of burial mounds. However, despite this evidence of early human activity it is unlikely that the village of Upleatham came into being before the Anglo Saxon period.

- 2.7 The historic origins and development of Upleatham do not appear to have been thoroughly researched or investigated. Documentary evidence generally relates to the ownership of the manor, first recorded in the Domesday Survey of c.1086. Later records show that it became part of the extensive land holding of the de Brus family of Skelton Castle and subsequently followed a similar line of ownership to the manor of Marske becoming part of the vast Zetland Estates after 1762.

- 2.8 Archaeological work has been limited to the Old Church of St Andrew and its surrounding churchyard. It was here in 1911 that a fragment of a ninth century Anglo-Danish cross with carved interlace decoration was found, proof that the village dates back to at least the Anglo Scandinavian period, when the manor was owned by Siward, Earl of Northumberland. The Old Church is often said to be the smallest church in England. However, what survives today

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is the westernmost remnant of the original parish church dating back to at least the early 12th century. It was replaced when the "new" church was built on the present village street in 1834/35.

2.9 Parish churches along with manor houses were historically located close to the centres of villages. The relatively isolated location of the Old Church at Upleatham in fields a quarter of a mile to the south-east of the existing village core, suggests that the settlement must have moved. The early settlement would have been centred on the Old Church and manor house, though the site of the latter is not known. The only other visible evidence of the medieval settlement is as follows:-

- Traces of medieval "ridge and furrow" field systems can be seen in the following locations:
 - In fields on the north and south sides of Home Farm.
 - In fields north-west of the site of Upleatham Hall.
 - In fields on the east and west sides of the old churchyard.
 - In the field south-east of the junction of the B1268 with the village lane.
- Upleatham's location on the convergence of historic routes connecting Guisborough, Skelton, Marske and Kirkleatham.
- The pattern of field enclosure south of the existing village core suggests that the original village street may have followed the present B1268 road. This road disappeared for many years (it does not appear on the 6-inch scale Ordnance Survey sheets of 1855/57 & 1895) but was reinstated as a highway c.1896.
- Quarry Lane, the former bridleway forming a crossroads with the village street at the east end of the village

(leading from the Old Church to the Old Quarry) is a "hollow-way" and of possible medieval origin. That it also could possibly have been the medieval village street is suggested by the changes in the ground level on its east side where artificial raised earth "platforms" could prove to be the sites of medieval buildings. Conversely, they could be the result of subsidence that took place following the extraction of ironstone beneath this area in the late 19th century.

- Future research and archaeological investigation may shed more light on Upleatham's early history and development.

The 17th and 18th centuries

2.10 It is not yet known when or why the village relocated further up the hill to its present site. However it is most likely to have happened in the 17th century since the earliest building in the village street appears to be No 19: a cottage built in the late 17th century. Three other dwellings of mid-to-late 18th century construction comprise:-

- No. 12: a 2-storey brick-built farmhouse, externally altered in the late 19th century
- No. 13: a 2-storey dressed sandstone-built farmhouse, formerly the "Checkers Inn".
- No 20: a 2-storey dressed sandstone-built farmhouse, with a door lintel inscribed: "1710."

Other properties were erected in the 19th and 20th centuries.

2.11 Jefferys' Map of 1772 shows the core of the settlement centred on the existing village street and around the crossroads formed with Quarry Lane. At that time the road from Guisborough passed along the present village street and continued east to Four Lane Ends. There was no road on the south side of

the village and the only link to the Old Church was Quarry Lane. At the west end beyond the former market garden and situated under the lee of Fir Rigg, was Upleatham Hall in its own grounds and parkland setting. This same layout is confirmed by the First Edition, 6-inch scale, Ordnance Survey sheet of 1855/57 and its revision of 1895. They also show the original Home Farm and the Village School of 1837, together with other buildings grouped together at the entrance to the grounds of the Hall.

- 2.12 Upleatham Hall seems to have been built in the 17th or 18th centuries. It certainly existed in the 18th century and was enlarged after 1750 by architect John Carr of York and again between 1792 and 1820 by Robert Smirke. About 1840 architect Ignatius Bonomi also carried out work here (Bonomi is more closely associated with the designs for the new village schools (demolished c.1900) and the "new" parish church erected 1834/5.) Although it was set in attractive gardens laid out in the Italian style with "handsome fountains and a large conservatory, walled kitchen and flower gardens" Upleatham Hall was considered to be a rather unattractive house.
- 2.13 From the First Edition, 6-inch scale Ordnance Survey sheet of 1855/57, it appears that emparkment of the agricultural landscape may have taken place to the south and west of the Hall, but not to a coherent design. Most of the parkland has now been lost to arable farming and only the blocks of woodland and hedgerow trees survive. The stone ha-ha in the park and the remains of the former kitchen gardens are the only surviving traces of the Hall.

The 19th century

- 2.14 Many of Upleatham's principal buildings were erected in the 19th century. They include: the new Church of St Andrew, designed by Ignatius Bonomi and erected in 1834/35; the more modest Methodist Chapel of 1862; the Village School and School House of 1871 and the Vicarage of 1873. Six cottages (Nos. 1/2/3 and 8/9/10) also date from the same period.
- 2.15 The most dramatic impact on the settlement during this period came from Upleatham Ironstone Mine which opened in 1851 and extended beneath the village. The ironstone, one of the richest seams in Cleveland, was mined from the north side of Upleatham Hill via drift mines served by the new settlement of New Marske. The "bord and pillar" system of extracting the ironstone was used, but from the beginning the pillars were worked resulting in subsidence on the surface.
- 2.16 During the first 36 years of the life of the mine the ironstone lying beneath Upleatham Village and the Hall was worked but the pillars were left in place to prevent subsidence. By 1889, with the mine approaching exhaustion, the ironstone remaining beneath the settlement was re-assessed and found to be greater in value than the buildings on the surface. Later that year the Earl of Zetland (landowner) entered into an agreement with Pease and Partners Ltd (mining company). It allowed them to extract all the ironstone beneath the village "save that which is deemed to be needful for the support of the Church, the School and Schoolmasters House, the Parsonage and Wesleyan Chapel". The agreement also provided for the diversion of the village road along the route of the ancient highway (now the B1268) to allow the ironstone to be extracted from beneath it.
- 2.17 Between 1890 and 1905 more than half the village including the Hall and its ancillary buildings, were lost to subsidence following extraction of the ironstone. Within the core of the village only a small group of buildings remained around the "new" church together with the Vicarage. The surviving buildings in the core of the village were:-

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- The "new" Church of St Andrew of 1835.
- The Methodist Chapel of 1862.
- The Old Vicarage of 1870.
- The Village School and School House (No 16) of 1871.
- Nos. 1, 2 & 3: three remaining 2-storey cottages of a terrace of six.

2.18 Although ironstone mining took place throughout Cleveland, nowhere else was such a significant part of an established settlement sacrificed in order to facilitate extraction.

The 20th century

2.19 By the early years of the 20th century the loss of the Hall had reduced the number of jobs in the village and therefore the demand for housing. However, in order to meet the needs of those workers essential to the operation of the estate, five new cottages were built on previously undeveloped sites within the core of the village (Nos. 7, 14/15 and 17/18).

2.20 The two principal farmsteads: Home Farm and Capon Hall Farm were relocated c.1905 to sites where subsidence had already taken place. The new Home Farm comprising farm buildings and a terrace of three cottages was erected to the south of the former Upleatham Hall kitchen gardens, while Capon Hall Farmhouse and outbuildings were built south of their original site on Quarry Lane.

2.21 Once the general subsidence had taken place the old road leading into the village was reinstated but the lane leading out to Four Lane Ends was abandoned in favour of the diverted B1268 road (south of the village).

2.22 The second half of the 20th century brought a distinctly modern phase of development to Upleatham. The sites of buildings lost through subsidence at the east end of the village were sold off as

"self-build" plots and the 12 new dwellings now form a secondary nucleus to the settlement. This area is excluded from the conservation area.

2.23 The only new dwelling to "invade" Upleatham's surviving historic core, came in 1993 with the erection of the large detached house in the former Nursery Garden at the west end.

2.24 Historically, Upleatham was a self-sufficient settlement tied to the land and to agriculture, but during the last 50 years the diverse uses associated with such a community have gradually disappeared. Much of the farmland is managed as part of large amalgamated holdings. One of the farmsteads has ceased to function as a working farm and the buildings at Home Farm serve several businesses as well as agricultural uses. The school and "new" church have been converted to dwellings, thus completing the transition from agricultural settlement to residential dormitory or 'suburb'.

3. CHARACTER APPRAISAL

Physical setting and topography

- 3.1 Upleatham is a linear two-row settlement situated along the 100m contour of the south-facing slope of Upleatham Hill which also serves as the north side of the valley of Skelton Ellers Beck. The village lies approximately 4.8-Km (3 miles) south-west of Saltburn and 4.8-Km (3 miles) north-east of Guisborough, just north of the B1268 road.
- 3.2 Upleatham Hill rises 179m above sea level to a plateau called Beacon or Burleigh Moor. It is an outlying, synclinal mass of the same geological structure as the North York Moors from which it has become isolated through the effects of glaciation. The Upper and Middle Jurassic shales, ironstones and oolitic sandstones are covered by irregular sheets and mounds of gravel, sand and fertile clay loam, left behind at the end of the last ice age 10,000 years ago.
- 3.3 The glacial deposits shaped by natural drainage have formed the site of the settlement. It occupies a fairly constant slope dissected by converging streams issuing from springs in the steeper, higher slopes and forming shallow gills and channels.
- 3.4 The geology and geomorphology have also had a significant influence on human activity and the character of the built environment, particularly through exploitation of the indigenous building stone and ironstone. The plateau and the gentler slopes of the hills are used for mixed farming while the steeper slopes have been forested since at least the 18th century, presenting a densely wooded, visually dominant backdrop to the settlement.
- 3.5 Between 1851 and 1923 the Main Pecten Seam of ironstone was mined from the New Marske side of Upleatham Hill. The extraction extended beneath Upleatham Village resulting in subsidence causing the loss of many

village buildings including Upleatham Hall as well as minor changes to the appearance of the landscape.

- 3.6 While ancient indigenous forests doubtless provided the first building material, the orange/brown sandstone quarried from the steeper slopes of the hill, was used from at least the Anglo Saxon period. In the middle of the 18th century local clays were brought into use to make the orange/red brick which became characteristic of the broader local area. A hundred years later the development of the railways gave access to a more eclectic range of building materials from diverse and distant sources, including slates from Cumbria and North Wales.
- 3.7 Upleatham Conservation Area is set in an open, mature, agricultural landscape under the lee of Upleatham Hill and is sheltered on its north and west sides by belts of mature woodland.
- 3.8 From the view of Upleatham Village obtained from the A173 Guisborough-Skelton road, it can be clearly seen how settlement divides into four quite different identity areas linked by open fields and lanes. The areas appraised separately below are as follows:-
- The approach from the south and the agricultural "foreground."
 - The historic village core and its wooded backdrop.
 - The 20th century village 'extension.'
 - The Old Church and its setting.
- The approach and foreground**
- 3.9 Upleatham is approached from the south along a gently ascending tarmac-surfaced lane, flanked on its east side by a grassed verge and mature, mixed deciduous and holly hedgerow interspersed with regularly spaced mature deciduous trees.
- 3.10 The left-hand side of the lane has a tarmac-surfaced footpath edged with

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sandstone kerbs in front of the attractive row of 3 cottages called Dale Cottages, fronted by short gardens enclosed by a mature hedge. These cottages designed by architect Walter E. Mills in the Edwardian Vernacular Revival style are an important focal point in views from the village core and from the Knaggs Lane.

- 3.11 In the near distance, behind Dale Cottages is Home Farm an early 20th century group of utilitarian stone outbuildings designed by architect Walter Mills. They comprise a single-storey range of loose boxes, pigsties, stables implement and wagon sheds, a cow house, turnip house and a 2-storey barn and granary, all arranged around three sides of a covered yard.
- 3.12 At the time of designation in 1976 it was considered that they did not possess sufficient architectural or historic character nor did they relate closely enough to the historic core of the settlement, its "foreground" or "approach" to justify inclusion within the conservation area boundary. However, the current appreciation of the value of early 20th century buildings and the existence of medieval "ridge-and-furrow" markings in the fields immediately north and south of Home Farm together give added historic value to the site and the conservation area has therefore been extended to include these features.
- 3.13 Further along the lane, beyond the cottages the path gives way to a grassed verge and chevron-dressed sandstone boundary wall enclosing the former Nursery Garden. The wall is "rhythmically punctuated" by timber distribution poles carrying street lighting and electricity and telephone services to the core of the village and beyond.
- 3.14 As one progresses up the lane, the village is screened from view by a high evergreen hedge enclosing the Old Vicarage of which only glimpses of the roof and gable ends are visible beyond
- its mature, well-planted, terraced garden. Between this property and the Old Wellhouse former allotment gardens have recently been planted with a broad variety of coniferous and broad-leaved saplings. When mature this future copse should enhance the visual drama of the approach to the village core sight of which will be concealed until one reaches the junction with the village street.
- 3.15 To the west are the former kitchen gardens to Upleatham Hall and latterly operated as a market garden. They are enclosed and subdivided by sandstone boundary walls. The gardens now contain the remains of a small orchard and a modern domestic garden, providing the setting for a late 20th-century, 2-storey house the stone faced front elevation of which is ornamented with an eclectic collection of architectural components salvaged from demolished buildings. While its scale, proportions and design bear little relationship to buildings in the historic core of the village, its physical detachment and the eccentric use of architectural devices helps to mitigate its adverse impact on the character of the area.
- 3.16 The view across the Nursery Gardens from the lane is closed by mature and recently planted woodland in The Dale. To the east of the lane and lying between the core of the village and the B1268 road, is an open, mature, agricultural landscape with a traditional pattern of fields enclosed by mature hedgerows, fences and occasional broad-leaved trees.
- 3.17 This area of farmland serves visually as a foreground to views both towards and from the village and is therefore included within the conservation area boundary. It is crossed by 3 parallel lanes: 'west,' Knaggs and Quarry Lanes. At the east end and from the 'west' lane are impressive and attractive views to Warsett Hill, Skelton, Skelton Castle, and the ruins of Skelton Park Pit

on the south side of the Skelton Beck Valley. However, it achieves its greatest visual importance in views towards the core of the village from the B1268 road.

- 3.18 The 'foreground' to the village extends to the north of Capon Hall Farmhouse wrapping around the east side of the 20th century village 'extension' to include the fields abutting Quarry Lane. The fields, enclosed by dry-stone walls, hedgerows and fences, contain the sites of the original Capon Hall and possibly part of the medieval village referred to above and are dissected by the ancient Knaggs and Quarry Lanes. Collectively the fields provide an attractive foreground and setting for the village, particularly in views into the conservation area from the south. This is considered sufficient justification for continued inclusion within the conservation area boundary.
- 3.19 The present Capon Hall Farm, located in the south-east corner of the conservation area close to the Old Church, has lost its farm outbuildings leaving only the farmhouse. This is chronologically and stylistically contemporary with Dale Cottages and was probably designed by the same architect.
- 3.20 At the head of the 'west' lane leading into the village, the view forward is closed by the wooded hillside and the eye is drawn into the village street.

The historic village core and its wooded backdrop.

- 3.21 The conservation area contains all of the older buildings in the village core together with the allotment gardens and open pasture on the north side of the village street.
- 3.22 Although Upleatham is exposed to views from the surrounding countryside, within its core there are strong senses of physical seclusion and enclosure. These are created partly by the continuous row of buildings along the

south side of the street but mainly by the steeply rising hill on the north side. These qualities are further enriched by the visual interest and harmony of the buildings, gardens and boundary walls which in combination create Upleatham's attractive and special character.

- 3.23 The land on the north of the village street is elevated above the road level and contained by a continuous high sandstone retaining wall topped by post and wire fencing and a mature, mixed hedgerow. The wall varies in quality from random rubble to coursed, chevron-dressed blocks returning to random rubble again at its east end.
- 3.24 At the west end of the street the steeply rising ground has discouraged building and from the retaining wall, allotments and open pasture rise up to Village Wood: a conifer plantation and mature woodland that provides an impressive and attractive backdrop to the street scene. Further east where the gradient is less steep, stand the 'new' church and a terrace of three cottages (Nos. 1-3).
- 3.25 On entering the core of the village the retaining wall and the stone garden walls fronting the properties are together seen as strong unifying elements in the vista along the almost treeless street. They flank a floorscape comprising a tarmac-surfaced road and footpath with sandstone kerbs, save for a short but visually important length of Yorkstone paving outside the 'new' church.
- 3.26 Timber distribution poles carrying street lighting and electricity and telephone services, march up the north side of the street and cross to the south side close to the former school. Similar service poles also run diagonally across the hillside to Village Wood. While the visually linear effect of the wires and the regular spacing of the poles contribute an element of unity to the streetscape the visual clutter of some of the pole-

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- mounted apparatus makes a negative contribution to the character of the area.
- 3.27 The buildings on the south side of the street form an almost continuous frontage from which views out to the south across open countryside can be glimpsed through the gaps. Views into the village core are obtained from Falkland Walk, the public footpath skirting the Village Wood above the settlement.
- 3.28 From the gap between Nos. 13 and 14, the narrow Knaggs Lane flanked by mature hedgerows and interspersed with mature broad-leaved trees, descends through the fields below the village to join the B1268 road.
- 3.29 Buildings in the historic core include several cottages, the Methodist Chapel and the former Village School. Many of the buildings have attractive front gardens and these and the stone boundary walls, which line the village street, create a strong sense of unity. East of Knaggs Lane the terrace of cottages comprising Nos. 8 to 13 has no front gardens, being built hard up against the edge of the road.
- 3.30 The buildings are varied in form and style and range from the humble vernacular cottage, to the Victorian Gothic former School and School House of rock-faced sandstone with pointed-arched and mullioned windows holding metal framed, leaded-light casements. The most prominent building in the village street is the elevated, Neo-Norman style 'new' church with its buttressed and richly decorated west tower.
- 3.31 Cottages are 2-storey, terraced and semi-detached. Earlier ones are in the local vernacular manner of the period in which they were built, with wood, vertically or horizontally-sliding sash windows and panelled or boarded doors. Later ones in the Vernacular Revival style of the early 20th century, have bracketed timber door canopies, hipped and gabled dormers, canted bay windows and mullioned windows, some with sashes, some with metal framed, leaded-light casements. They are very similar to and contemporary with Dale Cottages (see 3.10 above) and are probably by the same architect.
- 3.32 The combination of architectural styles, building form and materials collectively create a visual dynamic that is special to Upleatham. Of particular importance is the survival of these and other original architectural features. Although some have been lost in recent years, most have been retained.
- 3.33 In terms of the geological influences on the character of the area, most of the buildings are constructed from the indigenous orange/brown Jurassic sandstone used as chevron-dressed blocks of sandstone and squared, rock-faced sandstone used as rubble and snecked rubble. Bricks made from the local clays appear in only one building (the 18th century farmhouse: Nos. 11 & 12), while clay pantiles and plain tiles are more prolific. From the middle of the 19th century some materials such as Welsh and Cumbrian slate and cedar shingles were 'imported' from much further afield. While the 19th century buildings introduced diversity in building style, scale and form, the continued use of indigenous and natural building materials helped maintain the homogeneity of the street scene.
- 3.34 At the west end of the street is the Old Wellhouse, an architectural curiosity comprising a stone and pantile lean-to shelter over the supposed site of the original water supply for the village, rebuilt 1988-90. Nearby is the cylindrical, polished granite War Memorial of c.1920, relocated here from the 'new' church in 1989.
- 3.35 Further west the village street continues as a metalled lane now grassed over, towards the site of Upleatham Hall. The lane is flanked by stone walls.

The village ‘extension’

- 3.36 The twelve late-20th century detached houses and bungalows at the east end of the village street lie outside the boundary of the conservation area. They form a relatively self-contained "extension" to the village core and have a quite different, suburban character. Their layout, form, scale, style and facing materials and their gardens and planting, contrast strongly with the same elements of the historic core. The layout on the north side is less ordered than that on the south, later dwellings having been ‘inserted’ into the front gardens of the earlier ones creating the impression of 2 rows of dwellings.
- 3.37 This part of Upleatham is not in sympathy with the character of its historic core and for this reason it was excluded from the conservation area. However, because of its nucleated concentration at one end of the village street, its impact upon the conservation area's special character is much less than might have been the case had the dwellings been distributed throughout the settlement.
- 3.38 At the east end of the street, just beyond the ‘extension’ the cobble-surfaced Quarry Lane leading down to Capon Hall Farmhouse, has been closed by the construction of a new stone wall across its northern end. The lane itself is overgrown with vegetation, the flanking dry-stone walls are gradually collapsing and at its south end it has been completely obliterated by an extension to the farmhouse garden.

The Old Church

- 3.39 The Grade II* listed Old Church of St Andrew lies to the south-east of the village alongside the B1268 road surrounded by fields. It stands in the middle of a churchyard roughly square in plan and enclosed by a random-rubble, dry-stone boundary wall, with

mature holly trees flanking the gate in its north-west corner.

- 3.40 Despite many years of vandalism and neglect, the churchyard still contains many historic and recent gravestones in a range of different styles and stones together with the stone enclosure of the Lowther family vault, all serving to create an attractive setting for the church.
- 3.41 The church building approached by a gravel path, is tiny comprising only a small portion of the west end of the plain, 12th century, stone and pantile nave and the diminutive, embattled, late-17th century tower. This fragment of the original church has been a popular subject for artists and photographers for 150 years and its image has long been used in the marketing of local tourism. Such popularity is owed both to its curiosity value and its attractive setting in rolling open countryside.
- 3.42 Though spatially and visually remote from the surviving historic village core and its setting, the Old Church nonetheless figures greatly in Upleatham's early historic development about which woefully little is known. However, in the fields adjoining the churchyard are visible traces of a medieval ‘ridge-and-furrow’ field system and it is reasonable to assume that these fields together with others alongside Quarry Lane and the B1268 road, may be rich in medieval archaeology.

Unifying features

- 3.43 The common elements that contribute to Upleatham's attractive character and special interest are as follows:-
- The mixture of buildings of varied ages, forms and styles, following informal building lines, together with short, well-stocked front gardens enclosed by stone boundary walls.
 - The 2-row arrangement of buildings within the historic core.

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- Single and 2-storey buildings largely of sandstone with tiled or slated roofs and chimney stacks.
- Boundaries defined by stone walls or mature mixed-species hedgerows.
- The village as an attractive and distinct element in the broader mature rural landscape.

4. OPPORTUNITIES FOR IMPROVEMENT

- 4.1 Upleatham is not without its negative elements. The 20th century dwellings at the east end of the village street are collectively the largest visually negative element in the village. However, its self-contained massing has reduced its impact upon and enabled its exclusion from the conservation area.
- 4.2 The late 20th century house in the Nursery Gardens has probably had the greatest effect upon the special character of the conservation area since its designation in 1976. Although its scale, proportions and design bear little relationship to buildings in the historic core of the village its physical detachment from that core and the eccentric use of salvaged architectural devices to decorate the front elevation have reduced its negative impact on the character of the area.
- 4.3 Insensitive alterations to historic buildings and the loss of original doors, windows and other architectural features have eroded some of the area's special character. It is therefore important to resist the pressures which could lead to further losses and to give positive encouragement to the reinstatement of lost features as opportunities arise.
- 4.4 While tarmacadam is a practical and economical surfacing material for roads and footpaths, it is essentially urban in character and therefore inappropriate for this small, historic, rural settlement. The opportunity exists to re-introduce more traditional surfacing materials in future highway maintenance programmes.
- 4.5 Service distribution poles have long been regarded as unsightly in terms of the conservation of the built environment. However, it can be argued that they represent a particular event in the history and development of the settlement. Where they contribute to the linear character of a street scene, as on the "west" lane and village street, then they should be seen as a positive

unifying element; but the pole-mounted apparatus at the west end of the street constitutes visual clutter and should be regarded as a negative feature.

- 4.6 The modern residential street lighting within the historic core of the settlement, while inappropriate in terms of design, can be regarded as being visually benign.

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5. CONSERVATION AREA BOUNDARY

- 5.1 The former conservation area boundary was for the most part coherent, cohesive and consistent with the historic core of Upleatham. It included most of the buildings of architectural and historic interest, the spaces around them and their landscape settings, together with the surrounding fields and former nursery gardens. It also wrapped and around and excluded the late 20th century village "extension" while including the fields immediately to the east. Surprisingly the boundary excluded the Old Church of St Andrew and Home Farm.
- 5.2 No significant developments or adverse changes in character had taken place that would have justified exclusions from the conservation area, but the opportunity to extend it was identified.

early settlement would have been centred on the Old Church and extended north along Quarry Lane to the existing village. The conservation area boundary has therefore been extended to include this area.

Extensions to the Conservation Area

- 5.3 The early 20th-century group of stone outbuildings comprising Home Farm together with medieval "ridge-and-furrow" markings in the fields immediately to the north and south were outside the conservation area boundary. At the time of designation in 1976 it was considered that they lacked architectural and historic interest and did not relate closely enough to the historic core of the settlement to justify being included.
- 5.4 However, current appreciation of early 20th century buildings and the existence of medieval "ridge-and-furrow" markings in the adjacent fields together give added historic value to the site. The conservation area has therefore been extended to include these features.
- 5.5 The Old Church of St Andrew, its churchyard, surrounding fields and the fields immediately to the south of the B1268 road were considered spatially and visually remote from the surviving historic village core and were omitted from the original conservation area boundary. It is now understood that the

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6. CONCLUSIONS

- 6.1 This appraisal of Upleatham Conservation Area summarises the key elements that collectively make up the special character and attractiveness that justify its designation and considered the need for changes to its boundary. It also identifies negative aspects of the area that undermine its special quality and suggests opportunities for improvement.
- 6.2 The reasons for the designation of Upleatham Conservation Area are just as valid today as they were in 1976, perhaps more so, and the continued protection of its elements is therefore considered crucial to the future survival of its special character. However, in the 26 years since designation values have changed, local knowledge has expanded and buildings and areas then regarded as being of minor significance are now seen as having a greater importance.
- 6.3 In this context and after public consultation Council resolved on 6th September 2007 to extend the boundary of the conservation area to include two areas as follows:-
- The early 20th-century group of stone outbuildings comprising Home Farm together with medieval "ridge-and-furrow" markings in the fields immediately to the north and south were outside the conservation area boundary.
 - The Old Church of St Andrew, its churchyard, surrounding fields and the fields immediately to the south of the B1268 road.
- The plan in Appendix 2 shows the approved, amended conservation area boundary.
- 6.4 Regarding the negative elements that undermine the special qualities of the conservation area, further work is required to develop practical, coherent solutions and opportunities for improvement and should be addressed in the context of a Conservation Area Management Plan.

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APPENDIX 1: Planning Policies

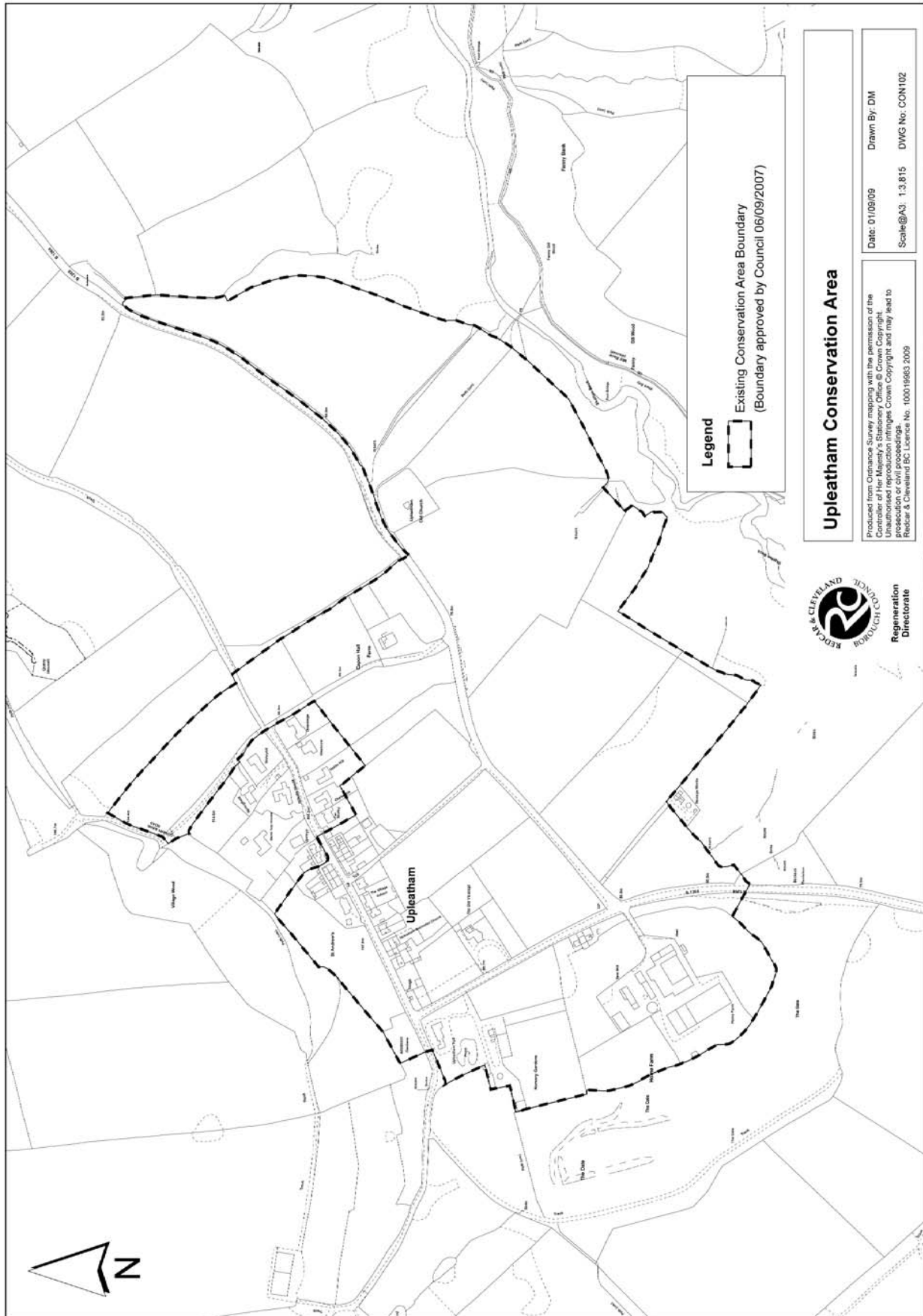
Local Development Framework Policies (LDF) affecting Upleatham Conservation Area

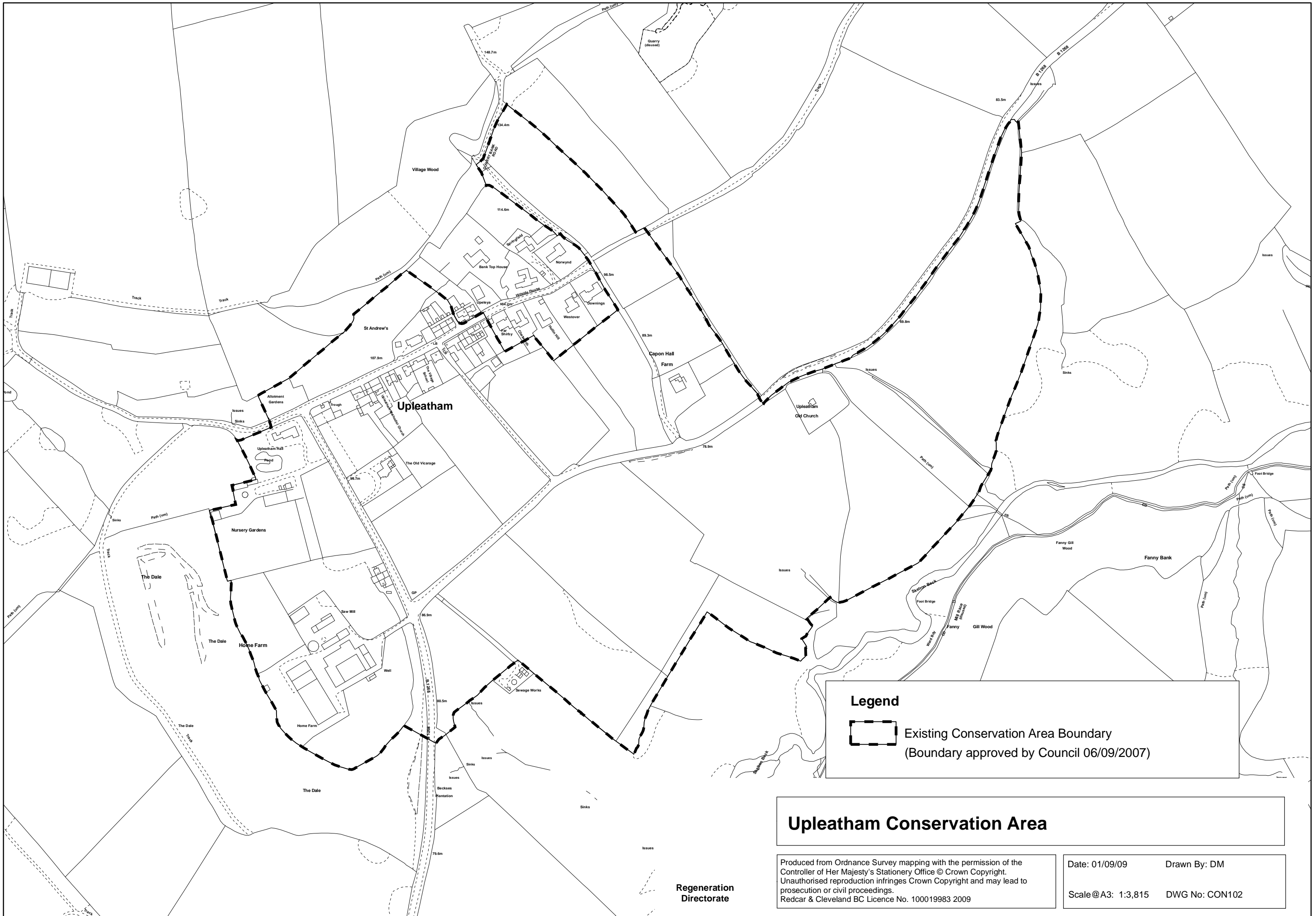
- 1 The Redcar & Cleveland Local Development Framework (LDF), which includes policies in the adopted Core Strategy and Development Policies Development Plan Documents (DPDs) as well as saved policies of the adopted Local Plan, set out several policies relating to Upleatham conservation area. Those current at the time of writing are set out below; for future updates please visit the Council's website: www.redcar-cleveland.gov.uk/ldf
- 2 Policy CS25 of the Core Strategy indicates that development proposals will be expected to contribute positively to the character of the built and historic environment of the Borough, and that the character of the built and historic environment will be protected, preserved or enhanced.
- 3 The whole of the conservation area is located outside the 'Limits to Development' beyond which development will not be permitted (Policy DP1 of the Development Policies DPD).
- 4 The whole of the conservation area falls within the Tees Forest area, within which there is a strategy to regenerate and revitalise the green space, creating well wooded environments. (Policy CS22 of the Core Strategy refers, notated on the Proposals Map as Community Forest).
- 5 The conservation area is subject to LDF Core Strategy Policy CS22 for the protection and enhancement of the Borough's landscape.
- 6 The areas of land to the north of the main road through the village at its western end, and land to the north-east of the Old Vicarage are identified as "Open Areas" that are important to the landscape and townscape qualities of the Conservation Area and of special historical significance. Development Policies DPD policy DP9 does not permit built development on these areas.
- 7 General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD. Policies DP9, 10 and 11 set out development control criteria for conservation areas, listed buildings and archaeological sites and monuments respectively.
- 8 Local Plan Policy ENV 2 (new conservation areas and reviewing existing conservation areas) and Appendices 2 to 4 (providing detailed design guidance for conservation areas, listed buildings, shop fronts and advertisements) are relevant.

NB


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

APPENDIX 2: Plan of Upleatham Conservation Area





Legend

 Existing Conservation Area Boundary
 (Boundary approved by Council 06/09/2007)

Upleatham Conservation Area

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