



Yearby

Conservation Area Appraisal

2011



Planning (Listed Buildings & Conservation Areas) Act 1990

this is Redcar & Cleveland

Yearby 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 Yearby Conservation Area

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

Other Protective Designations within the Conservation Area

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

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

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

Planning Policies affecting Yearby Conservation Area

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

Conservation Area Appraisal

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

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

2. HISTORIC ORIGINS AND DEVELOPMENT

Introduction

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

Local Historical Context

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

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

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

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

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

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

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

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

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

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

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

Early History

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

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settlements through plague or through 18th and 19th century land enclosure.

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

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

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

Land Ownership

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

The 18th Century

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

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

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

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

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

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

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

The 19th and 20th Centuries

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

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3. CHARACTER APPRAISAL

Physical Setting and Topography

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

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

Layout

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

Building Materials

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

Building Form and Character

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

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

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

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

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

Landscape Features and Setting

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

diamond patterned scoria blocks on the north side.

Views, Vistas and Setting

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

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

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

Unifying Features

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

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

4. OPPORTUNITIES FOR IMPROVEMENT

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

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5. CONSERVATION AREA BOUNDARY

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

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

Boundary Clarification

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

Extension to the Conservation Area

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

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6. CONCLUSIONS

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

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

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

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

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

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

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

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- 1853 Ordnance Survey plan: 6 inches to 1 mile.
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APPENDIX 1: Planning Policies

Local Development Framework (LDF) Policies affecting Yearby Conservation Area

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

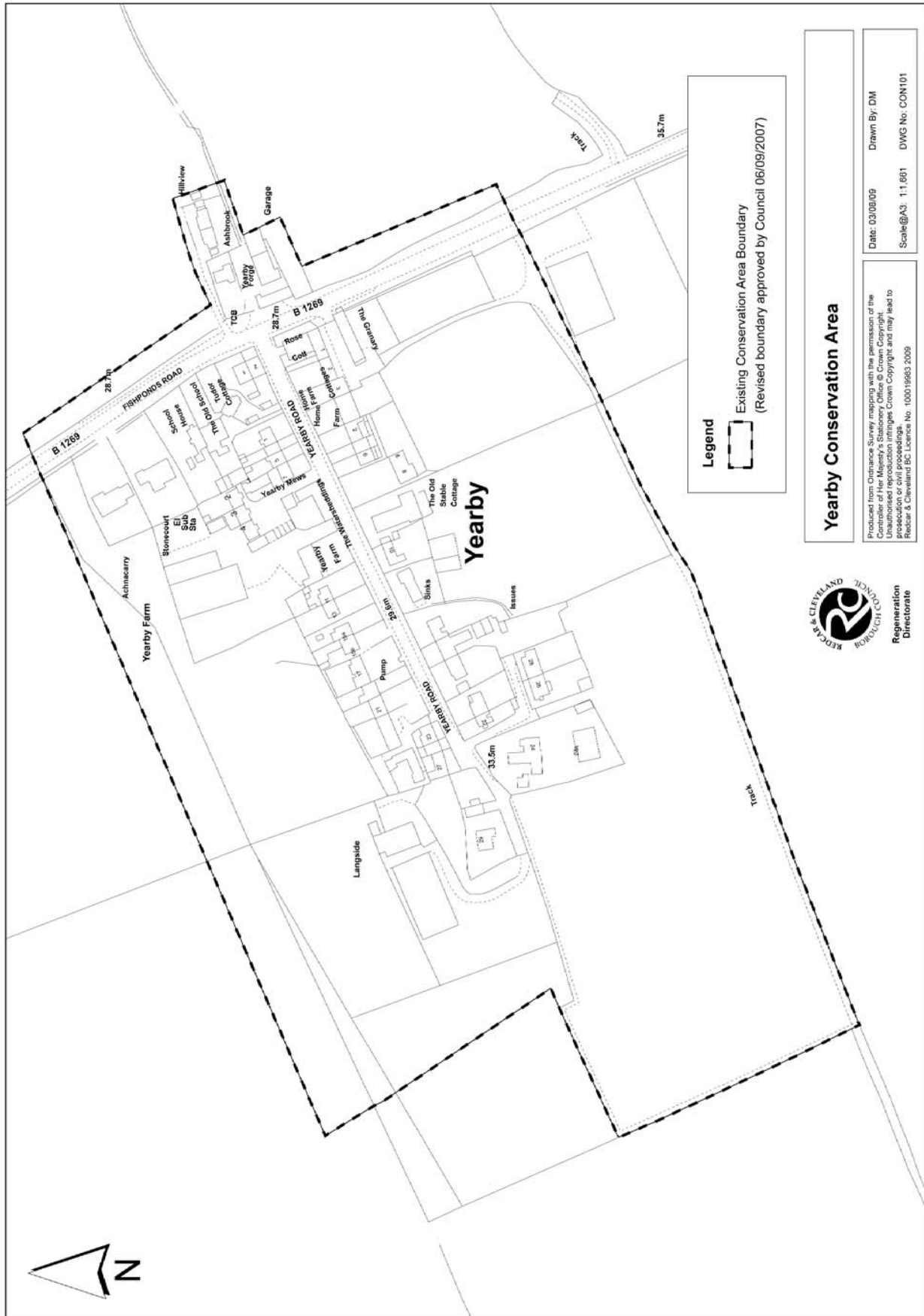
NB

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

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APPENDIX 2: Plan of Yearby Conservation Area

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



This document is available in alternative formats and in different languages on request. If you need support or assistance to help you read and/or understand this document, please contact the Council on 01642 774774.

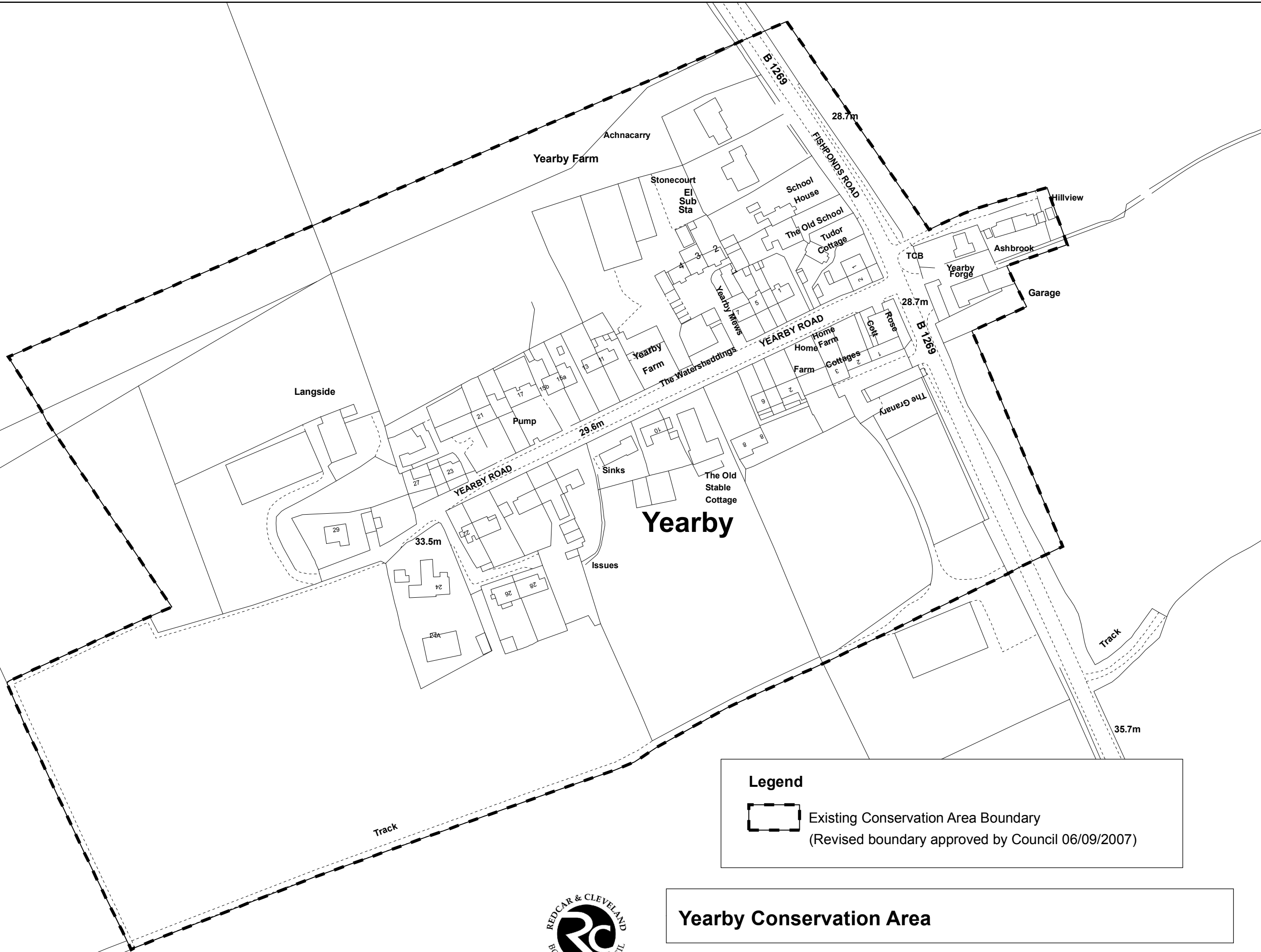


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Redcar & Cleveland


Regeneration Directorate
Redcar & Cleveland House
Kirkleatham Street
Redcar
TS10 1RT

www.redcar-cleveland.gov.uk

Telephone: 01642 774 774



Legend

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



Yearby Conservation Area

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