



this is Guisborough Conservation Area Appraisal 2024





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1 INTRODUCTION

- 1.1 The Council has a duty to designate conservation areas under the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. The Act also imposes a duty to review these areas from time to time and to formulate and publish proposals for the preservation and enhancement of any parts of the borough that are designated as conservation areas through Sections 69 and 71 of the Act. The Guisborough Conservation Area Appraisal has been undertaken as part of fulfilling this duty.
- Guisborough Conservation Area designation

1.2 Guisborough Conservation Area was designated by the North Riding of Yorkshire County Council on 25 March 1971. It was designated for its general townscape qualities rather than for the presence of many buildings of major architectural or historic interest. The designation report stated: "The Council's policy will be to retain the present character of Guisborough by careful consideration of all development proposals within the proposed Conservation Area"⁽¹⁾. The original conservation area boundary was tightly drawn to include Church Street, Market Place, Bow Street, most of Westgate and the north end of Belmangate together with the ruins of St Mary's Priory and its landscape setting.

1.3 After an extensive survey and analysis of the conservation area and its setting in the mid 1970s, the conservation area boundary was extended in April 1978 to include the following:

• Albion Terrace, Bakehouse Square, Chaloner Street, Chapel Street, Patten Lane, and Westgate Road;

• Parts of Fountain Street, Redcar Road, Reid Terrace, the site of the auction mart and Union Street;

• The backlands and burgage plots of properties on Belmangate, Church Street, Market Place, and Westgate; and

• Chaloner Cottages and properties standing opposite on Belmangate.

1.4 On 24th March 1992 the conservation area was again extended to include the following: -

• Gisborough Hall (Hotel), Gisborough House (former stable block), South Lodge and the surrounding parkland and open land towards the priory ruins on the north side of Whitby Road;

• Nos. 2-14 Reid Terrace and No 1 Gill Street;

• The east side of Redcar Road, between Avenue Place and the garage; and

• A small extension at the south end of Belmangate.

1.5 6th September 2007 saw another extension to the conservation area, this time to include the fields to the east of Belmont Farm which show evidence of medieval agricultural activity.

Article 4 Directions

1.6 Article 4 Directions were approved by the Secretary of State for the Environment on 8th September 1978 (general) and 30 October 1978 (agricultural). The directions withdraw certain permitted development rights for domestic, commercial and agricultural properties throughout the conservation area in order to prevent further erosion of the special character of historic buildings and the erection of inappropriate forms of enclosure. The directions do not apply to properties falling within the extensions to the boundary of 1992 and 2007.

Tree Preservation Orders

1.7 There are twelve Tree Preservation Orders within the conservation area, as follows: -

• L/TPO 7 protecting 23 mixed species on land to the south side of Albion Terrace;

• L/TPO 8 protecting 31 mixed species in New Upper Garth Gardens (north of Westgarth, 96 Westgate);

• L/TPO 10 protecting 11 mixed species at the Church Hall, Bow Street;

• L/TPO 52 protecting 12 mixed species on land north of Walton Terrace (Morrison's CarPark);

• L/TPO 65 protecting 12 mixed species at Belmont Farm, Guisborough;

• TPO 2007/05 protecting a beech tree in the Bow Street Centre car park, Bow Street, Guisborough;

• TPO 2009/04 protecting a copper beech in the front gardens of Gisborough Hall, Whitby;

• TPO 2009/06 protecting a beech tree in the front gardens of Gisborough Hall, Whitby Road;

• TPO 2010/08 Cleveland House, 92 Westgate, Guisborough;

• TPO 2016/03 protecting a sycamore at 20 Whitby Avenue, Guisborough;

• TPO 2018/02 protecting 6 lime trees along the access road to Gisborough Hall, Whitby Road; and

• TPO 2019/04 Entrance a maple tree at the entrance to Guisborough Rugby Club.

LOCATION MAP - TREE PRESERVATION ORDERS

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4 this is Redcar & Cleveland

Listed Buildings and Scheduled Monuments

1.8 The revised statutory list of buildings of special architectural or historic interest was published in April 1984. The listed buildings and scheduled monuments located within the conservation area, including those that have been demolished since the list was published.

Belmangate:

- 39 Belmangate, II
- 10, 12 & 14 Belmangate, II
- Anchor Inn, 16 Belmangate, II
- 18 & 20 Belmangate, II
- 50 Belmangate, II
- 52 & 54 Belmangate, II

Bow Street:

- Boundary wall to Parish Church Hall, II
- Priory Gardens Cottage, Estate Office, workshops, stables and coach house, II
- Ornamental gateway north of Priory Gardens Cottage, II
- Workshop south-east of Priory Gardens Cottage, II
- Boundary wall south-east of Priory Gardens Cottage, II
- Garden wall E of Priory Gardens Cottage, II
- Garden wall 50m north of Priory Gardens Cottage, II
- Garden wall north-east of Priory Gardens Cottage, II
- Garden wall 65m north of Priory Gardens Cottage, II
- Garden ornament north-east of Priory Gardens Cottage, II
- Boundary wall north-east of Priory Gardens Cottage, II
- 8 Bow Street, II
- Mounting block at corner of The Fox Inn, II

Church Street:

- Boundary wall alongside The Rectory, II
- St Mary’s Priory Gatehouse, I (SM)
- St Mary’s Priory ruins, I (SM)
- Priory Dovecote, I (SM)
- Boundary wall west of St Mary’s Priory ruins, II
- Boundary walls adjoining and to NE, E & SE of St Mary’s Priory ruins, II
- Church of St Nicholas, II*
- War Memorial, Church St, II
- 46 & 48 Church Street, II
- 50 & 52 Church Street, II
- 66 Church Street, II
- 70 & 72 Church Street, II
- 76 Church Street, II
- 63 & 65 Church Street, II

Church Walk:

- Prior Pursglove College, II
- Boundary wall between 46 Church Walk and Prior Pursglove College, II

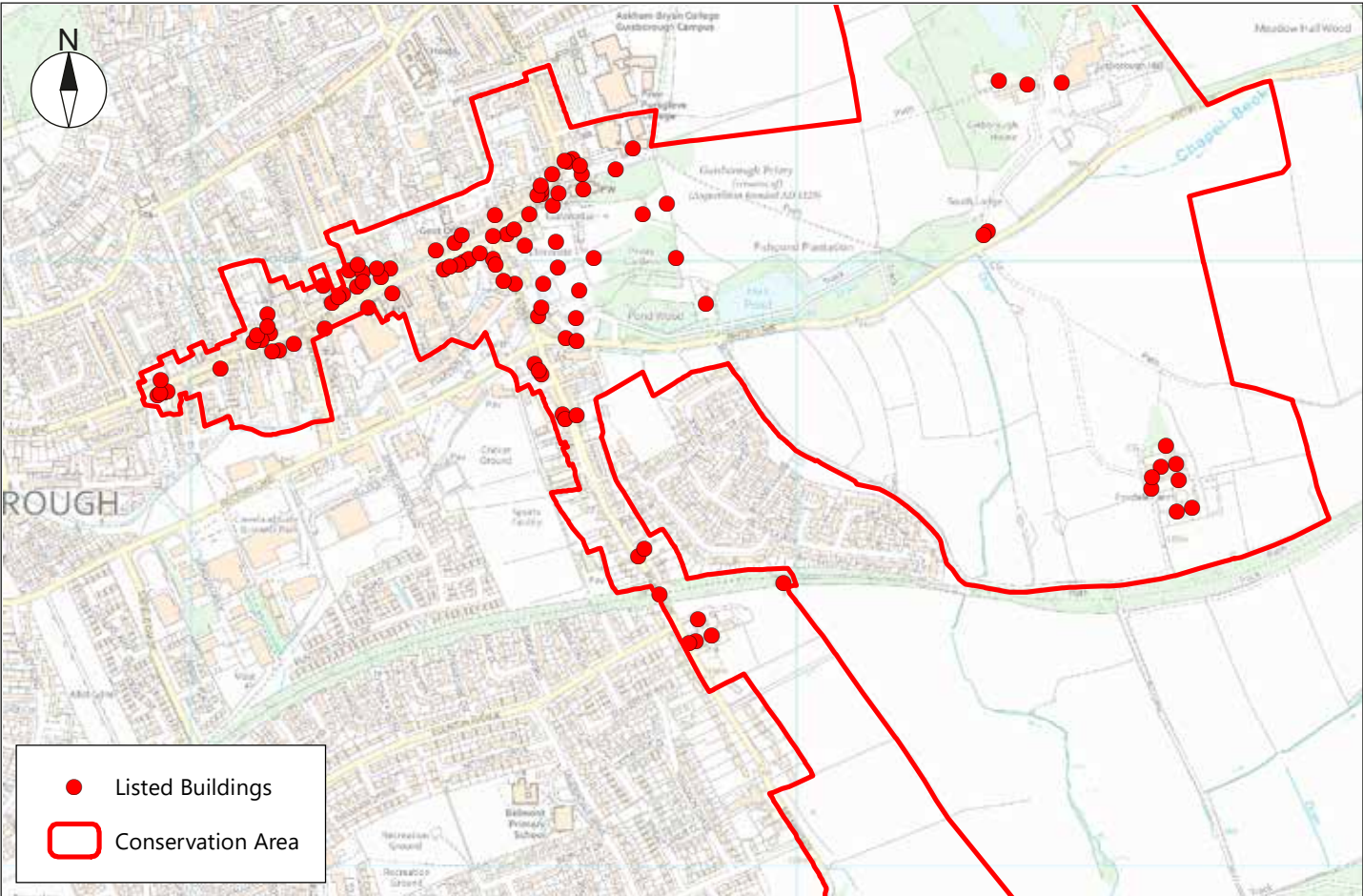
Market Place:

- Market Cross, II
- 7 Market Place, II
- 9 & 11 Market Place, II
- The Seven Stars, 19 Market Place, including outbuilding & cottage, II
- Town Hall, II
- Buck Hotel, 4 Market Place, II
- 34 Market Place, II

Westgate

- Black Swan, 2 Westgate, II
- 12 & 12A Westgate, II
- The 3-Fiddles, 34 Westgate, II
- Sunnyfield House, 36 Westgate, II
- Boundary wall & gate piers south of 36 Westgate, II
- 38 Westgate, including front railings & north extension, II

LOCATION MAP - LISTED BUILDINGS



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Coach house, stables & outbuildings north of 38 Westgate, II

Boundary wall & gate pier north of 38 Westgate, II

Gazebo & adjoining boundary wall, north of 38 Westgate, II

40 & 42 Westgate, II

48 & 50 Westgate, II

52 & 54 Westgate, II

Holly Garth & Holly House, Nos. 58 & 60 Westgate, II

Boundary wall & gatepiers south of 58 & 60 Westgate, II

West Garth, 94 Westgate, II

Coach house at 94 Westgate, II

Boundary wall & gate piers south of 94 Westgate, II

Lower Garth, 96 Westgate, II

Boundary wall, railings & gates south of 96 Westgate, II

98 & 100 (l & r) Westgate, II

134 & 136 Westgate II

1, 3 & 5 Westgate, II

7 & 9 Westgate, II

The Tap & Spile, 11 & 13 Westgate, II

15 & 17 Westgate, II

19, 21 & 23 Westgate, II

51 & 53 Westgate, II

95, 97 & 99 Westgate, II

Kemplah House, 105 & 107 Westgate, including railings & gate piers, II

109 & 111 Westgate, II

113 & 115 Westgate, II

147, 149, 151, 153 Westgate, II

181 Westgate, II

183 Westgate, II

185 Westgate, II

187 Westgate, II

Whitby Road:

Priory Cottage, II

South Lodge, II

Entrance gates, piers & boundary walls south of South Lodge, II

Gisborough Hall, including retaining walls, balustrade, piers & steps, II

Stable Block (Gisborough House), west of Gisborough Hall, inc. screen wall & gate piers II

Horse gin, west of Gisborough Hall, II



Some of Guisborough's Listed Buildings

Listed Buildings demolished since 25 April 1984.

1.9 Since listing, a number of buildings were lost in the mid 1980s, as follows:



45 and 49 Church Street, demolished for redevelopment c.1987 and replaced with a facsimile building



49, 51, 53 & 57 Church Street, demolished for redevelopment c.1987 and replaced with a facsimile building



Builder's Store, Patten Lane II (1) demolished for redevelopment c.1985



75, 77, 79 & 81 Westgate, demolished for redevelopment c.1985 and replaced with a facsimile building



71 & 73 Westgate, demolished for redevelopment c. 1985 and replaced with a facsimile building



Garden ornament north-east of Priory Gardens Cottage, reported missing prior to December 2000

Conservation Policies

1.10 In May 2018 the local planning authority adopted The Redcar & Cleveland Local Plan, which includes two policies directly related to this conservation area. Those current at the time of writing are as follows:

- Policy HE1 of the Local Plan 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;
- Policy HE2 takes the same approach to listed buildings or other heritage assets, of which there are many within Guisborough Conservation Area.

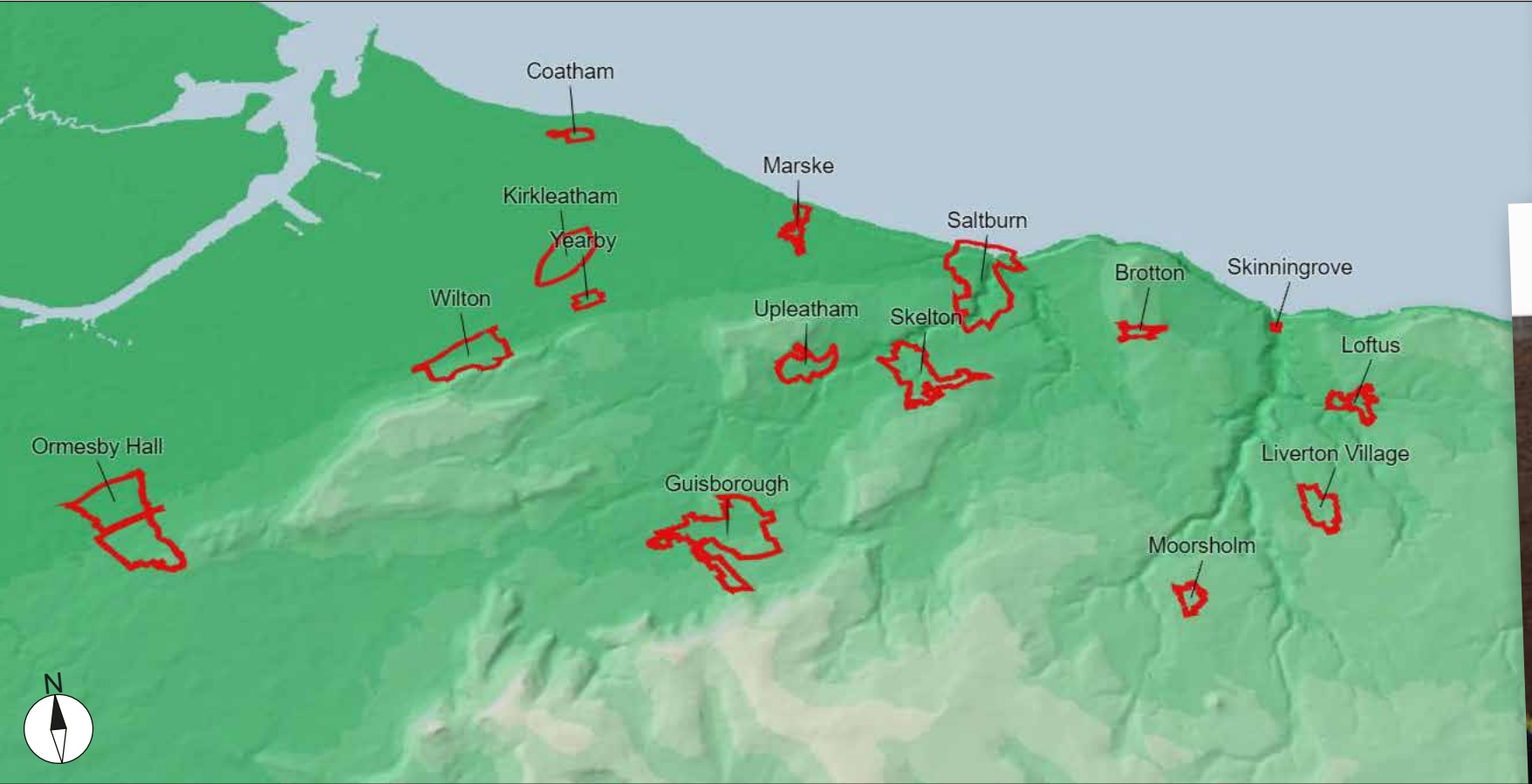
For an up to date list of extant policies, please visit the Council's website, <https://www.redcar-cleveland.gov.uk/planning/local-plan>

Conservation Area Appraisal

1.11 A conservation area appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area. This appraisal provides a clear and sound understanding of Guisborough Conservation Area by recording, evaluating and presenting all of the key elements which together make up its special interest and character.



CONSERVATION AREAS WITHIN THE BOROUGH



Esri UK, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA | Source: Airbus, USGS, NGA, NASA, CGIAR, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community

2 PHYSICAL SETTING AND TOPOGRAPHY

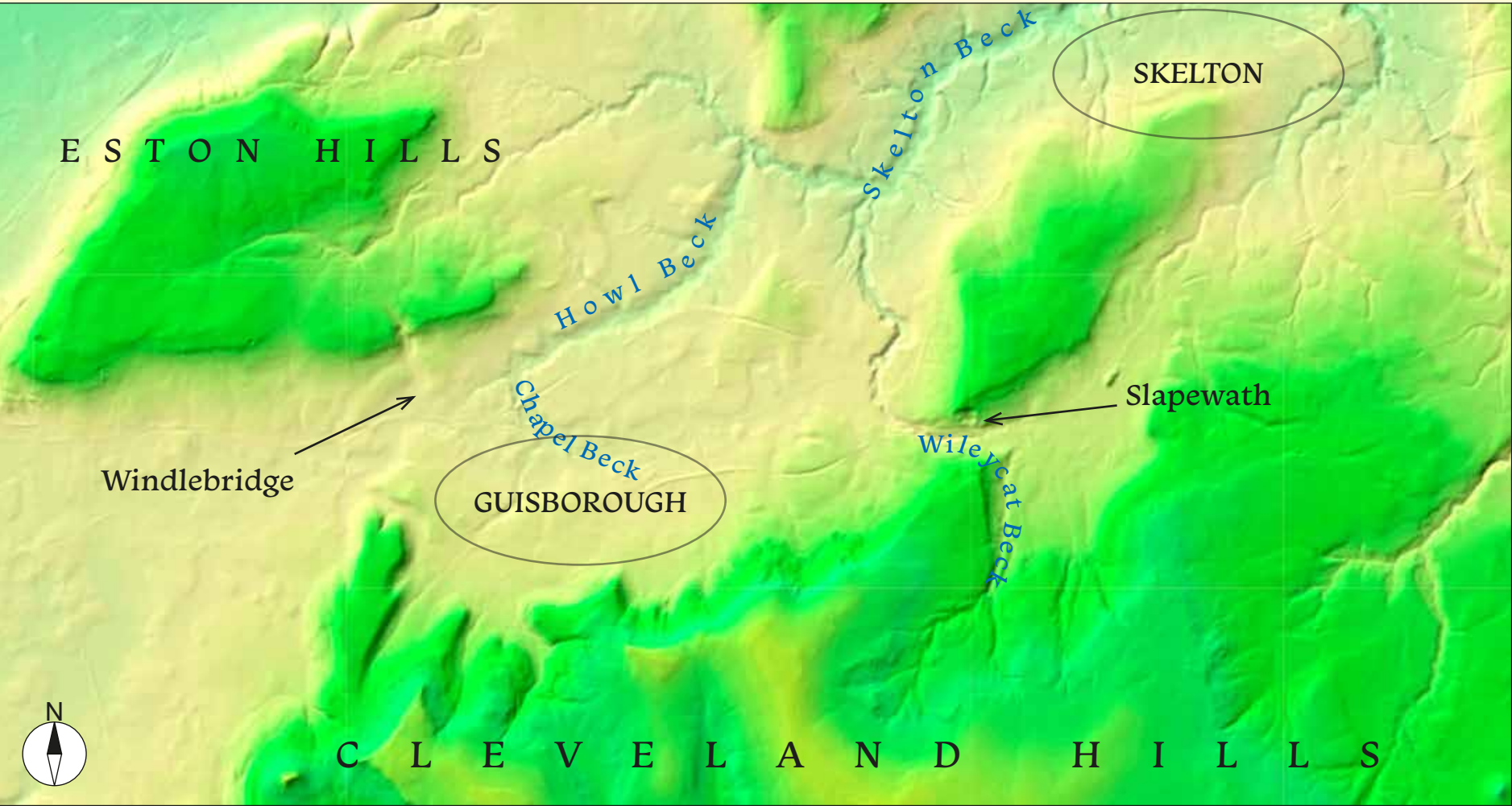
- 2.1 Guisborough lies approximately 9½ miles (15km) south-east of Middlesbrough, 7½ miles (12km) south of Redcar and 5½ miles (9km) south-west of Saltburn. It has grown around the convergence of historic routes (A 173 and A 171) connecting Middlesbrough, Thirsk, Whitby, the east Cleveland coastal towns and villages and moorland settlements. The town is now relieved of much through-traffic by the Guisborough by-pass.
- 2.2 It is situated on the undulating floor of a broad vale defined by the south-facing slope of the Eston Hills and the higher, main scarp slope of the Cleveland Hills to the south. The vale is covered by glacial drift comprising heavy clay occasionally relieved by patches of lighter sand, gravel and alluvium. It was on one of these larger patches; a better drained, slightly elevated, gently sloping and southfacing site bounded to the south by Chapel Beck, that much of Guisborough developed. At the eastern end of this vale Wiley Cat Beck enters by a narrow gorge at Slapewath, formed by glacial action at the end of the last Ice Age when the retreating ice caused diversions in pre-glacial drainage patterns. In the 1850s the gorge conveniently provided a level railway route from Guisborough into the East Cleveland iron ore field.
- 2.3 To the west the low morainic hills near Windlebridge form a watershed causing the westward-flowing Chapel Beck to make a 'U-turn' to eventually join the north-easterly-flowing Skelton Beck that enters the North Sea at Saltburn.

LOCATION MAP

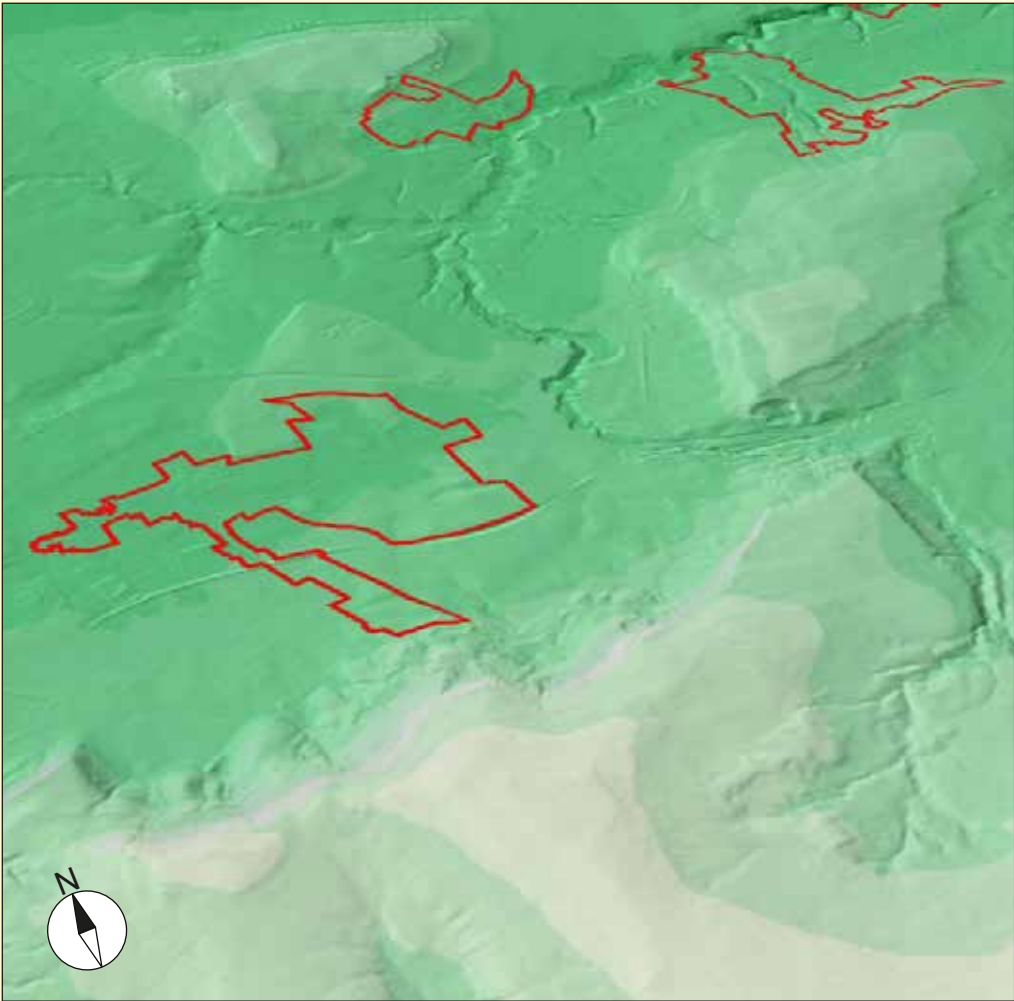


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GEOGRAPHICAL FEATURES MAP



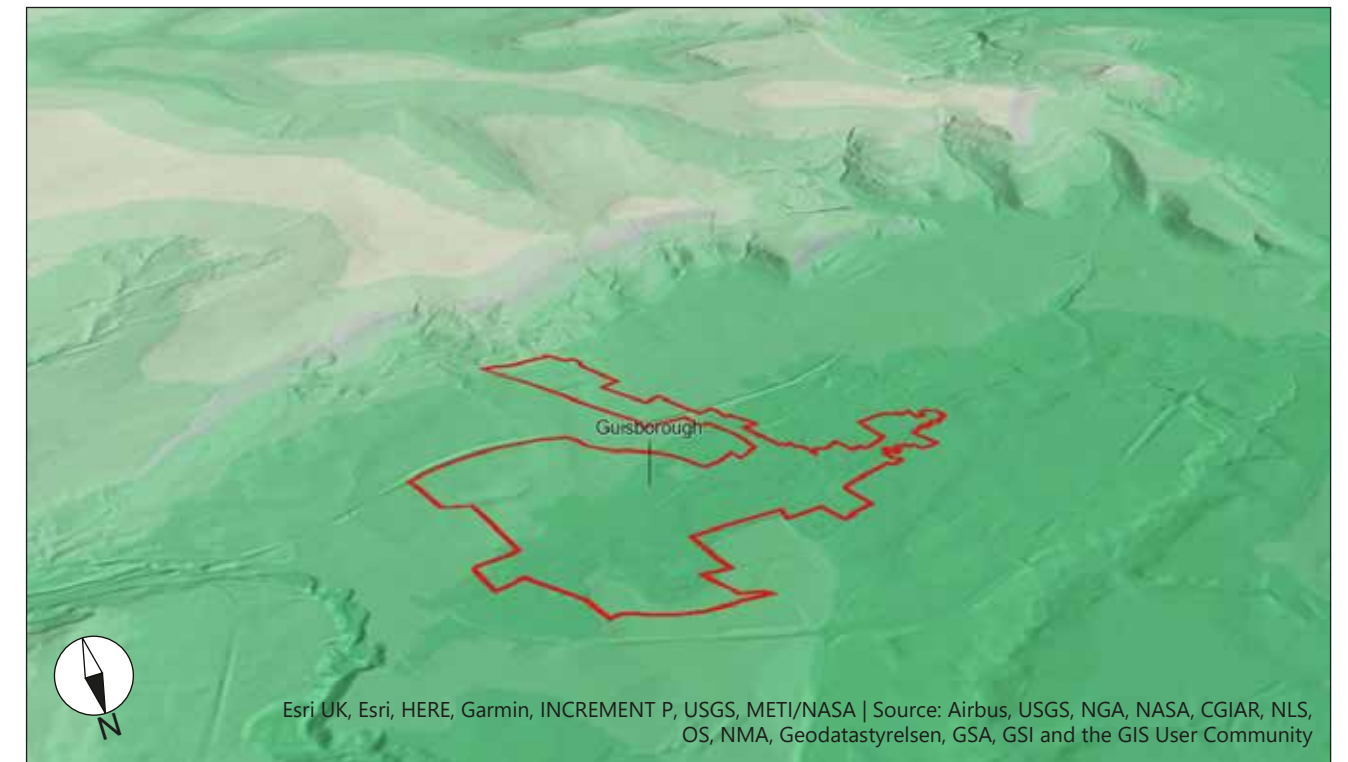
Screenshot from LiDARfinder <https://lidarfinder.com>. Map data © Google.



Esri UK, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA | Source: Airbus, USGS, NGA, NASA, CGIAR, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community

- 2.4 The main scarp slope of the North York Moors rises abruptly to the south of Guisborough to heights of over 1,000 feet (300m) at Highcliff Nab. Behind it, the open moorland plateau, with a general altitude of over 800 feet (240m), is free from glacial drift having only thin and poor soils overlaying the Jurassic sandstones and shales. The scarp slope is forested presenting a densely wooded, visually dominant backdrop to the settlement. On the opposite side of the vale the Eston Hills are lower, between 400 and 700 feet (120m and 210m) and are covered with glacial drift which makes for better farming, leaving only the higher slopes as managed woodland and uncultivated moorland.
- 2.5 The local geology and geomorphology have also had a significant influence on human activity and the character of the built environment, particularly through exploitation of the building sandstones from the upper slopes of the escarpment, the jet and alum of the Upper Lias shales and the ironstone of the Middle Lias. While the moors and ancient indigenous forests provided the earliest building and roofing materials such as timber, heather, thatch and sods, the orange/brown sandstone quarried from the escarpments was used from at least the Anglo Saxon period.
- 2.6 From the middle of the 17th century bricks and tiles were at first imported from the Low Countries and then manufactured locally from the indigenous clays to make the orange/red bricks and pantiles that are now so characteristic of the broader local area. The development of the railways in the 19th century gave access to a more eclectic range of building materials from diverse and distant sources, including roofing slates from Cumbria and North Wales.

GUISBOROUGH CONSERVATION AREA AND THE SURROUNDING TOPOGRAPHY



Looking south, to the main scarp slope of the North York Moors, from Middlesbrough Road

3 HISTORIC ORIGINS AND DEVELOPMENT

Introduction

- 3.1 The historic development of Guisborough has shaped its special character today. Its history is well documented and this report consequently provides only an outline of the past to show the context of the conservation area. A report on the archaeology of Guisborough⁽²⁾ provides more detailed information.

Local Historical Context

- 3.2 The Redcar and Cleveland area is a mix of industrial, urban, semi-urban and rural settlement, which gives it its distinct character. Although most of the older settlements were founded or re-founded from the late 11th century, there were exceptions where occupation was continuous from earlier times, as at Guisborough. Basic settlement form and layout remained largely unaltered from these earlier times until changes in farming practice were introduced in the 18th and 19th centuries, followed by industrialisation and urbanisation which saw substantial change.

Early History of Guisborough

- 3.3 Guisborough does not appear in written records until 1042 AD¹¹. Forty-four years later the Domesday Survey records a church, a mill and around 3,000 acres of farmland indicating the existence of a well-established Anglo Saxon or earlier settlement. The following evidence confirms this:
- Archaeological finds discovered on the priory site in 1985;
 - A series of stray archaeological finds from dispersed locations can be dated to the Roman period when the Guisborough valley was probably occupied by people living on dispersed farmsteads.
 - The scattering of local place names of Scandinavian and Saxon origin.

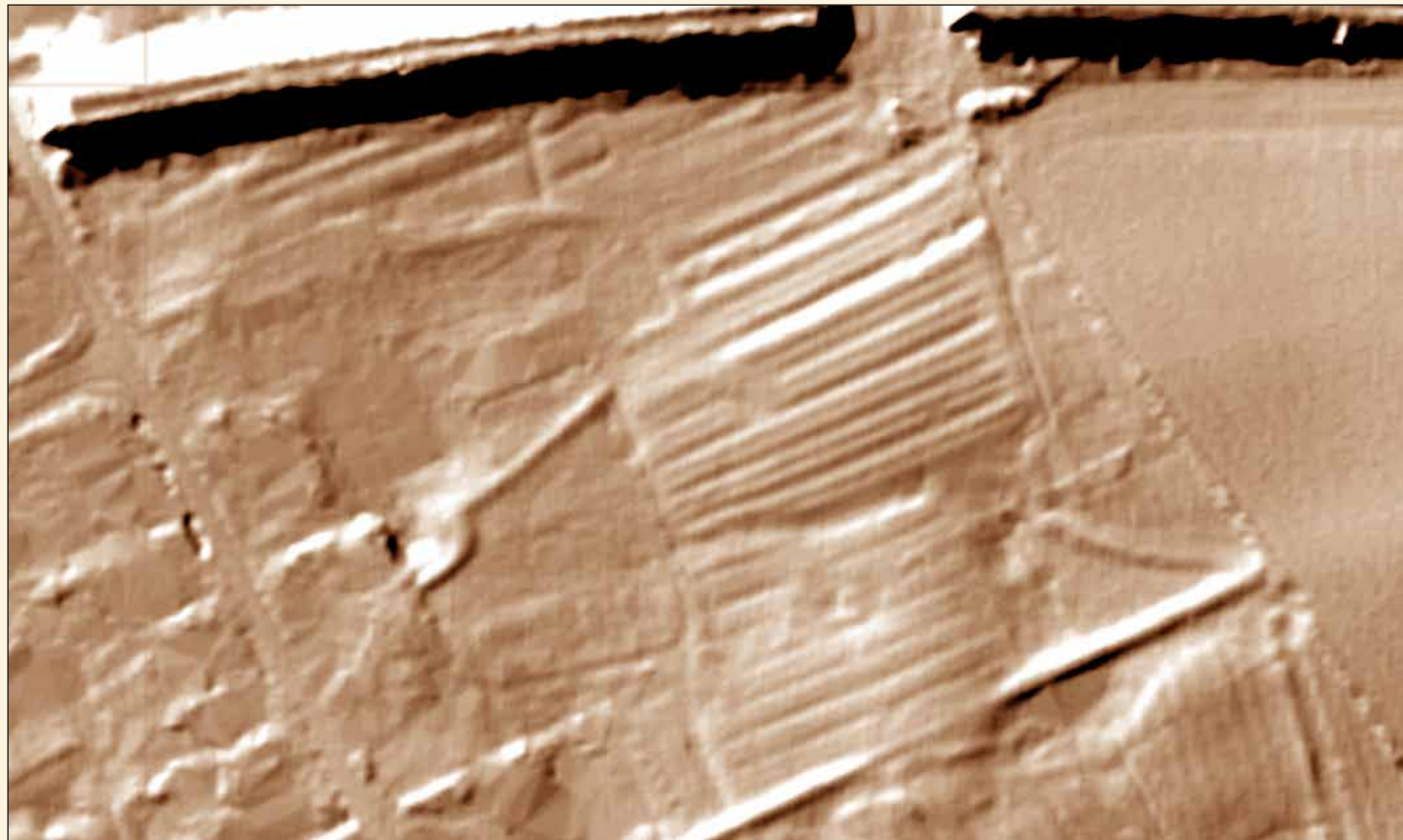


**Roman Cavalry Parade Helmet,
found near Guisborough in 1864.**

Source: By Prioryman - Own work, CC BY-SA 3.0, <https://commons.wikimedia.org/w/index.php?curid=12037835>

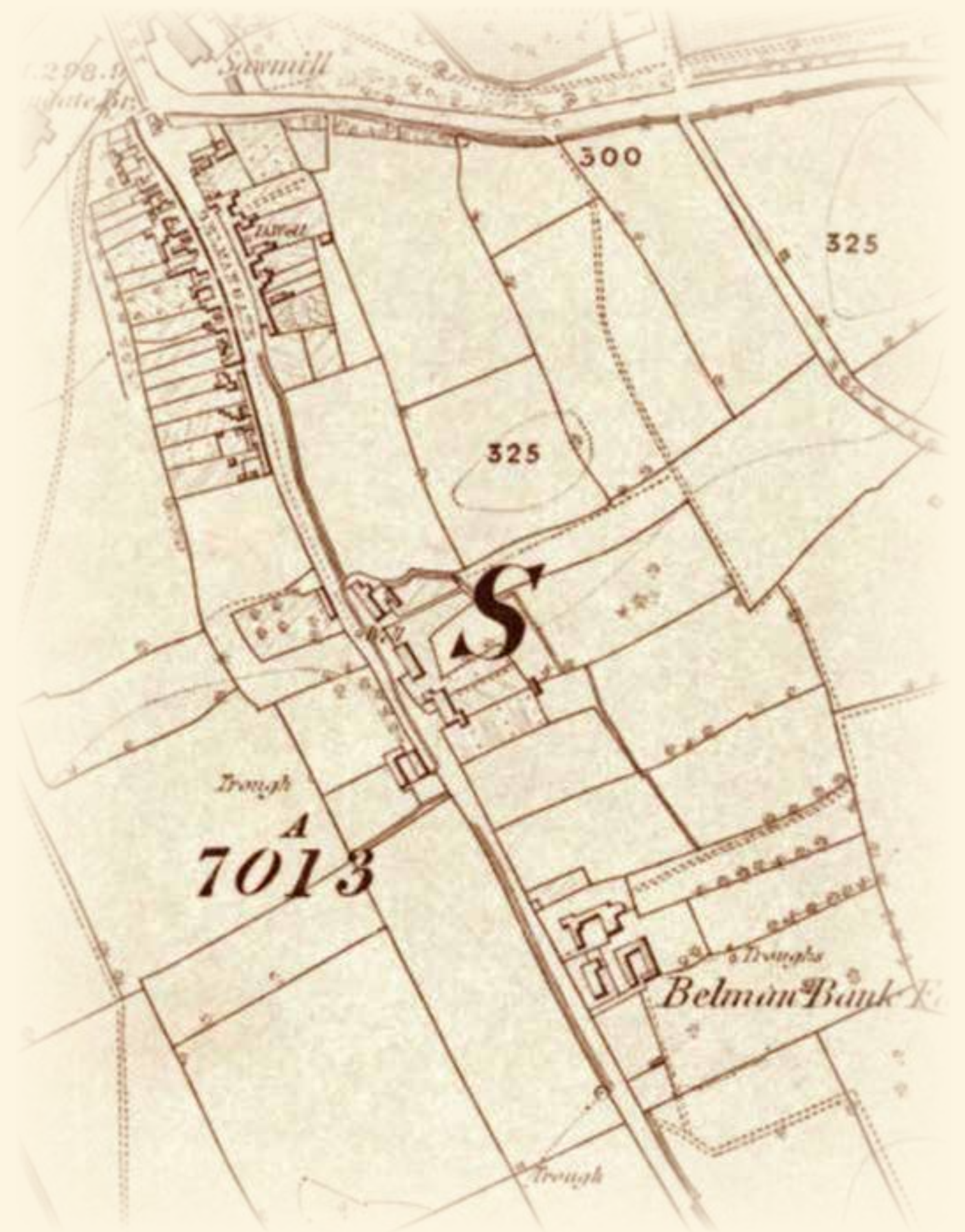
- 3.4 The derivation of the prefix of the name 'Guisborough' is unknown but may represent a Norse personal name. The suffix: 'borough' traditionally indicates a fortified place, implying it was a high status defended settlement. The two spellings: 'Guisborough' for the town and 'Gisborough' for the priory and the Gisborough Estate, are still retained.
- 3.5 The original main street of Guisborough, and maybe the site of the earliest settlement, appears to have been Belmangate on the opposite side of Chapel beck to the rest of the town. Even after the development of Westgate, Market Place and Church Street in the 12th century, Belmangate appears to have remained as a detached or separate entity. J. W. Ord writing in 1846 lists 'Bellmangate' as a separate hamlet attached to the town⁽³⁾. This appears again in a directory of 1874.
- 3.6 The original layout would have comprised farmhouses and cottages occupying tofts of land on either side of the main route to the moor, in similar fashion to other moorland fringe villages such as Carlton-in-Cleveland and Great Broughton. 18th century and early 19th century estate plans show Belmangate falling into two areas; the southern end had a loose scatter of farmhouses with long, wide garths behind them and a common rear boundary, whereas the northern end had, as it does now, a denser layout of relatively small cottages and short garths - perhaps originally accommodating the lesser servants of the priory.
- 3.7 Beyond the common rear boundaries lay the working open fields characterised by the ridge-and-furrow patterns formed by the method of cultivation. Evidence of medieval activity in the form of earthworks and ridge and furrow still survive on the east side of Belmangate in the pastures at Belmont Farm.

LIDAR IMAGE SHOWING RIDGE AND FURROW TO THE EAST OF BELMANGATE



Screenshot from LiDARfinder <https://lidarfinder.com>. Map data © Google.

1853 MAP OF BELMANGATE



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- 3.8 Belmangate straddled the ancient drove road leading from the mouth of the River Tees, by way of Wilton, up onto the moor and beyond towards Comondale and other inland settlements. Hence, the 'sunken road' or 'hollow-way' formed along much of the street by centuries of traffic. A stretch of flagged path or trod on the east side, just north of the railway bridge, survived until the later part of the 20th century.
- 3.9 After the Norman Conquest, much of East Cleveland including Guisborough became part of the extensive land holding of the de Brus family of Skelton Castle. In 1119 Robert de Brus founded and lavishly endowed Guisborough's Augustinian Priory, with his brother William being appointed as the first prior. For four centuries the priory flourished and expanded, becoming one of the most powerful monastic establishments in Yorkshire. Rebuilt and enlarged in the 13th and 14th centuries, by the time of the dissolution it is probable that its buildings filled the surrounding area.
- 3.10 A church has existed in Guisborough since Saxon times, probably on the same site as the present Church of St Nicholas which incorporates several building periods, stretching from the 15th century chancel and tower to the last major transformation in 1904-08 by architect Temple Moore.



Belmangate's 'sunken road'



Gisborough Priory



Church of St Nicholas, 1874

3.11 Church Street, Market Place, Northgate and Bow Street appear to have developed in response to the foundation and prosperity of the priory and the ensuing growth of Guisborough's population and commercial life. Westgate seems to have been an extension to this development, being planned on a straight east-west axis through the earlier open fields with each of the properties on either side occupying a long narrow plot of land, often with slightly curving boundaries. This is particularly evident on the First Edition Ordnance Survey map, the most pronounced being the 'Town Garths' on the north side of Westgate. These boundaries reflect the pattern of the early medieval strip fields suggesting that the foundation of this part of the settlement along Westgate occurred at a date after medieval agriculture had been established.

3.12 There is no direct archaeological evidence to suggest how early the development of Westgate took place. Only limited archaeological excavation has been carried out beyond the priory site and this has not provided any clear evidence predating the late 15th century. Future research and archaeological investigation may shed more light on Guisborough's early history and development.

3.13 By owning all the land around Guisborough the priory was able to dominate the life and fortunes of both the town and the surrounding countryside throughout the Middle Ages. Yet, although the priory possessed trading, mining and manufacturing rights these do not seem to have resulted in the development of Guisborough much beyond the status of a village with frequent markets. It was never granted a borough charter as the priory wished to retain direct control of the economic affairs of Guisborough. Consequently, it never achieved the status of a town and therefore failed to acquire its own independent, wealthier class of merchants and craftsmen who would have led such a community.

1853 OS MAP, SHOWING LONG GARTHS TO THE NORTH OF WESTGATE



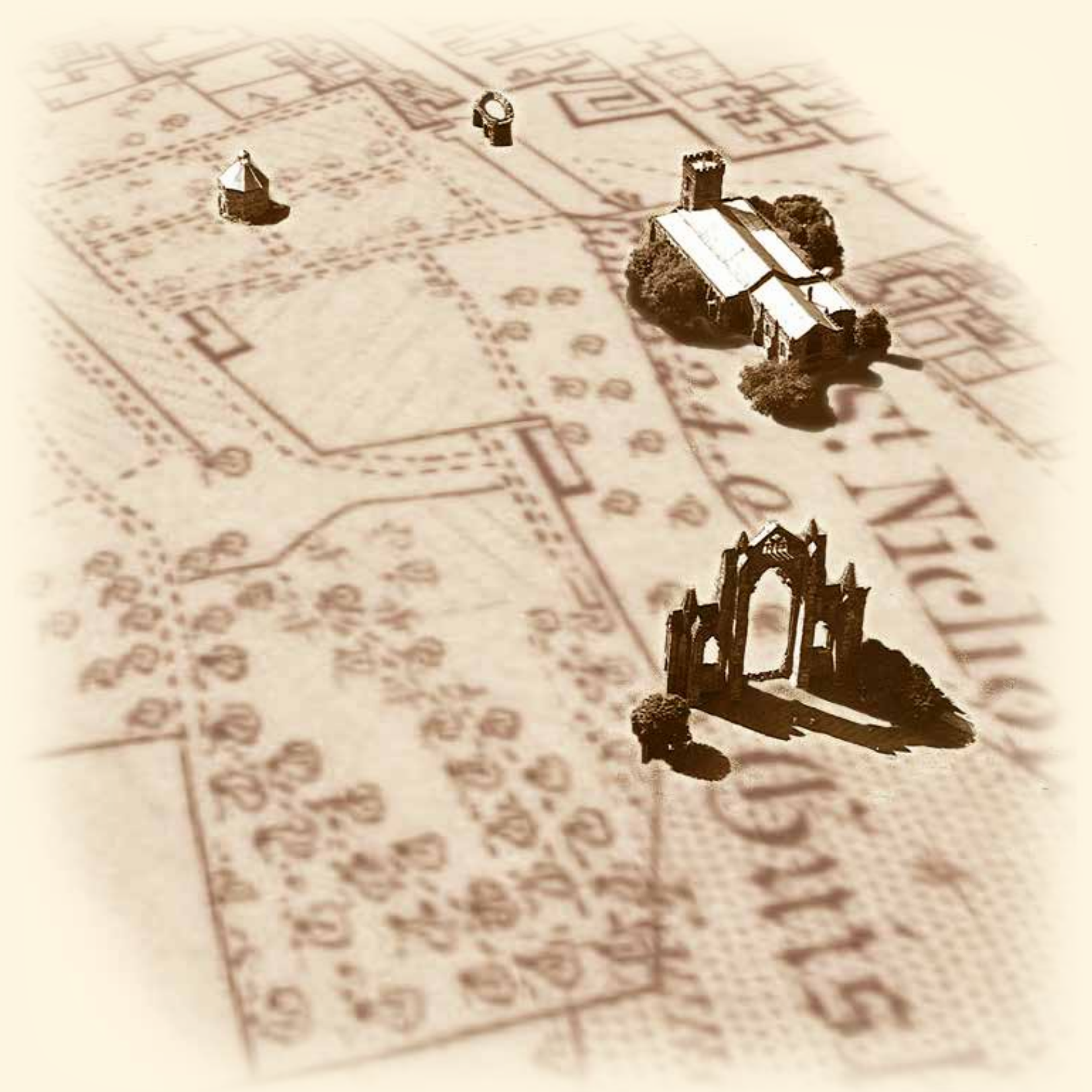
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Post Medieval

- 3.14 In the mid-16th century, after the dissolution of the priory, its lands and buildings passed by decrees to the Chaloner family, who have continued to be Lords of the Manor of Gisborough to the present day. Thereafter, the priory buildings were systematically demolished, the stone removed and used in and around Guisborough as a building material to replace earlier buildings constructed from less durable materials. While builders would have had no qualms about taking the priory stonework for building, to leave carving exposed would have been controversial due to changes in the established church during the dissolution of the monasteries and the following centuries. Some architectural fragments from the priory buildings are however visible in buildings such as 72 Church Street, the Three Fiddles at 34 Westgate and there is anecdotal evidence of remains behind the wall finishes of 7 Market Place. It is likely that many more exist in the town's older buildings but are as yet unrecorded.
- 3.15 Substantial quantities of masonry salvaged from the ruins were doubtless used by the Chaloner family to construct the Old Hall in Bow Street, one of their earlier residences demolished in the early 19th century. They did however spare the east end of the priory church, the dovecote and the remains of the Church Street gatehouse to serve as 'romantic ruins' decorating the ornamental gardens of the Hall. These ancient structures still survive today.



Carved stone artefact, 72 Church Street, likely originating from the Priory



Ruins of Gisborough Priory and the adjacent Church of St. Nicholas

- 3.16 The loss of the priory's welfare role was compensated in 1561 when Jesus' Hospital was founded by Robert Pursglove to provide a school and almshouses. This institution was reorganised in the 1880s to become Guisborough Grammar School and a new set of buildings designed by architect Alfred Waterhouse were erected on Church Walk.



Former Guisborough Grammar School, now Prior Pursglove College

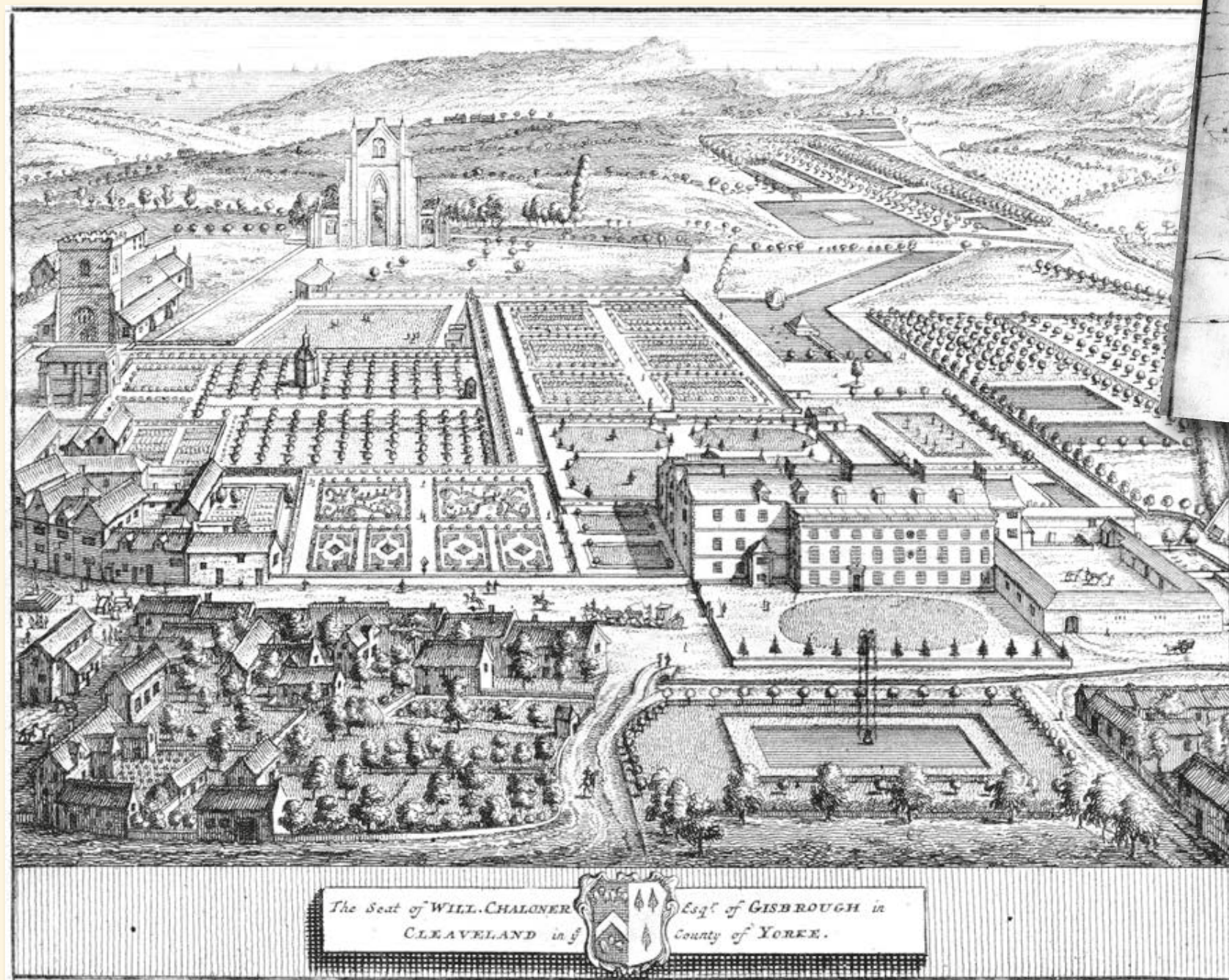
- 3.17 During the post-medieval period, Guisborough continued to function as a small market town with regular markets and stock marts but it did not prosper and expand as well as other Cleveland towns. This was probably due to the loss of the priory as a driving force and the town's relatively isolated location, hemmed in by hills and moors, with poor communications by road. The town's lack of a wealthier class of merchants such as could be found at Yarm and Stockton is reflected in the scale of the buildings in Guisborough, with a predominance of cottage-type dwellings and only a few better class town houses and inns developing in Market Place and Church Street later in the 18th century.



Remains of Guisborough Alum Works

Reproduced by permission of Chris Twigg

- 3.18 From 1606 the development of the alum industry in the hills above Guisborough brought wealth to the area but did not greatly increase the size of the town. Economic activity appears to have been based on local agriculture which would have supported the usual trades - dairy products, blacksmiths, coopers, leather-working, woollen and linen textiles etc, with regular markets for the trade of goods.

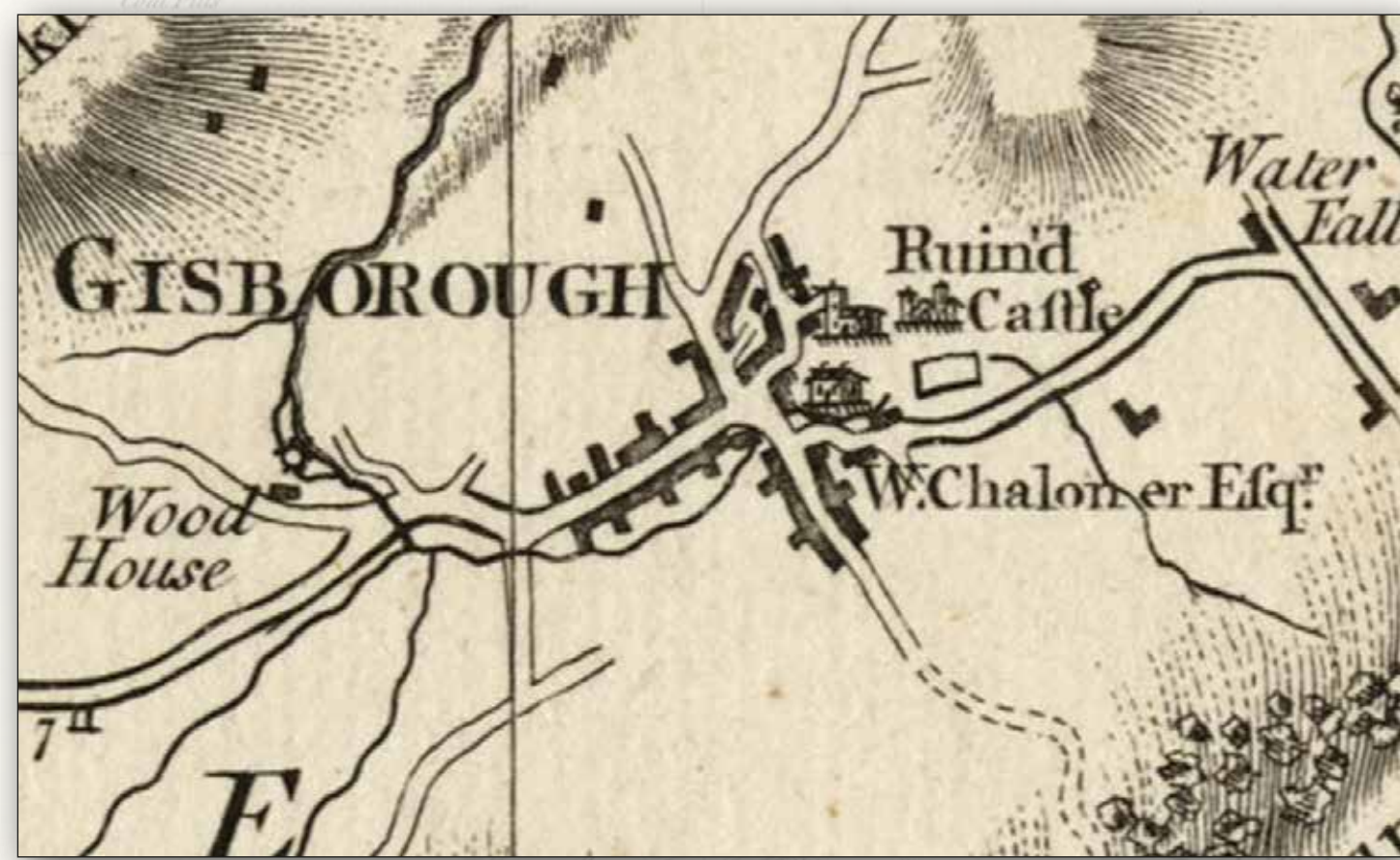


3.19 Knyff's engraving of Guisborough published c.1700, shows Guisborough Old Hall, its ornamental gardens and adjacent parts of the town centre, with the remains of the ruined priory beyond. It also shows the earlier market cross and the Toll Booth that preceded the present Town Hall.



3.20 A "The South Prospect of Guisborough" of c.1720, in Samuel Buck's Sketchbook shows a small town centred on Westgate, Market Place and Church Street, with the manor house, church and priory ruins at its east end. Curiously the sketch shows an absence of buildings on Belmangate, suggesting the possibility of some shrinkage in the size of the Guisborough.

3.21 Jefferys' Map of 1772 shows the core of the settlement centred on the staggered crossroads formed by Westgate, Market Place, Northgate, Church Street, Bow Street and Belmangate. This same layout is confirmed by the First Edition, 6-inch scale, Ordnance Survey sheet of 1853 and its revision of 1895.



Thomas Jefferys' map - 1772



First Edition OS Map, 1853

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The 19th & early 20th century

- 3.22 In 1808 Guisborough was described as comprising: "...one principal street running east and west, which is broad and spacious, and many houses being built in a modern style, the town has a neat and pleasing appearance."⁽⁴⁾
- 3.23 In 1821 the ancient tollbooth in the Market Place was replaced by the existing Town Hall. Initially a two-storey building, a date stone records its elevation by an extra storey in 1870.

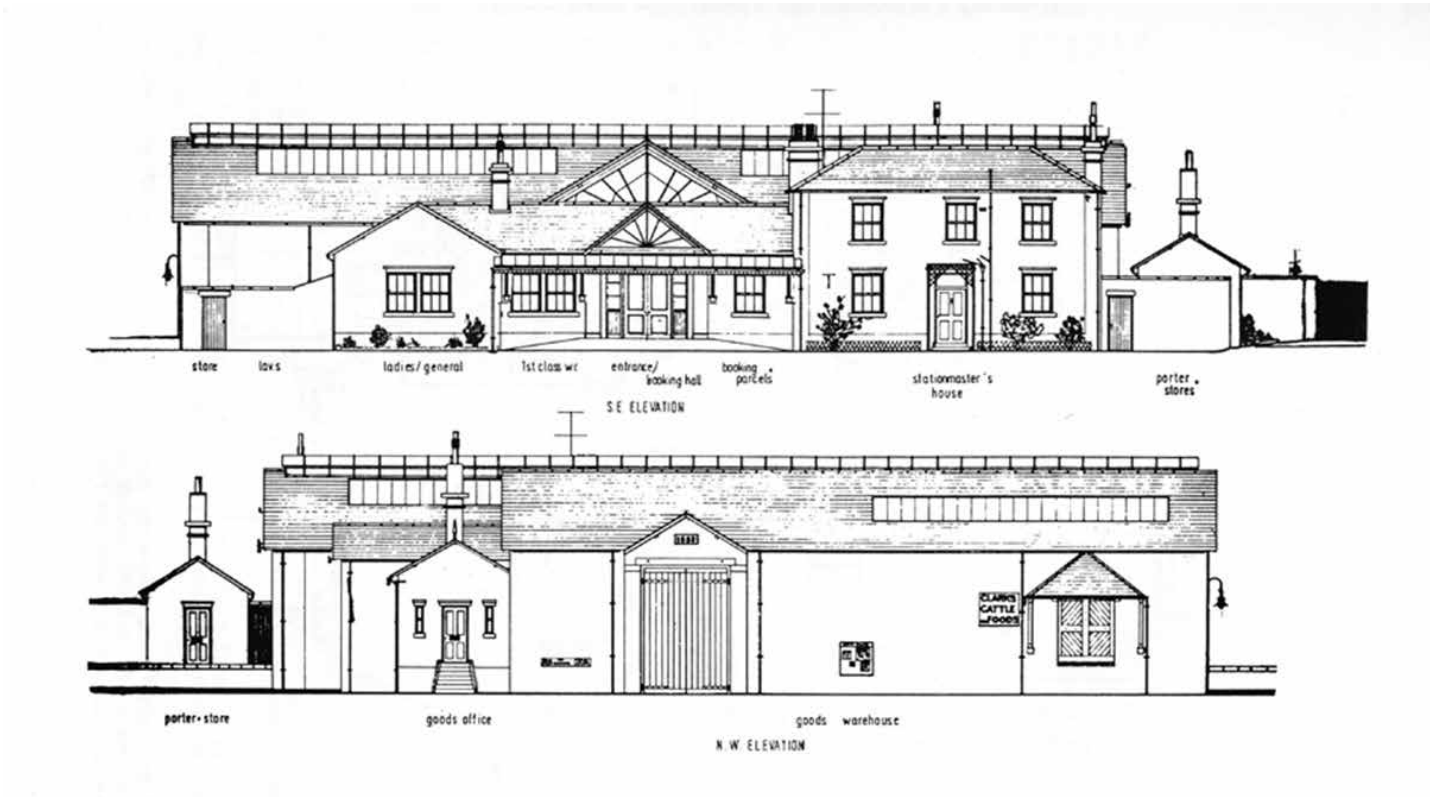


Early Tollbooth from Kniff & Kypp engraving

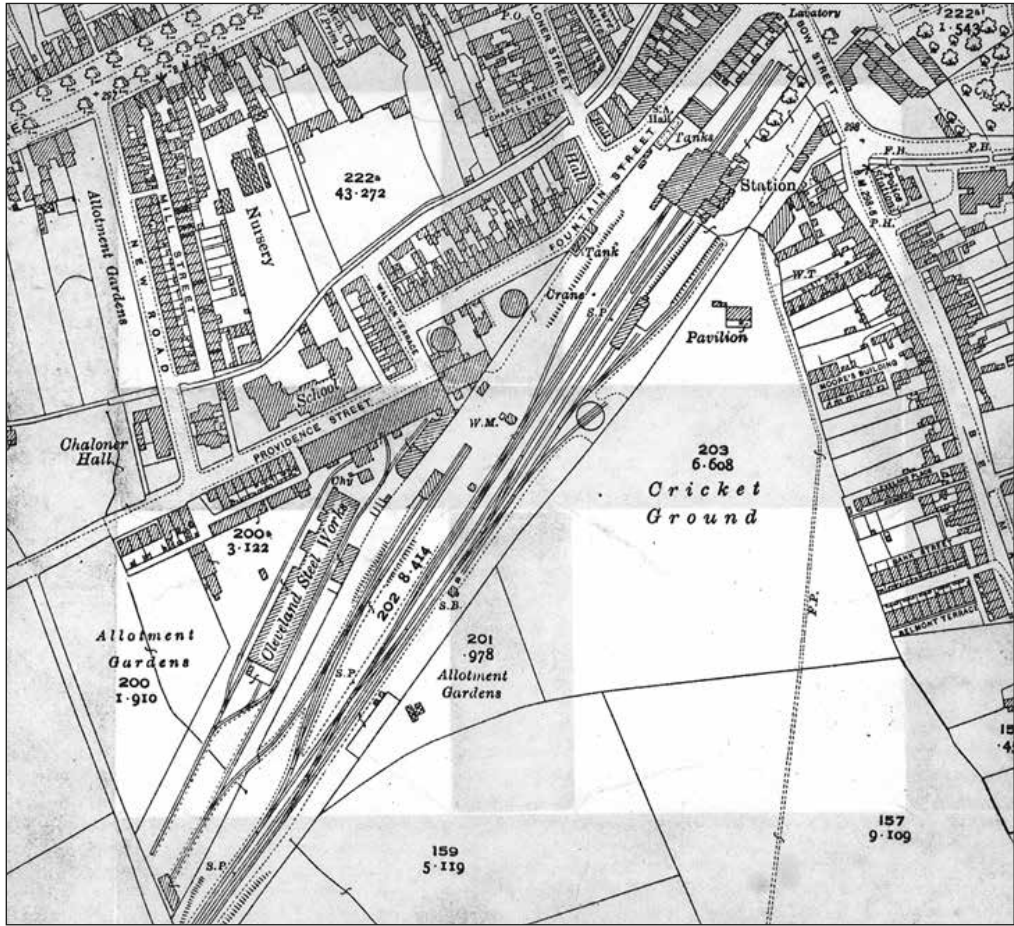


- 3.24 A most dramatic impact on the settlement came from the development of the Teesside iron and steel industry, based on the exploitation of the main seam of Cleveland ironstone, discovered in the Eston Hills in 1850. This same seam re-appears in the escarpment to the south of Guisborough and once the railway had been extended from Middlesbrough to Guisborough, mines were opened on the high ground on both sides of the vale and at Spawood and Slapewath.
- 3.25 Guisborough was transformed. Mining brought in immigrant workers from across the British Isles causing an increase in population that required many new houses, some of which survive in the streets off Westgate.

3.26 The railway station - a terminus - and a terrace of railway workers cottages, stood on the site of the present health centre and Fountain Street car park. The Cleveland Railway by-passed the station and continued across the bridge over Belmangate into the East Cleveland iron ore field.



Guisborough Railway Station

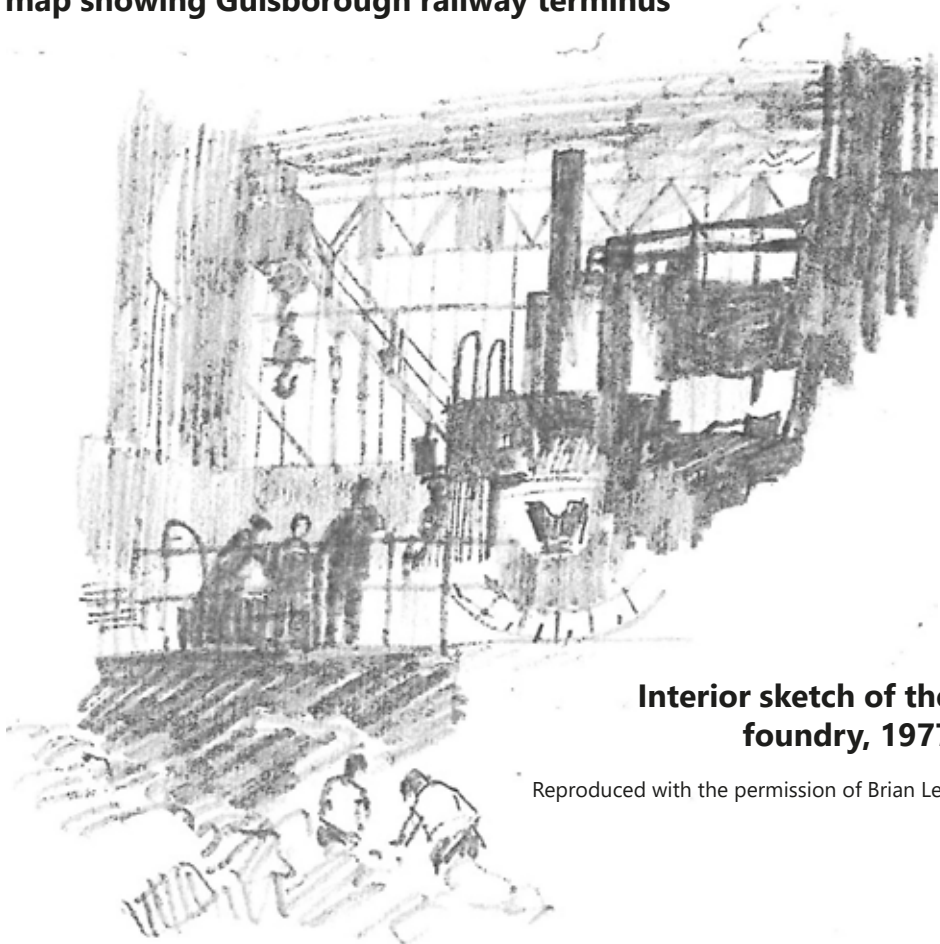


1928 OS map showing Guisborough railway terminus

3.27 The Guisborough (later: Blackett Hutton) Foundry developed from 1861 on a site lying between Chapel Beck and the railway tracks. It closed in 1997.



Blackett Hutton Foundry



Interior sketch of the foundry, 1977

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- 3.28 In 1857 the Chaloner family built a 'new' Gisborough Hall to the east of the town as a country house and the surrounding farmland was landscaped to create an attractive parkland setting. The Hall was extended in 1907 in the same 'Jacobethan style'. The house was again extended in The 1990s and is now the Borough's largest hotel, with the former stable block now serving as a residence and being re-named Gisborough House.
- 3.29 Historically, Guisborough's development tended to be generated by activities related to the surrounding land and to the minerals that lay beneath it. However, the influence of the land has waned as the local economy has become inextricably linked to that of the outside world.
- 3.30 Although most of the local ironstone mines closed in the 1920s, 30s and 40s, steady expansion of the town continued for the first fifty years of the 20th century. Whilst the railway finally closed after the closures of the last Cleveland ironstone mine in 1964, by the 1960s and 70s the burgeoning petrochemical industries on Teesside created a new demand for housing. New suburban housing estates quickly appeared to the south and west of Guisborough and the residential extents of the town continue to expand.

Summary

- 3.31 A gradual renewal of buildings and structures has taken place over the centuries but generally on the footprints of their predecessors. Consequently, the layout of the settlement has survived largely intact if not the fabric itself. With the exception of the older parts of the parish church and the priory ruins, the built fabric of the town dates largely from the seventeenth century onwards - albeit often incorporating salvaged priory stone - with all subsequent architectural and building styles being represented here.
- 3.32 No evidence has come to light of the above ground survival of buildings dating from before the medieval period. The earliest standing buildings in Guisborough are clearly parts of the church and the remains of the priory. In the Market Place there are two and three storey domestic and commercial buildings of apparent 17th and 18th century date, most of which probably conceal much earlier cores. It is very likely that historic building analysis of other older properties in Guisborough would reveal structural elements from earlier periods than their external appearance might suggest - possibly even medieval. Examples are: 50 Belmangate, 9 & 11 Market Place and the Black Swan on Westgate where part of a late medieval timber cruck blade can be seen in the lobby. It is therefore very important that opportunities that exist under the Planning Acts and other legislation and advice, to investigate, record and conserve historic fabric and particularly interiors of buildings, are pursued at every opportunity.



9 & 11 Market Place



The Black Swan, Westgate



Historic roof timbers, 11 Market Place

4 CHARACTER APPRAISAL

Identity Areas

- 4.1 Although the conservation area is a coherent whole it is formed by the sum of its several parts, each of which has its own identity and special character. The area articulates into four clear and well defined 'identity areas':



- Town Centre including the Market Place, Westgate and Church St, Bow Street, Fountain Street and Chaloner Street;



- Belmangate;



- The Priory Precinct



- Gisborough Hall and Park

5 **Area A – Town Centre**

Sub-areas of the Town Centre:

5.1 The Market Place, Westgate and the streets leading off comprise the present town centre. Here retail predominates, interspersed with pubs and other typical town centre uses and activities. The area also holds many of the landmark buildings that one would expect to find in the heart of a settlement of this type - the Town Hall, Market Cross, Churches, etc.

Market Place

5.2 The heart of this area is centred on the symbolic late 18th century Market Cross occupying the open space created by the convergence of Market Place with Bow Street and Northgate, forming a staggered crossroads. For centuries this has been the gathering point for the local community to witness proclamations, floggings, preaching, hirings, royal celebrations, etc. The Market Cross is the cultural symbol of Guisborough's long market and trading traditions and is a key focal point.

5.3 On the north side of the space buildings form a continuous frontage comprising a mixture of both wide and narrow-fronted, two and three storey domestic and commercial buildings of apparent 17th and 18th century date, some of which probably conceal much older cores within. In recent years the space in front of these buildings and around the Market Cross has been 'reclaimed' from the highway and is now surfaced with stone paving forming an informal pedestrian space, a refuge from the traffic and a venue for small events and gatherings.



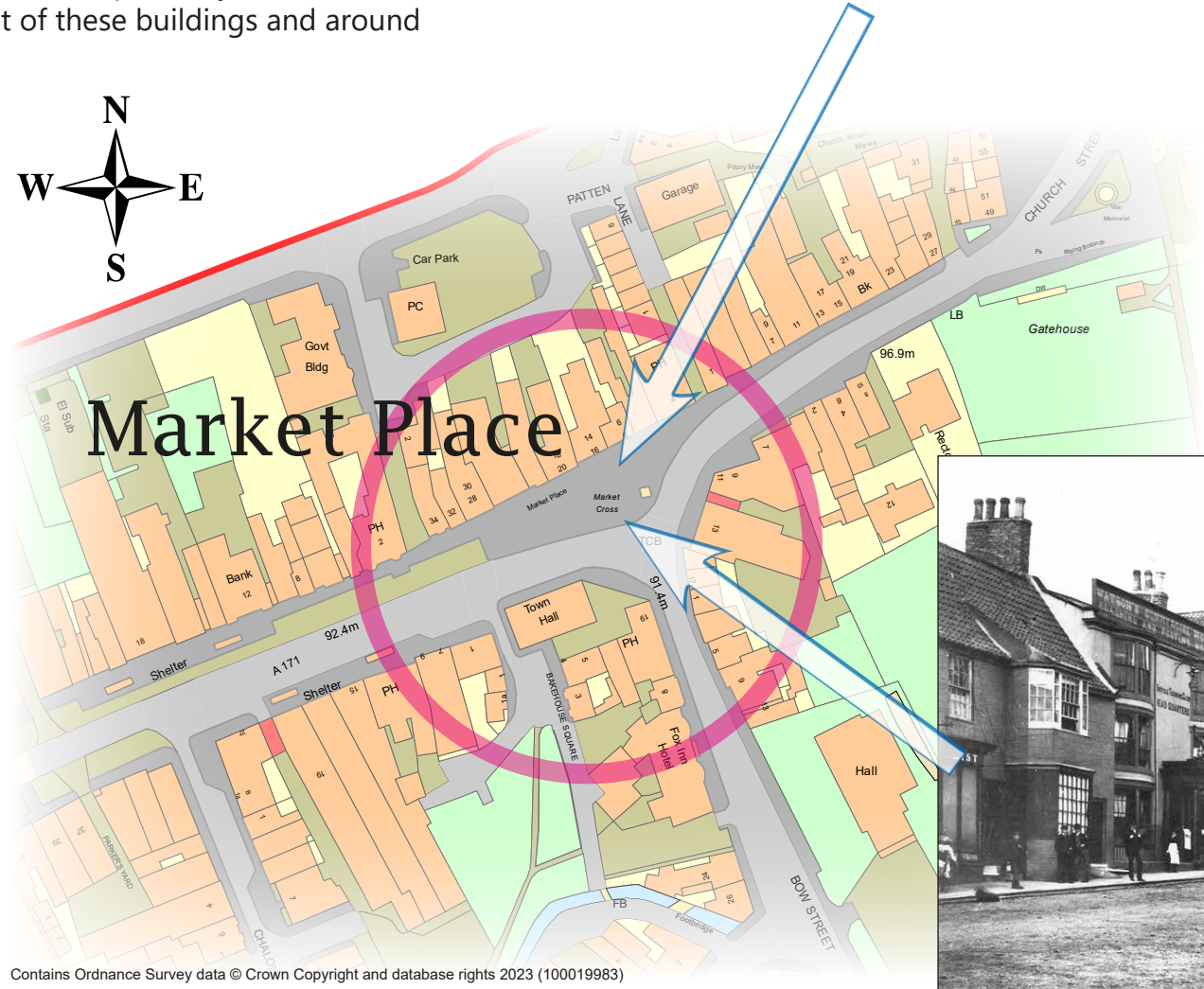
Proclamation of King George V, Guisborough Market Place, 1910



Market Cross undergoing restoration in 2006



Detail of the Marketplace from Knyff & Kip engraving, c.1700

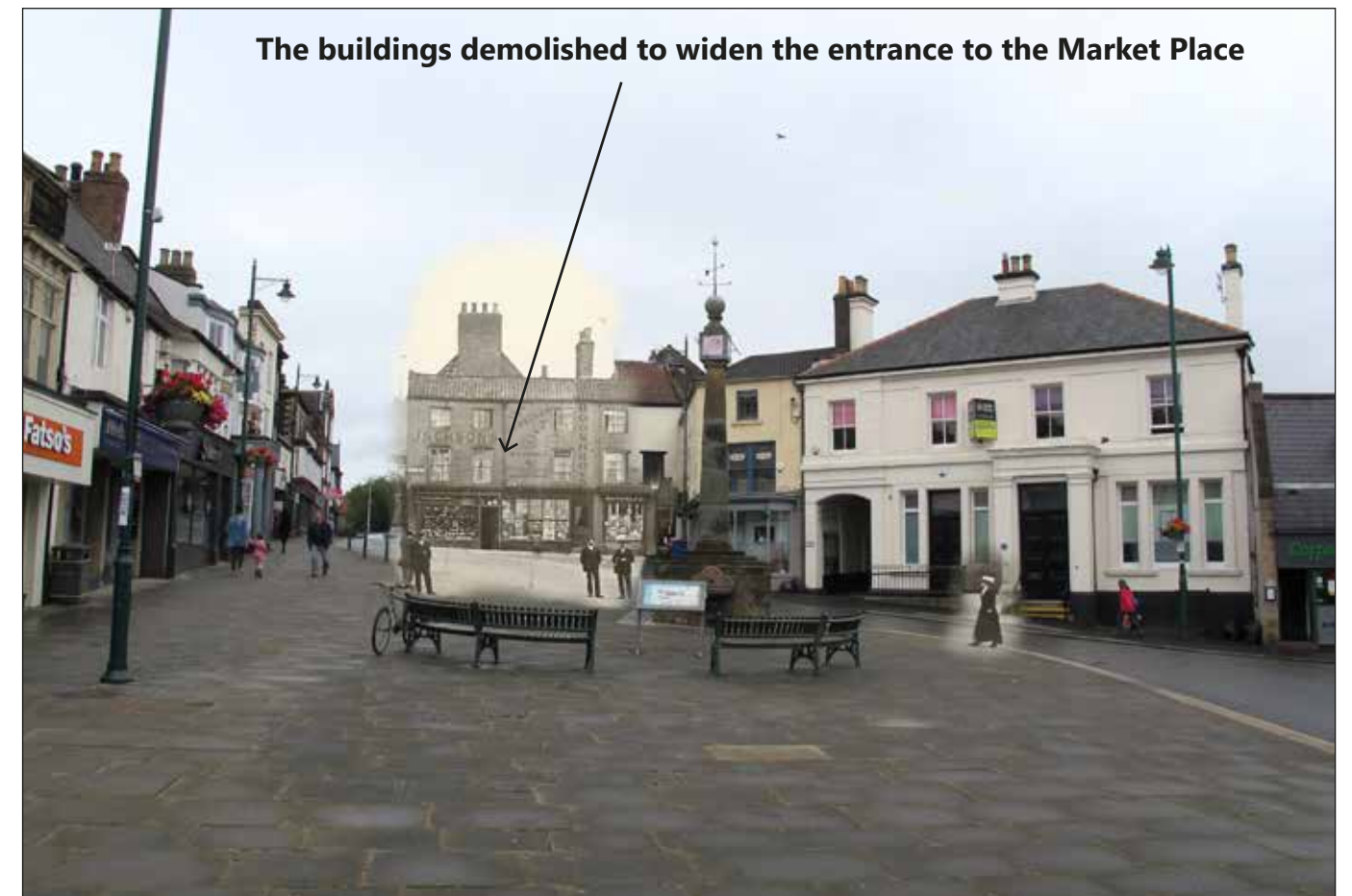


Guisborough Market Cross, undated, probably early 20th century

- 5.4 The former strong sense of enclosure on the east side of the Market Place was significantly weakened in the 1960s when a substantial block of buildings was demolished to widen the opening into Church Street to permit two-way traffic. Today the surviving buildings, of similar form and age to those on the north side of the Market Place, articulate around the sharply curving and sloping corner down into Bow Street in ungainly steps and cranks, creating a unique frontage of high townscape quality.
- 5.5 Standing prominently in the Market Place, the dignified, 3-storey Town Hall visually dominates the south side of Market Place as well as the views into it from north, east and west. Until recently a sorely neglected and underused building, it has been thoroughly refurbished and, reflecting its original purpose, is used for commercial activity at ground floor level and for visitor accommodation on the upper floors. The re-invigorated building now makes a substantial positive contribution to the special character and vitality of the Market Place.
- 5.6 Apart from the Town Hall, the buildings fronting the Market Place are architecturally undistinguished but nonetheless characterful, some being grade II listed. Many shop fronts are modern and not in keeping with the character of their historic setting, but a small number, particularly that at Nos. 9 & 11 are of special architectural and historic interest and there are instances of traditionally styled shopfronts being re-introduced.
- 5.7 Aside from the Town Hall, other Key buildings are the grade II listed Buck Hotel, the former Golden Lion at No 34 Market Place and Nos. 7-13 Market Place.



Guisborough Town Hall

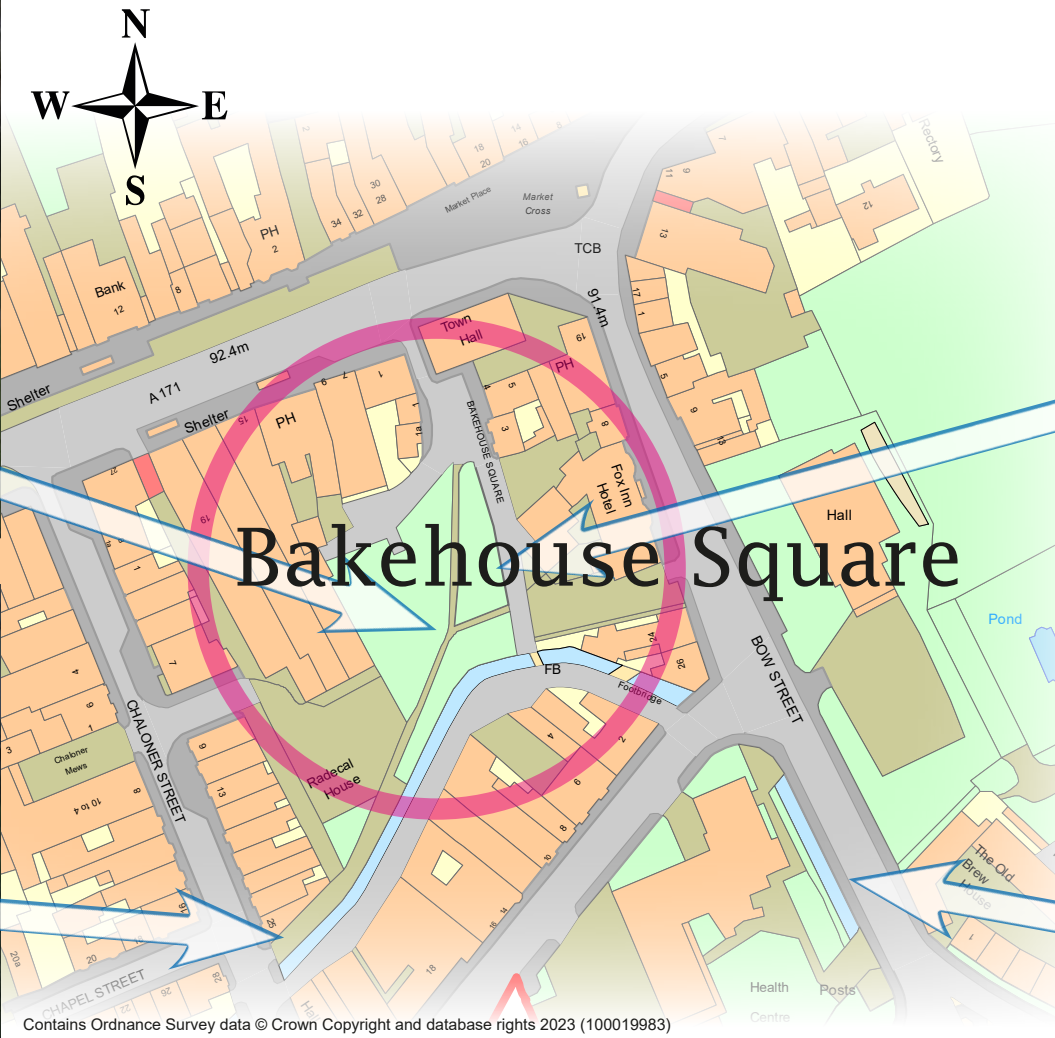


Town Hall under renovation, 2021

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Bakehouse Square and Chapel Beck

- 5.8 Tucked behind the Town Hall, Bakehouse square is enclosed by the backs of properties fronting the surrounding streets, resulting in a strong sense of enclosure. Although the rears of a number of these properties have an untidy, down-at-heel appearance, it has the character of an informal town centre 'pocket park' with a grassed square somewhat over-shaded by trees, dissected by a footpath surfaced in traditional Yorkstone flags with whinstone sett edgings.
- 5.9 Setts also surface the adjacent track running down to Chapel Beck and the cart-wash, where a utilitarian footbridge crosses into Fountain Street back lane. Traditionally, developers turned the backs of their properties to Chapel Beck, which has a neglected appearance. Despite that, the historic character of the area, as exemplified by the stone lined stream, means it could become a more attractive feature and a haven for wildlife, complementing adjacent landscaped areas and buildings as it passes through the town. The placing of seating along the beck by an adjoining café demonstrates the potential of the area.



Westgate, north side

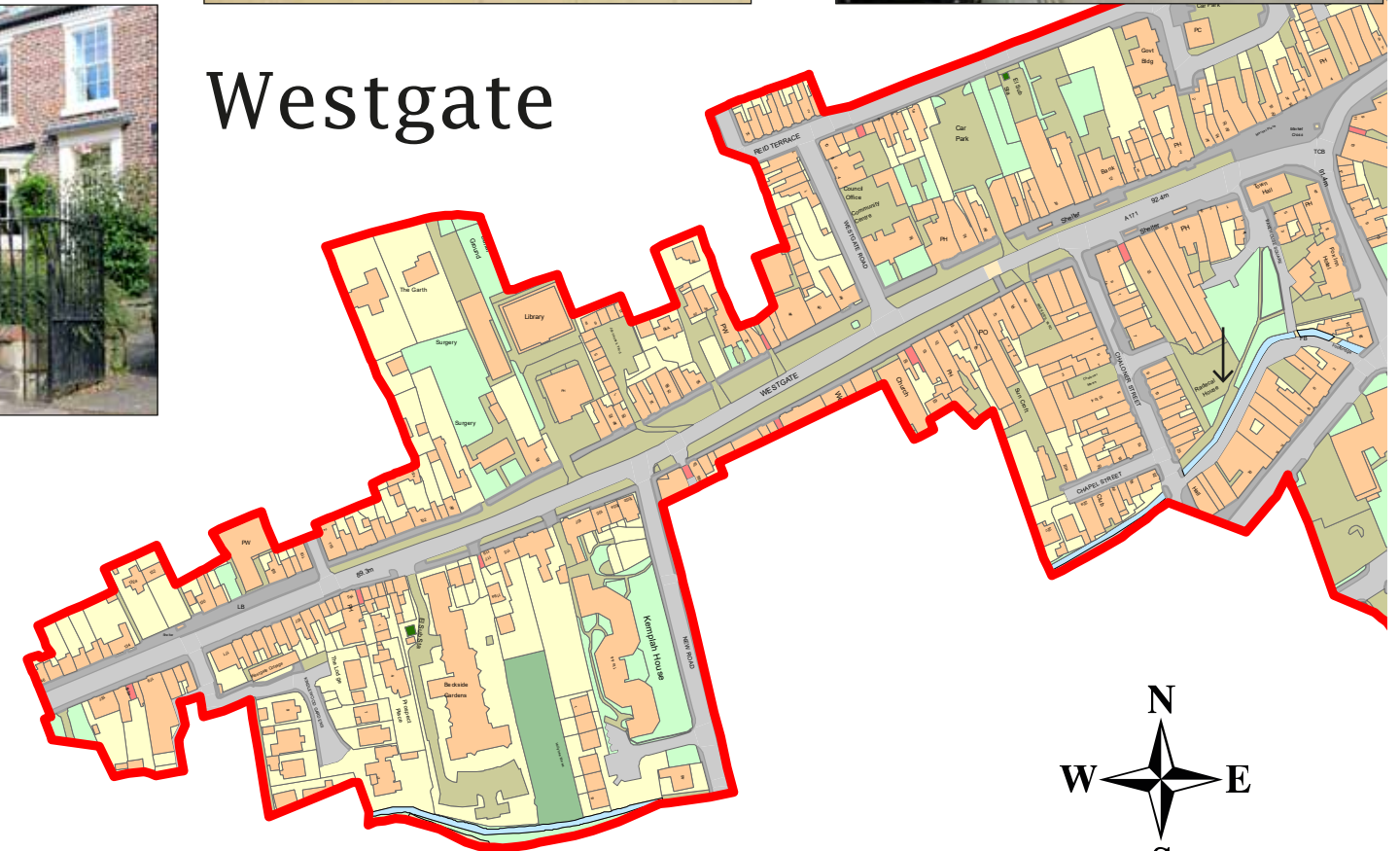


Westgate

- 5.10 Westgate is wide and spacious. It is wider at its middle, between Chaloner Street and New Road, reflecting the traditional northern characteristic of the two-row settlement. The sloping site means that the north side is elevated above the south, affording a different perspective of the properties opposite and of views of the distant forested escarpment through the gaps in the street frontages (i.e. Bow Street, Chaloner Street and New Street) and above the rooflines.
- 5.11 Each side of the street has a continuous linear building line with only the occasional 'stagger' and gentle curve as Westgate widens and narrows. It incorporates a wide variety of building heights and widths and a harmony of different building styles, materials and detailing, with pitched roofs of varying steepness, occasionally hipped but mostly gabled. Some of the frontages have through-passages or the blocked up remains of them, once connecting to the burgage strips behind. Projecting shop fronts, bay windows, gabled and catslide dormers and chimney stacks of all shapes and sizes, further enrich the drama of the street scene and serve to articulate otherwise flat elevations, adding further interest to the townscape aesthetic.
- 5.12 The continuous building line on Westgate is broken by only eight properties whose building frontages are set back behind often sizeable front gardens and boundary walls of stone or brick, some with decorative iron railings. They are all on the north side and include: Sunnyfield House, the United Reformed Church, Holly House, the Ironstone Miner Pub, Westgarth, Lower Garth and Nos.132 &132a Westgate. These breaks in an otherwise continuous frontage relieve the hardness of the street scene by introducing 'islands' of garden vegetation and the occasional mature tree.
- 5.13 The distinctive cobbled hard shoulders of the street contribute greatly to the Guisborough's market town character and are well used by traders on market days and for parking at other times.
- 5.14 Commercial activities gradually peter out towards the west end of Westgate where residential buildings predominate. Whilst of lesser stature they are nonetheless characterful and several are designated listed buildings.



Westgate



Westgate, south side

- 5.15 The approach from the west along Westgate is one of a gradually unfolding vista. The avenue of mature trees planted in the cobbled verges breaks up the elongated perspective of the street, partially obscuring the view to the Market Cross and its architectural backdrop framing the opening into Church Street. In the distance, the view is closed by the landmark church tower, also obscured by the adjacent mature trees.



Westgate looking eastwards towards the Market Place, late 18th century. G Cuit (1743-1818) and a similar viewpoint today

- 5.16 Westgate's landmark buildings include the red brick and terracotta Methodist Church of 1907. Though few regard it as a fine example of architecture, its tall narrow gabled frontage stands head and shoulders above its neighbours.



- 5.17 The substantial Three Fiddles Inn, formerly occupied by a butcher, is a late 18th century structure believed to incorporate parts of an earlier building.



- 5.18 The prominent HSBC Bank at No 12a former Georgian townhouse since re-fronted at ground level and converted into a bank.



- 5.19 At the junction of Westgate and New Road stands Kemplah House, an early 19th century town house with adjoining wall and gatepiers.

- 5.20 The dignified Georgian Sunnyfield House is also a very special building in Guisborough. Quite apart from its special architectural and historic interest and its long service to Guisborough people as a surgery, a hospital, public building and community centre, it was, along with Westgarth and Kemplah House, one of Guisborough's few larger private residences.



- 5.21 Its site on the corner of Westgate Road affords it visual prominence, but the unique, restored Chinoiserie style wooden, front boundary screen and landscaped front garden in complementary style, give the building particular distinction. The only regrettable features are the loss of the rear boundary wall alongside Westgate Road to facilitate the use of the rear garden for car parking and the rendered rearward extension and fire escape.

- 5.22 Standing on the opposite side of Westgate Road and now in the garden of No 1 is a little stone tower or gazebo, an attractive curiosity and the last of the garden buildings that once belonged to Sunnyfield House.

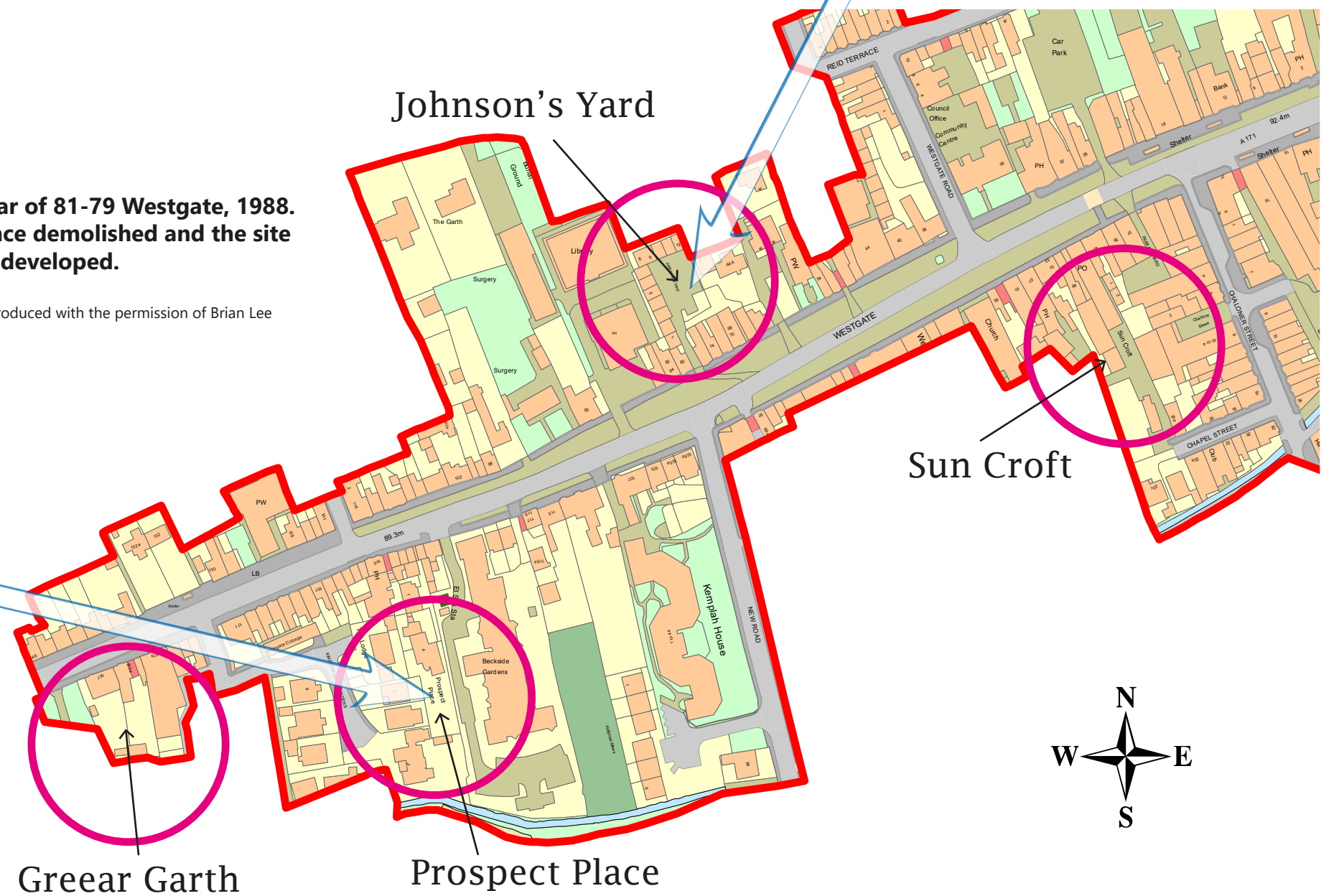


- 5.23 Several attractive and secluded enclosed yards and side streets run off Westgate. Each one is contained within former burgage plots and is characterised by small terraced and individual cottages. They are Greear Garth, Prospect Place, Sun Croft and the attractively redeveloped Johnson's Yard.
- 5.24 Another secluded area and attractive green space found off Westgate, tucked behind the Public Library, is the historic Quaker burial ground. Its simple round-headed gravestones are set in a grassed enclosure, enhanced by the visually enriching, mature, mixed woodland trees.



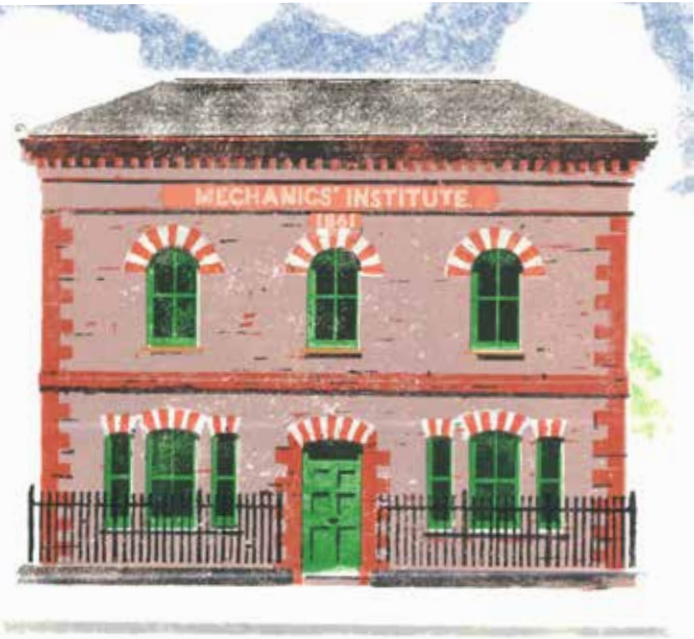
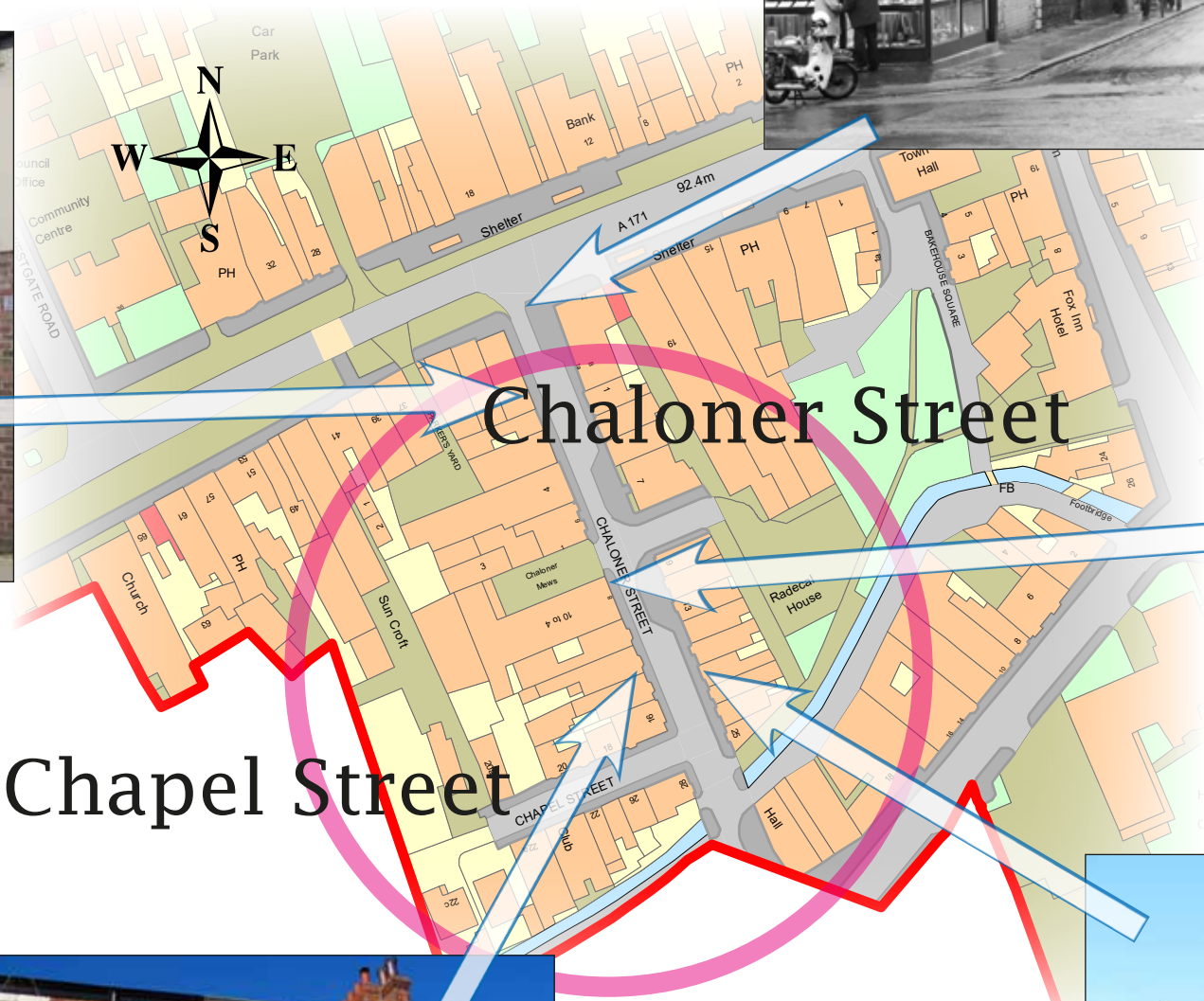
**Rear of 81-79 Westgate, 1988.
Since demolished and the site
re-developed.**

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Chaloner Street and Chapel Street

- 5.25 In Chaloner Street and Chapel Street, undistinguished brick 2 & 3 storey terraces are relieved by buildings such as the Italianate Mechanics’ Institute of 1861 with its polychrome brickwork, the stylistically unusual Freemasons Hall of 1875 and the chapel converted to the Conservative Club.
- 5.26 Many houses and cottages have been converted to shops and other commercial uses since the 1970s. Where there were Victorian bay windows there are now neat modern shop fronts, most of them stylistically in keeping with the character of the buildings. Leading off the west side of the street are Chaloner Mews, a pleasant enclave lined with shops and the largely residential Chapel Street.

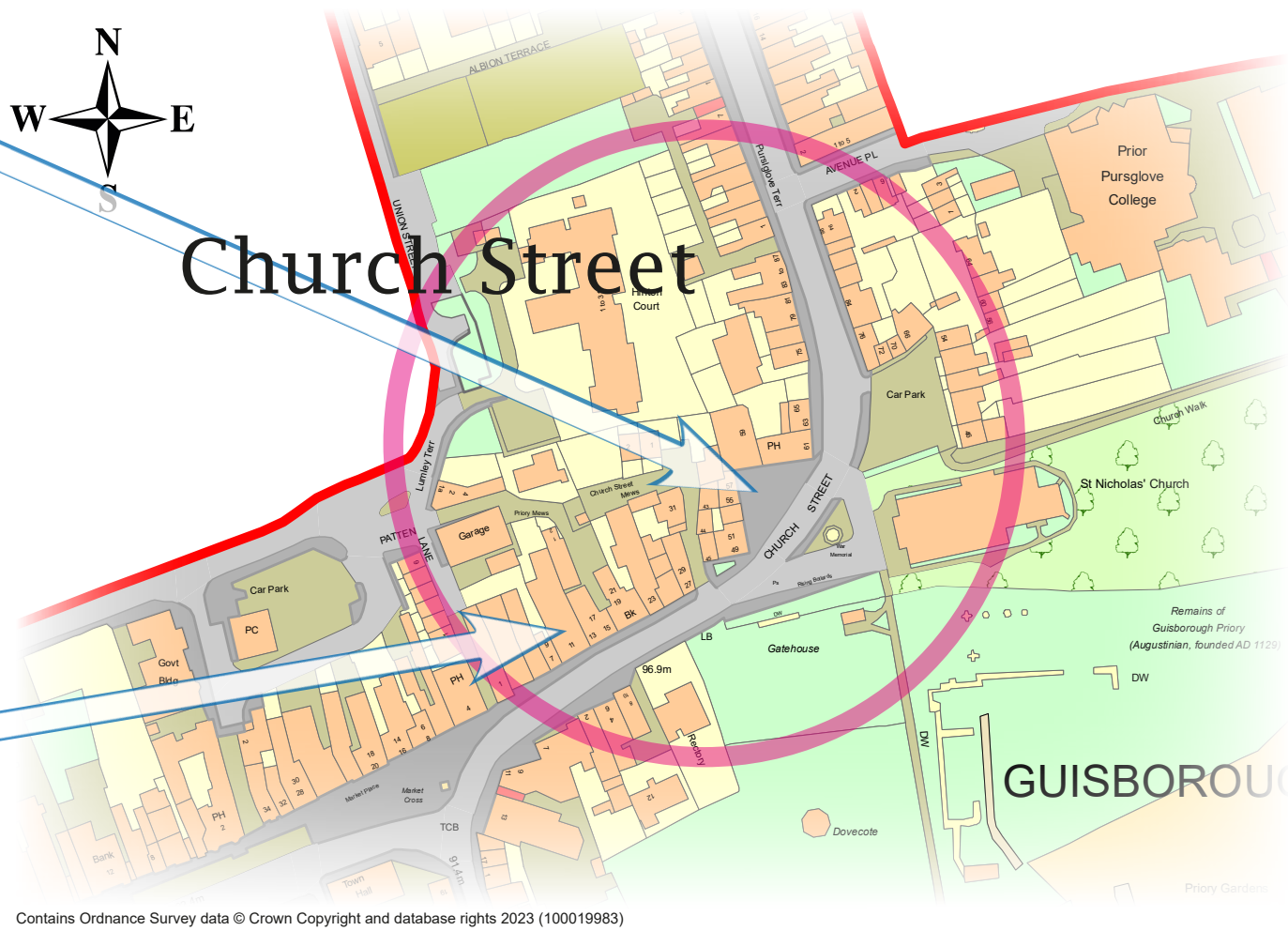


Mechanics Institute
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Church Street

- 5.27 Church Street climbs gently uphill from Market Place, narrowing as it passes the high stone wall of The Rectory, to open out into two traditionally paved interlinked squares in front of and alongside the Parish Church of St Nicholas. The north side of the street repeats many of the characteristics of the built infrastructure of Westgate and Market Place with buildings of 2 and 3 storeys.
- 5.28 Beyond the attractive, narrow yard leading off the north side of the street, the frontage steps down to a consistent 2-storey 'L' shaped block of shops: Nos. 49 to 61 Church Street (rebuilt in the 1980s) where the street opens into the first square.



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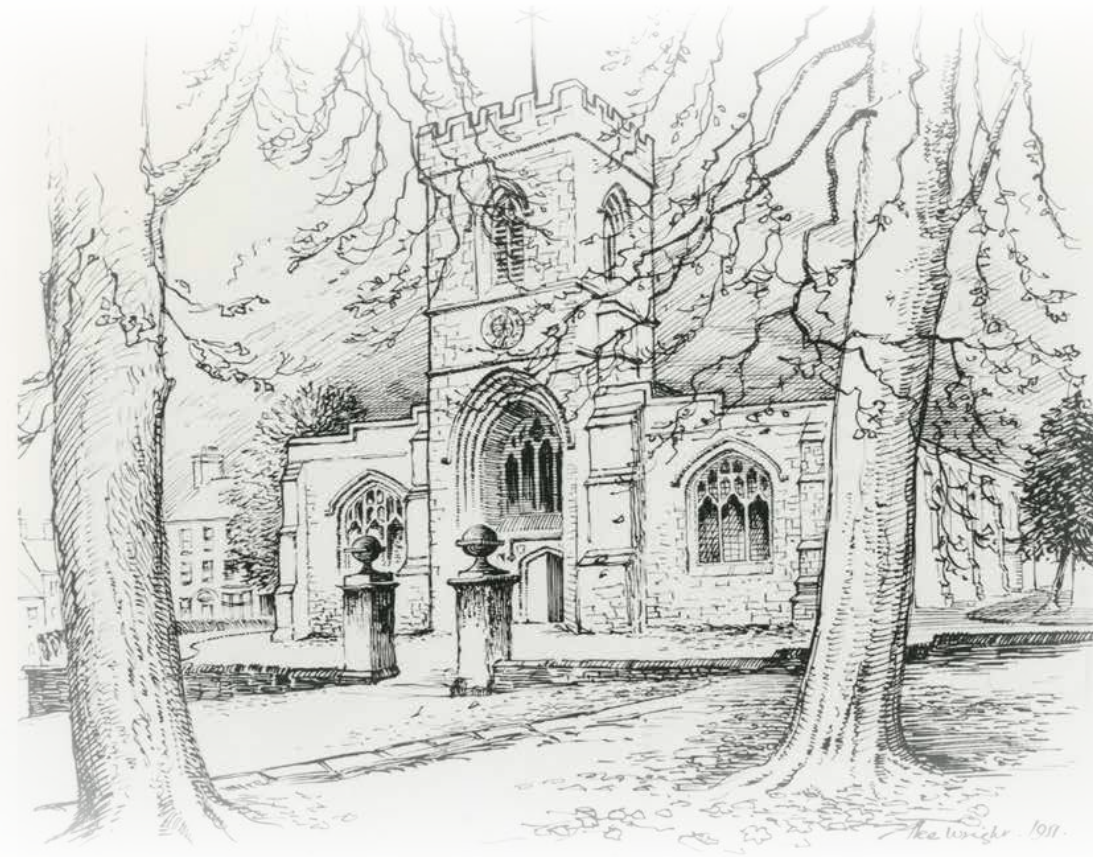
- 5.29 On the south side of the street are the perimeter walls of the priory and the striking remains of its Norman gatehouse. The rounded archway frames dramatic views towards the octagonal 16th century dovecote and to the woodland and countryside beyond.
- 5.30 Fronting the perimeter walls are several mature woodland trees rising from a narrow grassed verge. Attractive wrought iron railings that once edged the verge and guarded the gatehouse were sacrificed to the 'war effort' in the 1940s to be replaced by the existing crude wooden fence, the appearance of which does not do justice to the character of this important scheduled ancient monument.
- 5.31 As Church Street continues north to become Redcar Road, another square opens up. It is enclosed on its north and east sides by 2 and 3 storey domestic buildings that have retained most of their characteristic historic architectural features and on the south side by the nave and tower of the grade II* listed St Nicholas' Parish Church. By way of contrast, this square is a tarmacked public car park, not having benefited from environmental improvement.
- 5.32 The understated vernacular character of the buildings surrounding these spaces forms an introduction to the historic core of Guisborough. Combined with the effect of the mature trees in front of the Church and the priory ruins, they soften the hard lines of buildings and enhance the drama of views within, into and out of Church Street. Visually dominating this whole is the embattled belfry tower of the parish church, with the priory arch looming above in the near distance.



- 5.33 The key landmark building is the parish church set in its ancient, well-treed churchyard – an important open space in the conservation area. Many years ago most of the headstones were uprooted and placed in ‘tidy rows’, impairing the true character of the churchyard. However, a number still survive in situ, including the memorial to noted local historian John Walker Ord. Externally the church is an Edwardian re-working of medieval ecclesiastical architecture but the core of the nave and the whole of the chancel are very much older. It is therefore probably the earliest relatively intact building still in use in Guisborough.



Memorial to John Walker Ord



Church of St Nicholas, Guisborough

- 5.34 A narrow lane alongside the Parish Church becomes Church Walk. This attractive stone-flagged footpath passes the churchyard on its south side and is flanked on the north by a grade II listed stone boundary wall giving way to a mature hedge and modern ‘period’ railings fronting the garden of the Victorian grade II listed former Grammar School (now Prior Pursglove College). At its east end the path forks to Laurence Jackson School and across The Applegarth to Whitby Road. The conservation area boundary includes the Victorian school buildings and their later extensions but excludes the college buildings lying to the north.
- 5.35 Moving north along Church Street and Redcar Road, the historic infrastructure changes from 18th and 19th century cottages and small town houses to a predominance of Victorian and Edwardian terraces, some in a better state of preservation than others. Pursglove Terrace is a rare surviving example of a typical plain terrace of workers cottages in relatively unaltered condition. The conservation area boundary wraps around Nos. 2-36 Redcar Road before continuing along Walkers Row, Union Street and Patten Lane to Reid Terrace.



Pursglove Terrace

- 5.36 Found adjoining Church Street is the characterful enclave of Albion Terrace, formed by a single terrace of relatively unaltered two and three storey houses facing a large, private and well wooded mature garden or square, separated from the terrace by a private gravelled drive, accessed via decorative period iron gates and railings. The trees are protected by a Tree Preservation Order. The attractiveness of the houses lies in their Classical detailing combined with the mock-Tudor style of Milton House and the overall harmony of buildings and landscape.



Albion Terrace

Bow Street & Fountain St

- 5.37 From Market Place the opening into Bow Street forms a pinch-point beyond which the street gradually widens out. On the west side, sandwiched between much older terraced properties and set slightly back from the building line, is The Fox Inn; an attractive ashlar and pebbledash faced, roadhouse style hotel dating from 1925 that replaced a much earlier counterpart. At its right hand corner is a curious listed building in the form of a well-worn, stone mounting block surviving from the days of horse-drawn traffic.
- 5.38 In contrast to the west side of Bow Street, the curved terrace of single and two-storey shops of mixed age on the opposite side abruptly terminates at the ancient, high, sandstone boundary wall fronting the mid 20th century church hall and its adjoining car park. The presence of mature deciduous trees behind the wall and surrounding the car park acts to soften the appearance of that hard surfaced open space.
- 5.39 In the angle formed where the boundary wall steps forward, there are the neglected remains of the "Spout" – now a 'hole-in-the-ground' from which the public drew their water supply until c.1940. Further south, on the corner of Whitby Road, is the Bow Street Centre; an attractive, grade II listed group of brick and stone farm outbuildings converted to business units. Parts of these buildings together with the stone boundary wall may be all that survive from the Old Hall of the Chaloners.



Bow Street Centre



The Fox Inn



Stone Mounting Block



The "Spout"



Church Walk

- 5.40 On the opposite side of Bow Street, the late 20th century, flat-roofed and functional Health Centre has no redeeming qualities in terms of form, scale or architecture and its appearance is relieved only by the mature trees in the grassed frontage and chapel beck with its stone wall. The building is included in the conservation area so that due regard may be had to any changes to the site that might affect the setting of the buildings opposite and on Fountain Street.
- 5.41 Fountain Street is one of very few domestic terraces in Guisborough where the houses are predominantly of three storeys. Here the fairly typical Victorian architecture, drawn from classical influences, is enhanced by the varied use of detailed design elements in the different builds, giving interest and vitality to the overall 'composition.' Many of the diverse commercial uses in occupation here emerge from the backs of the properties to face the back lane running alongside Chapel Beck and Bakehouse Square beyond. This lane has its own dishevelled character which could be capitalised upon via sensitive interventions.



Front and rear of Fountain Street

- 5.42 On the south side of Fountain Street, the remains of the sandstone boundary wall to the former station yard help to screen the 'sea' of tarmacadam that serves as the town's principal car and coach park. Although outside the boundary of the conservation area, the car park nonetheless has an adverse impact upon its setting.



Station Yard Wall

6 Area B – The Priory Precinct

- 6.1 Guisborough's priory ruins are a most notable, highly significant and visually prominent feature of the town. This 'precinct' includes the ruins of St Mary's Priory, the Priory Gardens and the field immediately beyond the east end of the priory church, bringing the countryside right into the town centre.
- 6.2 The priory site, a Scheduled Monument, occupies a raised flat 'shelf' of land from which the ground slopes gently down to the town centre. To the south the ground steps down in terraces formed by retaining walls in the Priory Gardens, towards Whitby Road. The site is screened from the town centre by buildings fronting Church Street, Market Place and Bow Street and by the high stone boundary wall alongside the parish church, access being gained only by a 'hole-in-the-wall' doorway. This creates a strong sense of enclosure and detachment - a secluded enclave and an escape from the hustle and bustle of the town centre.
- 6.3 The surviving remains of the once massive priory are scant, the most complete building being the eyecatching, 16th century dovecote. Other structures are the ruined gatehouse, the remains of an undercroft and the east gable of the priory church. This large, otherwise empty space is attractively lawned and is gently terraced up to the towering, east gable end of the priory church, standing nearly 30m (97 feet) high. Being by far the tallest structure in Guisborough, it is a key historic building which has served as an enduring symbol for the broader community for many years.

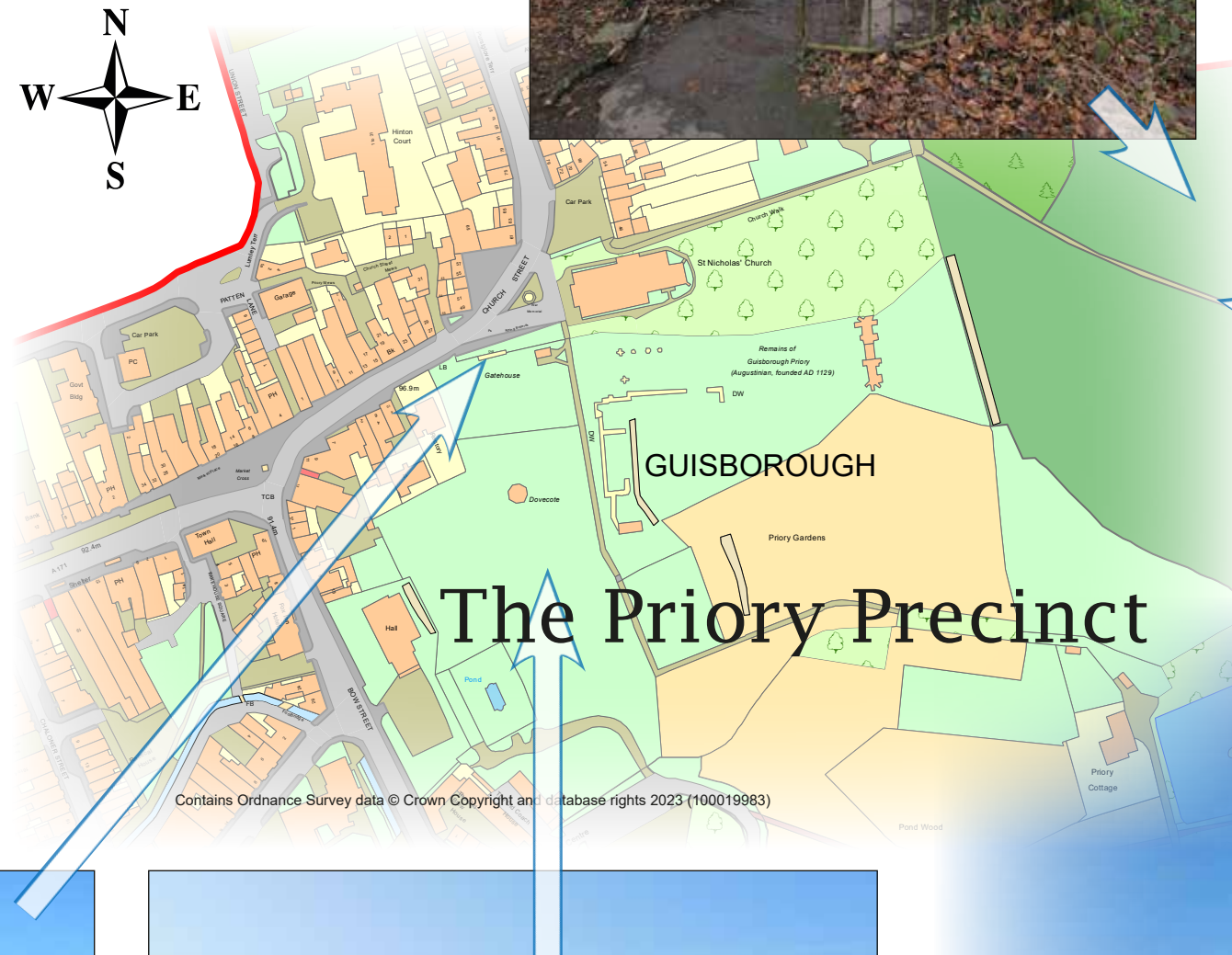


Priory Ruins

6.4 From the priory grounds important views roll out across the market garden to Pond Wood and beyond to the forest-clad background of the Cleveland escarpment. The priory arch window also serves to frame views out across the ha-ha and parkland, towards Horse Parks Wood enclosing Gisborough Hall. This large field, punctuated by the occasional mature or over-mature tree and crossed diagonally by The Applegarth, is a popular and well-used tarmac surfaced footpath. Here, the conservation area boundary follows the south and east boundaries of school playing fields, before turning north to wrap around horse Paddocks Plantation and the ridged-and-furrowed field forming its foreground.

6.5 To the west the priory grounds are lined by the backs of the 2 and 3 storey buildings on Church Street, Market Place and Bow Street. A few of these have an unsightly appearance owing to past alterations, extensions and the addition of curtilage buildings. Their appearance is therefore unsympathetic to both their individual and collective character and to the setting of the priory ruins and conservation area.

6.6 Adjoining the priory ruins is Priory Gardens, the former kitchen gardens to Gisborough Hall. It continues to operate as a commercial flower garden whose neatly lined plots provide a profusion of colour during the summer season. The gardens are subdivided into a series of intimate interlinked spaces by high walls of brick and stone, most of which are protected by listing. To the east the gardens give way to over-mature mixed woodland.



The Priory Dovecote

7 Area C – Gisborough Hall and Park

7.1 The approach to the conservation area from the east along Whitby Road is rural in character, passing the landscaped grounds of Gisborough Hall and the remains of the open parkland setting of Foxdale Farm.

7.2 Gisborough Hall is Victorian Domestic Revival style mansion with an adjacent, architecturally understated but attractive and well-screened stable block. Set well back from the main road in acres of parkland, the Hall is framed by strategically sited blocks of mixed woodland and by the impressive backdrop of Horse Parks Wood. The Hall enjoys unsurpassed views across the vale to the wooded escarpment and the North York Moors and is consequently itself a principal feature of views into the conservation area from public rights of way and from the main road leading into the town.

7.3 The Hall was extended in the 1990's and is now a hotel. In floorspace terms the original Hall is dwarfed by the new extensions but their massing and physical relationship has been successfully handled, allowing the Hall to remain visually dominant in the landscape. The new entrance and driveway are softened by the mature hedge fronting the site and the recent landscaping and planting will mature in time, further enhancing setting.

7.4 Screened from Gisborough Hall by Fishpond Plantation and hard up against the road edge is the grade II listed South Lodge, also in the Domestic Revival style. This is screened by high, sandstone ashlar, crescent-shaped walls, gates and gatepiers flanking the entrance to the driveway leading to the Hall.

7.5 The north side of Whitby Road is bordered by a hedgerow and mature mixed woodland that screens views of the distant priory arch. Within this woodland belt is the ancient and attractive stone-lined Hall Pond, reputedly one of the medieval fishponds belonging to the priory.

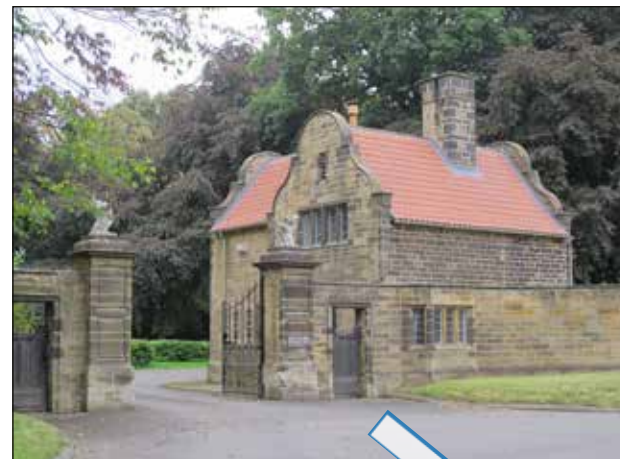
7.6 The south side of Whitby Road is defined by its boundary treatments. They include:

- traditional steel estate fencing, now in a poor state of repair;
- mature mixed species hedgerows and the occasional mature specimen tree along the edge of the fields;
- a modern concrete and steel 'birdsmouth' fence lining the edge of the road.

Separating the two edges is Chapel Beck which joins the road edge after crossing the fields opposite Gisborough Hall.

7.7 Concealed behind a clump of mature trees in the middle distance is Foxdale Farm, an early to-mid 19th century farmstead comprising farmhouse, farm cottage and a substantial range of farm outbuildings. The clump is a focal point in views across the fields which themselves comprise a well-preserved and coherent remnant of the medieval and post medieval rural landscape. This includes ridged-and-furrowed fields with broad, well-developed reverse S-shaped ridges characteristic of those created by medieval plough teams. The mature hedgerows with their mature trees are a major feature of this landscape. They probably date to the 18th century but clearly respect property boundaries of greater antiquity, as reflected in their curving shape. This tangible evidence is important to the history and special character of Gisborough.

7.8 Whitby Road retains its rural character as it draws closer to the town. The woodland on its north side is matched by a belt of mature deciduous trees to the south, creating a strong sense of enclosure and a dramatic tunnel effect as one approaches the crossroads.



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8 Area D – Belmangate

- 8.1 At one time this area would have had central importance in Guisborough although in the last 40 years it has once again become a main thoroughfare, this time leading to the suburban Hunters Hill housing estate. It is otherwise quiet and residential in character.
- 8.2 Many of the built characteristics seen in the town centre (see under Area A – Town Centre) equally apply to Belmangate. Like Westgate, Belmangate has a mix of building types of differing heights and plot widths, although here the buildings are predominantly of two storeys.
- 8.3 Upon approaching Belmangate from the town centre, the eye is drawn by the old police station (1857-1928) together with the former Admiral Chaloner Cottage Hospital (1873), extended and converted to apartments in 2005. They are of particular townscape importance to the character of the conservation area.
- 8.4 Chapel Beck, which serves as a ditch alongside Whitby Road, changes in character to form a notable watercourse running in front of Admiral Chaloner House and the old police station, making a positive contribution to setting.



Admiral Chaloner Cottage Hospital



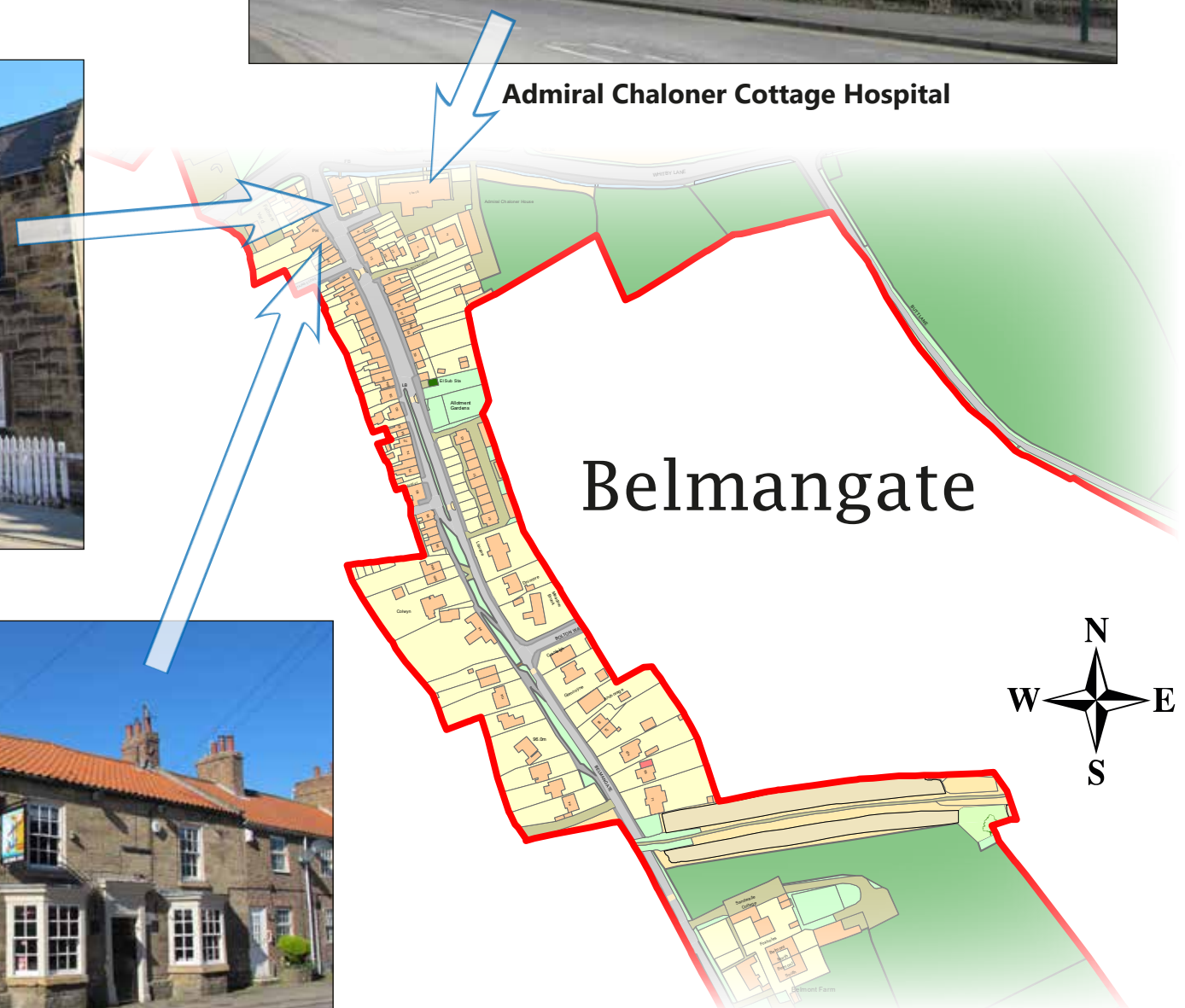
Old Police Station



The Anchor Inn



Chapel Beck



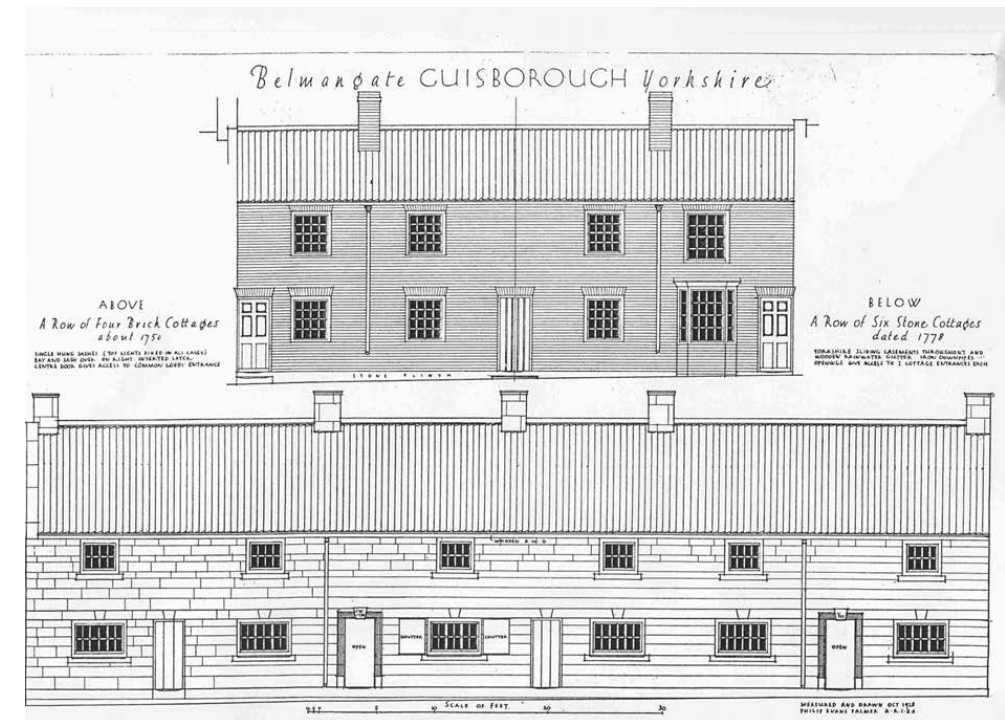
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- 8.5 The view along Belmangate is of a winding street that climbs gently up between sandstone and brick cottages towards the Cleveland Hills, through the round arch of the rockfaced sandstone railway bridge, past grade II listed Belmont Farmhouse and its two fine ranges of historic farm outbuildings.
- 8.6 Filling a gap in the east side of the street are traditional allotment gardens fronted by an attractive Victorian brick boundary wall with stone copings. Further along and set back behind mature front gardens are Chaloner Cottages: a substantial, 2-storey row built of patterned polychrome brickwork for estate workers in 1872. These divergences from the continuity of the frontages successfully introduce elements of surprise to enrich the street scene.
- 8.7 Beyond Chaloner Cottages, dwellings of the mid-to-late 20th century predominate, only Nos. 65, 67 and 98 being witness to a much earlier age. Here the character of the street changes significantly. Detached and semi-detached houses and bungalows are set back from the road, behind gardens fronted by brick or stone boundary walls and mature hedges.



65-67 Belmangate

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Some of the buildings of Belmangate

- 8.8 Most of the mineworkers cottages in the rows running off the west side of Belmangate were modernised in the mid-to-late 20th century, losing their original character. For this reason they are excluded from the conservation area.
- 8.9 As Belmangate begins its gentle climb, the road sinks into a gulley or “hollow way,” the visual expression of the settlement’s ancient origins. It is flanked by narrow verges surfaced with whinstone setts, giving way to neatly mown grassed banks at its southern end.
- 8.10 In the fields to the east of Belmont Farm there is evidence of medieval activity in the form of ridge and furrow, clearly representing several phases of ploughing with both broad and narrow ridge varieties present. In 2007 the boundary of the conservation area was extended to include this area, together with the “hollow” way of Belmangate.
- 8.11 From the elevated southern end of Belmangate, views are obtained back across the conservation area to the town centre and the priory arch that punctuates the skyline.



Belmangate looking south toward the North York Moors



Agricultural land to the east of Belmangate

9 Area E – Backlands

- 9.1 In Guisborough the network of back lanes and publicly accessible green spaces means the backs of many properties, particularly the historic burgage strips, are clearly visible, having a direct effect upon the town's appearance. Most of the residential properties have attractive mature back gardens, frequently populated with a broad mix of youthful and mature trees, the larger of which serve as attractive backdrops to the front views of the houses. However, many rear curtilages, particularly those attached to commercial premises, have an untidy, neglected appearance with underused or abandoned rear wings and outbuildings, giving the area a neglected appearance.
- 9.2 Backlands in Northgate and Reid Terrace have been cleared and surfaced to serve as car parks, the former having a block of public toilets. Sadly these facilities have few redeeming qualities and lack the character expected from a historic town.



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10 BUILDING FORM AND CHARACTER

10.1 Above all else, it is the buildings of a conservation area and the ways in which the spaces between them are used that determine its character. Allied to these are the diverse land uses and other activities, bringing the area to life ensuring its dynamic vibrancy and sustainability. Guisborough town centre is a complex area of townscape, but possesses a number of common unifying characteristics that help to make up its special architectural and historic qualities. They are as follows:-

- The historic burgage strips are important to the integrity of the historic layout of the town. Development has traditionally taken place along the strips rather than across them, thus retaining their pattern.
- The restrained architecture of individual buildings tend to lack the exuberance found in other historically more prosperous settlements. It nonetheless includes a mixture of traditional vernacular buildings as well as those expressing the styles of architecture and refined decoration fashionable at the time they were built.



Burgage strips



Building frontages forming the streetscape



Cottage doors opening onto the street, Church Street (left) and Belmangate (right)



Vernacular cottages side by side with larger classically proportioned houses

Boundary Treatments

10.2 Boundary treatments are diverse and include brick or stone walls, timber fences, traditional and ornamental ironwork and hedges of various species. Salvage efforts during two world wars wiped out most of the historic iron railings in the town, making the rare survivals all the more precious.



Historic Ornamental cast iron topping a wall, Westgate Road



Re-instated railings, Westgate



Chinoiserie style fence, Sunnyfield House



Informal planted boundary



Historic iron railings



Piers & boundary walls, South Lodge

11 CHARACTERISTICS OF VERNACULAR BUILDINGS

The earliest vernacular buildings are faced with indigenous sandstone in its diverse hues. Occasionally a smooth ashlar, more humble cottages often display coursed walls with variety of surface dressings or are sometimes of random sandstone rubble. Early imported or locally manufactured handmade brick is also occasionally seen.



Negatives

Unightly protruding cement "ribbon" pointing, which causes significant harm to the stone and promotes internal damp.

The earliest form of door is vertically boarded, though there are only a few surviving examples. Doorways usually have stone lintels.

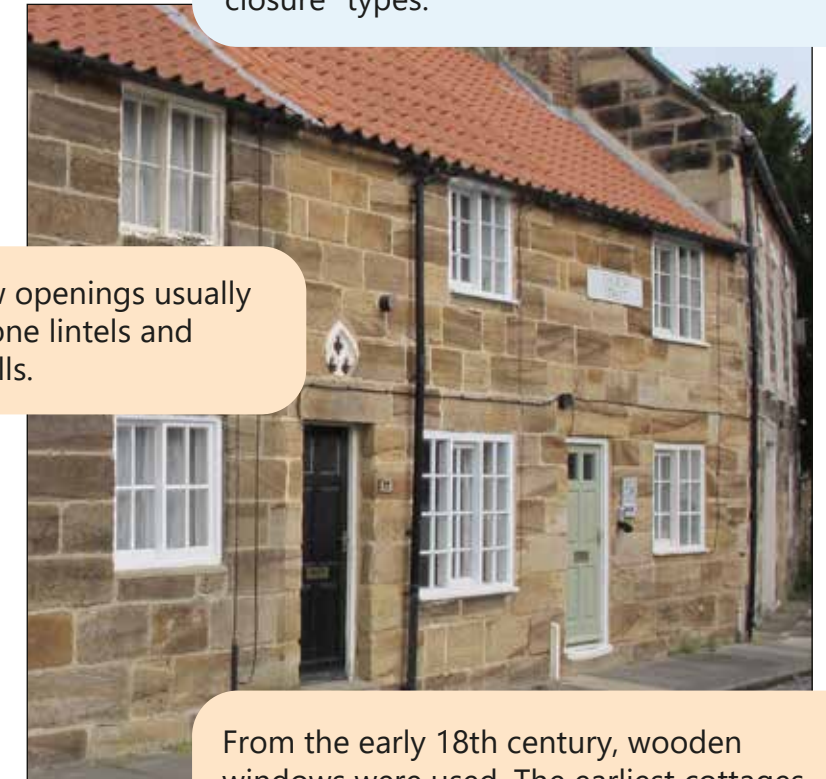


Negatives

Doors replaced with later styles, especially if they are of UPVC.



Window openings usually have stone lintels and stone sills.



Negatives

Sliding sash windows replaced with hinged casement types, particularly plastic "storm closure" types.

From the early 18th century, wooden windows were used. The earliest cottages would have featured 'Yorkshire' horizontally-sliding sashes, with later vernacular buildings having vertically-sliding sashes. Many have multiple panes and glazing bars.

Lime render and shelter coats are an authentic historic finish.



Negatives

Facing materials are sometimes obscured behind inappropriate renders, such as cement.

Although a number of buildings survive that would originally have been thatched, remaining vernacular roofing materials are traditional orange/red clay pantiles. Some have been historically re-roofed in slate.



Negatives

In recent times man-made concrete tiles have been used. These however, lack the enduring subtleties of patina and colour displayed by their natural counterparts and can promote the growth of moss and lichen.

12 CHARACTERISTICS OF VICTORIAN AND EDWARDIAN BUILDINGS

Later buildings possess varying degrees of architectural pretension, reflecting the characteristics of Victorian late classical and Arts & Crafts styles along with some examples of Gothic architectural influence such as arched windows. Other details include the use of decorative embellishments to doors, windows, string courses and eaves details.



Materials are generally bricks, terracotta and stone of various textures hues and dimensions. Materials used in higher status buildings were often imported from other parts of the UK. Timber is used for fascia boards and ornamental details such as finials.



Roofing materials of later non-vernacular buildings tend to be grey/blue/black and green slates originating from Wales and Cumbria.



Negatives

Brick facing materials are sometimes obscured behind render or paint.

Negatives

Loss of architectural detail and ornamentation; removal rather than repair.



Negatives

Doors replaced with later styles, especially if they are of UPVC.

Doors in later buildings tend to be of four or more panels. Doorways on higher status buildings have ornate carved doorcases.



Wooden sash windows are typically vertically sliding sash. Many have 2 panes per sash, with glazing bars. Some frames and sashes have rounded or pointed heads, in keeping with the style of the building's architecture.



Negatives

In recent times man-made concrete tiles have been used. These however, lack the enduring subtleties of patina and colour displayed by their natural counterparts and can promote the growth of moss and lichen.

Window heads comprising stone or timber lintels, or arches of stone or brick, and stone sills.



Negatives

Sliding sash windows replaced with hinged casements, particularly plastic "storm closure" types. Timber bay structures replaced with thin plastic channel.

13 SHOPFRONTS AND ADVERTISEMENTS

- 13.1 The earliest surviving historic shop fronts in the town centre are at 11 Market Place with other shopfront such as at 7 & 9 and 51 & 53 Westgate containing historic elements, all of them grade II listed buildings. Another substantially intact shop front survives at 82/84 Church Street. A few modern shopfronts together with their signage are in keeping with their historic settings, but most do a disservice to their host buildings and of the area, being of poor design.



11 Market Place



82 Church St

- 13.2 Advertisements, signs and notice boards make significant positive as well as negative contributions to the appearance of the area. The regrettably small number of historically and aesthetically appropriate advertisements including signboards and projecting signs serve as exemplars but are vastly outnumbered by unsympathetic counterparts. These are frequently plastic or printed vinyl and have clear damaging impact upon the town centre.



Traditional signage, the Market Place (left) and Westgate (right)



Restored shop front with remaining historic features retained, Church Street



Westgate shopfront

14 THE SPACES BETWEEN BUILDINGS

Soft Landscaping

- 14.1 Soft landscaping within Guisborough's town centre is limited. The avenue of trees in Westgate, originally planted to celebrate Queen Victoria's Golden Jubilee in 1887, allows views along the street to unfold as one progresses. However, owing to continued growth they can also sometimes visually obscure the building line.
- 14.2 Many of the properties that break the common building line and are set back from the pavement edge have mature front gardens. These serve as an attractive and visually enriching foil to predominance of hard surfaces in the town centre.
- 14.3 Tree Preservation Orders (see 1.7) have been successfully used over many years to protect and extend the life of important tree groups and specimens. For other trees within the conservation area, there is a statutory requirement for 6 weeks' notice to be given to the local planning authority before work commences. 14.4 The town centre car parks are regrettably largely devoid of soft landscaping, with the exception of the Fountain Street car park, which is fringed by mature trees and a hedge.



Mature front garden



Westgate street trees

15 THE HIGHWAY ENVIRONMENT

15.1 Much of the hard surfacing in the town centre comprises modern concrete paving and tarmacadam. Historically, the earliest hard surfacing would have been in the form of Yorkstone flags and locally sourced cobbles, used around some of the more important buildings such as the parish church. Elsewhere, surfacing would have comprised compacted earth, sand, gravel and roadstone. In the 19th century, as the volume of traffic increased, hard surfacing became a practical necessity to prevent the erosion of roads and footpaths. Cobbles continued in use, supplemented with whinstone setts quarried from the local Cleveland Dyke and patterned scoria blocks, made from blast furnace slag as a by-product of Teesside's iron and steel industry. Compacted roadstone would also have made an appearance at this time followed in the 20th century by tarmacadam and pressed concrete flags.

15.2 Surviving examples of historic surfacing in the town centre include the following: -

- The 'hard shoulders' used by the markets, along both sides of Westgate, surfaced in a mixture of traditional polychrome cobbles and black/grey whinstone setts, bordered with gulleys of scoria blocks. Most of these areas were re-laid from 2000.
- Roadside drainage gulleys and 'crossing points' throughout the historic core of the town.
- Yards and lanes off the main thoroughfares, such as Chaloner Mews and Prospect Place.



Traditional surfacing materials of cobble and Scoria block



15.3 To return character to Guisborough's historic core, traditional stone setts and flags have been used to resurface a number of pedestrian environments, the most important being the open areas in Church Street and the Yorkstone paving around the Market Cross.



Traditional surfacing and street furniture



Street Furniture

- 15.5 Sympathetic street furniture is present throughout the town centre, with modern yet traditionally designed street lighting together with cast iron bollards and litter bins, neat stone-faced planters, metal tree guards and attractively designed information panels. On Chaloner Street, attractive Edwardian style lamps attached to the front elevations have helped relieve the narrow street of unnecessary clutter.
- 15.6 Some parts of the conservation area tend to be cluttered with street furniture that detracts from character. The occasional profusion of traffic and street name signs, including the use of a separate pole for each, along with statutory undertakers' unsympathetically located columns and distribution cabinets, combine to create a sense of clutter which could be addressed by taking a sensitive approach.
- 15.7 The occasional early metal, enamelled and carved stone street name signs can still be found on some buildings in the town centre, along with cast iron distance markers. After many years most of these are still serviceable and in design terms they provide much more discrete and sustainable models for imitation than many of their modern counterparts.



Benches and an information panel, Market Place



Stone planter and tree guard, Westgate



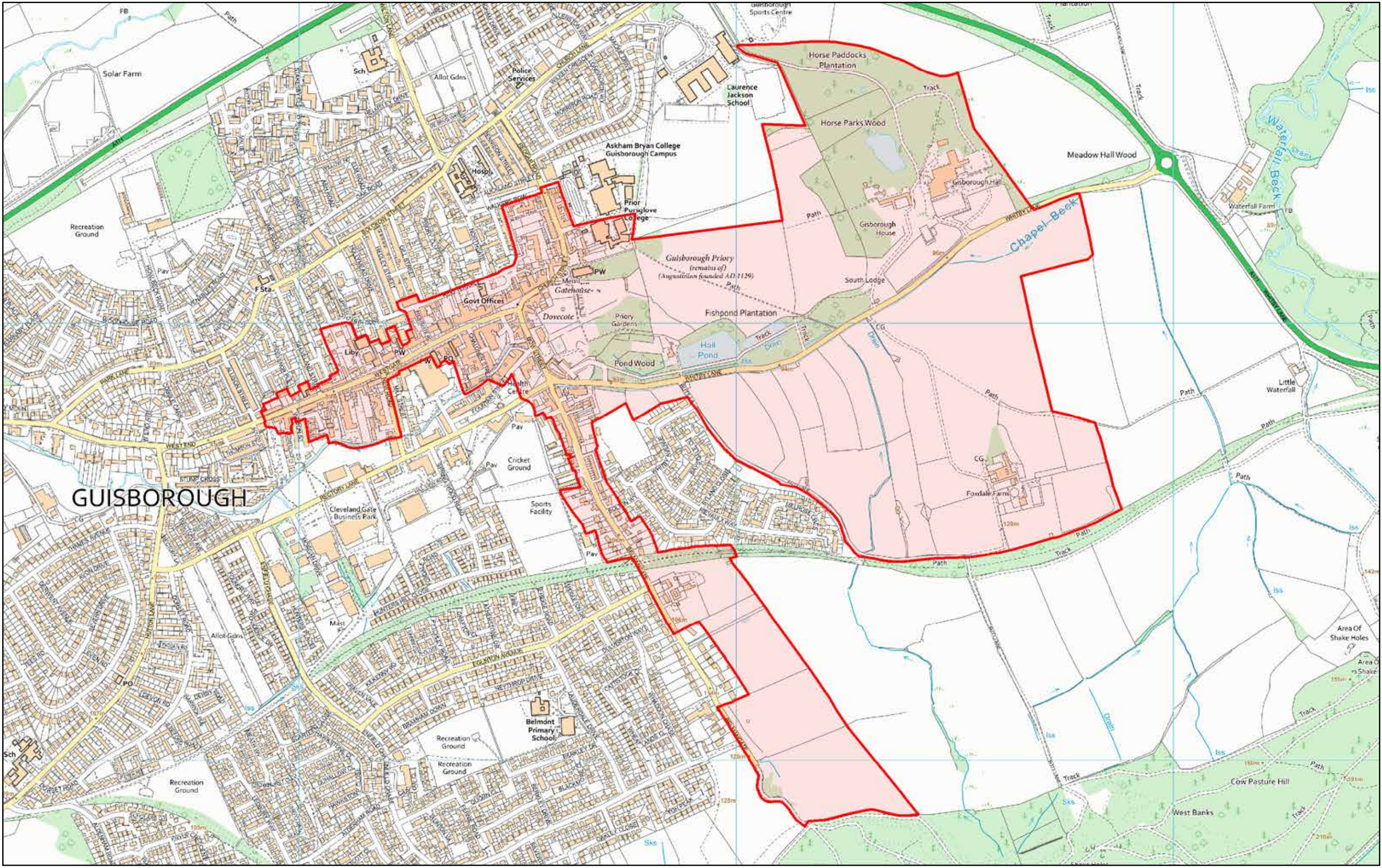
Historic metal street signs



Signage intruding upon views of the Priory ruins

16 CONCLUSIONS

- 16.1 The architectural, historic and environmental quality of Guisborough Conservation Area is rooted in its early development in the medieval period as a market town and centre for religious activity and in its much later industrialisation and expansion from around 1850. The continued protection of its elements is key to the survival of its special character. The conservation area boundary includes the whole of the historic core of the settlement together with the ruins and site of the priory, Gisborough Hall and its parkland setting and the historically separate 'sub-settlement' of Belmangate.
- 16.2 This appraisal summarises the special characteristics and qualities that justify its designation as a conservation area. It acts as a complementary document to the Guisborough Conservation Area Management Plan, which identifies the negative aspects of the area that serve to undermine its special quality and identifies solutions and practical ways of addressing these issues.
- 16.3 The present conservation area boundary is for the most part coherent, cohesive and consistent with the town's historic core. However, in the 35 years since designation values have changed, local knowledge has expanded and buildings and areas then regarded as being of minor or even no significance are now seen as having a greater importance. Subsequent conservation area appraisals consequently raised a number of issues indicating the need to review the conservation area boundary, which was last changed in 2007.
- 16.4 Overall therefore the conservation area is representative of the evolution of the town, from its rural origins to its industrial expansion. The result is that several parts of the conservation area each have their own distinctive architectural, historic and environmental character, which meld together to form a coherent whole.



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