



# **Liverton Village**

## **Conservation Area Appraisal**

### **2011**



**Planning (Listed Buildings & Conservation Areas) Act 1990**

**this is Redcar & Cleveland**

**Liverton Village Conservation Area Appraisal 2011**

# CONTENTS

1. INTRODUCTION	1
2. HISTORIC ORIGINS AND DEVELOPMENT	3
3. CHARACTER APPRAISAL	5
4. OPPORTUNITIES FOR IMPROVEMENT	11
5. CONSERVATION AREA BOUNDARY	13
6. CONCLUSIONS	15
Appendices	
APPENDIX 1: Planning Policies	17
APPENDIX 2: Conservation Area Boundary	19
APPENDIX 3: Bibliography & Acknowledgements	21



**Liverton Village Conservation Area Appraisal 2008**

# 1. INTRODUCTION

1.1 As part of its continuing duties under the Planning Acts, Redcar & Cleveland Borough Council has prepared appraisals for 15 of its 17 conservation areas. (Staithes and Hutton Lowcross Conservation Areas fall within the planning jurisdiction of the North York Moors National Park Authority.)

## The Designation of Liverton Conservation Area

1.2 Liverton Conservation Area was designated on 28<sup>th</sup> July 1976. Its boundary was tightly drawn to include the principal farmsteads and associated cottages, stretching from the parish church in the north to the Waterwheel public house in the south. The reasons for designation and its purpose were set down in the designation report.

1.3 13<sup>th</sup> January 1994 the conservation area was extended beyond the core of the settlement, primarily to protect the archaeological evidence of the medieval settlement plan and field system.

1.4 The conservation area boundary is shown on the plan in Appendix 1.

## Other Protective Designations within the Conservation Area

1.5 The revised statutory list of buildings of special architectural or historic interest for Liverton was published on 27<sup>th</sup> February 1987. The listed buildings are as follows:-

- Liverton Road, pinfold, Grade II
- Liverton Road, Church of St Michael, Grade II\*
- Liverton Road, Group of 5 tombstones south of Church of St Michael, Grade II
- Liverton Village, Ivy Brook Cottage, and farm buildings SE of Barton House, Grade II

- Liverton Village, Tickhill House, Middle Cottage & Haygate Cottage, with walls & outbuildings, Grade II
- Liverton Village, wall, gates & gate piers NW of Tickhill House, Grade II
- Liverton Village, barn & horse gin, north of Tickhill House, Grade II
- Liverton Village, Shrubberies Cottage & barn, Grade II
- Liverton Village, Drinking fountain west of The Waterwheel Inn, Grade II

(Total number of entries in the list: 9, total number of listed buildings: 28)

1.6 There are no scheduled monuments in the conservation area.

1.7 There are no Tree Preservation Orders within the conservation area.

## Article 4 Directions

1.8 Article 4 Directions were approved by the Secretary of State for the Environment on 12<sup>th</sup> April 1978. The directions withdraw certain permitted development rights for domestic and agricultural properties in order to prevent erosion of the special character of the conservation area through insensitive development.

## Planning Policies affecting Liverton Conservation Area

1.9 The Redcar & Cleveland Local Development Framework (LDF) contains several policies relating to the conservation area. They are set out in Appendix 2.

## Conservation Area Appraisal

1.10 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 Liverton Conservation

## Liverton Village Conservation Area Appraisal 2011

Area by recording, evaluating and presenting all of the key elements that together make up its special interest and character. It also considers changes to the conservation area boundary and identifies negative features and opportunities for improvement.

- 1.11 **The appropriateness of the conservation area boundary has been considered and after public consultation, this appraisal and its recommendations including changing the name of the conservation area to Liverton Village and confirmation of the existing conservation area boundary, was approved by Redcar and Cleveland Borough Council on 22<sup>nd</sup> January 2009. This appraisal has been revisited to ensure it remains relevant and up to date. The present conservation area boundary is shown on the plan in Appendix 1.**
- 1.12 While the appraisal covers the topics referred to in PPG 15 and in guidance issued by English Heritage the appraisal is not intended to be comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.13 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

- 2.1 A brief review of the historic development of Liverton is important in order to understand how it has evolved to its present form and acquired the distinctive elements that make up its special character.
- 2.2 Liverton is a planned, medieval, upland village of probable 11<sup>th</sup> century date, of which the Norman font, chancel arch and north doorway in the Church of St Michael are the earliest 'above ground' evidence. All other remains lie in its even earlier Anglo Saxon name and beneath the ground, wherein may lie evidence of even earlier prehistoric settlement sealed beneath medieval and later deposits.
- 2.3 The medieval village plan consisted of two rows of farmsteads facing each other across an open green and centred on the crossroads formed by Liverton Road with the lanes to Handale and Moorsholm. The west row of properties would have followed a similar alignment to the existing buildings, whereas Tickhill House and Shrubberies Cottage mark the approximate alignment of the much depleted east row.
- 2.4 Each property had a strip of intensively cultivated land (garth or burgage plot) to the rear. The usual pattern for villages of this type is for the rows of burgage plots to end at a back lane. In Liverton they end at streams and in the case of the eastern row, two streams that result in a staggered pattern of plot boundaries.
- 2.5 At the north-east end of the village the Church of St Michael stands somewhat detached from the core of the settlement. It is probable that the church was founded by the lord of the manor and that its location related to the site of the manorial complex rather than to the village.
- 2.6 The first edition six-inches-to-one-mile, Ordnance Survey plan (c.1853) shows a dovecote next to the church and an area of land called "The Parks" lying to the north-east of the church, close to the present Park House Farm. These are indicative of the existence of a manorial centre in the immediate vicinity of the church and a deer park. The location suggests that it may have been contemporary with or earlier than the village. Earthworks lying to the east of the lane leading to the church may be associated with the manorial complex.
- 2.7 Liverton remained an 'estate village,' owned by the Viscount Downe, until the end of the 20<sup>th</sup> century.
- 2.8 The course of the existing road through the village appears to have changed over time. On an old map the road continues northwards along the present lane to the church and curves sharply west before continuing along its present route to Loftus. The medieval village layout may have had two roads, the existing one serving the west row of properties, with another running parallel serving the eastern row.
- 2.9 Encroachment onto the green in front of the original two rows probably began in the medieval period and may have included farmsteads and cottages. Some encroachments were subsequently cleared leaving earthworks, the oldest of which may be of late medieval date. They are clearly visible at the north and south-east ends of the green. Other encroachments appear to have survived albeit in rebuilt form as Nos. 3-4, and 7-8 Liverton Road, The Hollins, Police House and the Waterwheel Inn (formerly the Downe Arms).
- 2.10 Enclosure of the green, to form the pattern of fields that exists today, probably took place in the early 19<sup>th</sup> century. The present enclosed fields immediately east and west of the settlement, still closely reflect the pattern of medieval garths. Some may have been merged by enclosure in the early 19<sup>th</sup> century when most of the existing hedgerows would have been

## Liverton Village Conservation Area Appraisal 2011

planted, although some may be of much older vintage. The 'ridge and furrow' pattern left by ancient ploughing technique can still be clearly seen in some of the fields and garths.

- 2.11 The archaeological potential of the settlement was demonstrated in 1997 when an archaeological dig in the field between No 3 Liverton Road and the Waterwheel Inn, uncovered the remains of a late medieval long-house.
- 2.12 Apart from the church, the buildings in the village date from no earlier than the 18<sup>th</sup> century and appear to have been subject to a programme of gradual renewal that extended throughout the 19<sup>th</sup> century. Unlike most rural settlements in Redcar and Cleveland, Liverton has escaped the urbanisation of the 20<sup>th</sup> century and the only 'modern' buildings are the Police House, The Hollins, Scotfield and Middle Earth.



### 3. CHARACTER APPRAISAL

#### Physical Setting and Topography

- 3.1 Liverton village straddles Liverton Road (B1366) and is between 140 and 150 metres above sea level. An upland settlement, it is located on the gently-sloping, north-facing incline of the North York Moors.
- 3.2 Liverton and the undulating landscape around it form the watershed of fast-flowing streams that have cut the deeply-incised, wooded, ravine-like valleys of 'The Trent' (Holy Gill), Liverton, Waytail and Handale Becks. The village lies just above the head of the valley of 'The Trent' which meanders though the village passing back-and-forth beneath the road.
- 3.3 The natural, physical and geological features of the broader area, have also influenced the character of the built environment, providing building timber, yellow/brown/grey sandstones and clay suitable for making the orange/red bricks and pantiles, all so characteristic of the conservation area. In the 19<sup>th</sup> century the development of the railways brought an end to dependence on indigenous materials and gave access to an eclectic range of building materials from diverse and distant sources, including roofing slates from Cumbria and North Wales.

#### Layout

- 3.4 Liverton is a linear green village with a surrounding field system, straddling the serpentine Liverton Road that passes over slightly undulating terrain, close to the edge of the moor. The spacious layout with buildings widely dispersed and in groups is due to the evolution of the farming economy referred to above, coupled with the incremental development of the green over hundreds of years.

#### Land Uses

- 3.5 Within the conservation area agricultural and residential uses

predominate. However, as dwellings in the countryside are increasingly sought after by commuters and the retired, correspondingly fewer remain tied to farming activities. Much of the land is used for pasture and grazing with only three fields in arable use. The long-term pastoral use of much of the land has helped ensure the preservation of traditional field boundary hedgerows and ridge and furrow patterns.

#### Building Form and Character

- 3.6 The buildings in the conservation area, their form, materials, style, their relationship to the spaces between them and the ways in which those spaces are used, contribute greatly to its character. History has given a surprising variety of building style and materials to Liverton.
- 3.7 Most of the buildings in the village are of 18<sup>th</sup> or 19<sup>th</sup> century origins and consist of agricultural buildings, farmhouses and cottages, together with the Church, village hall and inn. Although generally lacking in architectural refinements, they are all nonetheless a valuable part of the heritage. Some display the characteristics of the distinctive, local vernacular building tradition developed over hundreds of years. Others, particularly some of the 19<sup>th</sup> century cottages, are more closely related to the vernacular building style of the Scottish Borders, being single storey or of 1½ storeys with dormers.
- 3.8 Architecturally and historically the most important buildings are: the Parish Church, Church House Farm, Tickhill House Farm and cottages, Shrubberies Cottage, the converted outbuildings of Shrubberies Farm and the village pinfold. The best are protected as listed buildings of special architectural or historic interest.
- 3.9 Characteristic features of historic buildings include:-

## Liverton Village Conservation Area Appraisal 2011

- Pitched roofs, articulated by gabled dormers and chimney stacks with rows of clay pots.
- Varied proportions of window openings, including 'landscape,' 'portrait' and square formats, the shape being determined by the type of window frame. Most windows having stone lintels or flat brick arches and some of the Victorian cottages had stone mullions until removed during 'modernisation'.
- Farm outbuildings tend to be plain and unadorned with particular styles of doors, windows and ventilators designed and placed for function rather than architectural symmetry.

### Building Materials

- 3.10 The older buildings are constructed from locally quarried sandstone blocks in hues of orange, brown, grey and yellow tones. Stone blocks have a diversity of surface dressing, the most common being a herringbone or chevron pattern. The best examples have now weathered to a mature patina.
- 3.11 Some cottages constructed in the 19<sup>th</sup> century were faced with locally made brick in a range of red, orange and brown hues, used in conjunction with stone dressings.
- 3.12 Modern domestic building finishes include machine-made brick and painted render, while modern farm buildings are clad in 'profile' steel or fibre-cement sheeting and/or timber boards.
- 3.13 The traditional roofing materials in Liverton are clay pantiles and grey / blue / black Welsh slate. Modern man-made slates and tiles have been introduced, but these lack the enduring subtleties of patina and colour to be found in their more natural counterparts, tending to weather down to a grey concrete colour.

### Windows

- 3.14 Historically authentic domestic windows in Liverton include the following:-
- Wooden, vertically-sliding, sash windows
  - Wooden, 'Yorkshire' horizontally-sliding sash windows
  - Mullioned windows of Victorian cottages probably held multi-paned, side-hung, iron casement windows, now lost through modernisation.
- 3.15 Older sash windows of both types are multi-paned with glazing bars, while later sashes have fewer panes. As a further variation in the pattern, Nos. 3 & 4 Liverton Road had tripartite, multi-paned, vertically sliding sashes.
- 3.16 'Yorkshire' sashes were the cheaper alternative to vertically-sliding sashes and tend to be found in the backs of buildings.
- 3.17 Most window openings have stone sills and stone lintels, frequently keyed, or else flat arches of brick. Some of the Victorian cottages have lintels with carved, decorative hoodmoulds.
- 3.18 Historic farm outbuildings have a variety of different windows specifically designed for purpose, including fixed, small-paned upper lights above panels of sliding 'hit-and-miss' bars.

### Doors

- 3.19 Traditional domestic doors were made from broad, vertical, timber boards, although this type is now generally only found in farm outbuildings. Those in later buildings tend to be of four or more square or rectangular-shaped panels, sometimes with glazed upper panels. Doorways usually match the windows by having similar lintels or arches of stone or brick. There is a sole geometric-patterned overlight above the front door at Tickhill Farm.
- 3.20 Traditional doors of agricultural buildings are mostly vertically boarded

with long strap hinges and metal latches.

### **Gardens and Landscape**

3.21 On either side of Liverton Road, the combination of well maintained front gardens, particularly those with trees, together with fields and paddocks used for livestock and grazing, make up the particular character of the setting of the conservation area. These characteristics are further enhanced by the traditional forms of enclosure as follows:-

- Stone walls (see below).
- Timber fences including painted picket fences.
- Blackthorn, hawthorn and mixed species hedges, sometimes set behind walls or fences.

3.22 To the east and west of village core, most of the historic grassed enclosures or garths, are bounded by mature hedgerows, visually punctuated by woodland trees, creating a special setting for the conservation area.

3.23 Stone boundary walls are a strong characteristic feature, particularly alongside Liverton Road where they help to visually unify and knit the area together. They are constructed from local stone in various forms including dressed and coursed stone blocks, coursed stone rubble and random rubble. They also have a variety of copings including flat, curved-topped, rounded and saddleback. Some walls are of dry-stone construction, the most notable being the grade II listed pinfold wall at the north end of the village.

3.24 The pinfold, a simple structure of walls enclosing a small, rectangular-shaped open space, is part of the agricultural history of the village, its purpose being to secure stray livestock before being claimed by their owners.

3.25 The partly culverted stream (The Trent) flows through the village from end to

end, passing back-and-forth beneath the road. It is at its most attractive where it crosses the frontages of properties and is frequented by resident water fowl.

### **Trees**

3.26 Trees are a crucial component of the character of Liverton. The individual specimen trees, hedgerow trees and groups of trees all make a positive contribution to the appearance of the conservation area, acting as visual breaks and screens and making open spaces more attractive.

3.27 The most important groups of trees include the following:-

- Group alongside the stream, west of Scotfield and Middle Earth.
- Group to the east of Shrubberies Farm.
- The frontage to Tickhill House, alongside Liverton Road.
- The Garden of The Hollins.
- Line of trees east of the lane leading to the church.
- The churchyard.

### **The Highway**

3.28 For the most part road surfaces, footpaths and other hard surfaced areas have tarmacadam or concrete finishes which are serviceable, but contribute little to the character of the conservation area, especially where they are in need of repair. The only examples of traditional surfacing materials are as follows:-

- The broad whinstone surfaced channel separating the highway from the 'lay-by' in front of Tickhill House Farm.
- The stone paving and setts in front of the Village Hall.

## Liverton Village Conservation Area Appraisal 2011

### Street Furniture

- 3.29 Although street furniture and traffic signs (including markings on the carriageways) are generally lacking in design and aesthetic appeal, there are so few in the conservation area that their impact upon its special character and attractiveness is negligible.
- 3.30 Electricity and telecommunications services are delivered by overhead wires supported on timber poles which also support innocuous, utilitarian lamps to light the street. While overhead wires are visually intrusive, on balance the shared use of timber poles helps reduce the overall impact on character.

### Summary of Essential Characteristics

- 3.31 The essential architectural, historic and environmental qualities that make up the special character of Liverton Conservation Area can be summarised as follows:-

- A linear, green, upland village with a surrounding field system located on slightly undulating terrain, close to the edge of the moor.
- A well preserved and archaeologically important historic settlement layout.
- Spacious layout with buildings widely dispersed and in groups.
- Predominantly agricultural and residential uses comprising 18<sup>th</sup> and 19<sup>th</sup> farmsteads and cottages, a church, village hall and inn.
- The relationship of buildings to the spaces between them.
- The ways in which those spaces are used - as well maintained cottage gardens and as fields and paddocks used for pasture, grazing and arable.
- The stream flowing through the village crossing the frontages of properties.
- Historic grassed rear garths with mature hedgerows hedgerow trees and ridge-and-furrow patterns.
- Individual specimen trees, hedgerow trees and groups of trees act as visual breaks and screens and make open spaces more attractive.
- A variety of building style including the distinctive, local vernacular tradition of building along with influences from the Scottish Borders vernacular.
- Key features of buildings are:-
  - Traditional building materials including local herringbone-dressed sandstone and locally-made brick used with stone dressings.
  - Pitched roofs with chimney stacks and clay pots.
  - Traditional roofing materials are clay pantiles and Welsh slate.
  - Varied proportions of window openings with stone lintels and sills and flat brick arches.
  - Wooden, multi-paned, vertically-sliding and 'Yorkshire' horizontally-sliding, sash windows.
  - Doors of vertical timber boards or of four or more panels, under stone lintels or brick arches.
  - Plain, unadorned farm outbuildings have particular styles of doors, windows and ventilators designed for function rather than architectural symmetry.
- Traditional forms of enclosure as follows:-
  - Stone walls, particularly alongside Liverton Road.

- Timber fences including painted picket fences.
- Blackthorn, hawthorn and mixed species hedges.
- The most important buildings are:-
  - The Parish Church
  - Church House Farm
  - Tickhill House Farm and cottages
  - Shrubberies Cottage
  - The converted outbuildings of Shrubberies Farm.

3.32 All of these characteristics contribute to the character and attractiveness of the conservation area that embraces the whole of the historic core of the settlement.

**Liverton Village Conservation Area Appraisal 2011**

## 4. OPPORTUNITIES FOR IMPROVEMENT

4.1 This section summarizes the negative elements in the conservation area and suggests possible remedial actions and opportunities for improvement.

### Changes to the historic built infrastructure

4.2 Most buildings have escaped the trend of property improvements that often result in the destruction of original detail and proportions of buildings. A number of properties in the conservation area have however suffered by losing authentic materials and architectural detail. Particular losses are windows and doors replaced in UPVC and clay pantiles and Welsh slate replaced with concrete substitutes.

4.3 The erosion of authentic historic features of buildings, the addition of unsympathetic extensions, and the introduction of modern man-made building materials lacking the enduring qualities of their traditional counterparts, are all particularly damaging. They detract from the historic integrity of the individual buildings and collectively undermine the special character and appearance of the area. Much of this change has taken place despite having Article 4 Directions.

4.4 Such directions withdraw certain permitted development rights so that planning permission is required for relatively minor building alterations including the replacement of windows, doors and minor extensions. Although these additional controls cannot be used to re-reinstate lost features, it is possible to ensure future changes are more in keeping with the special character of the conservation area.

4.5 The few modern domestic buildings do not detract unduly from the character of the village. A number of modern farm buildings are not harmonious with the character historic character of Liverton owing to their large size and facing materials. Their impact could be

reduced by painting with appropriate colours, and/or screening with trees.

4.6 The pinfold at the north end of the village is overgrown, unused, neglected and in need of repair and reinstatement of its gate.

### Building Archaeology

4.7 The whole settlement is of archaeological importance and any development within the conservation area will therefore have a serious impact on its archaeological integrity. Particularly sensitive areas are:-

- The site of the medieval green lying roughly between the west side of Liverton Road and the line of buildings formed by Tickhill Farm and Shrubberies Cottage.
- The rear garths and ancient ridge and furrow field systems.
- Several areas within the area of the green containing earthworks.

4.8 It is possible that analysis of some of the older buildings may reveal structural elements from earlier periods than their external appearance might suggest. It is therefore very important to pursue the measures provided under the Planning Acts and other legislation and advice to investigate, record and conserve the authentic historic external and internal fabric of buildings.

### Highway Infrastructure & Street Furniture

4.9 The opportunity presents itself for special highway standards in conservation areas and closer and more effective working relationships with service providers. Such arrangements should aim to enhance the existing uncluttered appearance of the highway and to make positive improvements to surfaces, signs and street lighting whenever the opportunity arises.

# Liverton Village Conservation Area Appraisal 2011

## Trees

- 4.10 Some trees are showing signs of age and damage by livestock. Although there is a statutory measure of protection for trees in conservation areas, there are no Tree Preservation Orders. In view of the major contribution trees make to the special character and setting of the conservation area it would be appropriate to undertake a survey of trees in order to identify opportunities to reinforce and extend the existing tree cover and to consider the need for Tree Preservation Orders. This should be undertaken in the context of a Conservation Area Management Plan.



## 5. CONSERVATION AREA BOUNDARY

- 5.1 Within the conservation area no significant developments or adverse changes in character have taken place that would justify changes to its boundary. It is therefore still considered to be a coherent area, including all of those buildings of architectural and historic interest, the spaces around them and their landscape settings, that make up the area's special character.



**Liverton Village Conservation Area Appraisal 2011**

## 6. CONCLUSIONS

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

6.2 Liverton Conservation Area embraces the whole of the historic settlement. Since its designation in 1976 and extension in 1994, no historic buildings have been demolished although there has been some erosion of character through unsympathetic alteration. Despite this Liverton's architectural, historic and environmental qualities and the integrity of its historical origins as a medieval planned 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 1994 or 1976. Continued protection as a conservation area is therefore considered key to the future survival of its special character and it is not therefore considered appropriate to make any changes to the conservation area boundary.

6.3 Regarding the negative elements that undermine the special qualities of the conservation area. The more intractable problems will require further work to develop practical, coherent solutions and opportunities for improvement and should be addressed in the context of a Conservation Area Management Plan.

6.4 Short term actions to address some of the less problematic issues are suggested as follows:-

- The loss of authentic historic features, addition of unsympathetic extensions, and use of modern man-made building materials, should be addressed through a more rigorous application of the Council's planning

powers and the existing Article 4 Directions, to ensure future changes are more in keeping with the special character of the conservation area.

- The Council's planning powers should be used to ensure that proper analysis and recording of the interior and exterior of historic buildings is undertaken as a condition of any approval for development or other works.
- The use of special highway standards in conservation areas should be pursued in conjunction with closer and more effective working relationships with other service providers to ensure changes in the highway environment enhance the special character of the conservation area.

**Liverton Village Conservation Area Appraisal 2011**

# APPENDIX 1: Planning Policies

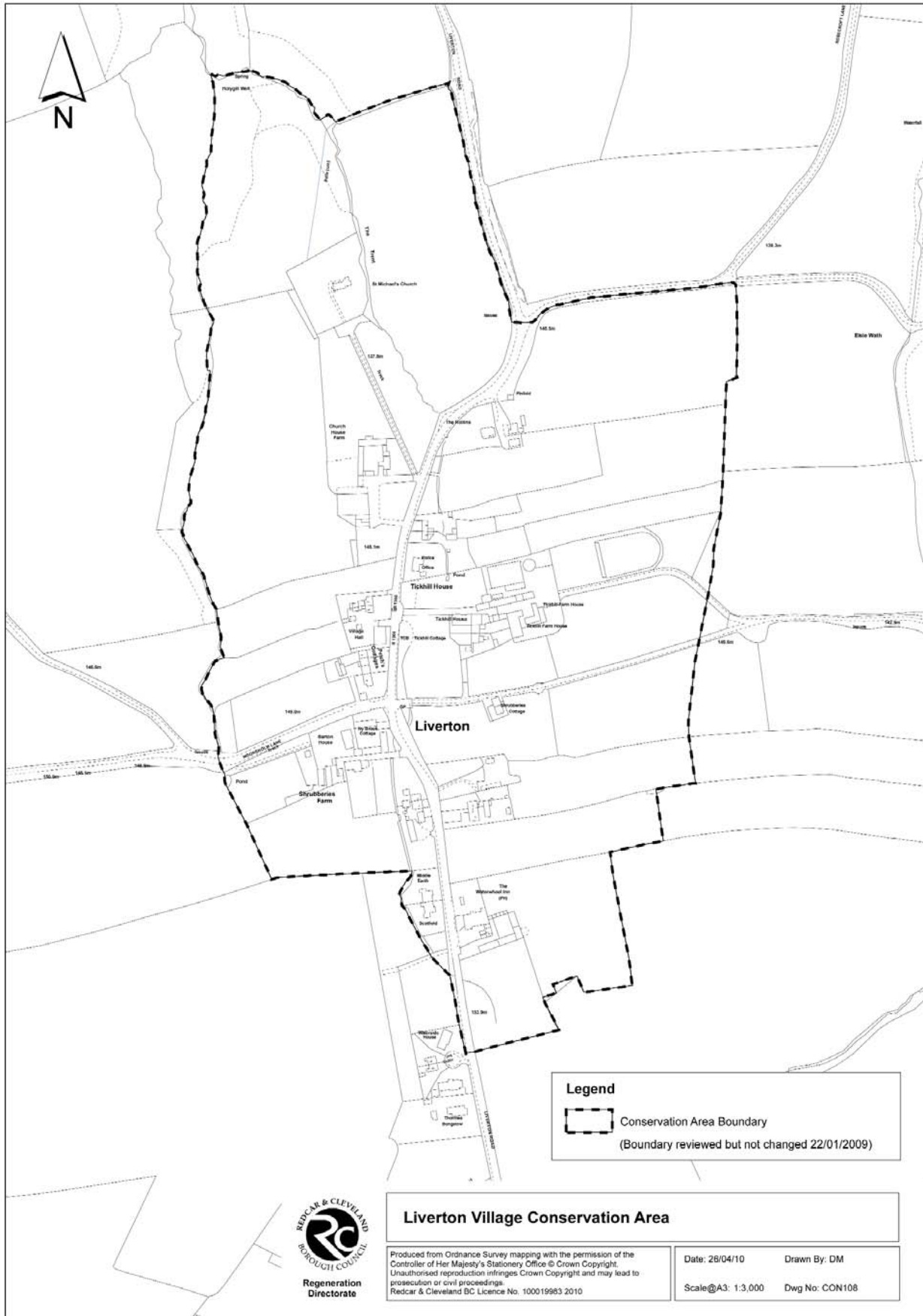
## Local Development Framework (LDF) Policies affecting Liverton Village Conservation Area

1. The Redcar & Cleveland Local Development Framework, which includes policies in the adopted Core Strategy and Development Policies Development Plan Documents (DPDs), sets out several policies relating to this conservation area. Those current at the time of writing are detailed below; for an up to date list of extant policies, please visit the Council's website, [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf).
  2. Policy CS22 of the Core Strategy indicates the overall approach will be to protect and enhance the Borough's landscape. Development will not be allowed if this would lead to the loss of features important to the character of the landscape unless the need for development outweighs the landscape considerations. Where the development is justified, proposals will include measures to enhance, restore or create the special features of the landscape. Planting of new hedgerows, trees and woodlands within the Tees Forest area will be encouraged.
  3. Policy CS24 states the Borough's biodiversity and geological resource will be protected and enhanced. Development will be encouraged to include measures to contribute positively to the overall biodiversity in the Borough.
  4. 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.
  5. The spatial strategy for East Cleveland and the Villages (Core Strategy policy CS6) includes Liverton, outlining regeneration, sustainable communities, access, economy and environment strategies.
  6. The entire conservation area is located outside the 'Limits to Development'. Policy DP1 of the Development Policies DPD sets out the limited types of development that will be permitted outside the development limits.
  7. The North Western corner of the conservation area is a Site of Nature Conservation Importance, as shown on the Adopted Proposals Map. Policy CS24 applies as outlined in paragraph 3.
  8. The North Western section of the conservation area is within the Tees Forest area, to which LDF Policy CS22 applies, as outlined in paragraph 2.
  9. General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD. Policies DP9, DP10 and DP11 set out factors for considering proposals affecting conservation areas, listed buildings and archaeological sites and monuments respectively.
- NB** The planning policies referred to above are current at the time of writing; for an up to date list of extant policies, please visit the Council's website, [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf) or contact: 01287 612356.

**Liverton Village Conservation Area Appraisal 2011**

# APPENDIX 2: Plan of Liverton Village Conservation Area

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







# APPENDIX 3: Bibliography & Acknowledgements

## Legislation & National Policy Guidance

- Sections 69 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning Policy Guidance Note (PPG) 15: "Planning and the Historic Environment," H.M.S.O. 1994.
- Planning Policy Guidance Note (PPG) 16: "Archaeology and Planning," 1990.
- English Heritage: "Development in the Historic Environment," June 1995.
- English Heritage: "Conservation Area Practice," October 1995.
- English Heritage: "Conservation Area Appraisals," March 1997.
- English Heritage: "Guidance on Conservation Area Appraisals," English Heritage, August 2005.
- English Historic Towns Forum, "Conservation Area Management," June 1998.
- "The 25<sup>th</sup> List of Buildings of Special Architectural or Historic Interest for the District of Langbaugh (Cleveland)" (Parish of Loftus), Department of the Environment, 27 February 1987.

## Local Authority Reports

- Cleveland County Council, "Liverton Conservation Area" Report No 60, May 1976.
- Redcar & Cleveland Local Development Framework: Core Strategy DPD adopted July 2007 Policy CS5: Spatial Strategy for East Cleveland and the Villages (p.31).
- Redcar & Cleveland Local Development Framework: Development Policies DPD adopted July 2007 Policies DP9: Conservation Areas, DP10: Listed Buildings & DP11: Archaeological sites and Monuments.

## General

- Agricultural History Review, Sheppard, J. A., "Metrological Analysis of Regular Village Plans in Yorkshire," Vol. 22, 1974.
- Atkinson, Rev. J. C. "History of Cleveland Ancient and Modern," J. Richardson, London, 1874.
- Beilby, Mrs Mary, for important local information.
- Brown, Marilyn, Cleveland County Archaeologist, memorandum, 26<sup>th</sup> February 1976.
- Brunskill R W (1981) Traditional Buildings of Britain.
- Brunskill R W (3rd ed 1987) Illustrated Handbook of Vernacular Architecture
- Bulmer, T. & Co. "History, Topography and Directory of North Yorkshire," 1st May 1890.
- Cleveland County Archaeology Section, "The Former Medieval Villages of Redcar and Cleveland: An Archaeological and Planning Assessment," 1996.
- Cleveland County Archaeology Section, "The Former Medieval Villages of Redcar and Cleveland – an Archaeology and Planning Assessment," 1996.

## Liverton Village Conservation Area Appraisal 2011

- Daniels, Robin, Cleveland County Archaeological Officer, report on Liverton and Moorsholm, May 1992.
- Department of the Environment, "The 25<sup>th</sup> List of Buildings of Special Architectural or Historic Interest for the District of Langbaugh (Cleveland)" (Parish of Loftus), 27 February 1987
- Graves, Reverend John, "History of Cleveland," 1808
- Harrison, B, and Hutton, B. "Vernacular Houses in North Yorkshire and Cleveland," John Donald Publishers Ltd, Edinburgh, 1984
- Ord, John Walker, "History and Antiquities of Cleveland," 1846
- Ordnance Survey, First Edition, Six Inches to One Mile map surveyed 1853.
- Pevsner, Nikolaus, "Buildings of England, North Riding," Penguin, 1965
- Russell, Ada, "Victoria County History, North Riding," Vol. II, pp 383-385.
- Smith, A. H. "The Place Names of the North Riding of Yorkshire," (English Place-Name Society) Cambridge University Press, 1928 re-issued 1969.
- Cleveland county Archaeological Section, "The Former Medieval Villages of Redcar and Cleveland – an Archaeology and Planning Assessment," 1996.
- Whellan, T. & Co. "History and Topography of the City of York and the North Riding of Yorkshire," John Green, Beverley, 1857/9, p.786.





**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.**

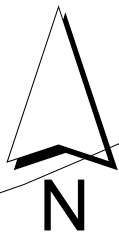


**this is**  
**Redcar & Cleveland**

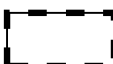
**Regeneration Directorate**  
Redcar & Cleveland House  
Kirkleatham Street  
Redcar  
TS10 1RT

[www.redcar-cleveland.gov.uk](http://www.redcar-cleveland.gov.uk)

**Telephone: 01642 774 774**



**Legend**

 Conservation Area Boundary  
(Boundary reviewed but not changed 22/01/2009)

**Liverton Village Conservation Area**



**Regeneration Directorate**

Produced from Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Redcar & Cleveland BC Licence No. 100019983 2010

Date: 26/04/10	Drawn By: DM
Scale@A3: 1:3,000	Dwg No: CON108