



Ormesby Hall

Conservation Area Appraisal

2011



Planning (Listed Buildings & Conservation Areas) Act 1990

this is Redcar & Cleveland

Ormesby Hall Conservation Area Appraisal 2011

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1. INTRODUCTION

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

1.2 A small part of Ormesby Hall Conservation Area falls within the Borough of Middlesbrough, i.e. Nos. 33 to 61 High Street and the Ormesby Club and Institute. Although the appraisal defines the special character of the whole of the conservation area, it does not consider opportunities for improvement or possible boundary changes in that part lying within Middlesbrough. They will be addressed by Middlesbrough Borough Council.

The Designation of the Conservation Area

1.3 Ormesby Hall Conservation Area was designated by Teesside County Borough Council on 16th March 1971. The conservation area boundary was tightly drawn to include the whole of the historic settlement, Ormesby Hall and its immediate landscape setting. The reasons for designation and its purpose are set down in the designation report.

1.4 A plan showing the existing conservation area boundary is provided in Appendix 1.

Other Protective Designations within the Conservation Area

Tree Preservation Orders

1.5 Within the existing conservation area boundary two small areas of woodland are protected by a Tree Preservation Order, while outside the area a further Order protects that part of Crow Wood lying to the south of Spring Garden Lane. They are shown on the Conservation Area Plan in Appendix 1.

Listed buildings

1.6 There are 49 listed buildings (19 entries in the list) of special architectural or historic interest within the conservation area. See Appendix 2.

Scheduled Monuments & Archaeology

1.7 There are no scheduled monuments in the conservation area.

1.8 Although only limited work has been undertaken, Ormesby's archaeological significance is indicated in the likelihood of the survival of the undeveloped sites of the early parts of the settlement that were cleared to create the park around the Hall. It is understood that evidence of World War II installations survives near the Stable Block.

Article 4 Directions

1.9 A 'blanket' Article 4 Direction was approved by the Secretary of State for the Environment on 10th May 1974. The direction withdraws certain permitted development rights for domestic and agricultural properties throughout the conservation area in order to prevent further erosion of the special character of historic buildings or the erection of inappropriate buildings and forms of enclosure.

Planning Policies affecting Ormesby Hall Conservation Area

1.10 The Redcar & Cleveland Local Development Framework contains several policies relating to the conservation area. They are set out in Appendix 3.

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.

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- 1.12 This appraisal provides a clear and sound understanding of Ormesby Hall Conservation Area by recording, evaluating and presenting all of the key elements that together make up its special interest, character and attractiveness. It also identifies negative features and opportunities for improvement. It also identifies negative features and opportunities for improvement and considered changes to the conservation area boundary.
- 1.13 **After public consultation this appraisal and its recommendations including changes to the boundary of the conservation area, was approved by Redcar and Cleveland Borough Council on 16th July 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.**
- 1.14 While it covers the topics referred to in PPG 15 and in guidance issued by English Heritage, the appraisal is not intended to be comprehensive or to provide detailed descriptions of the listed buildings. The omission of any particular building, feature or space from the appraisal, should not be taken to imply that it is of no interest. The appraisal should not be regarded as a static document. It will be subject to review and update, especially in the light of new research and as more information and knowledge becomes available.
- 1.15 The next step of the process will be to formulate 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 In order to fully comprehend the special character of the conservation area, it is important to understand how Ormesby developed and evolved to its present form and acquired the distinctive elements that make it special. Only a brief summary of Ormesby's development is given here to help place the conservation area in historical context. A more detailed account is given in Appendix 4 and references to further reading, of which the most helpful are the works by David Pattenden, Dr Lynn Pearson and Sophie Rakes' excellent guidebook to Ormesby Hall, are given in Appendix 5.
- 2.2 Being largely a product of the post-medieval period, Ormesby's earlier history serves to inform an understanding of its layout and the potential for archaeological interest.
- 2.3 The development of Ormesby as we see it today began around 1600 when the Pennyman family acquired the manor. Successive generations of this family used their considerable wealth to progressively re-order and redevelop the medieval village during the 18th and 19th centuries. In so doing they created a small group of buildings of remarkable design and craftsmanship set in extensive and spacious landscaped parkland while eliminating most of the medieval 2-row village.
- 2.4 The 20th century was also a time of great change brought about by the expansion of suburban Middlesbrough to engulf the once rural backwater of Ormesby. The consequent commercial pressures brought about the redevelopment of historic buildings leaving intact only the Hall, its extensive park, the parish church and a scattering of other historic buildings on the High Street and Church Lane.
- 2.5 The salvation of the Hall and its park was only achieved by the enlightened action of its last owner, Colonel James Pennyman, who bequeathed the property to the National Trust upon his death in 1961. Thus the integrity of the house and its parkland setting has been sustained and enhanced over the last 45 years and is likely to remain so.
- 2.6 In the mid 1970s construction of the Teesside Parkway (A174) removed some of the traffic congestion from the High Street and helped restore the tranquillity of earlier times to Church Lane, but it cut Ormesby Hall Park in two.

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3. CHARACTER APPRAISAL

Physical Setting and Topography

- 3.1 Ormesby lies about 3 miles from the centre of Middlesbrough on gently sloping ground close to the foot of the scarp slope of the Eston Hills. Lying just above the coastal plain and with a northerly aspect, the elevated site of Ormesby Hall once afforded a prospect across the park and distant farmland to the winding course of the River Tees. Now, amidst the suburbs of Middlesbrough, it has become a rural oasis engulfed by development.
- 3.2 The vestiges of the historic village straddle Church Lane and the historic Ladgate Lane at its intersection with the road (A171) connecting Guisborough to the River Tees. Today heavy traffic is diverted away from Ormesby to the south, along the A174 that also serves as a convenient southern boundary of the existing conservation area. To the west the Middlesbrough-Whitby Railway separates Ormesby Park from Marton.

Local Context of Ormesby Hall Conservation Area

- 3.3 In the context of the 17 other conservation areas in the Redcar & Cleveland area, Ormesby Hall Conservation Area is unique in terms of the quality of its special architectural and historic heritage, the magnificence of its landscape setting and its archaeological potential.

Settlement location, form and layout

- 3.4 Ormesby Hall Conservation Area occupies a suburban location on the outskirts of Middlesbrough. It is now hemmed in on every side by 20th century suburban housing estates and the A174, beyond which lies the severed half of Ormesby Hall Park.
- 3.5 Ormesby village is a small settlement that can no longer be called a village in the true sense of the word. It consists of

a country house of modest scale in an extensive landscaped park that historically encroached upon and obliterated half of the medieval 2-row settlement along the west side of Church Lane. Only a handful of old properties now survive here as well as on the High Street which, when taken together with Church Lane, gives a 'T' plan village layout. Ormesby Hall is located close to the eastern edge of the conservation area, just off Church Lane, with the park laid out before it to the north, south and west.

Character of the Built Heritage

- 3.6 The buildings of the conservation area, their special architectural and historic character and relationship to the spaces between them, set the scene for its character and appearance. Collectively they are of mixed quality, ranging from the mediocre to outstanding, making Ormesby a unique and special place.

The Buildings – building materials

- 3.7 Ormesby's indigenous building materials are locally quarried Jurassic sandstone and bricks manufactured from the local clays. From the middle of the 17th century handmade bricks and pantiles were at first imported and then made locally producing the familiar, warm, mixed hues of red and purple through orange and brown to buff. From the middle of the 19th century local machine-made bricks and tiles were commonly used for most building works.
- 3.8 In Ormesby indigenous honey-coloured stone was used for the principal buildings of the manor as well as for the earliest cottages and workshops. For higher status buildings local sandstone was frequently supplemented with better quality stone 'imported' from other parts of Northern England. Ormesby Hall is faced with finely tooled sandstone ashlar.

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3.9 Handmade brick first appears in the 18th century in Ormesby and is used for lower status dwellings such as the almshouses on the High Street. It was used again much later and in a version of English garden wall bond, to build the high-status Edwardian Ormesby House. Other early 20th century buildings are of machine-made common brick while later developments used monotone coloured brickwork and interlocking concrete tiles, regardless of their status.

3.10 Roofing materials for high status buildings include green/blue Lakeland slate, frequently in diminishing courses, lead and, from the middle of the 19th century, grey/blue/black Welsh slate. For minor domestic, agricultural and ancillary buildings, traditional orange/red clay pantiles were the norm although Welsh slate also came into common use. From the middle of the 20th century concrete tiles were used in a variety of patterns.

3.11 The predominant type of historic window is the wood, multi-paned, vertically-sliding sash. Some are round-headed and there are a few examples of circular windows and 'Yorkshire' horizontally-sliding sashes. 20th century properties include the use of wood sash windows as well as side and top hung casement windows with some inter-war properties having bow windows.

3.12 The earliest doors for high status buildings are of two or four panels, whereas cottage doors are usually of vertical boards. Doors in later buildings tend to be of four or six panels, regardless of status, but panels are raised and fielded in the higher status buildings.

3.13 The traditional mid-to-late 20th century farm buildings at Ormesby Grange Farm tend to be plain, understated and functional with few architectural embellishments, the exception being the pigsty referred to below. Built of brick and clay pantile, they have doors, gates, windows and ventilators in a

variety of patterns specifically designed and positioned for function rather than architectural symmetry. A typical window type has small-paned upper 'hospital' lights above panels of sliding 'hit-and-miss' bars. Traditional doors are vertically boarded with long, plain, strap hinges and metal latches.

3.14 The few mid-late C20 farm buildings include utilitarian, steel, shelters and sheds, none of which enhance the special character and appearance of the conservation area, but which for the most part are well screened from views from the Hall and within the park.

The Buildings – form, scale and style

3.15 The variety of building form in Ormesby is dictated by the diversity of building type, ranging from the nave, chancel and tower of the parish church and the mansion with its service wings and stable block at Ormesby Hall, through to larger detached houses such as Ormesby House, the farmstead, smaller detached and semi-detached dwellings, to tiny lodges, cottages and almshouses. Then, there are other structures such as bridges, memorials, and walls. Buildings are of single through to three storeys in height. Some are visually articulated with towers, cupolas or chimney stacks. Roofs are generally pitched, having hips or gables. Layouts range from courtyards and quadrangles to 'H'-plan and plain rows and terraces.

3.16 Ormesby possesses a mixed ensemble of 18th, 19th and 20th century buildings. The finest form a small, high status group centred on and including the Hall. They exhibit the finest design and craftsmanship expressed in the Georgian Palladian style of architecture of the mid-to-late 18th century and the Tudor Gothick style of the early 19th century while parish church is in the Decorated style of the Victorian Gothic Revival period. Being of much more than local significance, this group

possess both individually and collectively, an important place in the mainstream of eighteenth century British architecture.

3.17 From the architectural quality of this group of buildings it is clear that the Pennyman family engaged the best regional architects, artists and craftsmen of their day. However, identifying the architects of buildings in Ormesby has always been difficult because of the scarcity of contemporary records. However, recent research and informed opinion has helped to provide the following attributions:-

- Colonel James Moyser of Beverley, gentleman architect: Ormesby Hall, 1740-1745.
- John Carr: the Stable Block, West Lodges and remodelling of the interior of Ormesby Hall in the 1770s. He may also have had a hand in the design of the piggery at Ormesby Grange farm.
- W.S. & W.L. Hicks of Newcastle: Church of St Cuthbert, 1875-1907 and the War Memorial, 1921.

3.18 Taken together with their visually and spatially enhancing landscape settings, this particular group of buildings is a very special heritage asset both within and beyond the confines of the Redcar and Cleveland area.

3.19 Outside this group the architecture of Ormesby includes a broader range of styles. The oldest cottages display the local vernacular building tradition developed over hundreds of years. The style is very plain with very few decorative embellishments, the character being expressed through the building form, choice of materials and the proportions, construction and functional detail of windows and doors. Examples include:-

- The almshouses, Nos. 33-61 High Street.
- No 12 High Street.

- Mudd's Cottage, 20 Church Lane.
- No 38 Church Lane.

3.20 Ormesby Grange, a 'model' farmstead built of brick, pantile and slate, stands alone in Ormesby Hall Park. It includes a late 19th century, 2-storey farmhouse and a group of grade II listed, 18th century, model farm outbuildings. They include a stable, a 'U-plan' barn-and-byre-range and an exceptional crescent-plan pigsty with individual shelters and pens with Gothick style cross arrow loop and quatrefoil decoration on the outward facing wall. Although clearly intended as a showpiece of agricultural innovation, belts of trees now screen the farmstead from views within Ormesby Hall Park.

3.21 Hambleton House (former vicarage) a substantial detached 18th century residence was extended and Victorianised with the addition of a decorative front porch and canted bay windows characteristic of that period. It has since suffered further, less sympathetic alterations and the stonework and brickwork have been painted.

3.22 Buildings of the first half of the 20th century in Ormesby tend to draw their architectural influence from an eclectic mix of past styles but particularly the characteristics of the Victorian Domestic and Arts and Crafts Vernacular styles, even for modest buildings. Examples include:-

- Nos. 2-6 Church Lane.
- Nos. 12-18 and 22-30 Church Lane.
- Nos. 1-28 Jubilee Bank.
- Nos. 32-36 Church Lane.

3.23 An important house of this period is Ormesby House on Church Lane. Dated 1904 and designed in the Jacobethan style by an unknown architect, it is a substantial detached house of red brick and plain clay tile with artificial stone dressings. Three

front gabled projecting bays have mullioned windows with metal-framed, leaded-light casements and the roof is articulated with tall chimneys having separately defined stacks.

Later buildings

3.24 Buildings of the late 20th century tend to reflect the more functional and utilitarian design influences in vogue at the time. They therefore tend to be devoid of architectural ornament and include:

- Nos. 8-10 High Street.
- Woodside, Church Lane.
- Several bungalows and houses on the east side of Church Lane.
- The Vicarage, 54 Church Lane.
- Nos. 20 & 21 Dew Lane.

3.25 While further descriptive information about the buildings in the conservation area is given in the following paragraphs, more detailed information, particularly about the listed buildings, are given in the statutory lists of buildings of special architectural or historic interest and in some of the publications included in the list of references given in Appendix 6.

Landscape and Townscape Character

3.26 The landscape and townscape character of the conservation area is composed of several diverse but interrelated parts or identity areas summarised as follows:-

- The gardens and grounds of the Hall.
- The Parkland setting of the Hall.
- The Churchyard.
- Church Lane.
- The High Street.

The Gardens and Grounds of the Hall

3.27 The well maintained grounds of the Hall are contrived to facilitate unobstructed vistas from its front and rear across open parkland to the north and south. This is achieved by strategically positioned 'blinkers' in the form of belts of woodland that block the views to east (to Church Lane) and west (to Ormesby Grange Farm) and direct the eye to the views that matter. From the front of the Hall the eye is drawn northwards across the gravelled driveway, lawned forecourt and stone-faced ha-ha, to the broad, gently falling Lower Lawn punctuated with trees and clumps and beyond to the enclosing woodland fringe. From the garden front (south) the view extends beyond the A174 – a latter day ha-ha - to Upper Lawn and the southern part of the park.

3.28 On the west side of the Hall the gardens have an intimate quality with a shrubbery, a sunken garden, well kept lawns and a formal pattern of gravel paths providing the settings for herbaceous borders and rose beds. Service wings adjoin the east side of the Hall.

3.29 Intimacy was not the original intention of the 18th century landscaping scheme. The garden on the west side of the Hall is enclosed by a second ha-ha that until the late 19th century, extended across the north and south sides. The intention was clearly to provide open prospects both of the park from the Hall and of the Hall from the park. In the Victorian period privacy became the fashion leading to the planting of the existing shrubberies and woodland within the garden, thus cutting off views to the west.

The Landscape Setting of Ormesby Hall

3.30 Ormesby Hall Park consisting of 143 hectares stretches away to the north, south and west from the gardens

around the house. Broadly comprising Lower Lawn and Upper Lawn together with an area of 'borrowed landscape' to the south, it is laid out in a simplified version of the naturalistic style made popular by 'Capability' Brown in the 1760s. It has a perimeter band of trees known as the 'Pleasure Grounds', cut through with meandering paths which still survive. The openness of the park is populated with clumps and individual specimen trees and in the middle of Lower Lawn and astride the main drive is a substantial copse known as Round Clump. Beyond Upper Lawn to the south lies the gently-sloping area of 'borrowed landscape' crowned by Hambleton Hill that complements and serves as an attractive visual backdrop to the park. Altogether this is an area of great landscape value.

- 3.31 The park was and still remains a device by which to impress visitors approaching the Hall and is a crucial part of its setting. After entering the park through the impressive pair of Palladian pavilions and gatepiers comprising the West Lodges, one is swept along the main drive and through the Round Clump. Upon emerging from the clump the eye is drawn by a glimpse of the distant Palladian front of the Stable Block and of the panorama of Upper Lawn and the wooded Hambleton Hill to the south. After crossing the ha-ha and passing through the Hall's outer fringe of trees, one arrives in the forecourt to be greeted by the grand architectural composition of the Hall and Stable Block standing together amid lawns, the gravelled drive and walks with impressive backdrops of mature woodland. The departing drive continues in an arc past the stables and out through the park's wooded eastern fringe to emerge on Church Lane.
- 3.32 In recent years specimen trees and tree clumps have been planted to enhance the park and a new belt of young trees successfully screens the new car park

from views along the main drive from West Lodge.

- 3.33 Those parts of Lower Lawn lying closest to the house and to the north of the main drive, are grassed and used for grazing, save for the cricket square with its well-screened pavilion. The area lying between the main drive and Ormesby Grange farmstead is in arable use, while a further arable strip is sandwiched between the western woodland belt and the railway. Although this latter strip is an important area of open space it is physically and visually separated from the park by the belt of trees. It is not therefore part of the park layout and does not directly contribute to the special character of the conservation area.
- 3.34 Upper Lawn, although now severed by the 'sunken' A174, is not visually intersected, still being fully visible from Lower Lawn and from the Hall so that it still functions effectively as a key part of the setting of Ormesby Hall. Upper and Lower Lawns are linked by a bridge over the A174.
- 3.35 This 'detached' area is laid out in similar fashion to Lower Lawn. Being in similar mixed use the open areas are used for both arable, pasture – a practice recorded at Ormesby since the early 19th century. Belts of woodland are strategically placed along the north-eastern edge of the lawn and within the 'borrowed landscape'. Elsewhere, shelter belts and clumps are distributed throughout the field system defined by mature hedgerows that include the occasional hedgerow tree.
- 3.36 The woodland fringes and Crow Wood may retain evidence of earlier paths and tracks together with boundary features such as entrance gateways, boundary walls and banks.
- 3.37 Collectively the screening fringes of trees around the perimeter of the whole park are effective in shutting off most of the urban and suburban landscape lying beyond. While the park is a

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tranquil oasis amid the suburban mêlée, one is constantly reminded of what lies beyond by the sole, eye-catching block of flats that towers above the trees to the north and by the noise of traffic on the A174 and A171.

3.38 Other characteristic features of the park include:-

- Traditional steel estate fencing.
- Timber post and rail fencing
- Diverse habitats for a broad range of flora and fauna.
- Humps, bumps, uneven ground and possible ridge-and-furrow patterns of possible archaeological interest.

3.39 Woodland walks and driveways connect the Hall gardens and grounds to the Parish Church and its extensive churchyard. This attractive grassed open space surrounded by woodland, has a separate identity and character with well-tended grave plots and regimented rows of memorials and monuments to generations of Ormesby families, including the grade II listed War Memorial, a standing stone, stone coffin and Art Nouveau style tombstone to Caroline Elizabeth Brown. It is an attractive and poignant setting for the Gothic church whose tall spire is most visually prominent to drivers on the A174. It extends to Church Lane where one enters by the delightful oak lych-gate.

Church Lane

3.40 Upon entering Church Lane, the eye is drawn by the lock-up shop (6b), on the left. It is a mid-20th century, single-storey, flat-roofed structure with no redeeming visual features other than the opportunity to address and improve it in the future.

3.41 On the opposite side of the lane is Woodside, a 1970s housing development standing on rising ground above Church Lane. Buff coloured brick and concrete tiled, 2-storey, terraced

dwellings are laid out on two sides of a square, the third side being the backs of 8-12 High Street and the fourth being open to Church Lane. Two blocks of lock-up garages, a car park and groups of ornamental trees occupy the middle of the otherwise grassed square.

Although the form, proportions and layout are generally in keeping with the character of the conservation area, the choice of materials and architectural detail let it down. However, its appearance is softened by the backdrop of trees in Ormesby Hall Park.

3.42 As the slightly serpentine Church Lane begins its gentle climb from the High Street, the road enters a broad gully or "hollow way," with rising ground on either side.

3.43 From Woodside to the A174, the west side of Church Lane is bounded by a simple, wooden, post-and-rail fence and a scrubby hedge separating the lane from Middle Beck. Above the beck and on rising ground is the outer edge of the mature woodland fringe of Ormesby Hall Park. The only other buildings on the west side of the lane are East Lodge and the Queen Victoria Memorial.

3.44 The wooded fringe of the park along the west side of Church Lane imparts a strong, dramatic sense of enclosure along this narrow leafy lane that is further enhanced by the rising ground on both sides and by the suburban development and mature gardens on the east side.

3.45 The left-hand side of the lane is built up with mid-to-late 20th century, suburban, detached, semi-detached and terraced bungalows and houses. They are set on rising ground above low, battered, random-rubble retaining walls frequently topped with mature hedges.

3.46 While the bungalows and houses are mostly set back behind garden spaces above the sunken lane, the two older cottages, Mudd's Cottage and No 38 are at the same level as the lane.

3.47 Most of the 'modern' properties are fairly ordinary mid-to-late 20th century bungalows and houses of little architectural interest. However, along with their attractive front garden spaces they form a backdrop to Church Lane and therefore have an impact upon the character of the conservation area. The more interesting and attractive buildings are as follows:-

- Nos. 1-28 Jubilee Bank.
- Mudd's Cottage.
- Nos. 32-36 Church Lane.
- No 38 Church Lane.
- Ormesby House.
- Hambleton House.

3.48 Jubilee Bank is set back behind a long narrow green with a group of broadleaved trees in its middle and a mature hedge alongside the lane. Its formal, 'Garden City' style layout creates the only significant area of open space in Church Lane and is pleasing to the eye.

3.49 The south end of Church Lane is characterised by properties being more thinly dispersed in an attractive, mature woodland setting. This special character would be significantly impaired by adding further buildings, thus increasing the density of buildings to land and eroding the woodland setting.

3.50 At the end of Church Lane an attractive walk between boundary fences, shrubs and trees, leads to the pedestrian bridge over the A174.

The High Street

3.51 The quiet, rural character of the High Street has long gone, leaving only a handful of older village buildings on either side of a wide, busy highway. This remaining group consists of the grade II listed terrace of almshouses and school (Ormesby Club and Institute) on the north side of the street

and on the opposite side, No 12 High Street and Nos. 2-6 Church Lane.

3.52 Most of the brick-built, single and 2-storey almshouses have lost their original wooden, multi-paned, 'Yorkshire' sash windows, though some remain in the former school building at the east end and there are vertically-sliding sashes in No 45. Some of the chimney stacks have also gone. Behind the brick front wall the neat forecourt to Nos. 35-43 High Street is surfaced with whinstone setts, while the other almshouses have attractive garden spaces.

3.53 Immediately east of the former school and outside the conservation area boundary is The Fountain, a 1950s 'road house' built in the form and style of a Jacobean hall house. It is faced with orange coloured brick with artificial stone dressings and has a steeply pitched roof clad in plain clay tiles. Beyond this building is a car park.

3.54 The late 18th century cottage at No 12 High Street was radically 'restored' and rendered in the 1970s when the adjoining cottages were entirely rebuilt in similar form, scale and proportions using an inappropriate buff-coloured brick and concrete roof tiles.

3.55 The row of three cottages, Nos. 2-6 Church Lane, is built at a skewed angle to both the High Street and Church Lane. Probably built in the early 20th century, they are in the Arts and Crafts Domestic style and built of common brick with plain clay tiled roofs and wood sash windows. Only No 6 has survived unaltered. East of the terrace is a 1960s' petrol filling station.

3.56 Collectively this visually diverse group of buildings possess a unique sense of place while marking the entrance to Church Lane and the core of the conservation area. Their well being is therefore important to its setting.

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The Highway

- 3.57 For the most part road surfaces, footpaths and other hard surfaced areas have tarmac or concrete flagged finishes with concrete kerbs 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 lie within Ormesby Hall and Park where there are abundant examples of cobbled and stone paved areas close to the buildings.

Street Furniture

- 3.58 Although street furniture and traffic signs (including markings on the carriageways) are generally lacking in design and aesthetic appeal, there are relatively few in the conservation area and their impact upon its special character and attractiveness is minimal. One particularly bad example is the 'tourist' direction sign for Ormesby Hall mounted in ungainly fashion on a street lamp and pole in front of the grade II listed almshouses on the High Street.
- 3.59 Most electricity and telecommunications services are delivered by overhead wires supported on wooden 'telegraph' poles. They are not particularly conspicuous owing to their proximity to the abundant mature tree cover, particularly on Church Lane. A number of visually prominent and unsightly telecommunications cabinets located on the edge of the highway on the High Street and Church Lane detract from the area's attractive appearance.
- 3.60 An electricity transformer standing at the edge of the highway on the east side of Church Lane is a significant eyesore, largely because of the unattractive industrial style steel fencing forming its enclosure.
- 3.61 The High Street is lit by plain, modern bracket lamps on tall, slender steel columns. On Church Lane similar,

shorter columns are used, the visual impact of which is negligible.

Archaeology

- 3.62 The archaeology of Ormesby Hall Conservation Area is a key component of its special architectural and historic character. Principal sites of interest are as follows:-
- Possible earthworks indicating the presence of earlier structures and in the park on the north, south and west sides of Ormesby Hall.
 - The gardens and grounds of Ormesby Hall, including the remains of an ice house near the Stable Block along with evidence of a 19th century footbridge that crossed The Gill to East Lodge.
 - The front gardens of properties on the east side of Church Lane and the green in front of Jubilee Bank.
 - The garden of East Lodge and the grassed open space surrounding the Queen Victoria Memorial.
 - Possible evidence of the medieval settlement in the woodland flanking The Gill.
 - Stonework reputed to be the base of the village cross, near the Stable Block.
 - The remains of a World War II military hutted camp on the east and north-east side of the Stable Block.
 - Woodland fringes and clumps throughout the park may retain evidence of previous land uses such as the ridge-and-furrow – evidence of the pattern of former arable cultivation, while remains of infrastructure associated with the estate water supply survives in Spring Clump, et. al.

Summary of Essential Characteristics

3.63 Ormesby Hall Conservation Area is one of the most important areas of special architectural and historic interest in the Tees Valley area. It is centred on a modest stately home in an extensive wooded parkland setting alongside a suburbanised village. Its buildings are architecturally and functionally diverse and range in age from the 17th to the late 20th century. The essential architectural, historic and environmental qualities that make up the area's special character are summarised as follows: -

- Surviving traces of an archaeologically important medieval two-row settlement on the spaces between properties on either side of Church Lane.
- The potential for features and sites of archaeological interest in the park and grounds of the Hall and on either side of Church Lane.
- Contrasting high and low densities of development alongside a large area of open space.
- The diversity and harmony of residential, agricultural, and informal recreational and leisure uses.
- The open stream flowing alongside Church Lane.
- Individual specimen trees, groups of trees and woodland act as visual breaks, screens and shelter belts and make open spaces more attractive.
- The completeness of the Hall with its ancillary buildings, extensive gardens, wooded parkland and 'borrowed landscape' setting.
- The distinctive and contrasting character of the parish church and its churchyard setting.
- Diverse habitats for a broad range of flora and fauna.
- The strong sense of enclosure along Church Lane afforded by the woodland and elevated properties on either side reinforced by the 'hollow way' formed by the lane.
- Diversity of building type, from country house and ancillary buildings, to church, almshouses, farmstead, and detached, semi-detached and terraced houses and cottages, together with bridges, memorials and boundary walls
- Variety of architectural style from grand Palladian buildings and the Victorian Gothic church to various expressions in the Arts and Crafts style and the local vernacular building tradition.
- Key features of buildings are:-
 - Traditional indigenous building materials – sandstone, handmade brick and later machine-made brick.
 - Pitched roofs with chimney stacks and clay pots.
 - Indigenous and imported clay pantiles, lead, Lakeland and Welsh slate roofing materials.
 - Varied proportions of windows openings with lintels sills, arches and mullions.
 - Wood, multi-paned, vertically-sliding and 'Yorkshire' horizontally-sliding sash windows.
 - Wood, vertically boarded doors and multi-panelled doors under lintels or arches.
 - Plain, unadorned farm buildings have particular styles of doors, windows and ventilators designed for function rather than architectural style.
- Traditional forms of enclosure as follows:-
 - Stone rubble retaining walls.

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- Traditional steel estate fencing.
- Timber post and rail and picket fencing.
- Native and 'domestic' hedges and hedgerows.
- The most important buildings are:-
 - Ormesby Hall and Stable Block.
 - The East and West Lodges.
 - St Cuthbert's Church.
 - Ormesby House.
 - The almshouses and former school at Nos. 33-61 High Street.
 - Queen Victoria Memorial.
 - Ormesby Grange farmstead.

3.64 All of these characteristics contribute to the special character and attractiveness of the conservation area.

4. OPPORTUNITIES FOR IMPROVEMENT

4.1 This section summarizes negative elements in the conservation area and suggests opportunities for remedial actions that will improve and enhance its character and appearance.

Archaeology

4.2 Beneath Ormesby's existing settlement there may be evidence of much earlier human occupation stretching back to at least Anglo-Scandinavian times. Little is known about the early form, layout or size of the settlement or of its buildings, spaces or the activities that took place in and around them. Unlike most other settlements, when the old village properties were cleared away their sites were not always re-developed, leaving their below-ground remains intact.

4.3 The whole of the settlement is therefore archaeologically sensitive with important remains deserving protection through the formulation and implementation of sound strategies for investigation, particularly in the context of proposals for change and enhancement.

Buildings

4.4 Ormesby Conservation Area is perhaps unique in the Borough in having no neglected or disused buildings.

4.5 Most of the minor domestic buildings in the conservation area have lost authentic, characteristic features and suffered unsympathetic alterations that detract from their individual appearance and spoil the look of the area. Such works include:-

- Replacement of windows and doors, usually with UPVC 'look-alikes'.
- Altered and enlarged window openings.
- Repairs using inappropriate materials and techniques, e.g. using inappropriate mortar and mortar finishes when re-pointing brickwork.

- Removal or reduction of the heights of chimney stacks.

4.6 It is important to resist the pressures which could lead to further losses through the more propitious use of existing planning powers and by giving positive encouragement to property owners to reinstate lost features. It is also important to use every opportunity to influence change for the better of building frontages that detract from the area's otherwise attractive appearance.

The Highway Environment

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

4.8 The tarmac surfaced pedestrian spaces in front of Nos. 8-12 High Street and 2-6 Church Lane are unattractive and detract from the appearance of the buildings and of the approach to Church Lane. The opportunity to improve these two areas should be considered in the context of a Conservation Area Management Plan.

4.9 Several visually prominent and unsightly telecommunications cabinets and an electricity transformer, located in prominent locations on the edge of the highway detract from the attractive appearance of the area.

Landscape

4.10 Most of Ormesby Hall Park is already accessible to the public by a network of permitted footpaths and it is understood that similar access exists on the National Trust land on the south side of the A174. The recent conservation area extension to the south of the A174

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presents the opportunity to improve access for the public throughout the conservation area.

- 4.11 Residents report that parts of Crow Wood are neglected and in need of attention. While the southern end of the wood is already protected by a Tree Preservation Order, were the whole of the wood to be included in the conservation area, then woodland management issues could constructively be raised with the landowners.

5. CONSERVATION AREA BOUNDARY

5.1 The original conservation area boundary was for the most part coherent, cohesive and consistent with the historic core of Ormesby village and Ormesby Hall and its park. However, when the conservation area was designated the boundary was drawn on a map with a scale of six inches to one mile. The lack of detail on the map has resulted in certain ambiguities in interpretation of the conservation area boundary. Furthermore, because the boundary on the south and west sides of the conservation area was drawn prior to the construction of the Teesside Parkway (A174) it followed a hypothetical northern edge of the road before curving to the north and cutting through Ormesby Grange farmstead to skirt along the west side of Ormesby Beck before turning east at Ladgate Lane.

5.2 This appraisal presented the opportunity to clarify the conservation area boundary in the light of the changes that have taken place since designation.

Boundary Changes

5.3 The original conservation area boundary on the north, west and south sides of the conservation area are redefined as follows:-

- To follow the southern edge of the carriageway (the Borough boundary) of Ladgate Lane (B1380) between Pritchett Road and Ormesby Beck.
- To follow the course of Ormesby Beck from Ladgate Lane and then the western edge of the woodland on the west side of Ormesby Grange Farm to meet the fence along the northern edge of the A174.
- To follow the fence along the northern edge of the A174, from the west side of the narrow belt of trees on the west side of Ormesby Grange Farm, to the A171.

5.4 Since designation in 1971 properties and physical boundaries have been altered on the east side of Church Lane where new housing development has taken place. The development of Cleveland Close obliterated the former kitchen garden of Ormesby Hall leaving only fragments of its enclosing walls. The broader area of new housing off the east side of Church Lane includes a number of attractive mature trees, some of which are protected by a Tree Preservation Order.

5.5 Taken together, the housing development, the surviving historic walls and mature trees do not make a sufficient contribution to the special character of the conservation area to justify being included within its boundary. The conservation area boundary has therefore been amended to exclude all of the properties that do not front onto Church Lane. It is suggested that consideration be given to making a Tree Preservation Order to protect the trees outside the amended conservation area boundary.

5.6 In the 38 years that have elapsed since designation, values have changed and buildings and areas then dismissed as having no architectural or historic interest are now considered to be of greater significance. Consequently, many of the suburban dwellings along the east side of Church Lane, that were originally excluded from the conservation area, are today valued as being truly of their period, despite having suffered from some alteration. These properties also have attractive front gardens and the collective effect contributes positively to the streetscape. All of the properties fronting onto the east side of Church Lane have therefore been included in the conservation area.

5.7 On the south side of the A174, the severed area of Ormesby Hall Park (Upper Lawn) with its 'borrowed landscape' up to and including Hambleton Hill, still survives relatively

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intact. Despite the presence of the A174 in its cutting, this whole area is still very much a part of the prospect from the Hall and from the northern end of the park. Likewise, views of the Hall and Lower Lawn can be enjoyed from the severed part of the park, which it can be argued is a key component of the setting of the Hall and just as much a part of the conservation area as Lower Lawn. The conservation area boundary has therefore been amended to include Upper Lawn and the 'borrowed landscape' beyond as a detached appendage to Ormesby Hall Conservation Area, while still excluding the A174 road.

6. CONCLUSIONS

6.1 This appraisal of Ormesby Hall 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 considered whether any changes to the conservation area boundary were needed.

6.2 Ormesby Hall Conservation Area embraces the whole of the historic settlement including Ormesby Hall and its wooded parkland setting. Since its designation in 1971 very few historic buildings have been demolished, but there has been significant erosion of character through unsympathetic alterations and extensions. The wooded parkland setting of the Hall on the north side of the A174 has benefited from sound management while being reinforced and consolidated with new planting.

6.3 The architectural, historic and environmental qualities of Ormesby and the integrity of its wooded parkland setting are still clearly evident. The conservation area still retains a strong visual cohesion and the reasons for its designation are perhaps even more valid today than in 1971. Continued protection as a conservation area is therefore considered vital to the future survival of its special character. Furthermore, Ormesby Hall Park is considered to be of great significance and worthy of inclusion on English Heritage's Register of Parks and Gardens of special historic interest in England and it is understood that this is being pursued by the National Trust.

6.4 The survey undertaken as part of this appraisal revealed a number of anomalies in the original boundary on the south and west sides of the conservation area as well as the opportunity to consolidate the boundary on Church Lane and High Street by

drawing certain buildings into the area and excluding others and to include the southern end of Ormesby Hall Park. These matters were given full consideration and after public consultation the Council resolved on 16th July 2009 to amend the conservation area boundary as follows:-

- The existing boundary on the northern edge of the conservation area shall follow the southern edge of the carriageway (the Borough boundary) of Ladgate Lane (B1380) between Pritchett Road and Ormesby Beck.
- The boundary on the western edge of the conservation area shall follow the course of Ormesby Beck from Ladgate Lane and then the western edge of the woodland on the west side of Ormesby Grange Farm to meet the fence along the northern edge of the A174.
- On the southern edge of the conservation area the boundary shall follow the fence along the northern edge of the A174, from the west side of the narrow belt of trees on the west side of Ormesby Grange Farm, to the A171.
- The boundary on the east side of Church Lane shall exclude the modern properties in the former grounds of Ormesby House that do not front onto Church Lane.
- All of the properties fronting onto the east side of Church Lane shall be included in the conservation area.
- The severed southern end of Ormesby Hall Park, known as Upper Lawn and the 'borrowed landscape beyond, shall be designated as a separate, detached part of Ormesby Hall Conservation Area.

The amended conservation area boundary including the above changes is shown on the plan in Appendix 1.

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- 6.5 Regarding opportunities to address the negative elements that undermine the special qualities of the conservation area, further work is needed to develop practical, coherent solutions and opportunities for long-term improvements. They should be tackled in the context of a Conservation Area Management Plan.
- 6.6 Short term actions to address some of the less problematic issues are suggested as follows:-
- In the light of Ormesby's archaeological importance, all proposals for enhancement and development should address and make adequate provision for appropriate levels of archaeological investigation and preservation.
 - Consideration should be given to the adoption of special highway standards in the conservation area aimed at maintaining and improving the visual quality of the streetscape including the use of 'understated' signage and highway markings. Such standards should include the consistent use of an agreed palette of designs, materials and colours for surfacing, street furniture and traffic signs, an undertaking to be addressed in co-operation with the Council's Highways function.
 - Support should be offered to the National Trust in their endeavours include Ormesby Park on English Heritage's Register of Parks and Gardens of Special Historic Interest in England.
 - Landowners should be consulted on opportunities to improve access for the public and to maintain and manage woodland throughout the suggested enlarged conservation area.

APPENDIX 1: Plan of Ormesby Hall Conservation Area

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



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APPENDIX 2: Listed Buildings

Buildings of Special Architectural or Historic Interest

(Listed Buildings)

Ormesby Hall Conservation Area

	Building / Address	Grade	No of Buildings
1.	Church Lane, Ormesby Hall, outbuildings & screen walls	I	3
2.	Church Lane, Stable Block at Ormesby Hall	I	1
3.	Church Lane, outbuildings, wall & mounting block NE of Ormesby Hall	II	5
4.	Church Lane, bridge NE of Ormesby Hall	II	1
5.	Church Lane, East Lodge	II	1
6.	Church Lane, Queen Victoria Jubilee Memorial	II	1
7.	Church Lane, bridge	II	1
8.	Church Lane, Church of St Cuthbert	II	1
9.	Church Lane, coffin & headstone north of Church of St Cuthbert	II	2
10.	Church Lane, Brown monument north-east of Church of St Cuthbert	II	3
11.	Church Lane, standing stone south of Church of St Cuthbert	II	1
12.	Church Lane, War Memorial east of Church of St Cuthbert	II	1
13.	High Street, Nos. 33 to 55 and No 53A	II	14
14.	High Street, Nos. 57 to 61	II	3
15.	Church Lane, Ormesby House	ungraded	1
16.	Ladgate Lane, West Lodges, gates, gate piers & walls	II*	4
17.	Ladgate Lane, barn & byre ranges west of Ormesby Grange Farmhouse	II	4
18.	Ladgate Lane, pigsty range north of Ormesby Grange Farmhouse	II	1
19.	Ladgate Lane, stable north-west of Ormesby Grange Farmhouse	II	1

Number of entries in the list 19; total number of buildings: 49.

Source: -

- The "26th List of Buildings of Special Architectural or Historic Interest for the parishes of Eston, Lazenby, Normanby, Ormesby, Redcar, South Bank and Wilton," Department of the Environment," published on 29th April 1988" and
- The Eleventh List of Buildings of Special Architectural and Historic Interest for the Borough of Middlesbrough," Department of the Environment 28th July 1988.

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APPENDIX 3: Planning Policies

Local Development Framework (LDF) Policies affecting Ormesby Hall Conservation Area

1. The Redcar & Cleveland Local Development Framework (LDF), which includes policies in the adopted Core Strategy and Development Policies Development Plan Documents (DPDs) as well as saved policies of the adopted Local Plan, set out several policies relating to this conservation area.
2. Policy CS25 of the Core Strategy indicates that development proposals will be expected to contribute positively to the character of the built and historic environment of the Borough, and that the character of the built and historic environment will be protected, preserved or enhanced.
3. The spatial strategy for the Greater Eston (Core Strategy policy CS3) indicates that for the area generally, the Council and its partners will aim to safeguard and enhance buildings, sites and areas of heritage and cultural importance.
4. Most of the conservation area is located outside 'Limits to Development'. Policy DP1 of the Development Policies DPD sets out the limited types of development that will be permitted outside the limits to development. In contrast, development will generally be acceptable within the small part of the conservation area on its eastern side that is located within development limits where it accords with site allocations and designations in the LDF. The limits to development are indicated on the LDF Proposals Map.
5. The majority of the conservation area that lies outside development limits is within an identified green wedge and is identified as being within the Tees Forest area. LDF Policy CS23 indicates that green wedges will be protected and where appropriate, enhanced to improve their quality, value, multi-functionality and accessibility, and within the Tees Forest, there is a strategy to regenerate and revitalise the green space, creating well-wooded environments.
6. There are two areas within the conservation area that are site of nature conservation importance – an area known as Crow Wood and the most northerly part of the conservation area. Policy CS24 indicates that protected biodiversity sites will be protected and enhanced as opportunities arise, whilst Development Policies DP2, DP3 and DP4 indicate that biodiversity interests must not be seriously adversely impacted and that any biodiversity interest should be fully incorporated in any proposals.
7. General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD respectively. Policies DP9 and DP10 set out development control criteria for conservation areas and listed buildings.

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.

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APPENDIX 4: Historic Origins and Development of Ormesby

Historic Origins and Development of Ormesby

1.1 In order to fully comprehend the special character of Ormesby Conservation Area, it is important to understand how Ormesby developed and evolved to its present form and acquired the distinctive elements that make it a special place. It is also important to consider it in the context of other historic settlements in the Redcar and Cleveland area and beyond.

1.2 Ormesby has a complex history and this brief report consequently provides only an outline of the past to help place the conservation area in its historical context. References to further reading are given in the bibliography below, of which the most helpful are the works by David Pattenden, Dr Lynn Pearson and the excellent guidebook to Ormesby Hall by Sophie Rakes.

2.0 Local Historical Context

2.1 The distinctive character of Redcar and Cleveland's built environment emanates from its mix of industrial, urban, semi-urban and rural settlements. Most of the older settlements were founded or re-founded from the late 11th century. Their basic medieval form remained largely unaltered until changes in farming practice were introduced in the 18th and 19th centuries or, until industrialisation and urbanisation altered them beyond recognition.

2.2 Ormesby is one of the very few settlements to have survived the worst of these urbanising influences retaining much of its rural character particularly its exceptional qualities as an 'emparked' estate village with historic buildings of the highest architectural quality.

3.0 Early History

3.1 Being largely a product of the post-medieval period, Ormesby's earlier history serves to inform an understanding of its layout and the

potential for archaeological interest, which could be considerable. Only the key aspects of Ormesby's early history and development are therefore given here.

3.2 The earliest date of settlement in Ormesby is not known. Ormesby manor and church are recorded in the Domesday Book as the property of 'Orme', to whose name the suffix 'by' (the Viking word for habitation or dwelling place) was added to make Ormesby.

3.3 The manor of Ormesby was extensive and stretched about four miles from the banks of the River Tees to the brow of the hill south of Ormesby village. Its east and west boundaries were defined by Spencer Beck and Ormesby Beck. A third beck, the aptly named Middle Beck ran parallel to the others and passed through the middle of the village (along Church Lane) dividing the manor into two strips of land roughly similar in size.

3.4 The original plan form of Ormesby is difficult to discern owing to the lack of documentary or physical evidence and because of the major changes that have taken place throughout its history. It certainly appears to have been centred on that part of the ancient road linking the River Tees to Guisborough and Stokesley (A171) known as Church Lane, close to the staggered crossroads formed with Ladgate Lane (B1380).

3.5 Physical evidence of Ormesby's medieval location and layout are provided by the following: -

- The sunken road or 'hollow way' along the route of Church Lane, formed by centuries of traffic and the visual expression of the settlement's ancient origins
- The location of the existing parish church on an ancient site that probably dates back to 950AD. It is reasonable to assume that a manor house and settlement would have

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been located close by. The records of Gisborough Priory help to conform this.

- Stonework reputed to be from the village cross base still survives within the woodland near the Stable Block.

3.6 In the medieval period a substantial proportion of the manor was granted to Gisborough Priory. At this time a grange, or priory farm, was established in the general location of the existing Grange Farm and Ormesby Hall. It is therefore possible that the grange farmhouse may have occupied the site of the 17th century house built by the Pennyman family and now incorporated in the Old Wing of the present Ormesby Hall. It is claimed that the present Hall was located within a partly moated site that was drained in the 18th century.

3.7 The priory records suggest that the grange was accompanied by a settlement consisting of two rows of properties facing each other across Church Lane. However, it is not possible to ascertain whether there was a green between the two rows, a layout that was typical of villages that were re-ordered in the 12th century. However, the incompleteness of the Ormesby layout may indicate that it was superimposed around an older Anglo-Scandinavian layout creating something of a hybrid layout of which only the remnants survive today.

3.8 Church Lane was effectively a deviation from the otherwise straight route of the main road connecting the River Tees to Guisborough and Stokesley. Descending the hill from the south the road doglegs to the left (west) and then the right (east) to follow the east bank of Middle Beck (The Gill) as far as Ladgate Lane where it again doglegs back to continue its course along Cargo Fleet Lane. Church Lane was eventually bypassed in 1933 when Sunnyfield and Orchard Way were constructed.

3.9 All that survives of the medieval settlement today is the road layout, the site of the pre-conquest parish church and possibly that of the manor house.

4.0 17th Century

4.1 At the beginning of the 17th century the Pennyman family acquired the manor, buying up the lands formerly owned by Gisborough Priory. They gradually acquired the whole of the manor of Ormesby until circumstances forced the sale of the eastern half of the estate in 1715. Having re-gained ownership in 1771 they again re-sold twenty years later to John Brown of Liverpool. This subdivision of the estate inevitably influenced the way in which Ormesby developed over the next 200 years.

4.2 Upon settling at Ormesby the Pennyman family built a new house around 1600. This would have been a typical Yorkshire hall house, little more than a large farmhouse and was probably on the site of the medieval grange buildings, parts of which it may have incorporated.

4.3 The sub-division of the manor in 1715 seems to have given rise to a second manor house, Ormesby House, which appears on an estate plan dated 1791 on the east side of Church Lane. However, very little is known about the history of this building as it was replaced by the existing Ormesby House in 1905, but it possibly occupied the site of a much earlier house.

5.0 The 18th Century

5.1 Thomas Jeffery's map of 1772, although drawn to a small scale, confirms the existing locations of the Hall and parish church. It also shows a cluster of buildings centered on the junction of Church Lane and Ladgate Lane (High Street).

- 5.2 The 18th century was a period of transformation for Ormesby. Between 1740 and 1745 the existing Hall was built and the 17th century house (Old Wing) alongside became its service wing. The architect is unknown but was probably Colonel James Moyser of Beverley, a gentleman architect and distant relative of the Pennyman family. His use of the plain Palladian style for the exterior was then common in the North Yorkshire area. It is a fine example of a mid-18th century squire's house, being of three storeys and based on a square floor plan.
- 5.3 Twenty five years later, between 1771 and 1779 a further phase of estate improvements was commenced. The building works, for which eminent Yorkshire architect John Carr seems to have been responsible, included the following: -
- Redecoration and enrichment of the interior of the Hall.
 - Alterations and extensions to the Old Wing to its present quadrangular courtyard form. The Jacobean doorcase and some of the stonework preserved in its north wall are believed to have survived these alterations.
 - The impressive Stable Block.
 - The West Lodges at the entrance to the carriage drive through the park.
 - A partially subterranean ice house near the stable block.
- 5.4 Improvements were also made to the estate's management by introducing agricultural reforms including enclosure of the farmland. Land enclosure changed the foci of farming from established settlements to new 'remote' farmsteads dispersed throughout the estate. While this had the effect of depopulating the settlements on the estate, it gave the Pennyman family the opportunity to pursue the 18th century fashion of 'emparkment,' turning most of the historic village and the fields to the south and west into an extensive parkland that greatly enhanced the setting of the Hall.
- 5.5 This was achieved by clearing away the cottages and workshops of tenants along the west side of Church Lane (save for a row of four cottages that remained opposite Ormesby House until the 1960s) and replacing them with trees, in similar fashion to Chatsworth and many other landed estates. The tenants of the demolished properties were re-housed in new, single-storey rows of brick and pantile cottages on the north side of Ladgate Lane (High Street). Of these the only survivals today are the 'L' shaped row of Almshouses and the old school house (Ormesby Institute).
- 5.6 The Almshouses had begun life in 1718 as four almshouses (Nos. 35-41) for "impotent poor persons." These were later complemented with nine more cottages and a 'Publick School House' at the eastern end of the terrace. Widows Row, another similar row of estate workers' cottages was demolished in the 1960s to make way for the existing shops and car park.
- 5.7 In the 17th century the manor house had also been the Home Farm, but with 'emparkment' this function was transferred to a new farmstead, Grange Farm, located on the opposite side of the park. Its buildings were erected to Georgian 'model farm' principles in brick and stone and included a unique architect-designed piggery.
- 5.8 The lawns and gardens close to the hall were established over a longer timescale from the middle of the 18th century, with a ha-ha or sunken wall, on three sides to separate them from the wilder parkland.
- 5.9 During the twenty-year window of the Pennyman family's ownership of the eastern half of the estate (1771-1791) more plantations, shrubberies and a two-acre walled kitchen garden with hot-walls and green houses were

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- developed behind Ormesby House on the opposite side of Church Lane. A field survey dated 1779 records that the 'Pleasure Grounds' along with 'Lower Lawn and Upper Lawn' were all in place.
- 5.10 A plan dated 1791 shows the eastern half of the estate owned by John Brown of Ormesby House. His estate stretched from Cleveland Port (Cargo Fleet) to just beyond Swan's Corner and was sandwiched between Spencer Beck and Middle Beck, the latter running along the west side of Church Lane.
- 5.11 The plan shows buildings on both sides of the High Street and six blocks of buildings scattered along both sides of Church Lane. One of these, Ormesby House, is shown as a substantial building in wooded grounds with a kitchen garden, orchard and walks, much as described under paragraph 5.5 above. Of the other properties, the Black Lion Inn and Black Lion Cottages were demolished in 1935 and the row of four cottages opposite Ormesby House, in the 1960s. However, Mudd's Cottage, No 38 and the old Vicarage, now Hambleton House, still survive.
- 5.12 The old Vicarage was probably erected in the mid-to-late 18th century, possibly on the site of and incorporating the remains of an earlier house, though this is not evident from its present external appearance. It was a modest, plain but elegant house with little architectural decoration.
- ### 6.0 The 19th Century
- 6.1 The 1839 Tithe Award shows "The Park" land as pasture in the areas defined as Upper and Lower Lawns, with the smaller fields of Grange Farm in a mixture of arable and pasture. Subsequent estate plans show that land comprising 'The Park' was used for both pasture and for an oats/fallow/wheat rotation. This practice suggests a pragmatic use of land with pasture lying close to the house, the principal carriage drive and the pleasure grounds, with a degree of flexibility at a further distance away.
- 6.2 The southern plantings clearly indicate the intention to frame the view to the south and provide fore and middle ground interest to the landscape – combining beauty and utility very successfully. An estate plan of the early 1800s shows a circuit walk through the woodland fringes of the park.
- 6.3 The First Edition Ordnance Survey Map of 1856 confirms the layout shown on the 1791 plan referred to above. It identifies properties, such as the Red Lion Inn on the High Street and the Black Lion Inn and old Vicarage on Church Lane.
- 6.4 Ormesby Hall, the Stable Block and St Cuthbert's Church are shown in a woodland setting on the eastern edge of a large open park. The park is adorned with specimen trees and clumps set within a framework of shelterbelts of woodland screening off the highway, the railway and Grange Farm from views from the Hall. The map also shows the small, Tudor Gothic style East Lodge dated 1824 next to the entrance to the driveway to the Stable Block.
- 6.5 From the Victorian period the park was used by the Pennyman family and the local community for sports, with cricket and football in the summer (the cricket pitch remains) and golf in the winter months. Horticultural shows garden fetes and political rallies followed.
- 6.6 Throughout the 19th century Ormesby underwent many changes. Only minor alterations and extensions were carried out to Ormesby Hall, but the adjacent Parish Church was largely rebuilt. This took place between 1875 and 1907 to designs in the in Decorated style by architects W. S. & W.L. Hicks. The new building incorporated the Anglo Saxon foundations, carved work and re-dressed masonry from the 12th century church. In 1883 the attractive oak lych-

gate was added to the Church Lane entrance to the churchyard.

- 6.7 On the opposite side of Church Lane, the Vicarage underwent a major transformation. Substantial extensions together with new front and rear porches and front bay windows, resulted in an overall 'L' plan building.

7.0 The 20th Century

- 7.1 The century opened with the rebuilding of Ormesby House by its owner, Miss Elizabeth Caroline Brown, in 1904. Designed in the Jacobethan style by an unknown architect, it is a substantial detached house built of red brick with concrete dressings. It is set well back into the garden, so that the subterranean remains of the old house probably survive.

- 7.2 Miss Brown who died the following year, was a noted local benefactor and paid for the erection of a number of buildings in Ormesby including the Queen Victoria Jubilee Memorial (Lamp), the churchyard lychgate, the tower and spire of St Cuthbert's Church and her own grade II listed monument in the churchyard.

- 7.3 In 1933 Church Lane, having been part of the main road (A171) linking the River Tees to Guisborough and Stokesley for at least 1,000 years, was bypassed by the construction of Sunnyfield and Orchard Way.

- 7.4 Ormesby Hall estate built a row of 3 brick and tile cottages, Nos. 2-6 Church Lane at the beginning of the 20th century. Then, some 30 years later, to mark the Silver Jubilee of King George V in 1935, Colonel Pennyman pulled down the old Black Lion Inn and cottages on Church Lane and erected in their place Jubilee Bank, a row of 28 estate workers cottages. Both rows were designed in the fashionable Arts and Crafts Vernacular style by architects Kitching & Co of Middlesbrough.

- 7.5 During World War II, a hutted military camp was erected in the woodland to the east and north-east of the Stable Block.

- 7.6 By the middle of the 20th century the once rural backwater of Ormesby had been engulfed by Middlesbrough's rapidly expanding suburbs. Consequent commercial pressures brought about the destruction of many of the village's historic buildings particularly on the High Street and housing development along the east side of Church Lane.

- 7.7 On the north side of the High Street the Red Lion Inn that stood in the middle of the highway, along with the Victorian drinking fountain and Fountain Cottage, were demolished in 1958 for road widening and the erection of the Fountain public house. In the 1960s Widows Row made way for the existing shops and car park.

- 7.8 On the south side, Ormesby Bungalow, an Edwardian cafeteria and tea room, was replaced by the existing garage and filling station. Ten years later Nos. 8, 10 High Street were rebuilt and the stone fronted No 12, radically 'restored' and rendered.

- 7.9 The 1960s also saw the demolition of the last of the cottages on the west side of Church Lane. The site was grassed over and the Jubilee Lamp was relocated to this spot. The lamp commemorates the Diamond Jubilee of Queen Victoria. It was erected in 1897 in the middle of the road at the junction of Church Lane and High Street. When it was moved to Church Lane the lantern was damaged beyond repair and was replaced by the existing plain stone cross.

- 7.10 When a new Vicarage was erected at 54 Church Lane in the 1960s the old Vicarage became Hambleton House (52). It subsequently suffered extensive alterations that impaired its character and in the 1980s it was removed from

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the statutory list of buildings of special architectural or historic interest.

such as Roseberry Topping, Warsett Hill and Huntcliff.

- 7.11 The salvation of Ormesby Hall and its park from the onslaught of development was only achieved by the enlightened action of its last private owner. Upon his death in 1961 Lieutenant-Colonel James B. W. Pennyman bequeathed the Hall and 110 hectares (273 acres) of surrounding park and farmland to the National Trust. Thus the integrity of the house and its magnificent parkland setting has been sustained and enhanced over the last 45 years and is likely to remain so protected in the future.
- 7.12 In the 1970s the Hall's parkland was severed in half by the new A174 road. However, the visual impact of the road upon the setting of the Hall and the rest of the park was somewhat reduced by deliberately concealing it in a deep landscaped cutting. A spin off benefit is that the truncated Church Lane has become a quiet cul-de-sac thus restoring its quite and peaceful character.
- 7.13 In 1973 the Stable Block was returned to its proper purpose when it was let to the Cleveland Constabulary Mounted Police as working stables.
- 7.14 Between 1989 and 1993 after many years of under-use and neglect the Hall and Stable Block were extensively repaired and the 'old wing' was brought back into use to provide additional exhibition rooms, a shop and cafe. The 18th century carriage drive from the West Lodges was restored as the main visitor entrance, leading to a new and discreetly located car park just to the north-west of the Hall. Repairs were also carried out to the heavily vandalised West Lodges, one of which was extended and brought back into use to provide residential accommodation for National Trust staff.
- 7.15 Ormesby is the National Trust's only property within the Cleveland area, apart from places of natural beauty

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Legend

-  Existing Conservation Area Boundary
(Revised boundary approved by Council 16/07/2009)
-  Part of Conservation Area within the Borough of Middlesbrough



Regeneration Directorate

Ormesby Conservation Area

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