



# **this is** Saltburn Conservation Area Management Plan

## Supplementary Planning Document October 2019







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**IMPORTANT: This document should be read in conjunction with the current Saltburn Conservation Area Appraisal.**

## CHAPTER ONE: INTRODUCTION

### Introduction to Saltburn Conservation Area

- 1.1 Saltburn (known as Saltburn-by-the-Sea) is a coastal settlement lying approximately 7km (4 miles) southeast of Redcar and 8km (5 miles) northeast of Guisborough. It straddles the A174 coastal route to Whitby. The town occupies a broad headland that slopes gently to the north and is defined by two deep wooded ravines and the grassy sea banks, rising 40m above the sea.
- 1.2 There are two Saltburns; the Victorian planned new town which grew out of the burgeoning iron industry and the few remaining buildings of the ancient village known as Old Saltburn, a coastal settlement which nestles beneath the cliffs. Either side of the Victorian town are two ravines; Hazel Grove to the west and Skelton Beck Valley (known as The Glen and Valley Gardens) to the east. The impressive physical landform with its dramatic, elevated site and setting was exploited when the town was planned and developed after 1860. The Victorian 'new' town is unique in Redcar and Cleveland; most other conservation areas in the Borough are settlements whose centres tend to be the expanded cores of older rural village settlements. Further information on the history and character of the area is available in the Saltburn Conservation Area Appraisal (RCBC 2018).



Old Saltburn in the foreground with the resort town on the cliff top



## Introduction to Saltburn Conservation Area Management Plan

- 1.3 Historic England's Conservation Area Designation, Appraisal and Management, Advice Note 1 states that:

***“The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world.”, and that local distinctiveness as embodied in conservation areas can “...provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits which are valued by both local planning authorities and local communities in the almost 10,000 conservation areas which have been designated.” (Historic England, 2016)***

- 1.4 The publication of the 2011 Saltburn Conservation Area Appraisal and its revision in 2018 was a key step in preserving and enhancing the character and appearance of Saltburn Conservation Area. It gives a clear and sound understanding of the key elements that make up the area's special interest, character and appearance. It also identifies some negative features. The Management Plan is the next step of the process, this will provide a basis for making sustainable decisions about the future of the conservation area in conjunction with the requirements of policies HE1 and HE2 of the adopted Local Plan and associated Supplementary Planning Documents. The Management Plan proposals should also be read in conjunction with the Conservation Area Appraisal (available online at [www.redcar-cleveland.gov.uk](http://www.redcar-cleveland.gov.uk) or in Saltburn Library) which identifies the key elements of quality and character and the Redcar & Cleveland Local Plan 2018.
- 1.5 Historic areas contribute to local identity and their conservation can help to sustain and enhance the value of property. Designation itself does not protect an area from incremental change which can erode its character; it will sometimes be necessary to put in place additional controls by way of an 'Article 4 Direction' which can remove some permitted development rights (see page 8).
- 1.6 In order to ensure that controls such as an Article 4 Direction are effective, it will be necessary to make clear and practical guidance available for homeowners and businesses, either by referring them to existing guidance or by creating new guidance. In order to ensure that the Management Plan remains up to date, it will be reviewed alongside the Conservation Area Appraisal at intervals with best practice suggesting that this should be carried out every five years.

**Action 1 - The Council will review this Management Plan every 5 years subject to resources and Council priorities.**

**Action 2 - The Council will make guidance available to residents and businesses on conserving the character and appearance of the Conservation Area. This will be achieved by signposting to existing guidance on the Council's website and the development and publication of additional guidance, where practicable.**

**Action 3 - The Council will continue to ensure that those involved in decision making that affects the conservation area have the necessary knowledge and skills to make such decisions and this will be achieved through Continued Professional Development (CPD) and training.**

## Legislative and Policy Context

- 1.7 Since 1967 local authorities have been able to protect areas which are valued for their special architectural or historic interest – the character and appearance of which it is desirable to preserve or enhance - through the designation of conservation areas under the provisions of Sections 69 and 70 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Legislation and national planning policies require local authorities to preserve or enhance these conservation areas. Local authorities should consider the character of a conservation area when drawing up plans or considering development which affects the character of the conservation area, both within the designated area and outside, if proposals would affect the setting or views into and out of it.

### National Planning Policy Framework (NPPF)

- 1.8 Section 16 of the National Planning Policy Framework (NPPF) sets out policies for conserving and enhancing the historic environment. It states that 'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment...'. The Conservation Area Management Plan will form part of this strategy.

### Redcar and Cleveland Local Plan

- 1.9 Conservation areas are designated heritage assets and as such they should be conserved in a manner appropriate to their importance, as required by the NPPF. The adopted Redcar & Cleveland Local Plan May 2018 reinforces this by including specific policies to ensure that development proposals either protect and/or enhance heritage assets. Policy HE1 of the plan is specific to conservation areas whilst Policy HE2 covers designated and non-designated heritage assets. This SPD has therefore been adopted in order to support and provide guidance on the implementation of those policies.
- 1.10 There is a requirement under Section 71 of the Act of that places a duty on the local authority to consult the local community on any management proposals for the conservation area. Redcar & Cleveland Borough Council has consulted with residents' groups, amenity groups, businesses and community organisations on this proposed Management Plan. The Council has adopted the final Management Plan as a Supplementary Planning Document (SPD) to complement the Local Plan following consideration of the comments received during the consultation process.

### Purpose and Content of the Management Plan

- 1.11 As an SPD, this Management Plan supports efforts to preserve and enhance the character of Saltburn Conservation Area. This is achieved by setting out key actions intended to preserve the character and appearance of the conservation area, assist in managing change without compromising the historic environment and by setting out proposals for its enhancement. As an SPD, the key purposes of this document along with the accompanying Saltburn Conservation Area Appraisal are therefore to:
- Provide direction to owners, occupiers, developers and all those involved in the management of Saltburn Conservation Area. This SPD will be a material consideration in determining planning and listed building consent applications within Saltburn Conservation Area and will illustrate how the adopted Local Plan's historic environment policies will be implemented;



- Provide a basis for those considering changes within Saltburn Conservation Area to give a degree of certainty about potential opportunities and acceptable forms of development. For example, it clearly illustrates what type of alterations to a building will be acceptable and draws attention to unacceptable changes;
- To identify elements in need of improvement, and so acts as a coherent strategy to improve the character of Saltburn Conservation Area.

### How the Supplementary Planning Document has been Prepared

1.12 This SPD has been prepared by Redcar and Cleveland Borough Council, as the Local Planning Authority for Saltburn and its conservation area. This SPD has been informed by other supporting documents and processes, including:

- The adopted Redcar & Cleveland Local Plan which outlines the need to conserve and enhance conservation areas and heritage assets;
- An updated Conservation Area Appraisal which provides an overview of the current status of Saltburn Conservation Area and identifies key features that contribute to character.

### Special Qualities and Character Summary

1.13 There are several different character areas within the conservation area, including the Victorian new town, the sea banks, foreshore, Old Saltburn, The Glen and Valley Gardens. Each character area has a great deal of variety, for example the Victorian new town is partly of a gridiron layout with tall terraced houses whilst many dwellings in the southern extension are large villas set in heavily wooded grounds. The Saltburn Conservation Area Appraisal provides extensive detail on the special qualities of the Conservation Area which make up its character and appearance, including the layout of the town, the scale of historic development, the architectural styles, the materials used and the architectural details.

1.14 The planned Victorian Town was developed by the same personalities who, 35 years earlier, built the Stockton and Darlington Railway. The initial phase of development was led by the Saltburn Improvement Company soon after 1860. The uniformity of the town, as a result of the development by the Saltburn Improvement Company, is a strong aspect of its character. Following the disbandment of the Saltburn Improvement Company a greater variety of materials were introduced to the Conservation Area; this variety also makes an important contribution to the character and appearance of the Conservation Area.



View along Station Street with the station portico at the northern end



## CHAPTER TWO: PRESERVATION

- 2.1 Change is inevitable in a conservation area but change can be managed in a way that conserves or enhances the conservation area. Key to preserving that character is a widespread understanding of the significance of designation, including by other departments within the local authority and organisations such as utility companies (Historic England 2019, 28) as well as residents and developers.

### Trees

- 2.2 Anyone proposing to cut down top or lop a tree in a conservation area, not covered by a Tree Preservation Order (TPO), has to give notice to the local authority. The authority can then consider the contribution the tree makes to the character of the area and, if necessary, make a TPO to protect it. Only a few trees in the conservation area are covered by Tree Preservation Orders and the Council will continue to survey the area from time-to-time to decide whether further TPOs are required. Trees make an important contribution to the character and appearance of the conservation area and to its setting and those which contribute to the character of the Conservation Area should be retained wherever possible. The Conservation Area Appraisal details the Tree Preservation Orders in existence in the Conservation Area. For further advice refer to the Redcar and Cleveland Borough Council Document 'Our Trees & Woodland Strategy 2013-2018' (RCBC 2013, 13).

**Action 4 - The Council will resist the loss of a tree which is felt to make an important contribution to the character of the conservation area.**

### Listed Buildings

- 2.3 There are 45 listed buildings (buildings of special architectural or historic interest on the national register) within the Conservation Area. The demolition of, and alterations to, listed buildings is controlled by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Significance can also be harmed through loss or development which affects the setting of heritage assets. Listed buildings are of national importance (Grade II), if not international importance (Grade II\* and I) and proposals which harm the significance of the building, or its setting will be resisted as required by Policy HE2 of the adopted Local Plan.

### Register of Parks and Gardens

- 2.4 The Valley Gardens are included in the 'Register of Parks and Gardens of Special Historic Interest in England' (see the National Heritage List online or Saltburn Conservation Area Appraisal for the full description). It should be noted that entry on the Register of Parks and Gardens does not confer any statutory controls, although the NPPF (MHCLG 2019, 55) states that great weight should be given to conserving the park and garden when considering the impact of a proposed development. It is proposed that the Valley Gardens will be covered by a separate Management Plan.

### Locally Important Landmark Buildings

- 2.5 There are a number of 'set-pieces' or landmark buildings within the Conservation Area, many of which (but not all) are identified in the Conservation Area Appraisal. Some of these buildings will be on the statutory list of Listed Buildings and some may not. The Council will produce a Local List to enhance the understanding of locally important buildings, to ensure significant buildings are recognised.

**Action 5 - The Council will produce a Local List to enhance appreciation of non-designated heritage assets.**

**Action 6 - The Council will consider the impact of any development on landmark buildings and their settings with an aim to conserve and enhance the character of the conservation area.**



Brockley Hall, Glenside TPO



## Setting

2.6 The setting of Saltburn Conservation Area is very important to its character but is complex due to its location, size and the variety of buildings contained within its limits. Set high above the sea in a prominent location, the planned resort town is visible from Huntcliff to the east, Marske to the west and from the hills surrounding Saltburn. The setting of the earlier part of the conservation area huddled under Huntcliff, Old Saltburn, is strongly linked to its historic origins by its close proximity to the sea, separated from the resort town by Saltburn Glen and the historic Valley Gardens.

**Action 7 - The Council will ensure that consideration of the character of the conservation area is part of development proposals which may affect its setting.**



A key view of the resort town from the east, with the former Zetland hotel in the centre

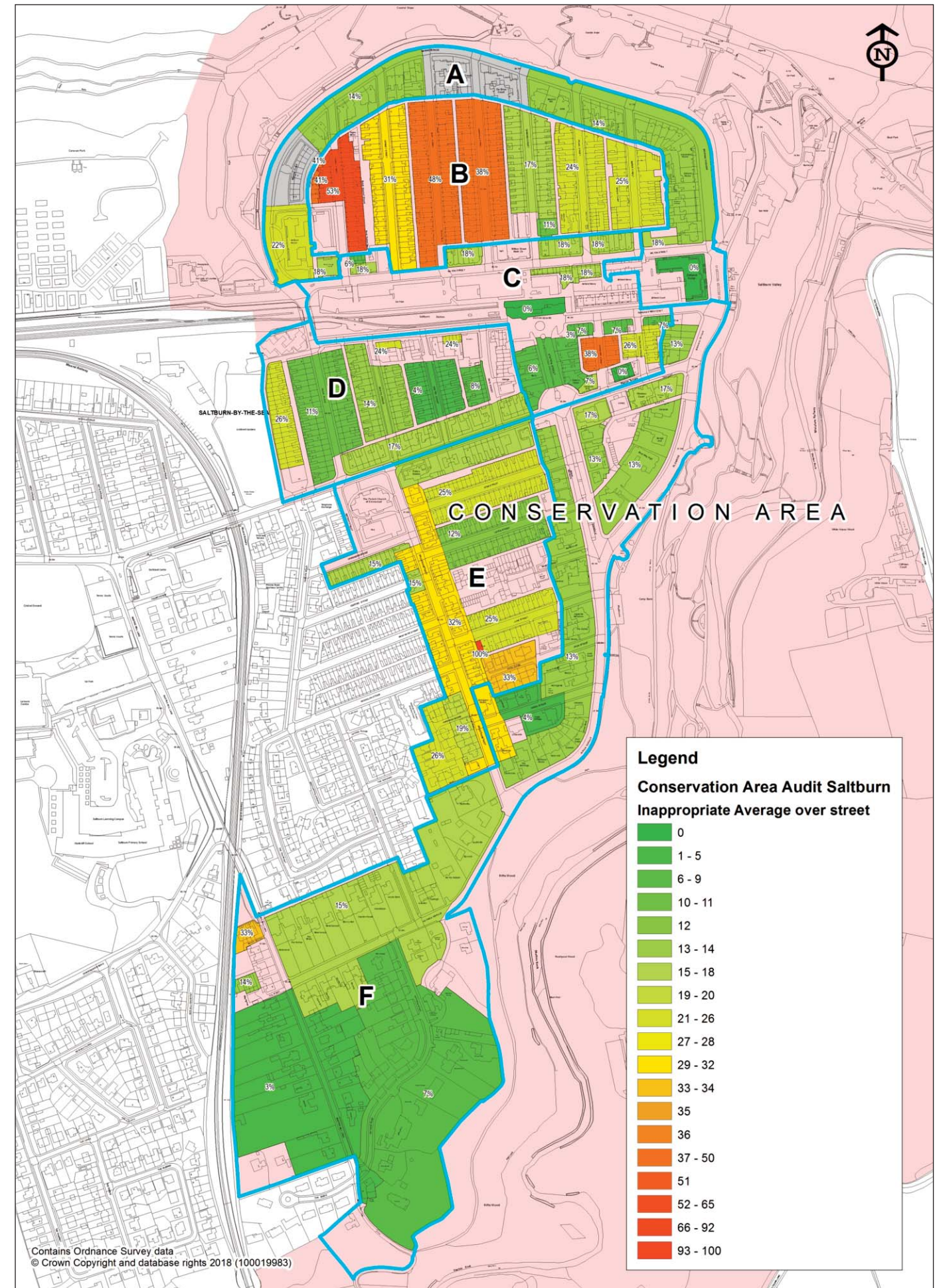
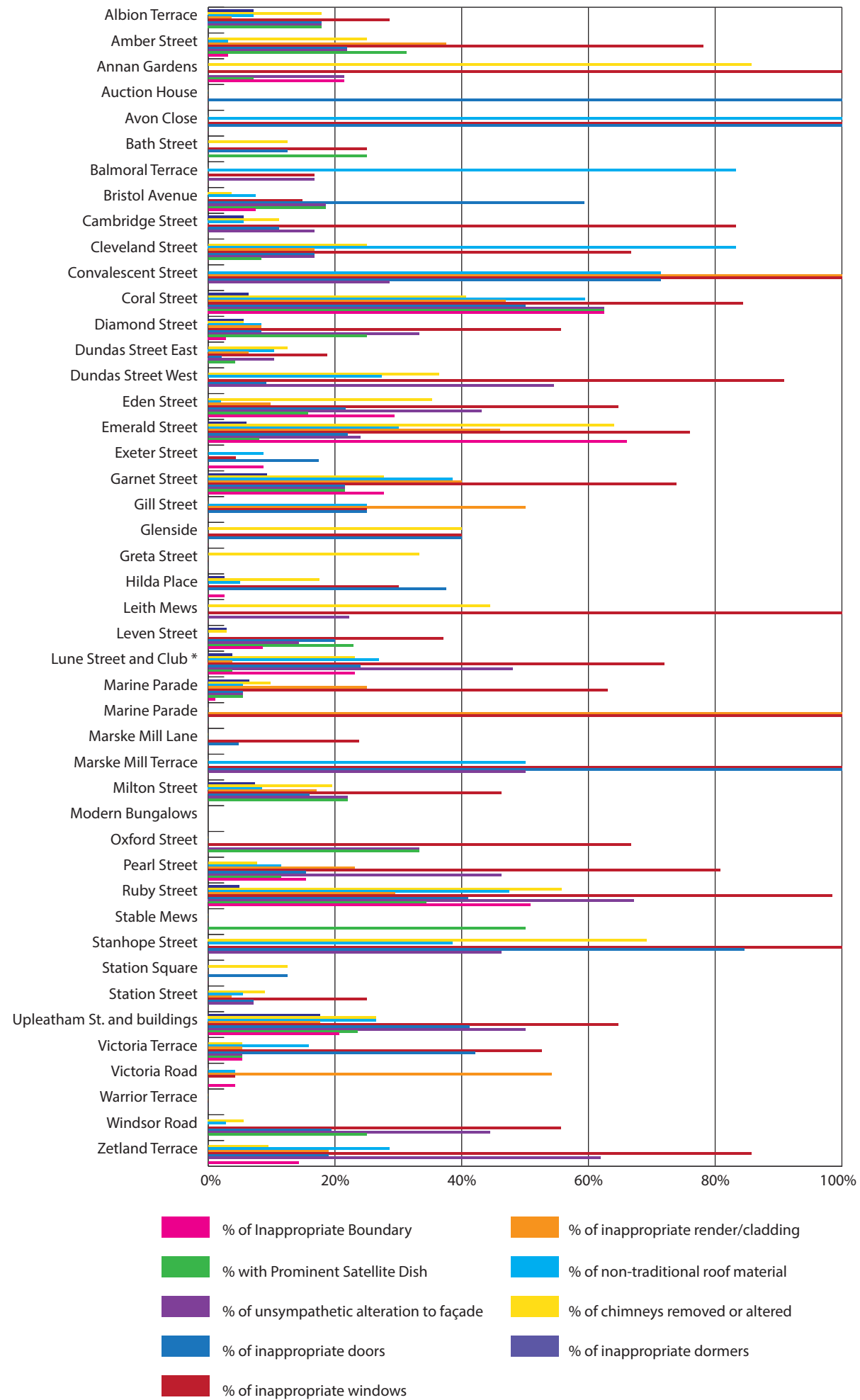


Historic cast iron canopy on Milton Street

## Condition of the Conservation Area

- 2.7 In order to ascertain the scale of threats to Saltburn Conservation Area an audit of every building within the conservation area boundary was carried out to identify the degree of unsympathetic changes. Whilst the audit was limited to prominent elevations and not the rear of buildings, it is considered that it provides a sufficient overview of issues causing detriment to the character of the conservation area.
- 2.8 The audit clearly quantifies how many buildings have suffered from inappropriate alterations and what these alterations are: the map overleaf illustrates that the terraced streets in Areas B and E have suffered the most from inappropriate interventions, with the larger scale buildings which dominate outside views of Saltburn being best preserved, along with the grand villas and suburban style housing contained with Area F. That is not to say that some of these larger buildings do not have any issues such as neglect. There are instances of ornamental detail being lost and other more specific elements beyond the scope of this audit, which are required to be addressed via individual building management plans. A chart showing the major issues across the conservation area is shown overleaf.





The Victorian Town showing which streets have suffered most from inappropriate interventions





**Cumulative unsympathetic and damaging results of alterations\***

- 2.9 An explanation for the greater damage to the character of the terraced streets, rather than the larger surrounding buildings, is partially due to those streets containing many single dwelling houses which enjoy 'Permitted Development' rights, meaning most alterations can be carried out without any approval from the Local Planning Authority. Many of the larger buildings, such as those found on Marine Parade, are sub-divided into flats, are Grade II listed or are commercial properties. None of these property types can benefit from 'Permitted Development' rights and thus cannot carry out material alterations without planning permission or listed building consent.
- 2.10 In many cases inappropriate changes are carried out to buildings that do not have 'Permitted Development' rights because the property owner/occupier is not aware of the need for permission or believes that the changes would be acceptable because similar changes are commonplace throughout the street or conservation area. Some of these inappropriate changes have been retained as it has not been expedient for the Council to carry out enforcement action or no complaints have been received in relation to the unauthorised works.

- 2.11 Similarly, in some cases planning applications for inappropriate and unsympathetic changes, frequently involving replacement windows in flats, have been granted planning permission as the number of existing inappropriate alterations within the vicinity has been a key consideration.
- 2.12 This Conservation Area Management Plan is intended to address these issues by clearly illustrating the impact of cumulative and commonplace changes which combine to have a severe detrimental impact upon the character of the conservation area. The audit effectively sets out the current situation and, by taking the actions prescribed, will be instrumental in ensuring that the condition of Saltburn Conservation Area will have improved by the time of the next appraisal.

\*These images have been manipulated to give an impression of how unsympathetic alterations could lead to a negative impact upon the street scene if they were to be implemented in the future.



## Article 4 Directions

- 2.13 A wide range of minor works are permitted to residential dwelling houses without the need for planning permission, along with the right to erect a boundary outside most non listed buildings. These are known as 'permitted development' rights and are granted through the Town and Country Planning (General Permitted Development) (England) Order 2015. In conservation areas these rights are restricted but still allow plenty of scope for unsympathetic alterations and boundary treatments which can erode the special character of the conservation area.
- 2.14 Local planning authorities may remove (or apply for approval to remove) permitted development rights via the publication and adoption of an Article 4 Direction. This means that certain developments that previously did not require planning permission would be brought under planning control. It is only appropriate to remove permitted development rights where there is a real and specific threat and it is necessary to exclude properties where there is no need for the Direction to apply such as listed buildings which already have statutory protection.
- 2.15 To remedy the harm caused to the character of the conservation area due to changes allowed via permitted development, the Council will consider an Article 4 Direction removing the following permitted development rights set out in Part 1 of Schedule 2 of the General Permitted Development Order 2015, as amended, from all single dwellinghouses within the conservation area:
- Class A - The enlargement, improvement or other alteration of a dwellinghouse.
  - Class C - Any other alterations to the roof of a dwelling house.
  - Class G - The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.
  - Class H - The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.
- 2.16 And the following permitted development rights set out in Part 2 of Schedule 2 of the General Permitted Development Order 2015, as amended, from all non-listed buildings within the Conservation Area:
- Class A - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
  - Class C - Exterior painting.
- 2.17 Upon the adoption of an Article 4 direction across Saltburn Conservation Area, alterations to windows, doors, facades, boundaries, facing materials, roofs and chimneys would be either brought under planning control or existing controls tightened, whilst control over the installation of satellite dishes and erection of dormer windows would also be tightened. The issues surrounding all of these potentially harmful changes, which an Article 4 direction would guard against, are discussed on pages 12 to 16.

**Action 8 - Introduce an Article 4 Direction meaning that planning permission is required for alterations to dwelling houses.**

**Action 9 - Introduce an Article 4 Direction meaning that planning permission is required to construct or alter boundary treatments within the conservation area.**

**Action 10 - Decisions on whether enforcement action should be commenced will take into account the actions outlined in this document and the associated Conservation Area Appraisal, together with planning policy set out in the NPPF and Redcar & Cleveland Local Plan and all other material planning considerations.**

**Action 11 - Planning decisions will take into account the actions outlined in this document and the associated Conservation Area Appraisal, together with planning policy set out in the NPPF and Redcar & Cleveland Local Plan and all other material planning considerations.**



**Manipulated image showing the impact of unsympathetic replacement plastic bay windows**



## Windows

- 2.18 Many buildings within the conservation area have lost their original windows and as a result their character has been eroded, together with that of the wider area. It is often possible to repair and upgrade original windows; for example, experienced carpenters/joiners are often able to replace rotten sections with new timber and introduce draught proofing strips to increase energy efficiency or install slimline double glazed panes. It should be noted that in many cases the windows have already survived over a century in an exposed environment when properly cared for and maintained.
- 2.19 Currently, in the majority of cases planning permission is not required to install inappropriate windows in a dwelling house. Over half the buildings in the Victorian town, 54% at the time of survey, have been fitted with inappropriate windows. In the context of retaining conservation area character, inappropriate windows have been judged not on materials but solely on appearance. Windows have frequently been replaced with clumsy and bulky casement frames, often replacing timber sliding sash windows with finer glazing bars and frames. Plastic frames often have fake horns on the upper casement in an attempt to replicate the appearance of a sliding sash but due to the different profiles of the frames this is generally unsuccessful, especially when the casement windows are in the open position.
- 2.20 In other buildings, usually dating from the early 20th century, there are examples of historic timber top and side opening casement windows. In some cases these are easier to replicate with plastic, but there are still cases of overly bulky frames being used. Other issues are the loss of stained glass, which is a relatively common feature in some early 20th century casement windows and is sometimes not reproduced when windows are replaced, although some have taken care to include that detail.
- 2.21 As the appearance of a traditionally manufactured timber window surpasses that of any other material, timber is the preferred replacement material. Historic timber windows, typically of pitch pine, can often outlast a replacement window meaning that repair is often the best option. In the latter half of the 20th century timber windows gained a reputation for poor durability due to the practice of manufacturing them from cheap fast grown softwoods. However, manufacturers of high quality traditionally made windows, which are available with double glazing, use higher quality slow grown timber which, along with better paint protection, have greater longevity although maintenance is still required.
- 2.22 Whilst they are less sustainable and have greater environmental impacts, plastic sliding sash windows with correct proportions are now readily available although it is acknowledged that they are more costly than the cheaper but entirely inappropriate casement types. Plastic sliding sash windows can also now be manufactured to custom shapes, for example frames with curved heads, and can adequately replicate the finer frame and fenestration detail seen in traditional timber windows. Whilst they can be manufactured in a variety of colours, in most occasions a classical white will be the most appropriate finish as, unlike wood, it is difficult to change the colour so those manufactured in a currently fashionable plastic colour will look dated in time.

**Action 12 - The Council will resist planning applications for replacement windows that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.**



Historically appropriate windows which are likely to be surviving original examples



## Doors

2.23 In many cases doors can be replaced without planning permission. Over a quarter of buildings (25%) have been subject to inappropriate replacement doors. In most cases original timber doors were of solid construction, perhaps with six or four panels. Whilst in some cases these have been adequately replicated in plastic or composite materials, there are many other cases where the proportions of the panelling are incorrect or the doors feature inappropriate glazing. In other cases, doors have been replaced by aluminium or timber framed doors which are glazed throughout thus have a significant visual impact.

**Action 13 - The Council will resist planning applications for replacement doors that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.**



**Historically appropriate doors which are likely to be original**



**The impact of altering a facade\***

\*This image has been manipulated to give an impression of how unsympathetic alterations could lead to a negative impact upon the street scene if they were to be implemented in the future.

## Facades

2.24 Changing the appearance of a house by altering the façade frequently results in a detrimental impact upon the character of the conservation area. Impacts are often related to replacement windows, especially bays, or changes in aperture orientation to accommodate larger windows. In many cases the heavy mullions of bay windows, which are an integral architectural feature, are removed and replaced with spindly plastic strips in connection with the installation of inappropriate plastic windows. The removal of the heavy timber or masonry mullions is a significant loss of architectural fabric which was intended as a key element of the building and in some cases can lead to structural instability.

2.25 In other cases, classically proportioned “portrait” orientated window openings are increased in size into large “landscape” openings, again in connection with the installation of inappropriate window frames. Altering the façade in such a manner upsets the entire proportions of the building, resulting in what was once an attractive skilfully designed frontage being significantly compromised affecting 21% of buildings within the conservation area. Such alterations can also result in the destruction of archways or lintels above the original openings resulting in further loss of character.

2.26 When replacing frames within a bay window there is no real reason to replace the entire bay. There are many examples within Saltburn where replacement frames have been installed in the existing bay and, whilst these replacements may at times be unsympathetic, a key feature of the building has at least been retained. Otherwise, any significant alteration to a facade is most likely to detract from the original architect’s design and result in an inappropriate alteration, although there are likely to be exceptions regarding some later developments within the conservation area.

2.27 Another vulnerability lies in the removal of architectural detail which is a key facet of the Saltburn Conservation Area, such as the use of ornate terracotta inserts or the application of masonry detailing. There is rarely any reason to remove such items meaning that they have generally survived, although they could also be impacted by the misguided application of render. Where buildings have decorative features such as elaborate timber barge boards or panelling, these should be retained and repaired if necessary. If the condition is very poor exact replicas should be created.

2.28 An important feature of the facades of buildings within Saltburn Conservation Area is the existence of detailed porches, canopies and verandahs, which reflect the different styles of Victorian architecture seen throughout the Victorian town. Alterations to existing porches and canopies should therefore be carefully considered and removal should be opposed.

**Action 14 - The Council will resist planning applications for alterations to the facades of buildings that are considered detrimental to the character and appearance of a building or the character and appearance of the conservation area.**



## Boundary Treatments

- 2.29 Boundary treatments such as dwarf walls with coping stones and railings are important features of Saltburn Conservation Area. In certain parts of the conservation area hedges form traditional boundary treatments which make a positive contribution.
- 2.30 Especially detrimental interventions can be seen where hedges are removed to be replaced with close boarded fencing. In a terrace with originally uniform boundary treatments a standalone intervention will often dramatically disturb the aesthetic rhythm of the street scene.
- 2.31 In a number of cases front boundaries have been introduced, replaced, demolished or added to with inappropriate materials, affecting 9% of buildings within the conservation area. These may take the form of pre-cast concrete, concrete blocks or inappropriate brick types. In some cases the space in between pillars, which historically were filled with railings, have been replaced with low wooden fences or cast patterned concrete blocks. Where railings have been erected, these may be galvanised and left with a bare metallic finish, in contrast to the traditional black painted finish. Modern steel replacement railings often also have different profiles with square box section uprights not found in traditional cast or wrought iron railings.



**Inappropriate close boarded timber fence\***

**Action 15 - The Council will resist planning applications for erection, alteration or demolition of boundary treatments which would be detrimental to the character and appearance of the building or the character and appearance of the conservation area.**

\*This image has been manipulated to give an impression of how unsympathetic alterations could lead to a negative impact upon the street scene if they were to be implemented in the future.

## Render, Cladding or Painting of Facing Materials

- 2.32 The traditional materials used for the exterior walls establish the appearance of the Conservation Area. It is important to retain the consistency and unity of buildings that were designed as either a pair or terrace by resisting proposals to render, paint or otherwise alter parts of a designed group. The application of render or cladding to dwelling houses within conservation areas is already controlled by planning legislation, although the introduction of an Article 4 direction via implementation of Action 8 means that planning permission will be required to paint the exterior of a dwelling house.
- 2.33 Application of render or cladding can be as a result of misguided attempts to cure damp, or, along with painting of facing material, as a damaging means of individualising a property in a uniform row of terraces. However, many later buildings as seen in Areas D and E of the conservation area feature roughcast render as an integral part of their design, and in these cases render should be maintained in order to retain the character of the building.
- 2.34 Whilst the number of buildings suffering from the application of render or cladding is relatively low at 15%, the visual impact on the area is larger than that statistic would suggest. An entire terrace uniform and balanced in proportion and detail, can be severely disrupted by the use of inappropriate facing materials on just one of the properties.
- 2.35 Decorative brickwork and the use of creamy white 'Pease' bricks manufactured by the Pease family's brickworks in County Durham is an important feature in the Conservation Area. Aside from aesthetic impacts, applying render, cladding or paint also has a historic impact in that the link with Henry Pease and the Victorian development of Saltburn as a resort is weakened. Covering the Pease brick therefore contributes to breaking those links with the historic origins of the resort.
- 2.36 Where bricks are badly damaged and unsightly this may be remedied by replacing some bricks, or mortar repairs. Re-pointing in lime mortar may also help to prevent damage to bricks, where cement based mortars have led to the deterioration.

**Action 16 - The Council will resist planning applications for the application of non-historically authentic render, paint and cladding visible from the public realm due to the detrimental impact on the character on the building and on the character of the conservation area. The council will encourage removal of inappropriate render.**



**Manipulated image showing the disruptive impact of render and paint in a uniform terrace**



## Roofs

- 2.37 The roofscapes of Saltburn are a major factor influencing the character of the conservation area, due to both the easily visible roof slopes of the terraced houses or the more distant aspects of the larger, taller buildings. Uniformity of materials is particularly important on continuous roof slopes, such as terraces and semi-detached houses.
- 2.38 Grey blue Welsh and Cumbrian slate is the predominant historic roofing material but in a number of cases (19%) re-roofing has seen replacement with inappropriate substitute materials, the worst being concrete tiles. Whilst these may have initially been chosen due to their colour, that is where any similarities to slate or clay end. Many are the wrong shape to replicate the slate, clay pantiles or rosemary tiles seen throughout the conservation area and are often too thick resulting in an awkward stepped appearance to the roof slope. They also weather very differently to real slate and soon develop a rough, concrete like finish.
- 2.39 In other cases GRP type replica slates have been used which are frequently overly smooth, reflective and uniform, resulting in a synthetic appearance to the roof and their weathering qualities remain to be seen. Further damage has been done to the roofscape of Saltburn by the use of bituminous type coatings as an attempt at extending the life of a slate roof.
- 2.40 There is currently no substitute material that adequately matches the appearance of slate and has the same weathering qualities. Within the range of available slates, there are colour differences depending on whether slate is Welsh or Cumbrian, although either of these are acceptable. More recently, imported slate has become generally available. Whilst there may still be outstanding concerns about the suitability of such material a British Standard has been created (BS EN12326), compliance with which should be sought by buyers of non-native slates. In some cases imported slates have been judged acceptable within Saltburn, although efforts should be made to ensure that they are a good visual and geological match to the Welsh and Cumbrian slates historically used throughout the conservation area.

**Action 17 - The Council will resist planning applications for replacement roof coverings visible from the public realm that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.**

## Chimneys

- 2.41 The ornate character of most buildings within Saltburn usually extends to details included on the chimney stacks and the pots themselves. Over the years many large chimney pots have been lost and it is perhaps unrealistic to expect them to be replaced, especially if the chimney itself is no longer used. However, there is also an unfortunate tendency to simply take down or shorten chimney stacks when they are in need of repair, instead of rebuilding.
- 2.42 Throughout Saltburn Conservation Area 18% of all stacks have been shortened or removed entirely resulting in a loss of architectural detail. Whilst the trend has not been so prevalent that it has resulted in monotonous unpunctuated roofscapes, it is important that chimneys are considered an integral feature of the building, rather than an accessory to be done away with once maintenance is required.

**Action 18 - The Council will resist planning applications for the removal or reduction of chimneys visible from the public realm that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.**



**The loss of chimney stacks damages the character of a terrace\***

\*This image has been manipulated to give an impression of how unsympathetic alterations could lead to a negative impact upon the street scene if they were to be implemented in the future.



## Satellite Dishes

- 2.43 On buildings within the conservation area, planning permission is required for satellite dishes which front the highway. In other cases planning legislation requires that, as far as practicable, dishes are sited to have a minimal impact on appearance. However, frequently when installing satellite dishes no consideration has been given to aesthetic impacts. Implementation of Action 8 means that planning permission will be required to install a satellite dish and it will then be possible to guard against installations that would be harmful to the conservation area.
- 2.44 However, since the introduction of dishes in the mid 1980's it is evident that in many cases they have been erected without the required permission and now, apart from in the case of listed buildings, are immune from enforcement. The proliferation of dishes is, however, more of a problem on buildings that have been converted into flats where, instead of a single communal dish, each flat has installed their own, sometimes without planning permission and sometimes without listed building consent. The problem has been mitigated to a certain extent with the introduction of the black mesh type dishes which are less obtrusive and overall satellite dishes only affect 11.0% of buildings within the conservation area, although some commercial premises have been subject to the installation of large dishes which are especially obtrusive additions.
- 2.45 Whilst enforcement must be considered where possible, it does appear that technological progress is near to making dishes obsolete, with one of the main service providers announcing in early 2018 that by the end of that year their entire service will be available via broadband connection. It is also apparent that with many dishes appearing neglected and inoperative a number are no longer used but have not been removed. Planning legislation requires that such dishes are removed as soon as "reasonably practicable" and thus contacting the owners or occupiers of such properties and making enquiries regarding removal of redundant dishes may prove fruitful.

**Action 19 - The Council will resist planning applications for the installation of satellite dishes which would be detrimental to the character and appearance of the building and the character and appearance of the conservation area.**

**Action 20 - The Council will encourage the removal of redundant satellite dishes.**

**Action 21 - The Council will encourage the installation of broadband in flats to facilitate the removal of redundant satellite dishes.**



Untidy impact of multiple satellite dishes

## Dormer Windows

- 2.46 Small dormer windows with either a pitched slate roof or lead clad vault are a feature of some of the larger semi-detached and terraced houses. The erection of dormer windows in the front roof slope of a dwelling house which faces the highway is already controlled by planning legislation, although the introduction of an Article 4 direction via implementation of Action 8 means that planning permission will be required to erect dormer windows elsewhere on a roof.
- 2.47 There are a few cases of overly large and unsympathetic dormer windows which are especially problematic when installed on forward facing roof slopes and thus impacting on the street scene. Whilst statistically this is a minor issue, with only 2% of buildings affected, the overall detriment is greater due to the prominent nature of dormer structures and the resulting interruption in the roofscape of a terrace. Unsuitable dormers are usually 'boxy' in design and are aimed solely to maximise roof space with little consideration of the outside aesthetics. Such structures are also likely to feature poorly proportioned landscape type windows which only act to magnify impacts. The introduction of inappropriate dormers of either a large-scale or non-traditional design should therefore be resisted.
- 2.48 Whilst the desire for increased living space is appreciated, this should be balanced against the visual attractiveness and the quality of the area as a whole. Sensitively designed dormers can be successful in adding character to a building, although it is accepted that the additional space may be compromised. Consideration should be given to the architectural features of the host building in question, such as fascia boards, window arch details and the materials used. In most cases gabled dormers are likely to be appropriate, although other inspired design solutions may also be appropriate. Windows within dormers should reflect the historic window apertures of the house, especially with regard to proportion. Further design guidance on dormer windows can be found in the Council's Residential Alterations and Extensions SPD (RCBC, May 2013).

**Action 22 - The Council will resist planning applications for dormer windows and roof extensions that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.**



Overbearing and unsympathetic dormer window



## Shopfronts

- 2.49 Saltburn town centre is fortunate in having retained many traditional shopfronts, with a few examples also seen in the residential areas, such as the former Saltburn Stores on Upleatham Street, which has undergone conversion to residential use whilst not impacting upon the original commercial character of the building.
- 2.50 As shopfronts usually relate to commercial premises, such buildings do not benefit from permitted development rights so planning permission is required to make any material alterations, although the colour of a shopfront can be changed without authorisation. It is however important that the components and proportions that form a traditional shopfront are recognised. In determining planning applications for alterations to shop premises, the Council will have regard to the relevant planning policies in the Local Plan and the design guidance set out in the Shop Fronts and Advertisements SPD (February 2012).

**Action 23 - The Council will resist planning applications that propose inappropriate changes to traditional shopfronts and the loss of shop front features which would impact on the appearance and character of the building and adversely impact on the appearance and character of the conservation area. The loss of traditional shopfronts will be strongly resisted.**



The current situation

## Adverts on Business Premises

- 2.51 Overall, advertising on shopfronts within the conservation area is restrained and traditional in format reflecting the approach of the Council in exercising control of adverts under its planning powers. There are, however, examples of shop front fascia and other signs which it is considered detract from the appearance and character of the conservation area as they may be over-large or poorly sited. Control is exercised under the Advert Regulations in the interests of 'amenity' and 'public safety', some adverts require express consent to be displayed whilst others may benefit from deemed consent under the regulations and not require an application. Where an advert is displayed under the deemed consent provisions of the regulations, the Council may still take action to seek to have an advertisement removed.
- 2.52 The advertising regulations provide scope to restrict deemed consent by issuing a direction under Regulation 7 of the Control of Advertisements 2007 legislation, although to justify such a restriction it must be demonstrated that current advertising provisions have had a sufficiently detrimental impact within the locality and that there is no prospect of improvement under the current deemed consent regime. It will therefore be necessary to undertake an audit of shopfronts within the conservation area using defined criteria and referring to the Redcar & Cleveland Shop Fronts and Advertisements Supplementary Planning Document (2012) to identify which advertisements have a detrimental impact upon the conservation area.

**Action 24 - The Council will carry out an audit of shopfront advertisements to assess the impact of inappropriate advertisements upon the character of the conservation area.**



Manipulated image showing the potential impacts of unsympathetic advertising



## **New Development**

- 2.53 All proposals for new development are opportunities to enhance the character and appearance of the conservation area. Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 states that, in making a decision, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the area. Case law has established this test is met where the impact of a development is "neutral".
- 2.54 In order to meet this policy test, applications must be supported by sufficient information to allow the Council to come to an informed planning decision. For this reason, development proposals that require planning permission should normally be the subject of a full application. Outline applications in conservation areas will only be acceptable where the proposal does not involve the demolition or alteration of existing buildings.
- 2.55 Outline planning applications are not acceptable in a Conservation Area unless sufficient detail is provided to allow the application to be adequately assessed.



## CHAPTER THREE: ENHANCEMENT

- 3.1 In addition to their responsibility for the preservation of conservation areas, local planning authorities are also required to propose policies and actions that promote enhancement.

### Reinstatement of Features

- 3.2 Some of the buildings within the Conservation Area have lost their original doors, windows and other features. As a result their character has been eroded, together with that of the wider area. As proposals come forward for alterations and extensions to these buildings there may be an opportunity to encourage the reinstatement of such features. Grant funding could also be sought to enable the reinstatement of lost features.

**Action 25 - The Council will encourage reinstatement of lost architectural features.**

**Action 26 - The Council will consider action to access any future internal or external funding streams that support the enhancement of heritage assets.**

### Shop and Commercial Frontages

- 3.3 There are a number of traditional shop fronts in the town centre which make an important contribution to the character of the Conservation Area. The Council has produced guidance set out in the Redcar & Cleveland Shop Fronts and Advertisements Supplementary Planning Document (RCBC 2012). When proposals are submitted for changes to commercial buildings, retention or reinstatement of traditional shopfronts should be encouraged as part of the planning application process.

**Action 27 - Where an application is made for alterations to business premises where unsympathetic alterations have been carried out previously, the Council will seek the reinstatement of lost features and traditional shopfronts as part of the planning process.**

### Trees

- 3.4 Trees are an integral part of the appearance and character of conservation areas, whether on private land or street trees. The protection and preservation of existing trees is provided for by legislation and planning policy and new tree planting may be sought as part of new development. Trees, of course, age or become diseased and die. Therefore, some trees will be lost over time. The Council will use its powers to protect existing trees where required and seek new tree planting that will contribute to the appearance and character of the conservation area.

**Action 28 - The Council will keep under review current Tree Preservation Orders, and make new Orders for any tree under threat or identified as important for the character of the conservation area where appropriate. In addition, the Council will seek the planting of new trees as part of new development or as part of the Council's public realm programme where appropriate.**

### Boundary Walls and Hedges

- 3.5 Where boundary structures have been lost entirely the street scene is significantly impaired. Such features are visually important in the streetscape and contribute positively to the character of the conservation area.

- 3.6 Similarly, boundary walls and hedges are also features of the Conservation Area but they have been removed from some properties. Therefore every opportunity should be taken to provide or restore walls and/or hedges to property boundaries. Where available the Council will seek internal and external funding opportunities to support the reinstatement of features.

**Action 29 - The Council will aim to take opportunity of funding schemes which aid the enhancement of historic streets.**

### Scheduled Monuments and Archaeology

- 3.7 There are no scheduled monuments in the Conservation Area and the Historic Environment Record currently shows no sites of archaeological interest within the Conservation Area, however, there is potential for archaeological remains in the area, not least with Old Saltburn and the Tumulus (Artificial mound of earth, turf and/or stone, normally constructed to contain or conceal burials) on Cat Nab. There is clearly significant archaeological potential in some parts of the Conservation Area. Archaeological reports and building surveys should be submitted to the Historic Environment Record.
- 3.8 Archaeological Survey and the establishment of a Community Archaeology Group could be encouraged with support from funding bodies. This would help to facilitate an increased understanding of the sites of archaeological interest in, and around, the Conservation Area.



Cat Nab

[3] MONUMENT NO. 28710, REDCAR AND CLEVELAND [http://www.pastscape.org.uk/maps.aspx?a=0&hob\\_id=28710](http://www.pastscape.org.uk/maps.aspx?a=0&hob_id=28710)



## CHAPTER FOUR: HIGHWAYS

- 4.1 Historic England's Streets for All (Historic England, 2018) guidance shows how street and traffic management can be managed to retain and enhance the character of the Conservation Area. Early engagement with the Highways Department can help to identify sympathetic traffic management design.
- 4.2 Where new features are introduced the observance of existing design principles and use of local traditional materials will ensure they do not appear intrusive. Manual for Streets (DfT, 2007) provides guidance on highway safety and street and road design, which considers historic context.

### Surfaces

- 4.3 Only a few examples of attractive, traditional hard surfacing materials survive within the conservation area, as identified within the Saltburn Conservation Area Appraisal. There are several scoria block surfaced back lanes off Albion Terrace along with a number of alleyways surfaced in scoria block and cobbles. There are also exposed scoria block road edging channels visible, for example on Bristol Avenue, the junctions between Dundas Street West and Bath and Exeter Streets. The size of the setts varies depending on location, with small square setts being used for crossings and rectangular setts elsewhere. There is also a rare example of Yorkstone paving in front of the terraced villas and former hotels on Marine Parade, reinstated in the 1990's.
- 4.4 The 2011 Saltburn Conservation Area Appraisal identified a number of highways issues, stating that, "Highway, and advertising signs, street lighting columns, concrete and plastic bollards, litter bins, seats, and lighting paraphernalia are the principal culprits..." (RCBC 2011, 21). These were listed as the following:
- The occasional clutter of signs and street furniture, e.g. the litter and 'drinking in public places' signs on the lighting columns in front of Station Buildings – the signs are placed too high to be legible to most people.
  - Electricity feeder post next to the clock tower on the Station Square traffic roundabout.
  - The consistent use of drab grey/blue paint for many modern metal street lighting columns and all of the steel traffic sign poles.
  - Unattractive, utilitarian, concrete and steel street lighting columns of various designs on Glenside opposite The Zetland, impairing the setting of this key townscape building.
  - Concrete bollards, e.g. in Coral Street.
  - Utilitarian galvanised steel pedestrian barriers, e.g. at the foot of the sea banks steps on Saltburn Bank, Lower Promenade and elsewhere.
  - The unsightly, improvised use of wheeled plastic bins as public litter bins, fixed to the railings on the lower promenade.
  - The unsightly vehicle barrier formed by a row of bench seats and improvised gate on Lower Promenade.
- 4.5 Many of these issues have since been addressed by the Council. The electricity feeder post within the roundabout is no longer visible and is believed to be obscured by planting, street lighting columns and sign poles have been repainted in either green or black and earlier concrete lighting columns opposite the Zetland have been replaced by less utilitarian designs. The large chained wheeled bins on the lower promenade have been replaced by less intrusive



**Scoria block alleyway**

smaller bins encased in wooden cabinets and the barrier formed by benches and an improvised gate has been replaced with traditional bollards.

- 4.6 These improvements are a clear positive step and should be capitalised upon as an effective way of enhancing the conservation area. Whilst the steps taken since the publication of the 2011 Conservation Area Appraisal have been recorded in this document, those improvements should be recognised by decision makers dealing with infrastructure and highway services.

**Action 30 - An audit of highway features and street furniture should be carried out to identify exactly which elements are considered to have a positive and negative impact. Those identified as positive shall be incorporated into a palette to be employed in future maintenance work. Negative elements shall be recorded as in need of improvement.**



**Yorkstone Paving**



**Action 31 - The Council will take appropriate opportunities to conserve the character of the conservation area through the use of traditional materials when undertaking highway maintenance or improvements. It will keep under review the impact of signage and the use of street furniture to ensure neither detract from the appearance and character of the conservation area.**

- 4.7 Most areas of carriageway and pavement are surfaced in innocuous, standard materials, e.g. concrete flags or tarmac. Some areas are poorly maintained or have been 'patch' repaired using inconsistent materials inappropriate in the context of their surroundings. However, although there are occasions when urgent repairs using inappropriate materials are necessary on a temporary basis, statutory undertakers are responsible for carrying out the permanent reinstatement of the highway on a like-for-like basis where they disturb it with the existing materials, or in the closest possible match if the materials cannot be re-used. Statutory undertakers are under no obligation to install other more traditional materials that are not like-for-like and it is therefore up to the Highway Authority to take the lead by installing appropriate materials throughout the highway environment.

**Action 32 - The Council as Local Highway Authority will ensure that permanent repairs to the local highway network use traditional materials wherever practicable.**



Patch repairs over original scoria block surfacing

### New Development

- 4.8 When considering proposals for highway development, care should be taken to ensure the design for the highway component is visually sensitive and in keeping with the character of the conservation area. Designers should refer to the palette of materials identified as a result of Action 30.

### Street Lighting

- 4.9 In line with Historic England's Streets for All (2018) Guidance 'Lights can be effective while still being unobtrusive. Avoid the temptation to over-provide as this can lead to clutter and unnecessary light pollution. Particular care is usually needed in rural settings where over-illumination can generate an inappropriately urban atmosphere.'
- 4.10 Consideration should be given to extending the use of the existing Victorian style street lighting columns into the rest of the Victorian parts of the conservation area. In other areas great care should be taken to select lighting columns of a style that will be in keeping with the prevailing character.

### Signage

- 4.11 The location, design and quality of materials used for traffic signage and other street furniture tend to result in visual clutter. While adoption of a coherent and rational approach to highway design and management would be beneficial, regimentation could be damaging.

**Action 33 - Where the opportunity arises for renewing signage, all unnecessary/ redundant signage will be removed and any new signage should conserve the character of the conservation area in line with Historic England's Streets for All (2018) or successor guidance.**

### Trees and Grass Verges

- 4.12 Street trees and grass verges make an important contribution to some parts of Saltburn Conservation Area. Whilst these are not protected by Tree Preservation Orders they do benefit from protection by being within a conservation area. Furthermore, any street trees are generally under the custodianship of the Council and thus only the Council have the right to carry out works to them. Whilst conservation area status means that it is necessary to give notice before carrying out tree works, the Council's Our Trees and Woodland Strategy 2013-2018 aims to protect street trees and replace ageing samples whilst also supporting measures to protect verges (RCBC 2013).



Trees on Dundas Street East



Trees at the western end of Milton Street



## CHAPTER 5: OPEN SPACE, TREES & GREEN INFRASTRUCTURE

5.1 Both public and private open spaces provide valuable green infrastructure throughout the Conservation Area as mentioned in the Conservation Area Appraisal.

### Saltburn Valley Gardens

5.2 Conservation Management Plans are recommended for individual historic gardens, parks and cemeteries. That part of the valley known as the Valley Gardens occupies the long narrow landform of the steeply-sloping, west side of the valley together with the flat valley floor, lying between the foreshore and the Woodland Centre, just south of the Italian Garden. This attractive area is the town's public park. The whole of the east side of the valley and the west side lying between the Woodland Centre and the viaduct are more natural in character and the woodland more dense.

5.3 Despite being successful in gaining the Green Flag Award which recognises well managed parks and gardens, no award was received in 2018 ostensibly due to ongoing maintenance pressures. However, funding has recently been acquired from Historic England to commission the production of a management plan for the Valley Gardens which will identify the steps required to ensure the future of this historic managed landscape.

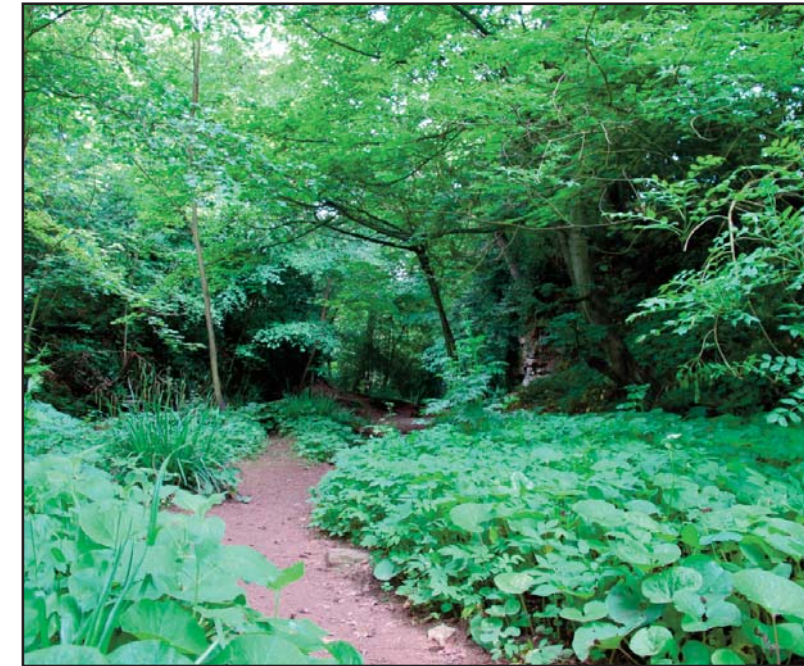
5.4 As well as the challenges of managing vegetation, there are also some historic features that require maintenance and improvement which should be addressed in the forthcoming management plan for the Valley Gardens:



Valley Gardens and Skelton Beck

- The Grade II listed Albert Memorial in the Valley Gardens which has been fire damaged and defaced by graffiti and;
- The surroundings of the remains of the chalybeate spring and its inappropriate domestic water tap let down the appearance of this important historic feature.

**Action 34 - A detailed Conservation Plan for the Valley Gardens should be produced which includes recommendations for conserving and enhancing the historic environment. Where possible, grant funding should be sought to enable the conservation and enhancement of the historic environment.**



Pathway



Albert Memorial



## Sea Banks and Cliffs

- 5.5 Behind the Lower Promenade a network of neglected footpaths and long flights of steps climb the grass and scrub covered sea banks, rising steeply up to Marine Parade. This network of public footpaths and steps that traverse the sea banks has suffered damage from the long-term effects of neglect and landslips, giving the area an air of abandonment.
- 5.6 In recent years significant improvements have been made to the footpaths at opposite ends of the sea banks but much work remains to be done. Consideration should be given in the context of a Conservation Area Management Plan to rationalise the footpath network down to a manageable size by removing those no longer required and conserve others. This should be informed by a thorough assessment of the historic significance of each pathway using historic maps and other sources.

**Action 35 - Assess the significance of pathways whilst considering their value as pedestrian links to the foreshore to inform a programme of restoration or removal.**



Cliff pathways



Foreshore with the resort town above



## The Foreshore

- 5.7 The foreshore of the Victorian town consists of 3 key elements: The Cliff Tramway, the Pier, Lower Promenade and associated sea wall. All face the elements throughout the year and require regular maintenance if they are to be preserved.
- 5.8 The Grade II\* listed tramway has recently been subject to a comprehensive restoration scheme which was successful in conserving as much historic fabric as possible whilst also returning historically appropriate materials such as cast iron, which had been removed during previous repair work. The work is thoroughly documented via engineering drawings and a maintenance programme has been produced.
- 5.9 Carrying out the work provided a rare opportunity to investigate the tramway and the opportunity should be taken to incorporate that information into a Chartered Institute for Archaeologists format Desk Based Assessment and associated Statement of Significance. That document will form the mainstay reference for the future as it will identify the significance of the different elements of the tramway meaning that future decisions can be based on sound conservation grounds.

**Action 36 - Use the drawings and specifications produced for the recent refurbishment work to produce a Level 4 record of the Cliff Tramway to be incorporated into a Desk Based Assessment produced to Chartered Institute for Archaeologists (ClfA) standard. Once complete produce a comprehensive statement of significance to be added to Historic England's Grade II\* listing description.**

**Action 37 - Using the completed document produce a management plan for the Cliff Tramway to ensure it continues to operate safely and affordably whilst ensuring its significance as a designated heritage asset is preserved.**



GII\* listed Saltburn Pier

- 5.10 The Grade II\* listed Saltburn Pier has ongoing maintenance issues, due to its highly vulnerable location. Regular inspections and maintenance are paramount and repair procedures should be established to ensure future work does not inadvertently result in the diminution of the significance of the pier. For that reason a Desk Based Assessment produced to ClfA standard should be produced followed by a Statement of Significance to be added to Historic England's Grade II\* listing description. The completed document will form the basis of a management plan for the pier to ensure the structure is maintained and can continue to be used safely ensuring its significance as a designated heritage asset is preserved.

**Action 38 - Produce a Chartered Institute for Archaeologists format Desk Based Assessment of Saltburn Pier followed by a Statement of Significance.**

**Action 39 - Produce a management plan for Saltburn Pier to ensure it continues to be used safely and affordably whilst ensuring its significance as a designated heritage asset is preserved.**

- 5.11 The historic seawall is not a designated heritage asset but is nevertheless a historic structure in its own right, with its significance bolstered by the fact it is built from the former sleepers of the earliest railways serving the Durham coalfields. Facing similar conditions to the Pier, there are ongoing maintenance issues which need to be swiftly remedied to avoid further unnecessary damage. The historic origins of the seawall and thus the importance of its fabric should be recognised. It may be deemed worthy of listing in its own right and should certainly be included in a Local List.

**Action 40 - Research the significance of the seawall and produce a management plan for future maintenance.**

- 5.12 The GII listed chalets are believed to have been constructed in 1931, possibly as part of an economic initiative during the great depression. Designed with an Art-Deco style frontage combined with Arts & Crafts accents illustrated by the half-timbered gables, the chalets are noted in the listing as being exceptional due to the fact that they have remained unaltered. Their longevity is doubtless connected to their substantial concrete construction, although some restoration work to re-open boarded windows and address some maintenance issues would be timely.

**Action 41 - Produce a Chartered Institute for Archaeologists format Desk Based Assessment of the chalets followed by a Statement of Significance.**

**Action 42 - Produce a management plan for the chalets to promote their use whilst ensuring its significance as a designated heritage asset is preserved.**



GII listed chalets



Cast iron railings on the foreshore



## Old Saltburn

- 5.13 Old Saltburn is primarily recognised by the presence of the Ship Inn, which fortunately continues to operate as a public house. However, the buildings beyond have largely fallen into disuse with the closure of Saltburn Smugglers museum in 2008. The consequence is that Old Saltburn, once a historic fishing village, now only consists of the well situated pub which is key to this part of the town retaining part of its identity.
- 5.14 The adjoining Grade II listed Rock Cottage and Ship Cottage suffer from dereliction. Similarly, the nearby Grade II listed mortuary is unused, neglected and in need of a use to prevent its further deterioration. Funding programmes named "Welcome to East Cleveland" and "Bring Your Business to East Cleveland" provide contributions towards conversion of buildings into visitor accommodation or business premises and are available until late 2020. Owners will therefore be encouraged to take advantage of the available funding to bring these designated heritage assets back into use to both ensure the preservation of the listed buildings and the preservation of Old Saltburn.
- 5.15 Landscaping along the seafront of Old Saltburn and to the rear of the Ship Inn is characterised by expanses of tarmac, a situation that could readily be addressed by the use of more sympathetic materials, such as cobbles to the front and a bound gravel surface to the rear.
- 5.16 Historically, a key (lawful) activity in Old Saltburn was fishing on an artisan basis, using wooden cobbles launched from the beach. Whilst there are no longer any traditionally built wooden

cobbles at Saltburn there is one remaining commercially registered fisherman operating from the slipway at Old Saltburn. Whilst this Management Plan predominantly focuses upon the built environment and some landscape issues, historic activities are also an important element of character. Fishing from Old Saltburn is particularly important to the significance of this specific part of the conservation area. This traditional activity should therefore be recognised as a key factor in the character of Old Saltburn and steps should be taken to ensure it is retained.

**Action 43 - The Council will encourage the reuse of the unused Rock Cottage, Ship Cottage and the former mortuary via opportunities offered by appropriate funding programmes. Where possible, the Council will provide advice to property owners wishing to bring disused buildings back into use.**

**Action 44 - The Council will enable the continuation of traditional boat fishing from Saltburn beach by ensuring access for launching and locations for boat and gear storage.**



Fishing boat on the slipway of Old Saltburn



The Ship Inn with Rock Cottage and Ship Cottage to the left



## CHAPTER 6: LIST OF ACTIONS

**Action 1** - The Council will review this Management Plan every 5 years subject to resources and Council priorities.

**Action 2** - The Council will make guidance available to residents and businesses on conserving the character and appearance of the Conservation Area. This will be achieved by signposting to existing guidance on the Council's website and the development and publication of additional guidance, where practicable.

**Action 3** - The Council will continue to ensure that those involved in decision making that affects the conservation area have the necessary knowledge and skills to make such decisions and this will be achieved through Continued Professional Development (CPD) and training.

**Action 4** - The Council will resist the loss of a tree which is felt to make an important contribution to the character of the conservation area.

**Action 5** - The Council will produce a Local List to enhance appreciation of non-designated heritage assets.

**Action 6** - The Council will consider the impact of any development on landmark buildings and their settings with an aim to conserve and enhance the character of the conservation area.

**Action 7** - The Council will ensure that consideration of the character of the conservation area is part of development proposals which may affect its setting.

**Action 8** - Introduce an Article 4 Direction meaning that planning permission is required for alterations to dwelling houses.

**Action 9** - Introduce an Article 4 Direction meaning that planning permission is required to construct or alter boundary treatments within the conservation area.

**Action 10** - Decisions on whether enforcement action should be commenced will take into account the actions outlined in this document and the associated Conservation Area Appraisal, together with planning policy set out in the NPPF and Redcar & Cleveland Local Plan and all other material planning considerations.

**Action 11** - Planning decisions will take into account the actions outlined in this document and the associated Conservation Area Appraisal, together with planning policy set out in the NPPF and Redcar & Cleveland Local Plan and all other material planning considerations.

**Action 12** - The Council will resist planning applications for replacement windows that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

**Action 13** - The Council will resist planning applications for replacement doors that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

**Action 14** - The Council will resist planning applications for alterations to the facades of buildings that are considered detrimental to the character and appearance of a building or the character and appearance of the conservation area.

**Action 15** - The Council will resist planning applications for erection, alteration or demolition of boundary treatments which would be detrimental to the character and appearance of the building or the character and appearance of the conservation area.

**Action 16** - The Council will resist planning applications for the application of non-historically authentic render, paint and cladding visible from the public realm due to the detrimental impact on the character on the building and on the character of the conservation area. The council will encourage removal of inappropriate render.

**Action 17** - The Council will resist planning applications for replacement roof coverings visible from the public realm that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

**Action 18** - The Council will resist planning applications for the removal or reduction of chimneys visible from the public realm that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

**Action 19** - The Council will resist planning applications for the installation of satellite dishes which would be detrimental to the character and appearance of the building and the character and appearance of the conservation area.

**Action 20** - The Council will encourage the removal of redundant satellite dishes.

**Action 21** - The Council will encourage the installation of broadband in flats to facilitate the removal of redundant satellite dishes.

**Action 22** - The Council will resist planning applications for dormer windows and roof extensions that do not reflect the historic character of the conservation area and are considered detrimental to the character and appearance of a building.

**Action 23** - The Council will resist planning applications that propose inappropriate changes to traditional shopfronts and the loss of shop front features which would impact on the appearance and character of the building and adversely impact on the appearance and character of the conservation area. The loss of traditional shopfronts will be strongly resisted.

**Action 24** - The Council will carry out an audit of shopfront advertisements to assess the impact of inappropriate advertisements upon the character of the conservation area.

**Action 25** - The Council will encourage reinstatement of lost architectural features.

**Action 26** - The Council will consider action to access any future internal or external funding streams that support the enhancement of heritage assets.

**Action 27** - Where an application is made for alterations to business premises where unsympathetic alterations have been carried out previously, the Council will seek the reinstatement of lost features and traditional shopfronts as part of the planning process.

**Action 28** - The Council will keep under review current Tree Preservation Orders, and make new Orders for any tree under threat or identified as important for the character of the conservation area where appropriate. In addition, the Council will seek the planting of new



trees as part of new development or as part of the Council's public realm programme where appropriate.

**Action 29** - The Council will aim to take opportunity of funding schemes which aid the enhancement of historic streets.

**Action 30** - An audit of highway features and street furniture should be carried out to identify exactly which elements are considered to have a positive and negative impact. Those identified as positive shall be incorporated into a palette to be employed in future maintenance work. Negative elements shall be recorded as in need of improvement.

**Action 31** - The Council will take appropriate opportunities to conserve the character of the conservation area through the use of traditional materials when undertaking highway maintenance or improvements. It will keep under review the impact of signage and the use of street furniture to ensure neither detract from the appearance and character of the conservation area.

**Action 32** - The Council as Local Highway Authority will ensure that permanent repairs to the local highway network use traditional materials wherever practicable.

**Action 33** - Where the opportunity arises for renewing signage, all unnecessary/ redundant signage will be removed and any new signage should conserve the character of the conservation area in line with Historic England's Streets for All (2018) or successor guidance.

**Action 34** - A detailed Conservation Plan for the Valley Gardens should be produced which includes recommendations for conserving and enhancing the historic environment. Where possible, grant funding should be sought to enable the conservation and enhancement of the historic environment.

**Action 35** - Assess the significance of pathways whilst considering their value as pedestrian links to the foreshore to inform a programme of restoration or removal.

**Action 36** - Use the drawings and specifications produced for the recent refurbishment work to produce a Level 4 record of the Tramway to be incorporated into a Desk Based Assessment produced to Chartered Institute for Archaeologists (CIfA) standard. Once complete produce a comprehensive statement of significance to be added to Historic England's Grade II\* listing description.

**Action 37** - Using the completed document produce a management plan for the Tramway to ensure it continues to operate safely and affordably whilst ensuring its significance as a designated heritage asset is preserved.

**Action 38** - Produce a Chartered Institute for Archaeologists format Desk Based Assessment of Saltburn Pier followed by a Statement of Significance.

**Action 39** - Produce a management plan for Saltburn Pier to ensure it continues to be used safely and affordably whilst ensuring its significance as a designated heritage asset is preserved.

**Action 40** - Research the significance of the seawall and produce a management plan for future maintenance.

**Action 41** - Produce a Chartered Institute for Archaeologists format Desk Based Assessment of the chalets followed by a Statement of Significance.

**Action 42** - Produce a management plan for the chalets to promote their use whilst ensuring its significance as a designated heritage asset is preserved.

**Action 43** - The Council will encourage the reuse of the unused Rock Cottage, Ship Cottage and the former mortuary via opportunities offered by appropriate funding programmes. Where possible, the Council will provide advice to property owners wishing to bring disused buildings back into use.

**Action 44** - The Council will enable the continuation of traditional boat fishing from Saltburn beach by ensuring access for launching and locations for boat and gear storage.

## References

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