



Skelton

Conservation Area Appraisal

2011



Planning (Listed Buildings & Conservation Areas) Act 1990

this is Redcar & Cleveland

Skelton Conservation Area Appraisal 2011

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1. INTRODUCTION

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

The Designation of Skelton Conservation Area

1.2 Skelton Conservation Area was designated on 5th October 1978. Its boundary was tightly drawn to include the core of the historic settlement along with Skelton Castle, its immediate setting and grounds. The area stretched from Skelton Mill Farm on Marske Lane in the north, to East Parade in the south and from Skelton Castle in the west, to Robinson Street in the east. The reasons for designation and its purpose were set down in the designation report.

1.3 The conservation area was subsequently extended as follows:-

- On 12th December 1991, to include Home Farm outbuildings just off the High Street.
- On 13th January 1994, to include the three fields to the east of Egg Cup Farm.
- On 23rd April 2009, to include: The Hills, a short row of dwellings set high above the High Street, the fields astride Boroughgate, lying between the A173 and Back Lane and part of Skelton Castle Park.

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

Other Protective Designations within the Conservation Area

1.5 There are 60 listed buildings (29 entries in the list) of special architectural or historic interest within the conservation area. See Appendix 2.

1.6 There are no scheduled monuments in the conservation area.

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

1.8 There are no Article 4 Directions in the conservation area.

Planning Policies affecting Skelton Conservation Area

1.9 The Redcar & Cleveland Local Development Framework (LDF) contains several policies relating to the conservation area. They are set out in Appendix 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. This appraisal aims to provide a clear and sound understanding of Skelton Conservation Area by recording, evaluating and presenting all of the key elements that together make up its special interest and character. It also identifies negative features and opportunities for improvement and considered changes to the conservation area boundary.

1.12 **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 23rd April 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.**

1.13 While the appraisal covers the topics referred to in PPG 15 and in guidance issued by English Heritage the appraisal is not intended to be comprehensive. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.

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- 1.14 The next step of the process is the formulation of conservation area management proposals to provide a basis for making sustainable decisions about the conservation area's future.

2. HISTORIC ORIGINS AND DEVELOPMENT

2.1 A brief review of the historic development of Skelton is important in order to understand how it has evolved to its present form and acquired the distinctive elements that make up its special character. Only a brief summary of Skelton's development is given here to help place the conservation area in historical context. References to further reading are given in the Bibliography & Acknowledgements in Appendix 4.

2.2 The manor of Skelton dates from at least the Anglo Saxon period and the pear-shaped churchyard perhaps suggests at even earlier date of settlement. However, after a period of devastation, the village appears to have been re-established as a 'lordship centre' by Robert de Brus in the 12th century along with the first fortified stronghold - Skelton Castle. At that time powerful Norman landlords were re-establishing settlements of this type throughout Northern England as a deliberate policy to realise the region's economic potential by creating a planned infrastructure of villages and towns. De Brus, who also founded the nearby Gisborough Priory, was one of the most powerful landlords in the North.

2.3 Such settlements generally took the form of two rows of properties, facing each other across an open green. Each property consisted of a narrow strip of land with a dwelling, agricultural buildings and garden. The dwellings collectively formed a continuous building frontage onto the green and there were agricultural buildings and gardens (garths, tofts or burgage strips) on the strips to the rear. All of the strips were about the same length and collectively ended in a straight line, frequently at a path or back lane. Well-defined track-ways, often sunken through use, crossed the green and provided access to the fields surrounding the settlement. Within or close by the village were the manor house and church.

2.4 While Skelton possesses many of the above attributes, its layout is much more complex and potentially comprised three distinct settlements sitting 'cheek-by-jowl', each serving a different purpose, and as follows:-

- The 'business' settlement where markets and fairs were held would have been centred on the area now flanked by North, South, East and West Terraces. The space formed by these rows would have been used as common grazing and for markets and fairs.
- The agricultural settlement occupied the north side of the High Street and consisted of a single row of properties extending almost as far as the present Coniston Road.
- The third settlement was the ill-fated 'borough,' established around 1240 by Peter de Brus as a self-governing trading centre. It was planned and laid out with premises along Boroughgate, the lane that runs along the east side of the long, narrow field lying between Guisborough Lane and Back Lane Farm. This settlement failed to develop sufficiently to be successful and was subsequently abandoned, leaving its archaeological 'imprint' on the land in the form of earthworks.

2.5 The space formed by North, South, East and West Terraces deserves further mention here. Today the area is mostly enclosed as private gardens and small fields, with only a small area of public open space whereupon stands the War Memorial and remains of the market cross or 'whipping post.' However, this whole area would originally have been the village green or town square, which has been known at different times as Town Gayte, Town Street, Cross Green and Town Green, of which the latter now tends to be used to refer to the public open space. For clarification, in this document the whole

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of this area will be referred to as 'The Green', the individual terraces will be referred to using their present names and the public open space as Town Green.

- 2.6 The development of properties along Green Road may have been overspill from either the High Street or 'The Green' in times of prosperity.
- 2.7 While Skelton Castle and the Church of All Saints were part of the same settlement their location down a steep bank and at some distance from the core of the village meant they were physically quite separate.
- 2.8 During the medieval period Skelton was granted a Royal Charter, became a borough, and was granted a weekly market and annual fair. The market was no doubt in direct competition with that at Guisborough and seems to have failed before the end of the medieval period, although marts for the sale of livestock may have continued for some time afterwards. The only remains of medieval Skelton surviving today are:-
- The shaft of the market-cross on Town Green.
 - The deep ditch of the former castle moat partly drained in 1862.
 - Fragments of the castle itself.
 - The vestiges of the medieval settlement layout including Boroughgate.
 - Archaeological evidence of times past lying buried beneath the surface.
- 2.9 A plan of the Skelton Estate dated 1773, the Tithe Map dated 1846 and the First Edition Six-inches to One Mile Ordnance Survey Map of 1856, together confirm the historic 'T' plan layout formed by Green Road, the High Street and 'The Green'. Skelton's rectangular-shaped green is unusual in being more like a town square, having rows of properties fronting onto four

sides rather than the conventional two. However, it is possible that East and West Terraces were a later addition to the medieval plan.

- 2.10 The plan and maps referred to above also show the following:-
- Boroughgate is shown without buildings, but as a main thoroughfare leading from the Castle and Church towards Back Lane and Airey Hill.
 - The two settlements on The Green and High Street along with Green Road had merged together.
 - The south side of 'The Green' (in front of South Terrace) had been subdivided into garths or gardens, in similar fashion to today's layout.
 - Medieval burgage strips still survived behind the rows on 'The Green', High Street and Green Road. Those behind the north side of the High Street and North Terrace were the longest while properties elsewhere had shorter strips.
 - Traditional back lanes skirt the ends of the burgage strips on the north and south sides of the High Street, of which only Swilly Lane survives today.
 - A separate row of properties with only small rear garths is shown at the east end of the High Street, starting just beyond No 131 High Street. They may have been related to the quarrying and exploitation of alum shale in the adjacent hillsides.
 - The existing 'island' block of properties (Nos. 1-3 South Terrace) is shown at the crossroads formed by High Street, Green Road, 'The Green' and Marske Lane.
 - The church and castle appear on their existing sites with the medieval castle located at the north end of the long, moated bailey.

- 2.11 In the 17th century Skelton's agricultural economy received some impetus from the manufacture of alum from the local shale. After declining before the end of 17th century it was revived several times until finally being abandoned in the middle of the 19th century.
- 2.12 By the late eighteenth century, the ruinous and dilapidated Skelton Castle had become known as "Crazy Castle" and its owner set about replacing it. Between 1794 and 1817 most of the ancient fabric was demolished and replaced on the same site by the present Gothick style mansion. An extensive landscaped park enclosed by woodland shelterbelts and punctuated with clumps and individual specimen trees, was laid out on land to the west. Across the lawn at the opposite end of the bailey, the plain, Classical style Stable Block was erected alongside the plain, 'Churchwarden' style Church of All Saints, completed in 1785. Castle Lodge was added at the east entrance to the Castle Park, on Marske Lane. Notable architects involved in these works include Sir William Chambers, Sir John Soane and Ignatius Bonomi.
- 2.13 Skelton, like most East Cleveland settlements, was directly affected by the ironstone boom from the 1860s. While the mines themselves were located well outside the settlement – at Skelton Park, Skelton Shaft, Spa, Margrove Park, South Skelton, North Skelton and Longacres – the impact on the village came in the form of demand for housing for the families of men employed in the mines and in the supporting trades. This prosperity brought redevelopment of existing properties and expansion eastwards from the historic, stone-built core. Some of the gaps in the High Street were in-filled and development stretched out towards Saltburn Lane and beyond. To meet the needs of a growing population, shops, public houses, schools, churches and other community buildings sprang up throughout the village.
- 2.14 During the first half of the 20th century the loss of employment brought about by the gradual exhaustion of the mines, was largely eclipsed by the rapid industrial development on Teesside. After the depression of the inter-war years, Skelton's steady growth continued with the development of housing estates to its north and south sides, gradually changing its character to that of a small commuter town.
- 2.15 In the 1990s the construction of the Skelton and Brotton Bypass to the north, diverted some of the traffic away from the conservation area.
- 2.16 As a consequence of its medieval and possibly earlier foundation, Skelton is potentially rich in archaeological remains, particularly in the vicinity of Boroughgate, the Castle precincts and the old Church of All Saints.

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3. CHARACTER APPRAISAL

Physical Setting and Topography

- 3.1 Much of the character and visual quality of Skelton can be attributed to its physical setting amid rolling hill country incised by numerous small streams or becks, creating a series of deep, narrow, wooded ravines or gills.
- 3.2 Approached from the north and east, Skelton is seen to occupy a narrow, elevated 'terrace' cut into the north-facing slope of the steep-sided valley of Skelton Beck. It is about 100m above sea level. To the north the ground falls away steeply allowing unrestricted views over the deep, wooded ravine of Skelton Beck. On the south side the ground rises steeply to the crest of a spur formed by valleys of Skelton Beck and Boosbeck.
- 3.3 Just beyond the west end of 'The Green', the church, castle and its densely wooded and parkland-setting, occupy a similar, broader terrace, but set at a lower level. Here, the twin valleys of Lawns Gill and Bagdale were widened out into enormous ditches to form the moat that encircles the castle.
- 3.4 The physical relief also contributes to the visual character of the town in several ways. The continual changes in ground level add considerable visual interest and elements of surprise to the built-up fabric of the town, creating a succession of unfolding street scenes, secluded enclaves and the physical separation of the old church and Castle from the village core. The steep, hillside backdrop affords the town an attractive landscape setting that can be appreciated from within and without. This setting, together with the extensive wooded grounds of the Castle engenders a strong sense of closeness to the countryside.
- 3.5 The natural, physical and geological features of the broader area have also influenced the character of the built environment, providing building timber, yellow/brown/grey sandstones and clay

suitable for making the orange/red bricks and pantiles, all so characteristic of the conservation area. In the 19th century the development of the railways brought an end to dependence on indigenous materials and gave access to an eclectic range of building materials from diverse and distant sources, including roofing slates from Cumbria and North Wales.

Settlement form and Layout

- 3.6 Skelton is historically a 'T'-plan settlement, having developed around the crossroads formed by the old road leading inland from Marske to Comondale and the ancient coastal route between the River Tees and Whitby.
- 3.7 Despite the gradual renewal of buildings over hundreds of years, Skelton's historic core and medieval layout are still discernible today. While still enclosed by North, South, East and West Terraces, 'The Green', once used for markets and fairs, is now divided up into gardens, small fields, public open space, grassed verges and the highway. The High Street and Green Road also survive although many buildings have been replaced and former gaps have been filled.
- 3.8 Some buildings stand hard against the pavement edge while others are set behind front garden spaces of varied size. Only a few of the medieval burgage strips have survived behind the historic rows of properties on North Terrace, West Terrace and Green Road. Those behind the north side of the High Street along with the back lane were obliterated by the 20th century housing estate.
- 3.9 The undeveloped site of the third settlement on Boroughgate still survives with its earthworks and flanking moat intact.
- 3.10 The Old Church of All Saints and the dry-moated Castle with its fine Stable Block and ancillary buildings are

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secluded behind dense woodland screens, amid a parkland setting stretching away to the west. Along the west side of Marske Lane the Castle presents its working face to the world with several attractive estate cottages and the high walls of the nurseries and former kitchen gardens beyond.

- 3.11 East of the medieval stretch of the High Street, Victorian and Edwardian domestic terraces and shops predominate, perpetuating in a more formal way, the traditional rows of the older core. They are intermingled further east with the substantial Wharton Arms Inn and the Victorian Parish Church, while set behind are the attractive farm building ranges of Home Farm and Robinson Terrace.

Character of the Built Heritage

- 3.12 The buildings in the conservation area, their architecture, history, form, materials and style, their relationship to the spaces between them and the ways in which those spaces are used, contribute greatly to its special character. Skelton has a rich and broad variety of building types, styles and materials from a succession of time periods, from the 17th century to the present day. Collectively they are of mixed quality, ranging from mediocre to outstanding, making Skelton a unique and very special place.
- 3.13 The village and the Castle precincts are physically and visually separate in character and appearance and are described separately below.

The Historic Village Core:

Buildings – Form Scale and Style

- 3.14 Older buildings in Skelton's medieval settlement core are cottage-like in character with few architectural refinements. They are a valuable part of the heritage, being part of the locally distinctive, vernacular building tradition

developed over hundreds of years. The very best are protected by being listed as buildings of special architectural or historic interest.

- 3.15 Cottages are of single and two storeys with pitched roofs and varied eaves and ridge lines, further articulated by chimney stacks with rows of clay pots. The earliest dwellings may date back three or more centuries, their true age concealed behind later alterations and additions.
- 3.16 The earliest form of window opening tends to be of 'landscape' format or square, whereas windows of 'portrait' format are usually found in later buildings, thus dictating the proportions of building frontages. Doorways in the older cottages are often diminutive, reflecting the lesser stature of our ancestors.
- 3.17 The plain, honest, East Cleveland, vernacular building style contrasts markedly with the smarter Georgian and later Victorian and Edwardian houses and terraced rows of artisans cottages. The latter are of similar form and scale to their earlier counterparts but with more 'regimented' architecture and layout. Others are on a larger scale, sometimes of three storeys and very occasionally detached and set slightly apart from their neighbours, e.g. The Rectory on North Terrace. They also possess varying degrees of architectural pretension, reflecting the characteristics of Victorian Domestic and Arts and Crafts styles that include the use of standard Classical and Gothic details. These include decorative embellishments to doors, windows, string courses and eaves details.
- 3.18 Windows of these later periods are predominantly of 'portrait' format, including single and 2-storey bay windows that may be canted or rectangular in plan. Most other windows have segmental (slightly curved) heads or flat lintels, some of them carved and there are round-headed staircase

windows on side and rear elevations. Chimney stacks and gabled dormers add interest to the roofscapes that are further enhanced by the varied heights of the buildings.

- 3.19 The Victorian and Edwardian periods gave Skelton village some of its key townscape buildings. They include:-
- The Church of All Saints with its landmark tower
 - Skelton Methodist Chapel on Green Road
 - The Wharton Arms
 - The farm building group at Home Farm
 - The former village school and master's house, South Terrace.
 - The Duke William
- 3.20 These together with a few buildings of earlier foundation such as the Wharton Hall on Green Road, help to give Skelton its unique identity. They are key focal points in the townscape and those with strong features or occupying prominent locations, are local landmarks. The most prominent of these is the tower of All Saints' Church on the High Street, which is a major eyecatcher in views both within Skelton and from surrounding settlements and the countryside.
- 3.21 The 20th century is characterised by the prevalence of detached and semi-detached, two-storey houses and bungalows, standing in their own building plots. The period was also noted for plain, utilitarian buildings that pay little or no heed to their traditional and historic settings. In Skelton Conservation Area a group of such buildings occupy a prominent location on the High Street between No 60 and the derelict site of Skelton Institute, making an unfortunate and negative contribution to the area's character and appearance. Other, similar buildings

include the telephone exchange on Marske Lane.

- 3.22 In recent years small new housing developments have taken place within the conservation area as follows:-
- Sterne Cottages, 14-26 High Street, replaced a petrol filling station.
 - Lawns Gill and 2b & 2d Green Road, replacing a prefabricated Parish Room and occupies previously undeveloped burgage plots.

Both developments successfully emulate in form, scale, proportions and materials the local vernacular and Victorian building traditions, thus respecting and enhancing the character and appearance of the conservation area.

Buildings – Materials

- 3.23 The earliest buildings are constructed from locally quarried sandstone blocks in hues of orange, brown, grey and yellow tones. Stone blocks have a diversity of surface dressing, the most common being a herringbone or chevron pattern. Sandstone was used for both high status buildings such as the Castle and churches as well as humble cottages, with lesser buildings constructed using quarry rubble. The best examples of stonework have now weathered to a mature patina.
- 3.24 The oldest roofs have very steep pitches and would have been covered in reed thatch or ling. Although no examples now survive, the occasional, tell-tale steeply-pitched roof sometimes indicates the past use of these materials.
- 3.25 Clay pantiles were introduced in the 17th century followed by grey/blue/black Welsh slate in the middle of the 19th century. They are the predominant traditional roofing materials in the conservation area.

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- 3.26 A few Victorian dwellings have decorative timber barge boards on their gable ends.
- 3.27 In more recent times man-made slates and tiles have been used extensively on new and old buildings, but they lack the enduring subtleties of patina and colour to be found in their more traditional counterparts, tending to weather down to a grey concrete colour.
- 3.28 Although brick came into common use in the region from the late 17th century, no pre-Victorian examples of its use have been found in Skelton. However, in the Victorian period and throughout the 20th century, handmade and machine made brick in a broad range of red, orange and brown hues quickly became the staple building material.
- 3.29 Creamy white 'Pease' bricks are a particularly distinctive Victorian building material that was used for a relatively short period of time. It can be seen on Skelton Methodist Church on Green Road. Brick was used in a variety of ways, to create bonding and polychrome patterns and mixed with stone for architectural details and patterns. In Skelton there are some fine examples of the use of moulded brickwork, for example at Home Farm and the Wharton Arms on the High Street; and of patterned red and white brickwork in 'chequer-board' pattern at Nos. 25 & 27 High Street.
- 3.30 Despite the proliferation of brick in the 19th century, stone continued in use, particularly for higher status buildings, such as All Saints' Church.
- 3.31 Rendered and painted finishes in Skelton tend not to be historically authentic. They were generally used on much later buildings or were applied to older ones as an improvised cure for dampness or to conceal inappropriate alterations and 'improvements'.

Buildings – Windows

- 3.32 No examples have been found of windows earlier than the 17th century. From the late 1600s wooden windows of two principal types were used as follows:-
- The 'Yorkshire' horizontally-sliding sash window.
 - The vertically-sliding sash window.
 - Bay windows of wood or stone to a rectangular or canted plan, usually containing wood, vertically-sliding sashes.
- 3.33 'Yorkshire' sashes were the cheaper alternative to vertically-sliding sashes. They are found in humbler cottages, farmhouses and in the backs of buildings. Frontages of 'higher status' buildings had vertically-sliding sashes. Both types became the traditional form of window and were used for over 200 years. They evolved through a variety of forms and patterns:-
- The earliest have multiple panes with moulded glazing bars.
 - Later Victorian windows have large single-paned sashes.
 - Edwardian windows often have multi-paned upper sashes and single-paned lower sashes.
- 3.34 Window openings generally have stone sills and either stone lintels – sometimes keyed, or else flat, curved, rounded or pointed arches of stone or brick. Some of the Victorian buildings have lintels with carved, decorative hoodmoulds.
- 3.35 Historic farm outbuildings have a variety of different window designs specifically designed for purpose. They include fixed, small-paned upper lights above panels of sliding 'hit-and-miss' bars.

Buildings – Doors

- 3.36 Traditional domestic doors were made from broad, vertical, timber boards.

Those in later buildings tend to be of four or more square or rectangular-shaped panels, sometimes with glazed upper panels. Doorways usually match the windows by having similar lintels or arches of stone or brick, although sometimes they may be concealed behind later Victorian wooden doorcases. There are a few original geometric-patterned overlights above front doors, for example at No 15A and 17 High Street.

- 3.37 Traditional doors of agricultural buildings are mostly vertically boarded with long strap hinges and metal latches.

Buildings – Shop Fronts and Advertisements

- 3.38 The only historic shop front in Skelton consists of the unusual and oddly attractive remains of a moulded timber shop front surround at No 13 North Terrace. All other shop fronts are modern and generally do a disservice to their host buildings and to the character of the area, being of poor design, inappropriate materials and occasionally garish colours, e.g. the Co-op at Nos. 74 to 80 High Street.
- 3.39 Advertisements, signs and notice boards make significant positive as well as negative contributions to the appearance of the area.
- 3.40 While many buildings in the conservation area still retain their authentic historic and characteristic features, a substantially greater number have lost them. Particular losses are roofing materials, windows, doors and shop fronts, the latter three usually being replaced by UPVC components. Later unsympathetic alterations and additions, such as altered and enlarged window openings, poorly designed extensions and over-large dormer windows, also detract from the character of individual buildings and spoil the look of the entire area.

Buildings – Surroundings

- 3.41 The frontages to buildings include:-

- Stone or brick boundary walls and gatepiers, generally matching the building facing materials. Some have stone copings of various shapes and carved and shaped gatepier caps, many now painted.
- Timber fences, in patterned and picket forms – sometimes painted white.
- Both plain and decorative iron railings.
- Hedges, frequently behind walls and fences, or above retaining walls and of a variety of species.

During the two world wars most of the characteristic wrought iron railings were removed from the boundary walls and frontages of Victorian and Edwardian properties. Some have been reinstated using steel and timber of a lesser quality than the originals.

- 3.42 Many later dwellings, particularly of smaller properties, have only small backyards enclosed by high brick walls. These are a characteristic feature of such properties although many of the yards are now filled with unsympathetic modern rear extensions.
- 3.43 The terraces and rows of properties throughout the conservation area are served by a network of back lanes. These are lined with an untidy but characteristic assortment of high boundary walls, garages, sheds, gable ends of rear wings and extensions. Such areas, though not conventionally attractive, have a dishevelled but distinctive character.

Gardens, Landscape, Open Space and Enclosure

- 3.44 The diverse range of well-maintained and mature gardens, front and rear and particularly those with trees, contribute

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significantly to the attractive appearance of the area.

- 3.45 In addition to the garden spaces there are key areas of open space within the village core. They include:-
- The steeply inclined grassy banks rising above the roadside rockfaced sandstone retaining wall and mature hedge at the east end of the High Street. They provide an attractive visual backdrop enhanced by the overgrown hedgerows.
 - Several areas of allotment gardens including those off the south side of the High Street. While many are well tended and attractive others are abandoned and unsightly.
 - The steeply rising banks above the playing field and allotments provide an impressive and attractive visual backdrop to the High Street. This semi-wild, scrubby area is full of young self-set trees and shrubs providing a haven for flora and fauna.
 - Town Green and the small grassed enclosures in front of South Terrace.
 - The enclosures to the rear of North Terrace include the last remaining undeveloped burgage strips and garths of the medieval settlement.
 - Boroughgate, Bag Dale and Lawns Gill are a coherent area of pasture that is important both as an open space and a site of archaeological importance. Its open space value relates to its contribution to the setting of the conservation area when approached from the west along Guisborough Lane.
 - Strong senses of enclosure, for example on Green Road, afforded by the elevated buildings and trees reinforced by the effect of the 'hollow way' formed by the road.

Trees

- 3.46 There are relatively few trees within the historic core of the village, so that those that exist are all the more important to its character and appearance, acting as visual breaks and screens and making open spaces more attractive. The most important groups of trees include the following:-
- Town Green.
 - Front garden of 12 High Street.
 - Frontage to 137-145 High Street.
 - Frontage of All Saints' Church, High Street.
 - Front garden of Egg Cup Farm, High Street
- 3.47 Traditional stone boundary walls proliferate throughout the conservation area. They include those to front gardens, retaining walls and walls alongside the highway. They are constructed from local stone in various forms including dressed and coursed stone blocks, coursed stone rubble and random rubble. They also have a variety of copings including flat, curved-topped, rounded and saddleback. Appearing as an almost continuous thread running through the oldest parts of the conservation area, they help to unify and knit the area together.
- 3.48 The absence of stone walls in Victorian and 20th century parts of the area is compensated by brick boundary walls and gatepiers – attractive and characteristic features of those periods.

The Highway

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

- The patterned scoria blocks used to surface the back lane of 72 to 120 High Street, the drainage channel alongside old Marske Lane and several private yards and passageways including the surfaces around the outbuildings at Home Farm.
- The rare survival of old sandstone kerbs to the pavement in front of Nos. 7 to 11 North Terrace.

3.50 Particularly characteristic features of Skelton are the raised pavements with stone retaining walls. Examples are to be found on Green Road, North Terrace and Church Lane. That alongside North Terrace has an attractive, traditional, white-painted, wood, 'birdsmouth' railing, whereas there is a crude, tubular steel railing on Green Road.

Street Furniture

- 3.51 Street furniture and traffic signs (including markings on the carriageways) are generally lacking in design and aesthetic appeal. Innocuous modern units are used for street lighting.
- 3.52 There are a few historic street name signs fixed to buildings in the conservation area, for example: Robinson Street.

Overhead Services

3.53 Electricity and telecommunications services are delivered by overhead wires supported on metal and timber poles respectively. The frequently rusty, green-painted electricity poles are particularly unsightly and visually prominent on The Hills, high above the High Street. The timber poles with their 'umbrellas' of telecommunications wire are less visually intrusive, except where additional poles are being introduced, e.g. on 'The Green'.

Archaeology

- 3.54 Important earthworks in the field crossed by Boroughgate Lane have been interpreted as the remains of the failed, planned borough, a unique period in the settlement's history. The remains include ridge and furrow earthworks running east-to-west, at 90° to the a stone paved trod that runs in a 'hollow way', and at least six house sites dispersed along the west side of the trod with another one to the east. The entire site is 'sandwiched' between the outer limits of the dry moat of Skelton Castle.
- 3.55 Sunken roads or 'hollow ways' tend to be formed along ancient routes, formed by centuries of traffic and can be an indicator of a settlement's ancient origins. Other 'hollow ways' can be seen on Green Road and the west end of 'The Green'.

Skelton Castle and Park

- 3.56 Skelton Castle is the only country house in Redcar & Cleveland that is still occupied as a house. The Castle, its grounds and park are private and there is no public access.
- 3.57 The castle buildings and the old church occupy secluded locations almost completely screened from the outside world by enclosing woodland. They are approached by private drives from Church Lane, the original causeway leading to the ancient stronghold and from Castle Lodge on Marske Lane. The public are able to access only tantalising glimpses of the castle from the hills in and around Skelton and from the churchyard of the old Church of All Saints.
- 3.58 Skelton Castle stands beyond an open lawn, at the north end of an elongated diamond-shaped plateau surrounded by a dry moat, a small part of which survives as a pond on the east side of the plateau. At the south end of the lawn stands the stable block and further south the old church set in its curiously

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- and perhaps historically significant pear-shaped churchyard.
- 3.59 This small, high status group of buildings are constructed of dressed honey-coloured sandstone that. Roofs are clad in lead and green Lakeland slate.
- 3.60 The grade I listed Castle consists of an asymmetrical, two and three-storey mansion range facing south across the lawn and west across the dry moat to the park that lies beyond. On the east side of the mansion a range of outbuildings, gatehouse and screen wall fully enclose the courtyard. The whole of the buildings are dressed in the romantic but plain and understated late Georgian Gothick style with embattled parapets, bartizans, turrets, machicolations, arrowloops and with hoodmoulds over some of the conventional Georgian, small-paned sash windows.
- 3.61 Other features of the setting of the Castle include:-
- The grade II listed late 18th century grotto built into the south-facing bank of the dry moat.
 - Six late 19th and early 20th century, grade II listed dogs' tombstones near the gatehouse.
- 3.62 The restrained Classical style stable block is built to a 'U' shaped plan, the open end of the 'U' being partly filled with an 'island' coach house. The single and 2-storey buildings are faced with honey-coloured dressed sandstone blocks under hipped Lakeland slate roofs. They face into the courtyard, their backs to their surroundings relieved by tall, blind, round-headed recesses and the occasional sash window.
- 3.63 East of the stable block on the opposite side of the pond lie the walled former kitchen gardens whose eastern walls are exposed to Marske Lane where two stone cottages and Castle Lodge stand as 'sentries'.
- 3.65 Just south of the stable block is the old Church of All Saints in its attractive ancient churchyard setting. Maintaining the same theme set by the castle and stable block, the church also is a plain understated structure comprising nave, chancel, a short west tower and north transept, built from similar materials. The plainness of the building is relieved only by the embattled tower and the small-paned wooden windows and fanlights with intersecting glazing bars in the round-arched heads.
- 3.66 The attractive, grassed churchyard, surrounded by woodland and with mature trees of its own, has a separate identity and character with regimented rows of memorials and monuments to generations of Skelton families. Enclosed by Victorian iron railings the churchyard is entered by a set of iron gates at the end of Church Lane. Here, a pair of single-storey, stone and slate cottages with tall chimney stacks and a broad raised pavement amid wooded backdrops come together to form an attractive vista towards the church tower.

The Grounds of the Skelton Castle

- 3.67 The grounds immediately surrounding the castle are defined by the dry moat and pond. The area is simply grassed and almost completely enclosed by mature woodland screening belts that conceal the Castle from outside views. From the castle's entrance front the eye is drawn across the gravelled forecourt and broad lawn to the distant church whose belfry serves as an eye-catcher set against a wooded backdrop above which rise the hills south of the village. From the west side of the castle only a glimpse is now afforded through a small gap in the tree screen toward the extensive park beyond the moat.

The Parkland Setting of Skelton Castle

- 3.68 Intimacy was not the original intention of the late 18th century landscaping scheme that created the park to the west of Skelton Castle. The stone ha-ha and ditch running along the west side of the castle moat indicated the desire to have unobstructed vistas across the landscaped park both to and from the west face of the castle and its broad lawned frontage. It was probably the Victorian fashion for privacy that led to the planting of screening woodland belts within and above the dry moat, thus cutting off views across the ha-ha.
- 3.69 The parkland is laid out in a simplified version of the naturalistic style made popular by 'Capability' Brown in the 1760s. The openness of the huge lawn is still populated with clumps and individual specimen trees around which is a perimeter band of trees. The park was and potentially could still be, a device by which to impress visitors approaching the Castle from the west. A driveway once entered the park at the long lost West Lodge on Guisborough Lane and crossed the lawn to enter the castle grounds by a bridge over the moat.
- 3.70 Those parts of the park closest to the castle are used as permanent pasture and retain historic ridge-and-furrow patterns, whereas those further away are in arable use and featureless. Other characteristic features of the park include the traditional sandstone perimeter wall alongside Guisborough Road, the stone ha-ha and ditch alongside the moat and the diverse habitats for a broad range of flora and fauna.
- 3.71 Taken together with their visually and spatially enhancing landscape settings, the areas comprising the castle precincts and parkland are of great landscape value and a very special heritage asset of regional and national importance.

- 3.72 In the south-west corner of the park, close to Guisborough Lane is Barns Farm, comprising a group of farmstead buildings including several important grade II listed buildings. They comprise a row of farm cottages and a barn, cart shed and stable range. However, they are screened from the parkland by a belt of trees.

Summary of Essential Characteristics

- 3.73 Skelton Conservation Area is one of the more important areas of special architectural and historic interest in the Redcar and Cleveland area. The essential architectural, historic and environmental qualities that make up its special character can be summarised as follows:-
- Its buildings are architecturally and functionally diverse and range in age from the 17th to the late 20th century.
 - The centre of an urbanised medieval market town and stronghold incrementally re-developed in the 18th and 19th centuries with 'industrial' 19th century extensions.
 - An important, historic country house occupying the site of a medieval stronghold in an extensive wooded parkland setting.
 - The completeness of the castle with its ancillary buildings and extensive wooded parkland setting.
 - The distinctive and contrasting character of the old Church of All Saints and its churchyard setting.
 - A well preserved and archaeologically important, medieval, planned settlement layout.
 - Contrasting high and low densities of development alongside a large area of open space.
 - The relationship of buildings to the spaces around them.

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- The ways in which those spaces are used – as well-maintained cottage gardens and as fields, allotments and woodland.
 - Individual specimen trees, groups of trees and woodland act as visual breaks, screens and shelter belts and make open spaces and the streetscape more attractive.
 - Strong senses of enclosure, for example on Green Road, afforded by the elevated buildings and trees reinforced by the effect of the 'hollow way' formed by the road.
 - Diverse habitats for a broad range of flora and fauna.
 - The diversity and harmony of residential, commercial, agricultural, and recreational, leisure and other uses.
 - Diversity of building type, from country house and ancillary buildings, to churches, farmsteads, shops, inns and detached, semi-detached and terraced houses and cottages, together with memorials and boundary walls.
 - Variety of architectural style from Georgian Classical and Gothick to Victorian Gothic and various expressions in the Arts and Crafts style as well as the local vernacular building tradition and later expressions of a more utilitarian age.
 - Key features of buildings are:-
 - Traditional building materials including local herringbone-dressed sandstone and locally made brick used with stone dressings.
 - Pitched roofs with chimney stacks and clay pots.
 - Indigenous and imported clay pantiles, lead, Lakeland and Welsh slate roofing materials.
 - Varied proportions of window openings with stone lintels and sills and stone and brick arches.
 - Wooden, multi-paned, vertically-sliding and 'Yorkshire' horizontally-sliding sash windows.
 - Doors of vertical timber boards or of four or more panels, under stone lintels or stone and brick arches.
 - Plain, unadorned farm outbuildings having particular styles of doors, windows and ventilators designed for function rather than architectural symmetry.
 - Traditional forms of enclosure as follows:-
 - Stone or brick walls, sometimes with gatepiers.
 - Timber fences including painted picket fences.
 - Iron railings.
 - Native and 'domestic' hedges and hedgerows.
 - The most important townscape buildings are:
 - The Church of All Saints with its landmark tower
 - Skelton Methodist Chapel on Green Road
 - The Wharton Arms
 - The farm building group at Home Farm
 - The former village school and master's house, South Terrace.
 - The Duke William
- 3.74 All of these characteristics contribute to the character and attractiveness of the conservation area.

4. OPPORTUNITIES FOR IMPROVEMENT

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

Changes to the historic built infrastructure

4.2 The architectural integrity of historic buildings is steadily being undermined by the cumulative impact of unsympathetic alterations and extensions, the erosion of authentic historic features and the introduction of modern man-made building materials lacking the enduring qualities of their traditional counterparts. Such changes detract from the historic integrity of the individual buildings and undermine the special character and appearance of the area. They include the following:-

- Renewal of roofing materials with concrete substitutes for slates and pantiles.
- Windows and doors replaced with various styles of modern casement in timber and UPVC.
- Altered and enlarged window openings.
- Poorly designed, incongruous extensions including over-large dormers.
- Crude conversions of non-domestic buildings to dwellings.
- Repairs using inappropriate materials and techniques, e.g. repointing and rendering.
- Removal of chimney stacks.
- Visual clutter on the frontages of properties including the proliferation of satellite dishes, wires and cables, disused brackets, burglar alarms, etc.

4.3 Much of this damaging change is due to the absence of planning controls for minor alterations. In order to gain control of such works Article 4

Directions must be put in place by the local planning authority. Article 4 Directions withdraw certain permitted development rights for so that planning permission is required for relatively minor building works including minor extensions and the replacement of windows, doors. Although these additional controls cannot be used to re-reinstate lost features, it is possible to ensure future changes are more in keeping with the special character of the conservation area.

4.4 However, as such controls are difficult to monitor and cannot be used to re-reinstate lost features, it may be more appropriate to encourage property owners to undertake future changes in keeping with the special character of the conservation area.

4.5 The group of mid 20th century buildings centred on the fire engine station on the High Street, together with the derelict site of the Skelton Institute, are particularly unattractive. Collectively, they act as a breach in the continuity of the historic fabric along the High Street and are a cause of visual disunity. Opportunities should therefore be sought to redevelop these sites in a manner that will enhance the appearance and visual integrity of the area. Examples of appropriate modern developments include Sterne Cottages on the High Street and Lawns Gill just off 'the Green'.

4.6 The opportunity exists to develop the vacant site in the frontage of North Terrace, next to the Duke William.

Archaeology

4.7 The whole of Skelton's historic core is archaeologically sensitive, because of its medieval layout and what may lie beneath in the form of evidence of early human occupation stretching back to at least Anglo-Scandinavian times. Any development within the conservation area will therefore have a serious impact on its archaeological integrity. Its

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important remains therefore deserve protection through the formulation, adoption and implementation of sound strategies for investigation, particularly in the context of proposals for change and enhancement.

4.8 Particularly sensitive areas are:-

- The area of Boroughgate, lying between the A173 and Back Lane.
- 'The Green' as defined by the enclosing North, South, East and West Terraces.
- The remains of the medieval burgrave strips to the rear of North Terrace
- The whole of the Castle precincts and its parkland including the ridge-and-furrow markings.
- The land lying between the south side of the High Street and The Hills.

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

Highway Infrastructure & Street Furniture

4.10 The opportunity presents itself for special highway standards in conservation areas and closer and more effective working relationships with service providers. Such arrangements should aim to enhance the existing uncluttered appearance of the highway and to make positive improvements to surfaces, signs and street lighting whenever the opportunity arises. Especially important in Skelton is the need to replace the existing overhead electricity wires, cables and

their supporting columns with an undergrounded supply.

- 4.11 The tubular steel safety handrail along the edge of the road on The Hills is rusting away and parts are missing.
- 4.12 The attractive traditional cast iron bollards in front of the Co-op on the High Street have been supplemented with inappropriate and plastic and concrete bollards creating a disharmonious appearance.
- 4.13 The few remaining historic street name signs fixed to buildings should be conserved and where they become illegible through age, replaced in matching form and materials.
- 4.14 There are a few examples of incongruous clusters of street furniture, where several different items are placed together in the street, for example, the group in front of No 131 High Street, comprising 2 bollards, 2 cycle stands, a planter, a pillar box and a pole-mounted control box. Greater care is needed when considering the locations for such items and dispersal is often more discrete than tight groupings.

Trees

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

5. CONSERVATION AREA BOUNDARY

- 5.1 The former conservation area boundary was for the most part coherent, cohesive and consistent with the historic core of Skelton and the better parts of its later development. However, consideration was given to a few crucial oversights, as follows:

The Hills

- 5.2 The Hills, a short row of detached and semi-detached dwellings of mixed age, are set high above the High Street on the crest of the hillside backdrop to the town, is omitted from the conservation area. The row consists of a pair of stone faced, gable fronted villas dated 1876, flanked to left and right by early-to-mid 20th century detached and semi-detached houses and bungalows. Collectively they make a positive contribution to the backdrop to views within the conservation area and are therefore important to its setting. The conservation area boundary has therefore been extended to include this group of buildings and their settings.

Boroughgate

- 5.3 On the west side of the conservation area, the fields astride Boroughgate, running between the A173 and Back Lane, contain significant archaeological evidence of a medieval planned settlement and human occupation together with the outer ditches of Skelton Castle moat. Tees Archaeology requested that the area should be included in the conservation area for its significant archaeological interest. As an open space the same area also contributes to the attractiveness of the setting of the conservation area and is important in views from the approach to Skelton from the west.

- 5.4 It was therefore considered appropriate to extend the conservation area boundary to include these fields together with the grade II listed Sterne's Well, a diminutive, late 18th century, Classical style, stone tower, housing an artesian well, hidden in the wooded

valley to the west of Back Lane Farm. However, the farmstead buildings at Back Lane Farm and Nos. 30 to 56 (evens) Back Lane were considered to have been too altered to be included in the conservation area. The conservation area boundary has therefore been extended accordingly.

Skelton Castle Park

- 5.5 The extensive landscaped park with its framework of screening woodland belts, stone perimeter wall and ha-ha to the west of Skelton Castle is presently outside the boundary of the conservation area. The park was designed and much of it still functions as an important landscape setting for the castle and enhances the appearance and setting of the conservation area. However, the existing arable field west of the permanent grassland no longer possess the same parkland quality and being more distant from the castle is therefore less important to its setting. The woodland fringe on the northern edge of the parkland is to be protected as a Local Wildlife Site. While Barns Farm is located on the edge of the park, it is screened from it by a belt of trees and is therefore neither visually or physically part of it. The historic farmstead buildings are already protected by listing.
- 5.6 The conservation area boundary has therefore been extended to include that part of Skelton Castle Park comprising the permanent grassland, its clumps of trees and individual specimens and the belt of trees and stone boundary wall along its southern perimeter, in order to provide a measure of protection for the character and appearance of the this attractive area of land.

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6. CONCLUSIONS

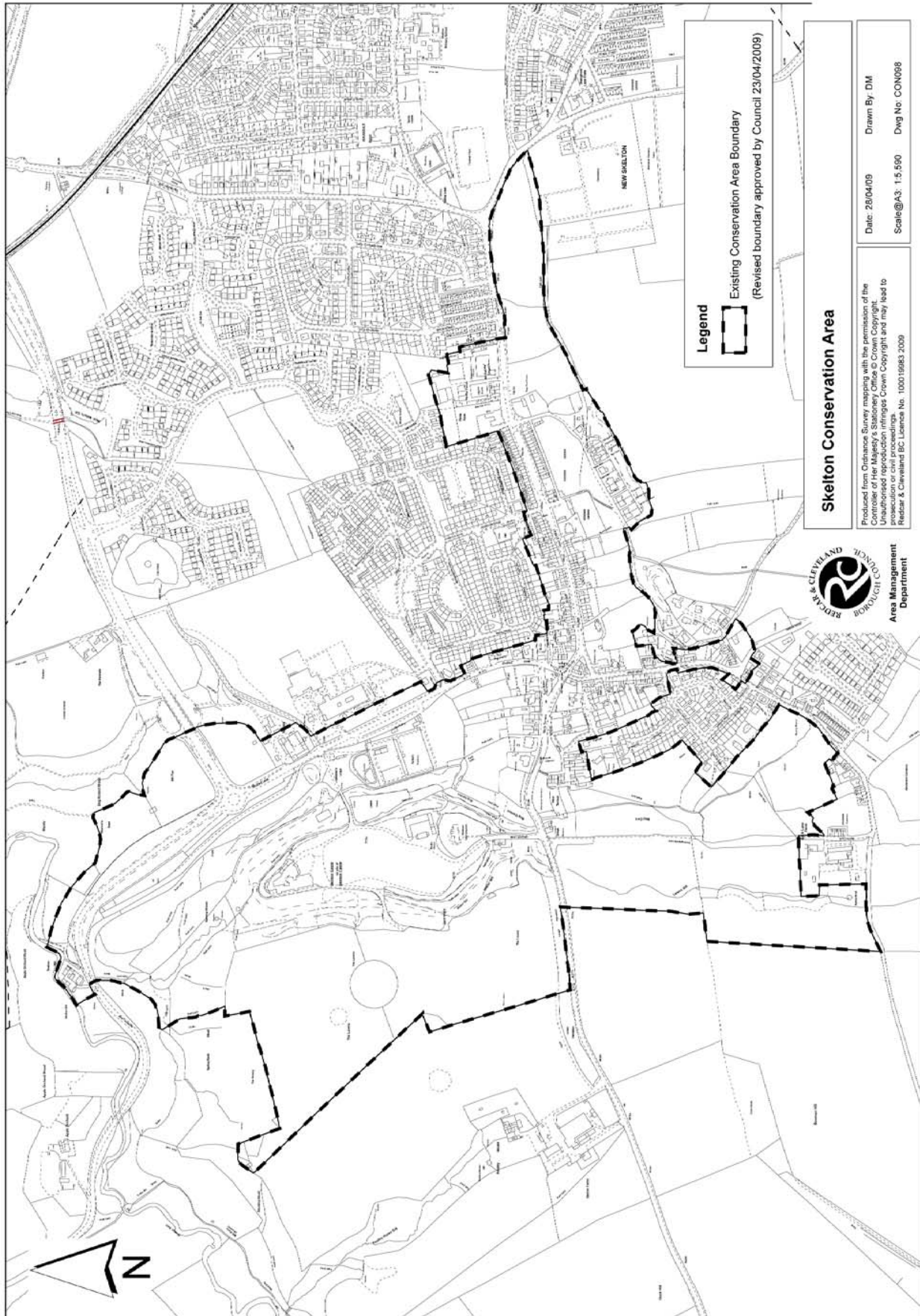
- 6.1 This appraisal of Skelton Conservation Area summarises the key elements that collectively make up the special interest, character and attractiveness that justify its designation. It also identifies negative aspects of the area that undermine its special quality, suggests opportunities for improvement and considered whether any changes to the conservation area boundary were needed.
- 6.2 Skelton Conservation Area boundary embraces the whole of the historic village core together with the Castle precincts. These two areas have their own distinctive architectural, historic and landscape character and successfully conjoin to form a richer, coherent whole.
- 6.3 Since its designation in 1978 and its extensions in 1991 and 1994, only one historic building – Skelton Institute – has been demolished. However, there has been significant erosion of character through unsympathetic alteration of buildings throughout the area. Despite this Skelton's special qualities and the integrity of its historical origins as a medieval planned green village are still clearly evident. The conservation area still retains a strong visual cohesion and the reasons for its designation are perhaps even more valid today than in 1978. Continued protection as a conservation area is therefore considered key to the future survival of its special character.
- 6.4 The survey of the conservation area undertaken in connection with this appraisal identified three areas adjoining the existing conservation area boundary that possess sufficient character integral to the area to be included within it. After public consultation the Council resolved on 23rd April 2009 to extend the conservation area boundary to include the following areas:-
- The Hills, a short row of dwellings set high above the High Street.
 - The fields astride Boroughgate, lying between the A173 and Back Lane.
 - Part of Skelton Castle Park.
- 6.5 The plan in Appendix 1 shows the approved, amended conservation area boundary.
- 6.6 Regarding the negative elements that undermine the special qualities of the conservation area. The more intractable elements will require further work to develop practical, coherent solutions and opportunities for improvement and should be addressed in the context of a Conservation Area Management Plan.
- 6.7 Short term actions to address some of the less problematic issues are suggested as follows:-
- The loss of authentic historic features, addition of unsympathetic extensions, and use of modern man-made building materials, should be addressed through a more rigorous application of the Council's planning powers to ensure future changes are more in keeping with the special character of the conservation area.
 - The Council's planning powers should be used to ensure that proper analysis and recording of the interior and exterior of historic buildings is undertaken as a condition of any approval for development or other works.
 - The use of special highway standards in conservation areas should be pursued in conjunction with closer and more effective working relationships with other service providers to ensure changes in the highway environment enhance the special character of the conservation area.
 - The dilapidated tubular steel safety handrail along the edge of the road on The Hills should be renewed with a simple, solid steel railing of an appropriate, understated design.

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- The existing plastic and concrete bollards in front of the Co-op on the High Street should be replaced with cast iron bollards to match the existing adjacent cast iron bollards.

APPENDIX 1: Skelton Conservation Area Boundary

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



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APPENDIX 2: Buildings of Special Architectural or Historic Interest

(Listed Buildings) Skelton Conservation Area

Building / Address	Grade	No of Buildings
1. Sterne's Well, SW of Back Lane Farm	II	1
2. Church Lane, Nos. 1 & 2	II	2
3. Church Lane, gates, gate piers & flanking walls.	II	4
4. Church Lane, Old Church of All Saints.	II*	1
5. Church Lane, Hutton tombstone, Old Church of All Saints.	II	1
6. Church Lane, 3 tombstones, Old Church of All Saints.	II	3
7. East Terrace, No 4	II	1
8. Guisborough Lane, 1-3 Farm Cottages, Barns Farmhouse	II	3
9. Guisborough Lane, farm buildings N of Barns Farmhouse	II	3
10. High Street, No 12	II	2
11. High Street, No 15	II	1
12. High Street, Nos. 15A & 17	II	2
13. High Street, No 31	II	1
14. High Street, No 35	II	1
15. High Street, No 37	II	1
16. High Street, Nos. 45 & 47	II	2
17. High St, Church of All Saints	II*	1
18. Marske Lane, Saw Mill House, No 6	II	1
19. Marske Lane, Workshop & stable adjoining No 6	II	2
20. Marske Lane, Skelton Mill Farmhouse & remains of mill	II	4
21. Marske Lane, Castle Lodge	II	1
22. Marske Lane, Gatepiers, gates & walls, Castle Lodge	II	2
23. Marske Lane, Skelton Castle	I	3
24. Marske Lane, six tombstones south of gatehouse to Skelton Castle	II	6
25. Marske Lane, grotto, north-west of Skelton Castle	II	1
26. Marske Lane, Stable Block, Stable House & coach house, Skelton Castle	I	4
27. South Terrace, Nursery School & School House	II	2
28. South Terrace, No 17	II	1
29. West Terrace (3 cottages)	II	3
(Total number of buildings: 60)		

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APPENDIX 3: Planning Policies

Local Development Framework Policies (LDF) affecting Skelton Conservation Area

- 1.1 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. Those current at the time of writing are as follows; for an up to date list of extant policies, please visit the Council's website, www.redcar-cleveland.gov.uk./ldf.
- 1.2 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.
- 1.3 The spatial strategy for the East Cleveland and Villages area (Core Strategy policy CS6) does not contain any specific aims for Skelton.
- 1.4 The conservation area is split across the 'Limits to Development', such that the core of the settlement is included within Development Limits, but the estate gardens and grounds of Skelton Castle are outside Development Limits. 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 Development Limits where it accords with site allocations and designations in the LDF. The limits to development are indicated on the LDF Proposals Map.
- 1.5 A small part of the conservation area on Skelton High Street is identified as a local centre on the LDF Proposals Map, and LDF Policy CS18 indicates that the role of local centres will be maintained and strengthened to better serve the local community.
- 1.6 An area known as Spring Wood at the north-western corner of the conservation area is a Site of Nature Conservation Importance, and as such, its biodiversity will be protected and enhanced, under the provisions of LDF Policy CS24. This could include protecting ancient woodland and veteran trees, strengthening populations of protected and target species and improving site management and increasing public access to wildlife sites. Policies DP2, DP3 and DP4 indicate that biodiversity interests must not be seriously adversely impacted and that any biodiversity interest is fully incorporated in any proposals.
- 1.7 The Cleveland Way also passes through the conservation area and its route is safeguarded from any development that would prejudice its use as a long distance footpath by saved Local Plan policy TO5.
- 1.8 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 or contact: 01287 612356.

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