

# Skinningrove

## Conservation Area Appraisal

### March 2006



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

# **SKINNINGROVE** **CONSERVATION AREA APPRAISAL**

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# **Skinningrove Conservation Area Appraisal**

## **1. Introduction**

1.1 As part of its continuing duties under the Planning Acts, Redcar and Cleveland Borough Council is required<sup>1</sup> to undertake appraisals of 15 of its 17 conservation areas.<sup>2</sup>

### **Skinningrove Conservation Area designation**

1.2 Guisborough Conservation Area was designated by the former Langbaugh Borough Council on 14<sup>th</sup> August 1991<sup>3</sup>. No report was produced giving the reasons for designating the conservation area, although it is clear that the boundary was tightly drawn to include the historic core of the pre-industrial hamlet. No additional protection has been provided by Article IV Directions and there are no Tree Preservation Orders within the conservation area.

### **Listed Buildings and Scheduled Monuments**

1.3 The revised statutory list of buildings of special architectural or historic interest was published in February 1987<sup>6</sup>. The listed buildings are as follows: -

- Timms Coffee House, Skinningrove Road, grade II
- 9 to 12 Stone Row, grade II
- 18 & 19 Stone Row, grade II

There are no scheduled monuments in Skinningrove

### **Local Plan Policies**

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

### **Conservation Area Appraisal - Aims**

1.5 This appraisal aims to assess and appraise all of the key elements that together make up the special character of Skinningrove Conservation Area. It also raises issues relating to the appropriateness of the existing conservation area boundary and the need for other means of protection such as Article 4 Directions. While it covers the topics referred to in PPG 15<sup>7</sup> and in guidance issued by English Heritage<sup>8</sup>, it is not intended to be comprehensive. The omission of any particular building, feature or space should not therefore be taken to imply that it is of no interest.

## **2. Local Context of Skinningrove Conservation Area**

2.1 In the context of the 16 other conservation areas in the Redcar and Cleveland area, Skinningrove is unique, comprising the core of the built infrastructure remains of a medieval farming and fishing village, incrementally redeveloped in the 17<sup>th</sup> and 18<sup>th</sup> centuries and then, when it was virtually submerged beneath mushrooming industrial development and activity, in the second half of the 19<sup>th</sup> century. While other urbanised villages survive at Brotton, Marske, Redcar and Saltburn, their present character is quite different from that found at Skinningrove.

## **3. Physical Setting of Skinningrove**

3.1 Skinningrove is a small coastal village with a population of approximately 460 people. It lies just to the north-east of Loftus and is approximately 21-Km (13 miles) east of Middlesbrough and 12-Km (7½ miles) south-east of Redcar and 11-Km (6¾ miles) north-east of Guisborough. Historically it was linked to the highway (A174) connecting the ancient ports of Yarm and Whitby, but was otherwise physically secluded by the topography of its setting. Sandwiched between magnificent, towering sea cliffs - over 203m (666 feet) high at Boulby, the settlement sits at the seaward end of the

narrow valley formed by Kilton Beck and is the natural entrance to a network of deep valleys and ravines populated by ancient woodland, cut into the North York Moors. It is also the point of convergence of a network of public footpaths including the Cleveland Way and is on the edge of the North Yorkshire and Cleveland Heritage Coast.

- 3.2 The local geology and geomorphology have had a significant influence on human activity and the character of Skinningrove, particularly through exploitation of the building sandstones, the jet and alum of the Upper Lias shales and the 19<sup>th</sup> century industrialisation of the valley based on the exploitation the ironstone of the Middle Lias. The steelworks, sitting on top of the valley side at Carlin How are a poignant reminder of Skinningrove's heavy industrial past.
- 3.3 While the nearby moors and ancient indigenous forests doubtless provided the earliest building and roofing materials such as timber, heather, thatch and sods, the accessible orange/brown sandstone quarried from the cliff faces and inland outcrops was used from the earliest times (e.g. Kilton Castle).
- 3.4 From the middle of the 17<sup>th</sup> century bricks and tiles were at first imported from the low countries and then manufactured locally from the indigenous clays that made the orange/red bricks and pantiles that are now so characteristic of the broader local area. Development of the national railway network in the second half of the 19<sup>th</sup> century gave access to a more eclectic range of building materials from diverse and distant sources, including roofing slates from Cumbria and North Wales.

## **4. Historic Origins and Development**

### **Introduction**

- 4.1 The distinctive elements that make up Skinningrove's particular and special character today have been shaped by its historic development. The hamlet's early history is poorly documented and there has been no significant archaeological investigation of the area. We do not therefore know for certain when, or by whom, nor for what purpose Skinningrove's site was first settled. This report consequently provides only an outline of the past to show the context of the conservation area.

### **Local Historical Context**

- 4.2 The Redcar and Cleveland area is a mix of industrial, urban, semi-urban and rural settlement, which gives it its distinct character. Most of the older settlements were founded or re-founded from the late 11<sup>th</sup> century and the basic settlement forms and layouts remained largely unaltered until changes in farming practice were introduced in the 18<sup>th</sup> and 19<sup>th</sup> centuries, or, until industrialisation and urbanisation altered them - sometimes beyond recognition. While the district still retains a large rural base most of its settlements have taken on an urban and semi-urban character under the influence and demands of the 19<sup>th</sup> and 20<sup>th</sup> century development of the wider Tees Valley area. Its history shows that over the last 150 years urban and industrial developments have dramatically changed its appearance.

### **Early History**

- 4.3 Skinningrove conservation area is centred on the built infrastructure remains of the medieval farming and fishing community. The **name**: Skinningrove is first recorded in 1273 as 'Scinergreve'. It has various spellings in the medieval documents including 'Skynnergreve' in 1301 and Skynnyngrove in 1579<sup>9</sup>. The name derives from the Old Norse personal name of Skinnari, meaning 'tanner'<sup>9</sup> implying the occupants may once have specialized in leather production.

- 4.4 The **manor** of Skinningrove, having belonged to the de Brus family of Skelton castle, passed in 1272 to the Thwengs of Kilton Castle. By the 19th century the Skinningrove Estate was largely owned by the Earl of Zetland with some property in the hands of the Maynard family. The documentary history of the village is presented in full in the Victoria County History<sup>10</sup>.

#### **Skinningrove's economic development**

- 4.5 Over the centuries the principal occupations of the locality gradually expanded from fishing, agriculture and sandstone quarrying for building stone, to include the manufacture of alum, smuggling and ironstone gathering. All of these trades and occupations used the sea as their main mode of transport and communication, until the coming of the railway in 1865. This economic activity led to the gradual and incremental development and redevelopment of village properties throughout the 17<sup>th</sup>, 18<sup>th</sup> and early 19<sup>th</sup> centuries.
- 4.6 In 1846 John Walker Ord<sup>11</sup> described the isolated hamlet of Skinningrove as “a small village lying in a deep low creek of the sea (which) presents many charms to the admirer of the romantic and picturesque.” However this was to change suddenly and dramatically after 1848 when the mining of ironstone mining was commenced in the valley.
- 4.7 Skinningrove appears to have been in the forefront of the ironstone and ironworking boom that engulfed East Cleveland and the banks of the River Tees in the second half of the 19<sup>th</sup> century. From the early 1800s, long before the discovery of ironstone in the hills above Eston, ironstone nodules eroded from the outcrops of the ironstone seams in the cliff faces, had been gathered from the rocky foreshore, loaded by hand into small boats beached between the tides, and shipped to Tyneside's blast furnaces. However, in 1848 Messrs Roseby Brothers<sup>12</sup> opened Loftus drift mines on the east side of the valley and began shipping stone to ironworks in County Durham and Middlesbrough.
- 4.8 In 1865 the extension of the railway network to Skinningrove opened up ironstone production to much broader markets, but it was not until 1874 that the first local blast furnaces were ‘blown in’ high above the village at the new settlement of Carlin How. In the 1880s the construction of a substantial jetty allowed larger ships to handle heavier sea-going cargoes.
- 4.9 Except for the inevitable periodic slump in the iron trade, mining continued unabated until 1958 and the manufacture of iron and steel until the 1970s. However, the last quarter of the 20<sup>th</sup> century has been marked by Skinningrove's economic decline.
- 4.10 The closure of the ironstone mines and contraction of the steelworks have caused economic, environmental and social problems which still continue. The settlement therefore has problems associated with industrial and rural decline which are also manifest in the historic infrastructure.  
Today, the surface remains of Loftus Mines now hosts the country's only ironstone mining museum while the fishing tradition continues only as a leisure activity.

#### **Historic infrastructure**

- 4.11 The medieval plan of the village is not properly understood owing to the absence of early written records and the obliteration of archaeological evidence by 19th century

industrialization. However, clues to the medieval layout lie in the First Edition Ordnance Survey map of 1857<sup>13</sup>. It shows the village almost ten years after Loftus ironstone mines started production. The focus of the settlement was centered on The Square and the buildings in the village included the Old Hall<sup>14</sup> (9-12 Stone Row), Nos. 13-19 Stone Row, Timms Coffee House<sup>15</sup> and on the west side of The Square, a group of buildings whose layout suggests a possible farmstead. It is assumed that this mid-19th century plan form was at least in part inherited from a medieval layout, having a central square or green with buildings fronting at least two of its edges. There is no evidence of burgage strips behind the properties as was usually the case with settlements dating from medieval period; but this could be accounted for by Skinningrove's constricted location on the floor of the narrow Kilton Beck valley. Early photographs show long rectangular strips or tofts, synonymous with burgage strips, located to the west on Skinningrove Bank.

- 4.12 The "Skinnigrove Hall" shown in Samuel Buck's sketchbook of 1720<sup>16</sup> shows a 2-storey, double-depth house with a 2-span roof, 3 bays to the front elevation and two 2-bay gable ends. While this could have been the altered 12<sup>th</sup> century manor house, there is conjecture about its location. On the one hand Timms Coffee House (so named in the 1860s) is reputed to have been built on the site of the Hall, while the roughly cruciform-plan Old Hall<sup>13</sup> (now Nos. 9-12 Stone Row) clearly shows evidence of a 17<sup>th</sup> century date and is thought, to contain some elements from a medieval building<sup>17</sup>.
- 4.13 The sudden boost to Skinningrove's economy after 1848, brought about by ironstone mining and subsequently iron smelting, caused its rapid transformation to an industrial township, drawing its workers from East Anglia, Cornwall and the London area. The number of dwellings consequently increased markedly, from a meagre 13 in 1841, to 85 in 1871 and 348 ten years later<sup>18</sup>. These were mostly humble, 2-storey terraced cottages, the first probably being Nos. 1 to 8 Stone Row, erected around 1860. There were also schools, chapels an institute and hospital, of which only the schools and a chapel survive.
- 4.14 Between The Square and the sea there were four rows of tightly packed, brick built cottages, laid out to a regular grid<sup>19</sup>. Other terraces were built to the south of The Square<sup>20</sup> but these were dispersed haphazardly along the sides of the valley<sup>21</sup>.
- 4.15 Some of the terraces, particularly those to the north of The Square, with the exception of Marine Terrace, fell victim to slum clearance in the 1970s, to be replaced by the existing terraced public housing. Most of the surviving industrial cottages have been modernized, loosing most of their original character and appearance.

### **Summary**

- 4.16 It is surprising that, despite the overwhelming industrialisation of Skinningrove in the second half of the 19<sup>th</sup> century, the pre-industrial village layout and so many of its buildings have survived - even through the depression of the last 30 years. This is perhaps testimony to the true Yorkshire tradition of thrift and "waste not want not" and that most of the earlier structures were better built than their Victorian and later counterparts.
- 4.17 The oldest building in the village – Nos. 9 to 12 Stone Row, formerly the Old Hall - appears to date from the seventeenth century. No evidence has come to light of the survival of buildings dating from earlier times although it is possible that some older

buildings conceal much earlier cores and historic building analysis could reveal structural elements from earlier periods than their external appearance might suggest. It is therefore very important that opportunities provided by the Planning Acts and other legislation and advice, to investigate, record and conserve historic fabric and particularly interiors of buildings, are pursued at every opportunity.

## **5. The Character of Skinningrove**

5.1 Above all else, it is the buildings of a conservation area and the ways in which the spaces between them are used that determine its character. These two aspects of character are considered here separately and are then brought together in the 'Perambulation' that follows.

### **Building Form, Character and Materials**

5.2 Although of different dates and styles the buildings in Skinningrove Conservation Area collectively possess a number of common characteristics that help to make up its special architectural and historic qualities. They are as follows: -

- Rows of buildings opening directly onto the street - a common characteristic of many historic settlements.
- Buildings varying in height from one, through two-and-a half, to three storeys.
- The restrained architecture of domestic buildings, owing more to the local vernacular tradition of building than the more formal styles of architecture, these being found in the later buildings: the chapel, schools and former Co-operative store.
- Employment of the indigenous building stone in its diverse hues of orange, brown, grey and yellow tones, used as stone blocks with a diversity of surface dressings, as coursed and random rubble and as smooth ashlar for dressings around windows, doors, etc. Many examples of stonework have now weathered to an attractive mature patina.
- The diverse types and uses of brick, from the early handmade bricks of Timms Coffee House, doubtless imported from the low countries, to the red engineering bricks of the Co-op building and the machine-made bricks used to construct the schools and the mid-20<sup>th</sup> century terraced housing on New Grove Terrace and The Square.
- Traditional roofing materials including traditional orange/red clay pantiles and grey/blue/black and green slates brought here from Wales and Cumbria. In the last 50 years man-made slates and tiles have been used to repair older properties, but they lack the enduring subtleties of patina and colour manifest in their more natural counterparts.
- Wooden, vertically-sliding, sash windows, the earliest having multiple panes with glazing bars. No horizontally-sliding sash windows have been found in Skinningrove, although they would doubtless have existed in some of the older buildings.
- Some windows with rounded or pointed heads, in keeping with the style of the building's architecture, but most having plain stone lintels, or, arches of stone or brick, and stone sills.
- The older traditional doors are of the cottage type with broad, vertical timber boards; however most historic doors here have two, four, or more panels.

5.3 Employment of any one or more of the materials or components referred to above, when it has been used honestly, is usually indicative of the period of the structure in which it is used – a language that speaks the age and status of the building.

- 5.4 Most buildings have sadly lost some of their authentic features, particularly windows and doors, frequently under the recent onslaught of the UPVC invasion. Many historically authentic roofing materials such as pantiles and slates, have also been replaced with modern concrete tiles and a plethora of satellite dishes now adorn the front walls of many cottages. Such changes not only detract from the character of individual buildings but also spoil the look of the entire area.
- 5.5 The few examples of rendering and painting appear to be modern improvised remedies for dampness, masonry decay, or were used to hide the scars of past alterations.
- 5.6 Boundary treatments that enhance the character of the area include the characterful and robust, random rubble sandstone boundary walls, enclosing the front gardens Nos. 1-8 Stone Row and the back yard of Nos. 9-12 Stone Row; and the attractive, painted picket fence in front of 9 & 10 Stone Row. Other garden fences and railings tend to have a benign impact.

### **The Spaces Between the Buildings**

- 5.7 The ways in which the spaces between the buildings are treated can significantly affect the special character of an area.
- 5.8 For the most part hard surfaces in the conservation area comprise modern concrete unit paving and tarmacadam. However, historically, Yorkstone flags and cobbles from the beach and the beck, would probably have been used around some of the more important buildings such as Timms Coffee House and the Old Hall. None of these now survive. Elsewhere, surfacing would have consisted of compacted earth, sand, gravel and roadstone. Patterned scoria blocks manufactured as a by-product of blast furnace slag, first made their appearance in the late 19<sup>th</sup> century. Some of these still survive as the footpath between Nos. 9/12 Stone Row and Stone Row Cottage and in the back lane behind Nos. 1 to 12 Stone Row.
- 5.9 The visual amenity of any area is enhanced by its soft landscaping. Within Skinningrove Conservation Area, soft landscaping is restricted to those properties having front gardens which serve as an attractive and visually enriching foil to predominance of hard surfaces. There are no significant trees, but the semi-wild vegetation on the valley sides, together with the recent attractive landscaping scheme on the east side of the beck, close to the bridge, collectively enhance the setting of the conservation area.
- 5.10 The principal items of street furniture in the conservation area are the unsightly utilitarian, metal electricity distribution poles. They 'march' with their 'canopies' of overhead wires, right through the village core from Skinningrove Road, turning east through The Square, past Stone Row and along Beach Road to the shore. Their only redeeming feature is their multiple use for street lighting and for bus stop signs, a practice that should be encouraged in order to reduce the visual clutter of having separate poles for separate functions.
- 5.11 The only other items that detract from the attractive townscape qualities of the conservation area are the utilitarian finger posts near the bridge and the unsightly pedestrian barrier in front of the Post Office. The bus shelter in the square is innocuous but the vandalised glazing is an eyesore.



## **Perambulation**

- 5.12 Approaching Skinningrove Conservation Area from the south, one passes New Company Row on the left-hand side. This is a long 2-storey terrace of mineworkers' cottages, their original character so comprehensively altered by modernisation that they possess little of their original character.
- 5.13 On the opposite side of the road, set back behind substantial brick and stone piers and steel railings are the mid-Victorian, gable fronted, former primary school and School House. The character of the School House has been impaired by the rendering and painting of the brickwork, replacement of the windows and the use of modern artificial slates to re-clad the roof. The school still retains its red brick with white brick bands, white painted wood windows and steeply pitched Welsh slate roof. This building is now used for community projects and small businesses.
- 5.14 North of the School House and on the site of the former Miners' Institute, stand four mid-20<sup>th</sup> century pensioners' bungalows. They are set back behind front gardens and the village War Memorial, a tall Celtic cross of rockfaced granite, set upon a plinth carrying the names of the fallen.
- 5.15 The variable quality of this group of buildings and the loss of the original character of New Company Row, mean that they are excluded from the conservation area. However, it does include the Edwardian former Co-op building adjoining the north end of the terrace. This is richly decorated with moulded, red engineering brick, attractive elliptical-arched shop windows and round-headed first-floor windows with unusual, decorative, cast-iron mullions, transoms and sills. It is a worthy memorial to the Co-operative movement, but has been disused and neglected for many years and is now boarded up and stripped of its roofing slates. Adjoining the rear are nondescript wings and outbuildings in similar condition.
- 5.16 On Skinningrove Road, the eye is drawn by the grade II listed, Timms Coffee House. South facing and standing within its own space, on the corner of Skinningrove Road and The Square, within the conservation area, it is a key focal point and visual anchor. Built in 1704, of handmade brick and with a Welsh slate roof, it is the only three storey building in the conservation area and is its most imposing one. However, its forlorn Victorian gatepiers and the roughly surfaced car park now occupying the once attractive front garden, only serve to enhance the neglected appearance of the building itself, which is further injured by its modern extensions, boundary walls and railings facing New Grove Terrace.
- 5.17 Just beyond Timms Coffee House, the vista unfolds into The Square at its south-west corner. This is a wide, roughly rectangular-shaped open space enclosed by buildings on three sides, with Kilton Beck forming the third. It is the historic heart of the settlement into which the surrounding streets open. Historically it probably served as a gathering place for events, markets and the like. Today it is a bland and featureless 'sea' of tarmacadam and concrete and very much a part of the public highway, an ambience that discourages its potential role as a public open space used by the community.
- 5.18 The west side of the space is flanked by plain, mid-20<sup>th</sup> century, brick and tile, terraced houses with small front gardens: Nos. 1-3 New Grove Terrace and Nos. 1-8 The Square. They are included in the conservation area only because of their contribution to the sense of enclosure around The Square.

- 5.19 On the north side of this space, the early-to-mid 19<sup>th</sup> century, 2-storey, stone-built cottages with brick chimney stacks, form an attractive, continuous frontage. At the left end of the terrace, the last pair of cottages are set back and placed at 45° to the gable end of their neighbour, thus defining the narrow, funnel-shaped opening off the square into the High Street. Here, on the left-hand-side, is the Victorian Gothic, single-storey, former village school, now converted to flats, This is an attractive, 'H-plan,' red brick building with white brick and sandstone dressings, in the typical form and style of elementary schools. In the middle of each tall gabled wing, tripartite pointed-arched windows under stone hoodmoulds, complete the harmonious architectural composition, while steel hoop-topped boundary railings enclose its narrow front garden.
- 5.20 On passing through the opening into the High Street, one finds the mid-Victorian Methodist Chapel. This small, undistinguished building with its polychrome brick gable end and round-headed windows, compliments the former school across the road. North of these two buildings lies the public housing developed in the 1970s. The conservation area boundary is consequently drawn tightly around the older infrastructure.
- 5.21 Returning to The Square, the south side of the space is disappointing with only the back and side elevations of Timms Coffee House, and the single-storey, gable fronted club building which possesses no redeeming aesthetic qualities. In the south-east corner of The Square is a small, modern, flat roofed brick structure. This is unsightly and intrudes into the openness of the space, but old photographs show that it seems to have been built on the site of a much older building. These two buildings are included in the conservation area so that due regard may be had to any changes that might affect the character of The Square and the settings of adjacent buildings, particularly the listed buildings.
- 5.22 Set well back from The Square and built hard up against the beck retaining wall is Institute House of 1875, around which the conservation area boundary is wrapped. It is built of red brick with stone quoins, window surrounds and mullions and its most prominent visual features are the tall twin chimney stacks.
- 5.23 The east side of The Square is open to views up the semi-wild slopes of the valley side, but the conservation area boundary at this is point drawn to include only part of the beck and its recently constructed brick and concrete flood defence wall. The wall visually excludes the beck from the conservation area.
- 5.24 From the Square views are also to be had of Skinningrove Bank and to the pretty, late Victorian, eyecatcher spirelet of St Helen's Church in Carlin How.
- 5.25 Turning the corner at Stone Row Cottage the vista gradually opens to the seaward end of the valley, but is first punctuated by Skinningrove's oldest building, Nos. 9-11 Stone Row. Visually prominent and on its own island site, this well-weathered, cruciform-plan, 2½ storey building, shows all the marks of great age, but is one of the best preserved historic buildings in the conservation area. In stepping forward of the building line it creates a sense of anticipation as one passes towards the last block of buildings in the conservation area, Nos. 1-8 Stone Row.

- 5.26 Although much altered and adorned with wires, cables and satellite dishes, this architecturally distinctive row retains much of its historic character. The principal feature is the curious crowstepped finish given to the gable ends and the row of dormers and projecting gabled bays along its frontage. Complimenting them are the brick chimney stacks, some of which retain their stone copings. Also of strong character is the front boundary wall of random sandstone rubble, enclosing the front gardens. The next block of houses and the huts and cabins on the opposite side of the road are relatively modern and are therefore excluded from the conservation area.
- 5.27 The boundary includes some of the back lanes behind Stone Row where a strong sense of enclosure is created by the high stone walls enclosing the back yards.

### **Conclusions**

- 5.28 Skinningrove Conservation Area embraces the core of the historic settlement, a coherent group of buildings and open space, possessing a harmony of different building styles, materials and detailing. The area's character emanates from this harmony and the juxtapositions of terraces and individual buildings forming the streets and the square. Sadly, very few well preserved examples of buildings representing the period of Skinningrove's industrialisation, have survived owing to extensive demolition, modernisation and refurbishment in recent times.

## **6. Negative features - Opportunities for Improvement**

- 6.1 The negative features in the conservation area, referred to above, are summarized here.
- 6.2 The erosion of authentic architectural and historic features of buildings, particularly windows and doors, the introduction of modern man-made building materials lacking the enduring qualities of their traditional counterparts, and the accumulation of wires, cables and satellite dishes, are all particularly damaging. They detract from the historic integrity of the individual buildings and from the character and appearance of the area as a whole.
- 6.3 Some boundaries of properties have attractive fences or walls that contribute to the character of the area. However, most have a benign impact and there are clearly opportunities for future improvements when such structures are being considered for replacement.
- 6.4 The neglect and disuse of buildings such as the former Co-op building and Timms Coffee House, undermines their future survival and gives the area a down-at heel appearance. It is important however, when considering proposals affecting their future, to recognize and respect the architectural qualities of the buildings and the positive contributions they have to make to the appearance of the conservation area.
- 6.5 The negative aesthetic qualities of the adjacent club building and the unsightly intrusiveness of the flat-roofed brick structure in the corner of the Square clearly present opportunities for the kind of improvements that will lead to the future enhancement of the conservation area.
- 6.6 There is clearly a need to identify and embrace opportunities for improvements and developments that will revitalize individual properties and Skinningrove as a whole, while respecting and enhancing the special architectural and historic character and appearance of the conservation area.

- 6.7 The highway infrastructure tends to have a negative impact on the character of the conservation area. The particular issues are the universal use of tarmac and concrete as surfacing materials and the 'monopolization' of The Square by motor vehicles. A sensitive design, respecting the area's historic integrity, could transform this space, creating a more attractive and pedestrian-friendly environment.
- 6.8 Street furniture that detracts from the character and attractiveness of Skinningrove's streetscape qualities, includes the unsightly overhead wires and their distribution poles, the utilitarian finger posts near the bridge, the pedestrian barrier in front of the Post Office and the glazing of the bus shelter in The Square. A coherent and rational approach to civic design and management is clearly called for. However, the practice of using the same pole or column for lighting, signs, etc, should be encouraged in order to minimise visual clutter.

## **7. Conclusions & Recommendations**

- 7.1 This appraisal summarises the special characteristics and qualities that justify its designation as a conservation area. It also identifies the negative aspects of the area that serve to undermine its special quality. Clearly further work is required to identify and develop solutions and practical ways of addressing these issues.
- 7.2 The present conservation area boundary is still considered to be coherent, cohesive and consistent with those parts of the settlement's historic core still possessing significant special architectural and historic interest, being tightly drawn to include the historic core of the pre-industrial hamlet. It is not therefore considered appropriate to modify the boundary.
- 7.3 The erosion of special character by the unsympathetic alteration and extension of historic buildings and the erection of inappropriate forms of enclosure, under permitted development rights, has been addressed in other conservation areas through the use of Article IV Directions. These have withdrawn such rights for domestic, commercial and agricultural properties throughout the conservation areas. It is therefore recommended that similar directions should be applied to Skinningrove Conservation Area, in order to address the further erosion of character and to achieve consistency and coherence in the level of controls and protection afforded to conservation areas throughout the Borough.

Stewart Ramsdale  
Conservation Officer  
March 2006  
Amended July 2007

## **REFERENCES, SOURCES & NOTES**

1. Sections 69 & 71 of the Planning (Listed Buildings and Conservation areas) Act 1990.
2. **Staithe and Hutton Lowcross Conservation Areas** falls within the planning jurisdiction of the North York Moors National Park Authority.
3. Office files.
4. "The 25th **List of Buildings of Special Architectural or Historic Interest** for the Borough of Langbaugh (Cleveland)" (that part comprising the parish of Loftus, in the former Loftus UD), Department of the Environment, 27<sup>th</sup> February 1987.
5. Redcar & Cleveland Local Plan, June 1999. Policy LD 1: "**Limits to Development** have been defined around each town. Development will not be permitted beyond these limits unless the

proposals can be justified as essential to the needs of agriculture or forestry or are permitted by other Local Plan Policies."

6. Redcar & Cleveland Local Plan, June 1999: Policy ENV 28: "Development likely to destroy or adversely affect any **Site of Nature Conservation Importance** will not be permitted unless it can be clearly demonstrated that there are overriding reasons for the development and that it cannot be located elsewhere."
7. Planning Policy Guidance Note (**PPG**) 15: "Planning and the Historic Environment," HMSO, 1994.
8. **English Heritage:**
  - "Development in the Historic Environment," June 1995.
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  - "Conservation Area Appraisals," March 1997.
  - "Guidance on Conservation Area Appraisals," English Heritage, August 2005.
9. Smith, A.H. "The Place Names of the North Riding of Yorkshire," English Place Names Society Vol. 5, 1928, Cambridge University Press.
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20. On Ridley Terrace, Hutton Street, New Company Row, Grove Road, Primrose Hill, Zetland Row, Albion Place and Grove Hill.
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## APPENDIX I

### Local Development Framework Policies affecting Skinningrove Conservation Area

- 1 The Redcar & Cleveland Local Development Framework (LDF), which includes policies in the adopted Core Strategy and Development Policies 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 set out below; for future updates please visit the Council's website: [www.redcar-cleveland.gov.uk/ldf](http://www.redcar-cleveland.gov.uk/ldf)
- 2 Policy CS25 of the Core Strategy indicates that development proposals will be expected to contribute positively to the character of the built and historic environment of the Borough, and that the character of the built and historic environment will be protected, preserved or enhanced.
- 3 The whole of the conservation area is located within the '**Limits to Development**'. Policy DP1 of the Development Policies DPD indicates that development within the limits will generally be acceptable, subject to other development plan policies and designations. The limits to development are indicated on the Proposals Map.
- 4 Skinningrove generally is highlighted in the spatial strategy for East Cleveland and the Villages (Policy CS6 of the LDF Core Strategy) as a location where the Council and its partners aim to improve tourism and active leisure initiatives, and a location where the development of small-scale businesses will be supported.
- 5 General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD. Policies DP9, 10 and 11 set out development control criteria for conservation areas, listed buildings and archaeological sites and monuments respectively.
- 6 Local Plan Policy ENV 2 (new conservation areas and reviewing existing conservation areas) and Appendices 2 to 4 (providing detailed design guidance for conservation areas, listed buildings, shop fronts and advertisements) are relevant.



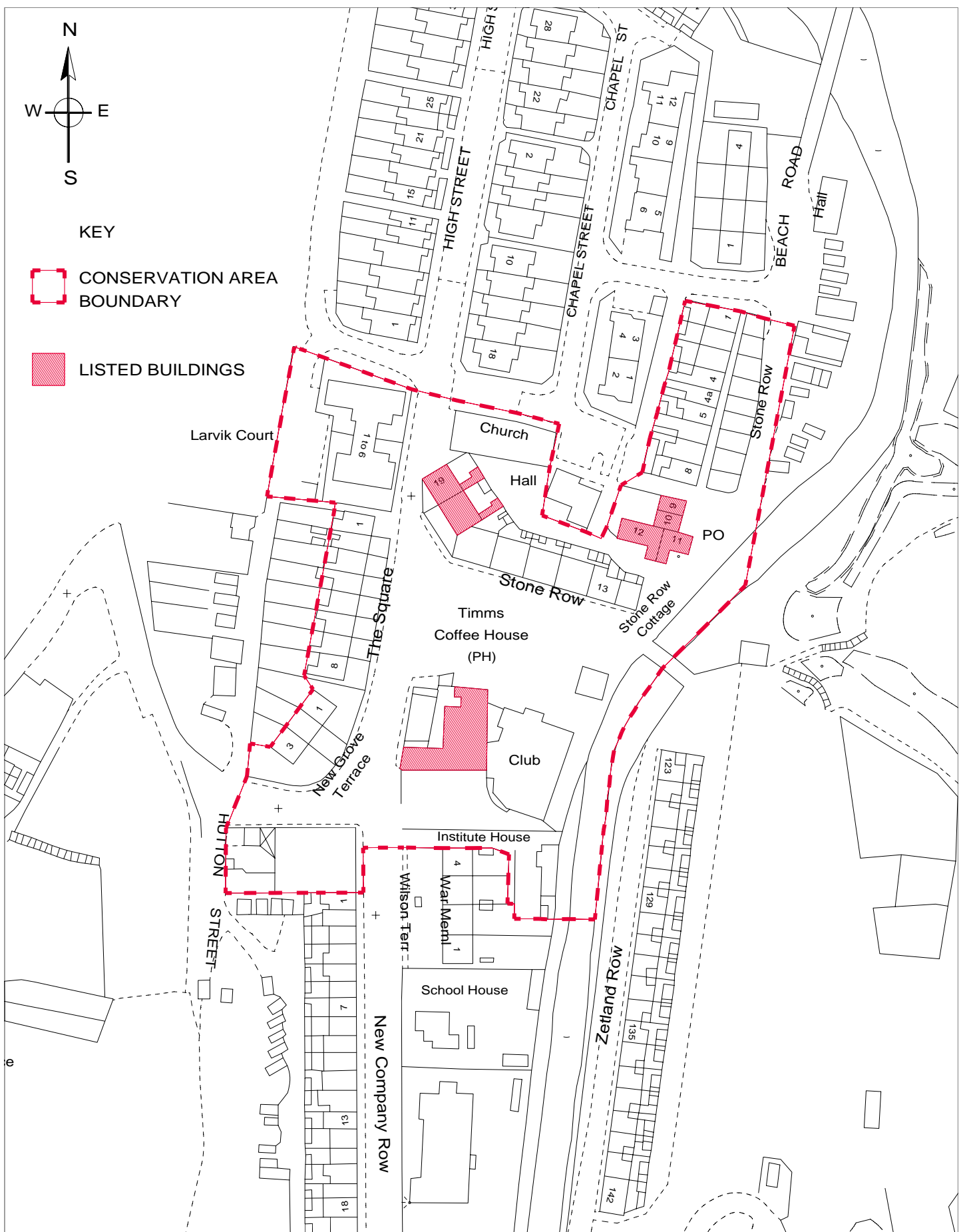
KEY



CONSERVATION AREA BOUNDARY



LISTED BUILDINGS



# SKINNINGROVE CONSERVATION AREA

SCALE: 1:1250

DRAWN BY: DM

DATE: 24th February 2006

Originating Group:

Drawing No.

CON 047

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