



Moorsholm

Conservation Area Appraisal

2011



Planning (Listed Buildings & Conservation Areas) Act 1990

this is Redcar & Cleveland

Moorsholm Conservation Area Appraisal 2011

CONTENTS

| | |
|---|----|
| 1. INTRODUCTION | 1 |
| 2. HISTORIC ORIGINS AND DEVELOPMENT | 3 |
| 3. CHARACTER APPRAISAL | 7 |
| 4. OPPORTUNITIES FOR IMPROVEMENT | 19 |
| 5. CONSERVATION AREA BOUNDARY | 23 |
| 6. CONCLUSIONS AND RECOMMENDATIONS | 27 |
| 7. BIBLIOGRAPHY AND ACKNOWLEDGEMENTS | 29 |
| APPENDIX 1: PLANNING POLICIES | 31 |
| APPENDIX 2: CONSERVATION AREA BOUNDARY PLAN | 33 |

Moorsholm Conservation Area Appraisal 2011

1. INTRODUCTION



Picture 1. The Forge, Moorsholm's only listed building

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. (Staithe and Hutton Lowcross Conservation Areas fall within the planning jurisdiction of the North York Moors National Park Authority).

The Designation of Moorsholm Conservation Area

1.2 Moorsholm Conservation Area was designated in May 1994. Its boundary included the greatest concentration of those architectural, archaeological, historic and landscape features that contribute to the hamlet's special character and stretched from Toad Hall Arms to Guisborough Road.

Other Protective Designations within the Conservation Area

1.3 The revised statutory list of buildings of special architectural or historic interest for Moorsholm, published on 30th September 1986, includes only one listed building: "*the Forge, south-east of 37 High Street,*" listed as grade II. (See Picture 1).

1.4 There are no scheduled monuments in the conservation area.

1.5 A Tree Preservation Order protects the mixed broadleaved trees in St Mary's Churchyard.

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

Planning Policies affecting Moorsholm Conservation Area

1.7 The Redcar & Cleveland Local Development Framework (LDF)

Moorsholm Conservation Area Appraisal 2011

contains several planning policies relating to the conservation area. They are set out in Appendix 1.

- 1.8 Moorsholm lies just outside the boundary of the North York Moors National Park.



Picture 2. St Mary's Church

Conservation Area Appraisal

- 1.9 A conservation area appraisal is the first step in a dynamic process, the aim of which is to preserve and enhance the character and appearance of the designated area. This appraisal provides a clear and sound understanding of Moorsholm 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.
- 1.10 **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 2.**
- 1.11 While the appraisal covers the topics referred to in PPG 15 and in guidance issued by English Heritage, it is not intended to be comprehensive and does not provide detailed descriptions of all individual historic buildings. The omission of any particular building, feature or space should not be taken to imply that it is of no interest.
- 1.12 The appraisal should not be regarded as a static document. It will be subject to periodic review and update, especially in the light of new research and as more information and knowledge becomes available. 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

Introduction

2.1 A brief review of the historic development of Moorsholm 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 Moorsholm's development is given here to help place the conservation area in historical context. References to further reading are given in the Bibliography at the end of this document.

Early History

2.2 Although the manor of Moorsholm dates from at least the Anglo Saxon period, the settlement appears to have been re-established in the 12th century. It does not seem to have been a traditional manorial village centred on a manor house and church. The principal landowner resided elsewhere and the existing church did not appear until 1892, while Manor House Farm may simply have been the farmstead operated by the lord of the manor.

2.3 The historic form of the hamlet dates from the 12th century when Norman landlords planted settlements of this type throughout Northern England. It developed at the convergence of lanes linking East Cleveland settlements and consisted of two rows of farmsteads and cottages, facing each other across an open green – now the High Street. The green appears to have tapered at its northern end and it may also have done so to the south, but this is not supported by current evidence. (See Figure 1).

2.4 Behind the rows each property, or toft, had a long, narrow, cultivated garth or croft and beyond the garths the village was surrounded by an open field system of narrow strips. On the west side the garths terminate at the back lane, one of the ancient boundaries of the settlement. It is not known whether

there was a corresponding back lane on the east side of Moorsholm.

2.5 The back lane on the west side would also have served as the boundary between the village and the grange, a large area of farmland further west belonging to Gisborough Priory. The present farmstead buildings at The Grange may have been built on the site of the medieval grange farm.

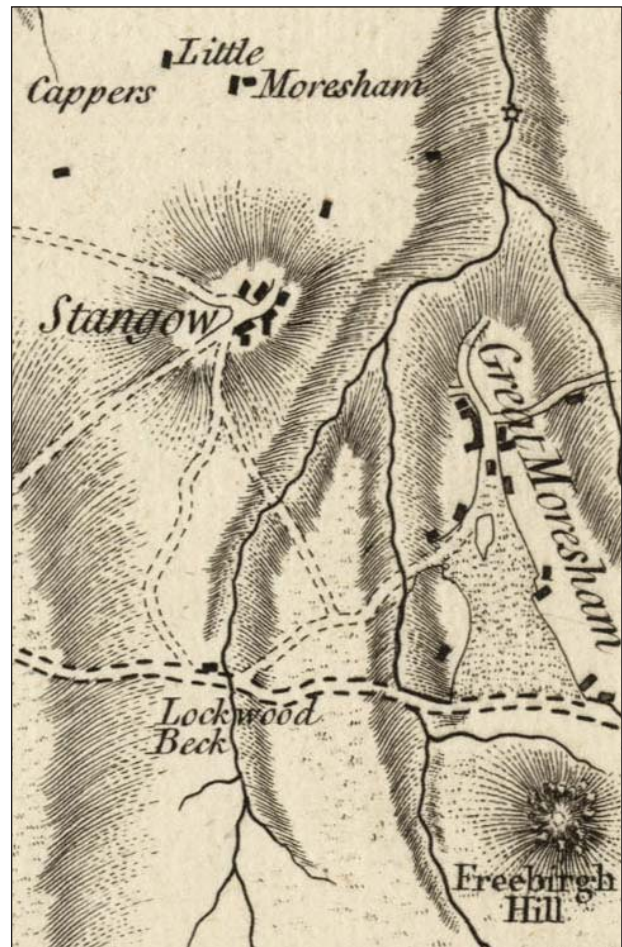


Figure 2. Jeffery's Map of 1772

2.6 Changes to the 12th century settlement layout probably began as early as the late medieval period and took the form of encroachments onto the green in front of the rows. Earthworks at the south-east corner of the conservation area may represent abandoned early encroachments onto the green, or, the lost southern end of the east row. In 2003, medieval remains of buildings

Moorsholm Conservation Area Appraisal 2011

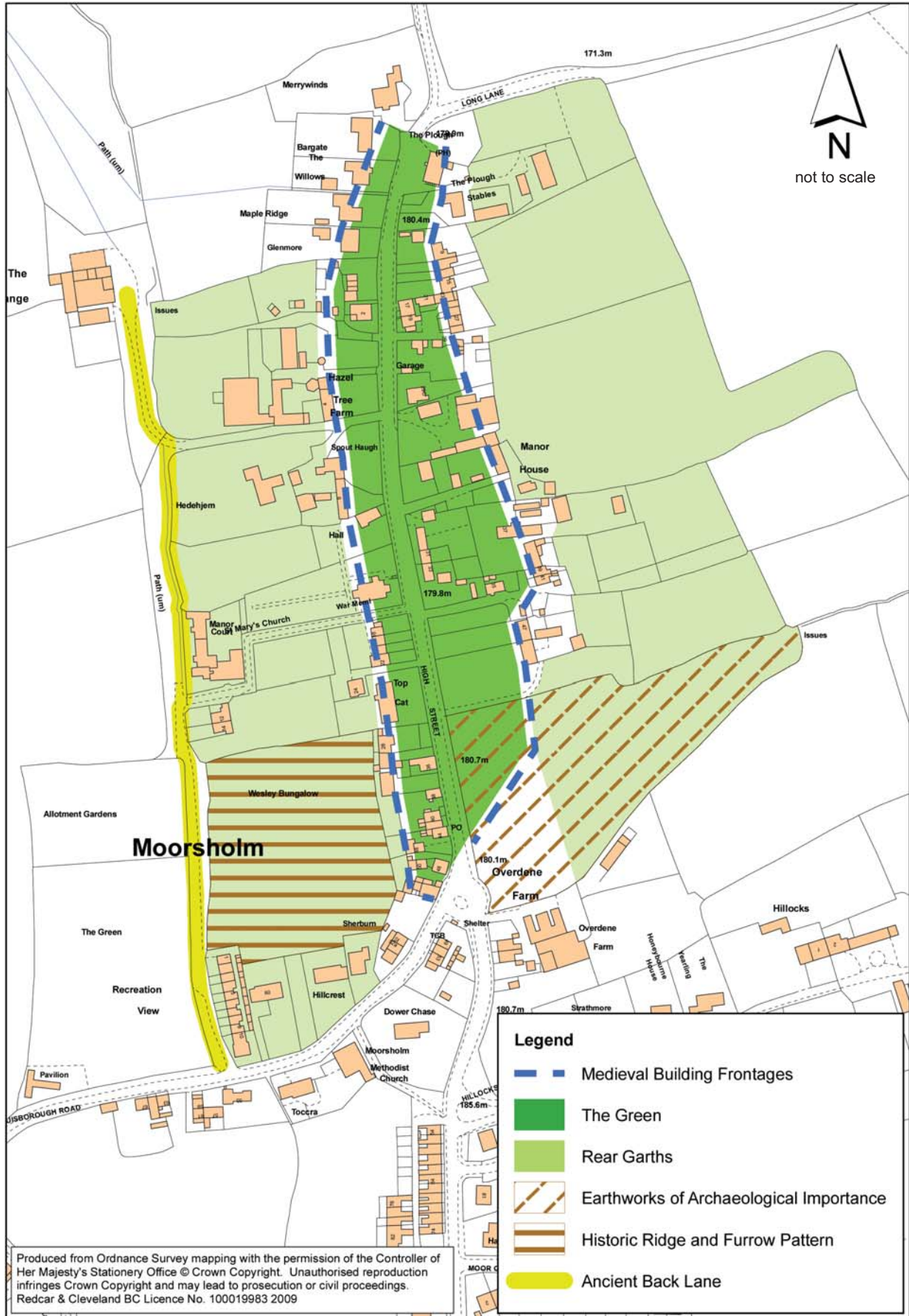


Figure 1.

were uncovered in this area during flood alleviation works. (See Figure 1).

The 18th and 19th centuries

- 2.7 Thomas Jeffery's Map of 1772 shows a two-row settlement layout with buildings concentrated at its north end around the junction of High Street and Long Lane. It also shows a building in the middle of the green and a similar pattern of roads to the present day, with the notable exception of Freeborough Road. (See Figure 2).

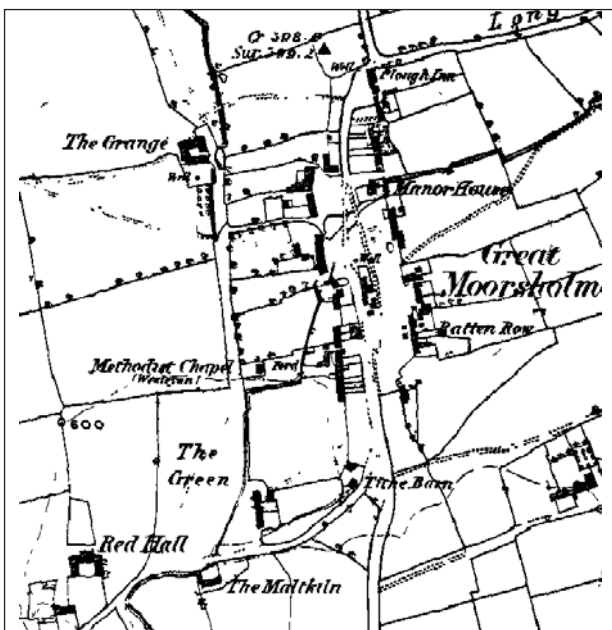


Figure 3. The First Edition Ordnance Survey plan of 1857

- 2.8 The First Edition Ordnance Survey plan of 1857 clearly shows Moorsholm's two-row layout and the 'recently' constructed Freeborough Road. (See Figure 3). The High Street roadway is shown only at the north and south ends of the green, with tracks linking the two ends together. Front gardens and a few buildings encroach onto the green and in its middle stood a group of buildings later rebuilt as Nos. 31/33 High Street. The pattern of rear garths is similar to today and probably dates from the early 19th century when the long, narrow plots would have been merged to form larger garths. Most of the existing hedgerows would have been planted at this time

although some may be of much older vintage.

- 2.9 In 1859, Whellan describes Moorsholm as a "collection of old dilapidated thatched dwellings surrounded by heath."

The 20th century

- 2.10 The 1919 Ordnance Survey plan shows the High Street roadway running from end to end. (See Figure 4). The green is completely subdivided into front gardens and paddocks and a number of new buildings appear along the edge of the road, making the medieval settlement plan less discernible.
- 2.11 Some of the older cottages were redeveloped on the same sites, while more dwellings were built beyond the historic core, on Freeborough and Guisborough Roads and on the back lane. Many of the cottage developments provided accommodation for miners employed in the local ironstone mines.

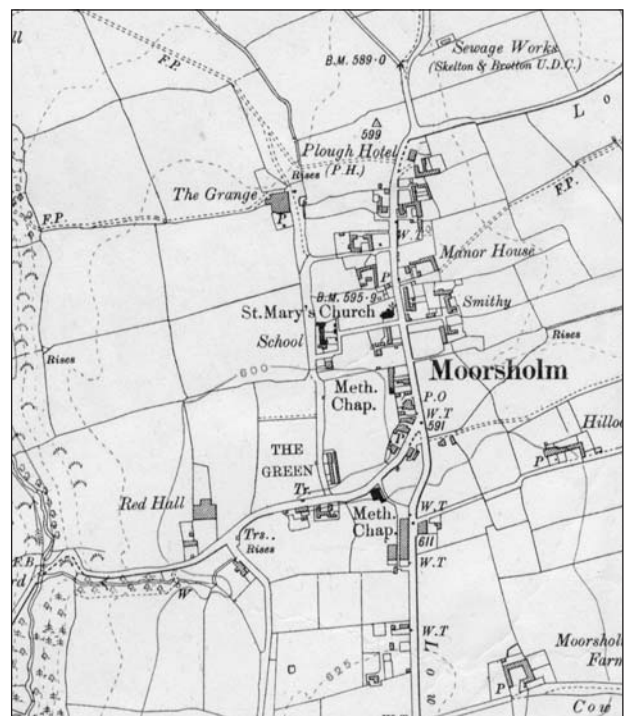


Figure 4. The 1919 Ordnance Survey plan

Moorsholm Conservation Area Appraisal 2011

2.12 The twentieth century witnessed the slow growth of the village. New bungalows and houses were built for commuters seeking the rural idyll and new farm buildings were provided to meet modern agricultural requirements. Very few of these were designed to reflect and respect the prevailing design characteristics of older buildings in Moorsholm and many of the older properties were unsympathetically modernised.

3. CHARACTER APPRAISAL



Picture 3. Traditional mixed species hedgerows (see para. 3.32)

Physical Setting and Topography

- 3.1 Moorsholm straddles an ancient byway interconnecting several East Cleveland settlements. An upland hamlet, it is just 180 metres above sea level, located on the gently sloping, north-facing incline of the North York Moors. It lies along on a rigg or spur formed by the wooded, ravine-like valleys of Swindale Beck and Mill Beck lying on either side, to the east and west. Moorsholm's location on the edge of an extensive moor gives rise to its name.
- 3.2 The natural, physical and geological features of the broader area have also influenced the character of Moorsholm's built environment, providing building timber, yellow/brown/grey sandstones and clay suitable for making the orange/red bricks and pantiles, all characteristic of the older buildings in the conservation area. In the 19th

century the development of the railways brought an end to dependence on indigenous materials by giving access to an eclectic range of building materials from diverse and distant sources, including roofing slates from Cumbria and North Wales.

Layout

- 3.3 Moorsholm retains the integrity of its medieval planned layout as follows:-
- The footprints of the two rows of properties are still occupied by some of the older farmsteads and short rows of cottages that form their own building line set well back from the roadway. E.g. Spout Haugh and Nos. 9-15 High Street.
 - The green survives in subdivided form - as enclosed front gardens, orchards and paddocks. Eg. Hazel Tree Farm and Lilac Cottage.

Moorsholm Conservation Area Appraisal 2011

- The rear garths on either side of the settlement survive in modified form.
- At least one example of 'ridge and furrow' pattern earthworks from the medieval open field system, survive in the field at the south-west corner of the conservation area.
- The original back lane to the west also survives.

3.4 These remains of the medieval framework (see Figure 1) are now supplemented with later buildings that stand forward of the rows, with enclosures subdividing the green into front gardens, paddocks and orchards and with the formalisation of the High Street from tracks across the green to a metalled road and footpath. Although these changes have impaired the medieval layout, a balance has been achieved that still allows it to be read. The changes have also transformed the settlement, creating a richer and more interesting environment and an honest representation of settlement evolution.

3.5 Some of the 19th century cottages are clustered together informally creating small enclosed squares.

Land Uses

3.6 Within the conservation area agricultural and residential uses predominate together with the Church, Church Hall, inn, post office and former school. Many dwellings have been acquired by commuters and the retired, leaving correspondingly fewer tied to farming activities. Most of the open space in the conservation area is used for pasture, grazing and private gardens and this has helped ensure the preservation of traditional hedgerows and ridge and furrow field patterns.

Building Form and Character

3.7 The buildings in the conservation area, their form, materials, style, their relationship to the spaces between them and the ways in which those

spaces are used, contribute greatly to its special character.

3.8 Moorsholm's buildings date from the late 17th century, although many belong to the Victorian and Edwardian periods. They comprise agricultural buildings, farmhouses, cottages, churches, church hall, inn and converted chapel, school and meeting house.

3.9 A greater proportion of buildings in Moorsholm carry date stones than in any other East Cleveland settlement.



Picture 4. Many of Moorsholm's buildings have date stones

Dwellings

3.10 Dwellings are mostly traditional, two-storey farmhouses and cottages in rows, terraces and small squares. The earliest ones display the characteristics of the plain and understated, local vernacular building tradition developed over hundreds of years. Other, later dwellings possess architectural characteristics of the Victorian Domestic style.

3.11 Common characteristic features of dwellings include:-

- Pitched roofs with varied eaves and ridge lines, articulated by chimney stacks with clay pots.



Picture 5. Pitched roofs articulated by chimney stacks with clay pots

- Stone gable copings and moulded or plain block kneelers.
- Varied proportions of window openings, including 'landscape,' 'portrait' and square formats, the shape being determined by the age of the building and the type of window frame.
- Windows and doors have stone lintels, the older ones have keystones.
- Stone window sills, sometimes painted.
- Some windows and doorways in Victorian brick buildings have brick flat arches.
- Wooden doors made from broad, vertical, timber boards.
- Wooden doors of four or more square or rectangular-shaped panels, sometimes with glazed upper panels.

Windows and Doors

3.12 Very few historically authentic windows and doors survive in Moorsholm's dwellings. Had they survived they would have included the following:-

- Wooden, vertically-sliding, sash windows.
- Wooden, 'Yorkshire' horizontally-sliding sash windows.



Picture 6. Traditional wood, vertically-sliding sash window with stone lintel and painted sill

Moorsholm Conservation Area Appraisal 2011



Picture 7. A traditional "Yorkshire" horizontally-sliding sash window - once a typical feature of older buildings in Moorsholm

- 3.13 Older sash windows of both types would be multi-paned with glazing bars, while later sashes have fewer panes.
- 3.14 'Yorkshire' sashes were the cheaper alternative to vertically-sliding sashes and were found in lower status buildings and in the backs of higher status buildings.

Farm Buildings

- 3.15 Traditional farm buildings like their vernacular domestic counterparts tend to be plain, understated and functional with few architectural embellishments. Some are arranged to enclose foldyards or open spaces.



Picture 8. Traditional farm buildings with stonewalls and clay pantile roofs

- 3.16 Doors, windows and ventilators in a variety of patterns, were specifically designed and positioned for function

rather than architectural symmetry. A typical window type has fixed, small-paned upper lights above panels of sliding 'hit-and-miss' bars. Traditional doors are mostly vertically boarded with long strap hinges and metal latches.

- 3.17 Mid-late C20 farm buildings include utilitarian, steel, Dutch barns, Nissen huts, and sheds, none of which enhance the special character and appearance of the conservation area.



Picture 9. Traditional stable window - part glazed, part "hit-and-miss"

Other Buildings

- 3.18 St Mary's Church of 1892, in the plain, 12th century, Romanesque style, consists of a nave, sanctuary apse, vestry and west tower with a clock on its north, south and west faces. In unity with some of its Victorian neighbours the church and its boundary wall are



Picture 10. St Mary's Church, a key landmark feature and focal point

constructed of coursed, rock-faced sandstone and it has a slate roof. The church and particularly its tower, being the tallest of the older buildings in the village, is a key landmark feature and focal point within the conservation area.



Picture 11. The Church Hall still retains its original architectural features

3.19 The Church Hall, dated 1864 above the door, is a plain, late vernacular style building constructed of dressed and coursed sandstone blocks under a pitched pantile roof. This is one of the few buildings still retaining its traditional, wooden, vertically-sliding, sash windows which have raised, flat, stone surrounds. The blocked stone arch in the gable end adds character to the building.

3.20 The Plough Hotel, now named Toad Hall Arms, replaced a much earlier Plough Inn on more or less the same site. It is typical of public houses built in



Picture 12. Old Quaker Meeting House on the back lane

the 1860s and 70s with Victorian Domestic characteristics, a Classical style porch and an external staircase intended to connect to the adjacent stables.

3.21 The early Victorian non-conformist chapel, another plain sandstone building, is now largely concealed behind modern bay windows and a porch, added when converted to a dwelling in the mid 20th century.



Picture 13. Victorian Methodist Chapel on Guisborough Road

3.22 The Post Office (44 High Street) is simply a late C19 house. Its Victorian shop window has been replaced with a modern domestic window.

3.23 The old Public Elementary School and School House (now Manor Court and converted to a residential care home) on the back lane is dated 1876. A composition in red brick with stone dressings and slate roof, it is typical of Victorian school buildings of the late 19th century. The school itself is now rendered to conceal alterations. The most attractive feature is the Gothic style decorative cast-iron railings supported on dwarf brick boundary walls with stone copings and brick piers at the angles having elaborately-shaped stone caps.

3.24 The old stone-built Quaker meeting house (Nos. 12 and 14 High Street) on the back lane, is dated 1726 and is now converted to two cottages.

Moorsholm Conservation Area Appraisal 2011

- 3.25 The Primitive Methodist Chapel, dated 1876 on Guisborough Road is a brick building with stone dressings and has Gothic plate tracery to the windows in the gabled front and a slate roof. Most of the brickwork is now rendered.

more natural counterparts, tending to weather down to a grey concrete colour.

Building Materials

- 3.26 Older buildings are constructed from locally quarried sandstone blocks or rubble, in hues of orange, brown, grey and yellow. Stone blocks have a diversity of surface dressing, the most common being a herringbone or chevron pattern. On the better buildings stonework is properly coursed and bonded with narrow, flush mortar joints. Several Victorian and Edwardian cottages and the Church of St Mary are faced with rockfaced sandstone blocks.
- 3.27 Lower status buildings are faced in rubble, sometimes coursed, but more commonly used in random fashion. Older stonework has now weathered to a mature patina.
- 3.28 Red-brown machine-made brick is used to face the former village school and School House and creamy white 'Pease' brick appears at Nos. 28 and 44 High Street.
- 3.29 Rendered, pebble-dashed and painted finishes infrequently appear as authentic period facing materials (eg. Toad Hall Arms) and have generally been used to conceal inappropriate alterations.
- 3.30 Modern domestic building finishes include machine-made brick and painted render, while modern farm buildings are clad in 'profile' steel or fibre-cement sheeting and/or timber boards.
- 3.31 The traditional roofing materials in Moorsholm are clay pantiles and grey / blue / black Welsh slate. Modern concrete tiles have been introduced but they lack the enduring subtleties of patina and colour to be found in their



Picture 14. Roof clad in authentic traditional clay pantiles



Picture 15. Traditional herringbone dressed sandstone



Picture 16. Victorian coursed rockfaced sandstone



Picture 17. Characteristic drystone wall

Gardens and Landscape

3.32 On either side of the High Street, the combination of well-maintained front gardens and lawns, particularly those with trees, together with pastures and paddocks, make up the particular landscape character of the conservation area and enhance the attractive settings of its buildings. They are further enhanced by the traditional forms of enclosure as follows:-

- Stone walls (see below).
- Traditional coarsely-hewn stone gateposts. (See picture 24).
- Blackthorn, hawthorn and other mixed species hedges, sometimes set behind walls or fences. (See picture 3).
- Post-and-wire and timber post-and-rail fences, painted picket fences and gates.

3.33 Stone boundary and retaining walls are strong characteristic features of Moorsholm, particularly alongside the

High Street where they help to visually unify and knit the area together. They are constructed from local sandstone in various forms that include dressed and coursed stone blocks, coursed rubble and random rubble, sometimes constructed with mortar and sometimes of dry-stone construction. They also have a variety of copings including flat, curved-topped, rounded and saddleback.



Picture 18. Attractive Victorian iron gate and brick and stone gatepiers

3.34 To the east and west of the settlement core, the historic enclosures or garths, are bounded by mature hedgerows, occasionally punctuated by woodland trees, creating an especially attractive setting for the conservation area.



Picture 19. Stone boundary walls - important characteristic features

Moorsholm Conservation Area Appraisal 2011

Trees

3.35 Trees are a crucial component of the character of Moorsholm. The individual specimen trees, fruit trees, hedgerow trees and groups of trees all make a positive contribution to the appearance of the conservation area. They act as living visual breaks and screens and make open spaces more attractive.



Picture 20. Trees in St Mary's churchyard protected by Tree Preservation Order



Picture 21. New stone path along the back lane

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

- St Mary's churchyard (protected by a Tree Preservation Order).
- The remnants of orchards, e.g. in front of Spout Haugh.
- Holly House.
- A row of silver birch in front of Manor House Farm.

The Highway

3.37 For the most part road surfaces, footpaths and other hard surfaced areas have tarmacadam or concrete flagged 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:-



Picture 22. Scoria block channel



Picture 23. Lane enclosed by stone walls, and with trees and hedges

- Stone flags and scoria block edging in front of the 'Docks'.
- Scoria block edging channels separating the road from the footpath along the High Street.
- A new stone path on the back lane leading from the old school towards Grange Farm.

3.38 Some of the lanes leading off the High Street are traditionally surfaced with *whatever comes to hand*. However, in recent years several have been 'adopted' and urbanised with standard 'blacktop' surfacing between concrete kerbs and edgings.

3.39 Grassed verges on the east side of High Street and on Guisborough Road, soften the appearance of the edge of the road.



Picture 24. Traditional roughly hewn stone Gate Posts

Street Furniture

3.40 Although street furniture and traffic signs (including markings on the carriageways) are generally lacking in design and aesthetic appeal, there are so few in the conservation area that their impact upon its special character and attractiveness is negligible.

3.41 Electricity and telecommunications services are delivered by overhead wires supported on wooden 'telegraph' poles. There is a single unsightly metal

Moorsholm Conservation Area Appraisal 2011

electricity distribution column in front of No 54 High Street.

- 3.42 Most of the street lamps are supported on the 'telegraph' poles and are of an innocuous, utilitarian design. Other street lamps, on Guisborough Road, Recreation View and on the drive leading to Manor Court, are of modern designs.
- 3.43 There are a number of public bench seats throughout the conservation area, some of which are of utilitarian design.
- 3.44 The most historic item of street furniture is the row of six inter-linked stone troughs locally known as 'Moorsholm Docks'. They are an attractive and unusual feature, set back behind stone-flagged paving edged with scoria blocks and enclosed by the drystone boundary wall to Manor House Farm.



Picture 25. Early 20th century post box - an important historic feature

Archaeology

3.45 The archaeology of Moorsholm is a key component of its special architectural and historic character. Principal sites of interest are as follows:-

- Earthworks indicating the presence of earlier structures in the field on the south side of Lilac Cottage.



Picture 26.

- The gaps in the original medieval rows.
- The ridge and furrow pattern earthworks in the field behind Nos. 28 to 52 High Street.
- The subdivided green surviving as enclosed front gardens, orchards and paddocks. E.g. Hazel Tree Farm and Lilac Cottage.
- The rear garths on either side of the settlement.
- The original back lane which has a curious stone edging along its west

side between Recreation View and the old Quaker meeting house.

Summary of Essential Characteristics

3.46 The main visual qualities of Moorsholm lie in the strong sense of identity and understated character of most of its buildings, the landscape quality of its open spaces with the mature trees and



Picture 27. Trees and mature front gardens enhance the streetscape and settings of historic buildings

orchards, the unity created by the numerous sandstone boundary walls and the attractive garden spaces enclosed by them, together with the setting of the settlement within the historic field system.

3.47 The essential architectural, historic and environmental qualities that make up



Picture 28. Unusual trefoil window

the special character of Moorsholm Conservation Area can be summarised as follows:-

- A linear, green, upland village with a surrounding historic field system located close to the edge of the moor.
- An archaeologically important historic settlement layout.
- A spacious layout with rows, groups and small enclosed squares of buildings set in large gardens, paddocks and garths.
- The predominance of agricultural and residential uses comprising farmsteads, cottages, a church, village hall and inn of mixed dates.



Picture 29. Moorsholm Docks. An attractive feature unique to Moorsholm

- The relationship of buildings to the spaces around them.
- The ways in which those spaces are used – as well maintained cottage gardens and as fields and paddocks used for pasture and grazing.
- Historic rear garths with mature hedgerows, hedgerow trees and ridge-and-furrow patterns.
- Individual specimen trees, trees in hedgerows, groups of trees and the remains of historic orchards, act as visual breaks and screens, make

Moorsholm Conservation Area Appraisal 2011

open spaces more attractive and enhance the settings of buildings.

- A variety of building styles including the local vernacular and Victorian Domestic styles.
- Key features of buildings are:-
 - Traditional building materials including local herringbone-dressed and rockfaced sandstone and red and creamy white brick.
 - Pitched roofs with chimney stacks and clay pots.
 - Traditional roofing materials are clay pantiles and Welsh slate.
 - Varied proportions of window openings with stone lintels and sills.
 - Historically authentic windows are 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.
 - Plain, unadorned farm outbuildings with doors, windows and ventilators specifically designed for function rather than for architectural embellishment or symmetry.
- Traditional forms of enclosure as follows:-
 - Stone walls, particularly alongside the High Street.
 - Timber fences including painted wooden picket fences and gates.
 - Blackthorn, hawthorn and other mixed species hedges.
- The most important buildings architecturally, historically and in townscape terms are:-



Picture 30. Victorian panelled door in unusual stone doorcase

- St Mary's Church.
- The Forge.
- Spout Haugh (6 High Street) dated 1693 and probably the oldest building in Moorsholm.
- The Village Hall.
- "The Docks."
- The Grange.
- The old Quaker meeting house (12 & 14 High Street).
- The Methodist Chapel on Guisborough Road.

3.48 All of these characteristics and features contribute to the special character and attractiveness of the conservation area that embraces the whole of the historic core of Moorsholm.

4. Opportunities for Improvement



Picture 31. Visual clutter created by street furniture and signs

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

Changes to the historic built infrastructure

4.2 Most historic domestic buildings have been modernised resulting in the erosion of authentic historic features. They have also suffered the addition of unsympathetic extensions, and the introduction of modern man-made building materials that lack the enduring qualities of their traditional counterparts. Such works detract from the historic integrity of the buildings and collectively 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.
- Crude conversions of non-domestic buildings to dwellings.
- Repairs using inappropriate materials and techniques, eg. 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 The recent proliferation of inappropriate 'cottage style' conversions of farm buildings to dwellings has also led to serious loss of character within the conservation area. Particularly damaging is the installation of domestic windows and doors and the creation of additional openings where there were none.

4.4 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

Moorsholm Conservation Area Appraisal 2011

Directions withdraw certain permitted development rights so that planning permission is required for relatively minor building works including minor extensions and the replacement of windows and doors. However, such controls are difficult to monitor and cannot be used to re-reinstate lost features. It may therefore be more appropriate to encourage property owners to undertake future changes in keeping with the special character of the conservation area.

- 4.5 The few modern domestic buildings within the conservation area do not detract unduly from its special character. Several modern farm buildings are not harmonious with the area's historic character owing to their large size and facing materials. Their impact could be reduced by painting with appropriate colours, and/or screening with trees.

Archaeology

- 4.6 The tendency of building on the former village green is leading to the progressive destruction of the historic form of the village. Any development within the historic core should therefore be small in scale and be set back from the green to re-create the medieval 2-row frontage.
- 4.7 The whole settlement is of archaeological importance and any development within the conservation area will therefore have an injurious impact on its archaeological integrity. Particularly sensitive areas are:-
- The site of the medieval green lying between the remains of the two rows on either side of the High Street.
 - The gaps in the medieval rows.
 - The earthworks in the field on the south side of Lilac Cottage, in the south-east corner of the conservation area.

- The pattern of rear garths.
- The well-preserved 'ridge-and-furrow' earthworks in the field behind Nos. 28 to 52 High Street, in the south-west corner of the conservation area.
- The original back lane to the west.

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

Highway Infrastructure & Street Furniture

- 4.9 The opportunity presents itself for special highway standards in the conservation area and closer and more effective working relationships with service providers. Such arrangements should aim to enhance the existing uncluttered appearance of the highway in Moorsholm and to make positive improvements to surfaces, signs, street lighting and street furniture whenever the opportunity arises.
- 4.10 While overhead wires festooned along and across the High Street are visually intrusive, on balance the shared use of timber poles for different services and



Picture 32. Drab seats and tub planters



Picture 33. Timber poles used for overhead wires and street lighting



Picture 34. Unsightly electricity distribution pole

street lighting reduces the potentially adverse visual impact on character that might be created by providing separate poles and columns.

Trees

- 4.11 Some trees are showing signs of age and damage by livestock. In view of the significant 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 additional Tree Preservation Orders. This should be undertaken in the context of a Conservation Area Management Plan.

5. CONSERVATION AREA BOUNDARY



Picture 35. Stone built cottages on Guisborough Road

5.1 The former conservation area boundary was for the most part coherent, cohesive and consistent with the historic core of Moorsholm. It included most of the buildings of architectural and historic interest, the spaces around them and their landscape settings, that make up the area's special character. No significant developments or adverse changes in character had taken place to justify exclusions from the conservation area, but the opportunity to make a small extension to its boundary was identified.

5.2 At the south end of Moorsholm, the properties on the north side of Guisborough Road were within the conservation area while those on the south side were excluded, even though they clearly contribute to the settings of

the former. The excluded properties included:-

- A row of two mid-19th century brick cottages and one matching late 20th century cottage at 49-53 Guisborough Road.
- Nos. 55-61 Guisborough Road, a group of stone-built cottages and converted farm buildings.
- The tall, gable fronted Methodist Chapel dated 1876, with rendered brickwork, stone dressings and Gothic plate tracery windows, alongside the narrow lane providing a short cut to Freeborough Road.
- Two mid-to-late 20th century detached dwellings, The Moorings and Tocra.

Moorsholm Conservation Area Appraisal 2011



Figure 5. Extract from the CA Boundary Plan showing the extension to the conservation area boundary



Picture 36. Guisborough Road

5.3 With the exception of the Methodist Chapel, these buildings are of relatively little architectural or historic significance individually. However, taken collectively, along with their mature gardens and trees, they complete the attractiveness of the street scene on this stretch of Guisborough Road that links the historic High Street to the archaeologically important back lane. Their inclusion, in the extended conservation area, therefore enhances its cohesion and coherence. (See figure 5).



Picture 37. Lane and hedgerow alongside Methodist Chapel

6. CONCLUSIONS AND RECOMMENDATIONS



Picture 38. Characteristic stone-built victorianised vernacular farmhouse with pantiled roof and timber windows and door

- 6.1 This appraisal of Moorsholm 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 and suggests opportunities for improvement. The appraisal also considered whether any changes to the conservation area boundary were needed.
- 6.2 Moorsholm Conservation Area embraces the whole of the historic settlement. Since its designation in 1994 no historic buildings have been demolished although there has been some erosion of character through unsympathetic alterations and extensions. Despite this Moorsholm's architectural, historic and environmental qualities and the integrity of its historical origins as a medieval planned green village are still clearly evident. The conservation area still retains a strong visual cohesion and the reasons for its designation are perhaps even more valid today than in 1994. Continued protection as a conservation area is therefore considered key to the future survival of its special character.
- 6.3 The survey of the conservation area undertaken in connection with this appraisal identified a number of properties that contribute collectively to its character were omitted from its boundary. (See figure 5). This matter was given full consideration and after public consultation Council resolved on 23rd April 2009 to extend the conservation area boundary to include:-
- All of the properties on the south side of Guisborough Road from its junction with the High Street up to and including Nos. 55-61 Guisborough Road.
 - The lane linking Guisborough Road to Freeborough Road and the trees on its south-west side.
- 6.4 The plan in Appendix 2 shows the approved, amended conservation area boundary.
- 6.5 Regarding the negative elements that undermine the special qualities of the conservation area. The more intractable problems will require further work to develop practical, coherent solutions and opportunities for improvement and should be addressed in the context of a Conservation Area Management Plan.
- 6.6 Short term actions to address some of the less problematic issues are suggested as follows:-
- In order to ensure future changes to historic buildings are more in keeping with the special character of

Moorsholm Conservation Area Appraisal 2011

the conservation area, consideration should be given to the use of Article 4 Directions.

- 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 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 sensitivity of sites of archaeological importance should inform decisions on proposals for development within the conservation area. Any detailed plans for development should be accompanied by an archaeological evaluation assessing its impact on the archaeology of the development site.

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APPENDIX 1: PLANNING POLICIES

Local Development Framework (LDF) Policies affecting Moorsholm Conservation Area

- 1.1 The development plan, which is locally made up of the adopted LDF Core Strategy and Development Policies Development Plan Documents (DPDs) as well as saved policies of the adopted Local Plan, sets out several policies relating to this conservation area.
- 1.2 Policy CS22 of the Core Strategy indicates the overall approach will be to protect and enhance the Borough's landscape. Development will not be allowed if this would lead to the loss of features important to the character of the landscape unless the need for development outweighs the landscape considerations. Where the development is justified, proposals will include measures to enhance, restore or create the special features of the landscape.
- 1.3 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.
- 1.4 The spatial strategy for East Cleveland and the Villages (Core Strategy policy CS6) includes Moorsholm, and outlines strategic aims for regeneration, sustainable communities, access, economy and environment in the area.
- 1.5 The entire conservation area is located outside the 'Limits to Development'. Policy DP1 of the Development Policies DPD sets out the limited types of development that will be permitted outside the development limits.
- 1.6 General criteria around site selection, sustainable design and the matters that the Council may seek developer contributions for are set out policies DP2, DP3 and DP4 of the Development Policies DPD. Policies DP9, DP10 and DP11 set out factors for considering proposals affecting conservation areas, listed buildings and archaeological sites and monuments respectively.

NB

The planning policies referred to above are current at the time of writing; for an up to date list of extant policies, please visit the Council's website, www.redcar-cleveland.gov.uk/ldf or contact: 01287 612356.

APPENDIX 2: CONSERVATION AREA BOUNDARY PLAN



Figure 6. Conservation Area Boundary

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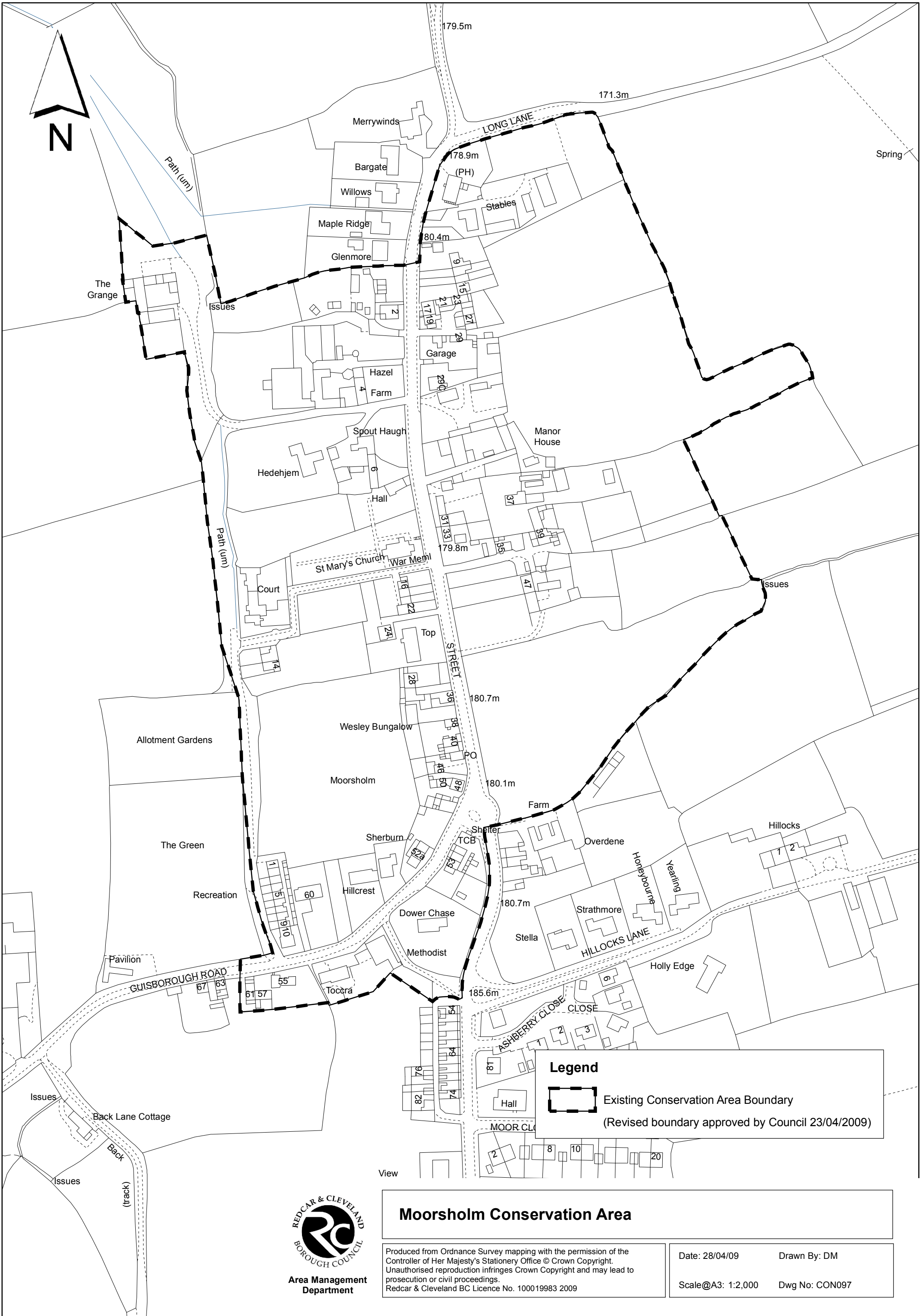


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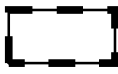
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Legend

 Existing Conservation Area Boundary
 (Revised boundary approved by Council 23/04/2009)



Moorsholm Conservation Area

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