

Home Farm & Hutton Hall Appraisal



North York Moors National Park Authority

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1. INTRODUCTION

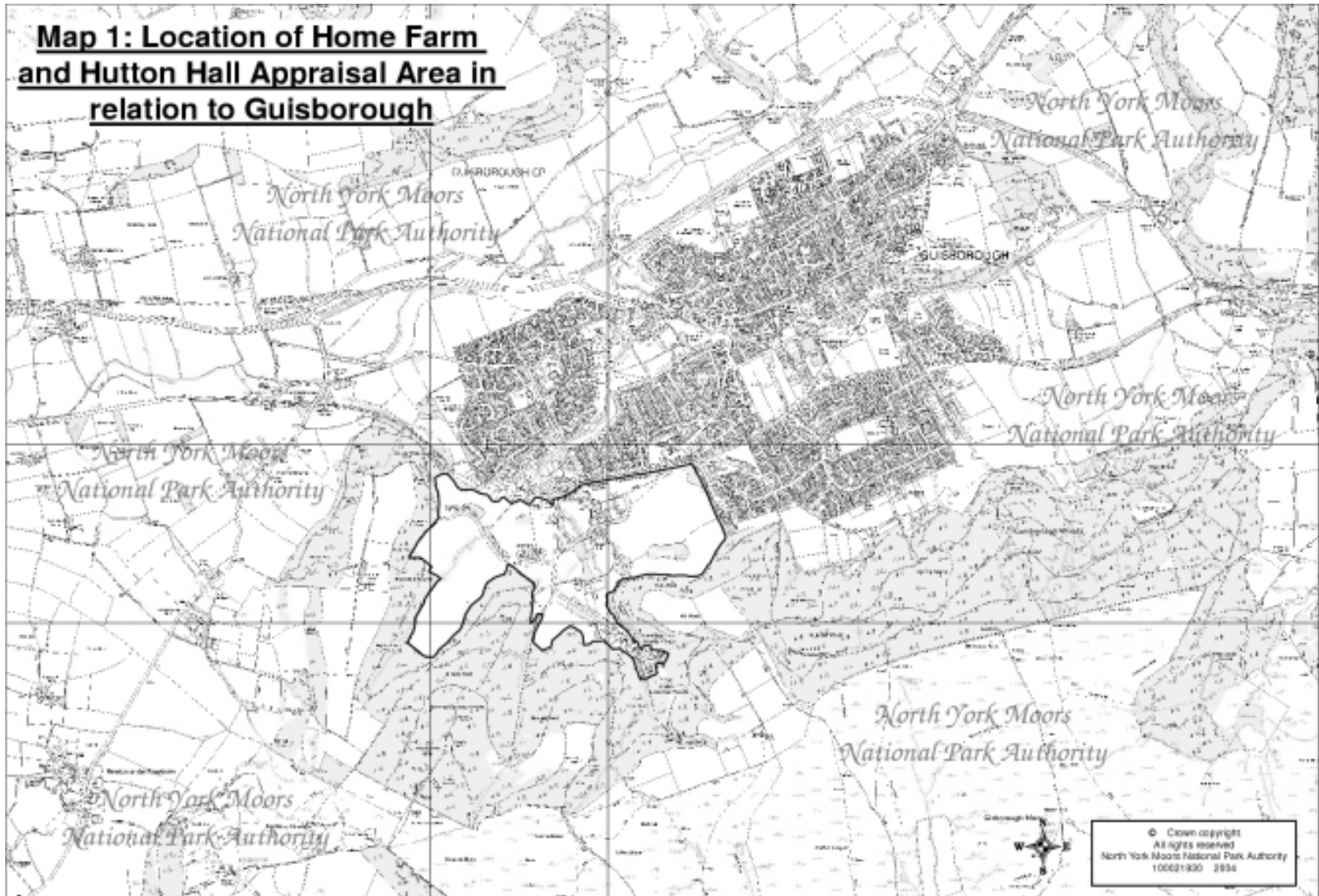
- 1.1 This document is an appraisal of Home Farm and Hutton Hall Area and is based on a detailed analysis of the character of the area. The document is broken down into two parts. Part one examines the aspects that form the natural and built environment of Home Farm and Hutton Hall area. Part two of the document provides the justification for the creation of a new Conservation Area and proposes a potential Conservation Area boundary.
- 1.2 The appraisal defines and records the distinctive features of Home Farm and Hutton Hall Area and attempts to be as factual and objective as possible. The document seeks to increase awareness of the special qualities of the area to help ensure that as the area evolves, it does so in a sympathetic way such that the character of the area is sustained for future generations. As part of this, a number of enhancement measures have been suggested.
- 1.3 The North York Moors National Park Authority has chosen to carry out this appraisal of the landscape following the consideration of the Inspectors report of the public inquiry into the Local Plan. In light of representations made to the Inquiry (January 2001) the Inspector stated that ‘the extent of the land and consequent capacity for housing or other development, its proximity to a large built up area, its attractive character and its location near the wooded slopes of the Moors suggest that this combination of circumstances is unusual within the Park.’ The Inspector recommended that if the National Park Authority decided that the land at Home Farm and south of Hutton Lane at Hutton Gate merits protection from development, then this should be recognised in the Local Plan.
- 1.4 The information contained in this appraisal was collected during 2003.

Part 1 - Appraisal

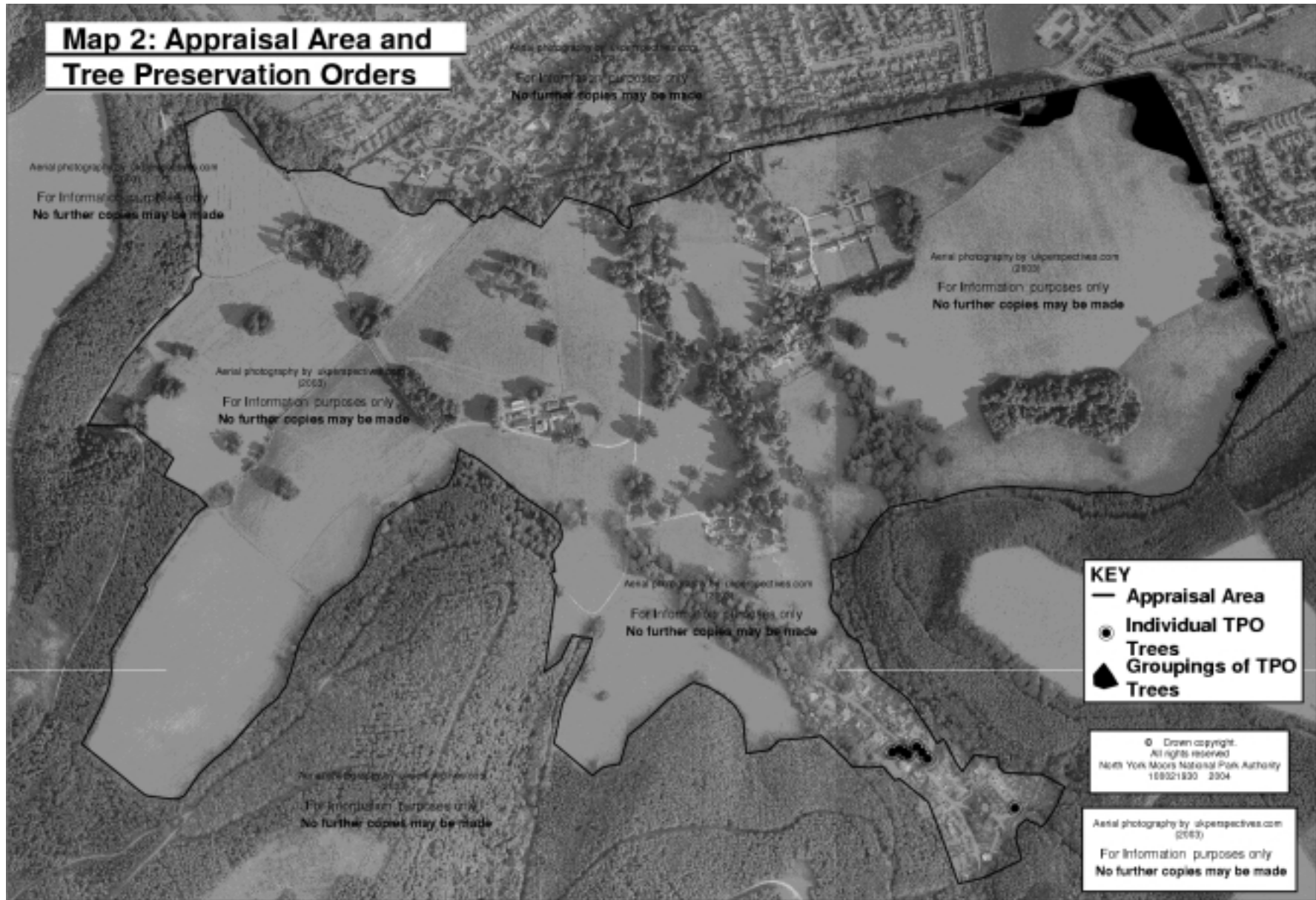
2. LOCATION AND SETTING

- 2.1 Home Farm and Hutton Hall are situated in the Borough of Redcar and Cleveland within the Parish of Guisborough. The area around Home Farm and Hutton Hall is located 2 miles South West of the town of Guisborough. (Grid Reference NZ5914). The location of Home Farm and Hutton Hall Area in relation to Guisborough is shown in map 1.
- 2.2 The area around Home Farm and Hutton Hall is located on the urban fringe of Guisborough. The area acts as a buffer between the urban and suburban development around Guisborough and the wilder Cleveland Hills.
- 2.3 Hutton Hall, Home Farm and Hutton Village are accessed from two rural lanes that lead from Hutton Lane.
- 2.4 Housing that is grouped into small estates surrounds the Northern boundary of the appraisal area. The most recently built is Kemplah Park, which is to the north east of Hutton Hall. This housing estate has views of Hutton Hall and its parkland setting. Woodland that roughly follows the line of the old railway provides a screen and prevents views of the appraisal area from the northern housing estates. This woodland also acts as a screen around the appraisal area, this helps enhance the areas rural character. Views can be obtained from the footpath that follows the old railway line.
- 2.5 Views of all aspects of the area can be obtained from any one of the rights of ways that cross through the area up into Guisborough and Blue Lake Woods. An important vista of the appraisal area can be viewed by looking down on the area from the woods as this shows the relationship of the key buildings and their settings. There are a number of vantage points in the woodland where there are benches providing set views of the area.
- 2.6 Tree Preservation Orders protect the trees that form the eastern boundary of the area. A number of trees in Hutton Village are also protected under Tree Preservation Orders, these are shown in map 2.
- 2.7 Although outside the area of this appraisal, sections of Guisborough Wood and Moor form part of a Special Site of Scientific Interest (SSSI).
- 2.8 The woodland that forms a natural boundary around the southern and western edge of the area is designated as Section 3 woodland. Section 3 of the Wildlife and Countryside Act of 1985 requires the National Park Authority to prepare a map showing areas of mountain, moor, heath, woodland, down, cliff or foreshore whose natural beauty are important to conserve. In addition to its natural beauty this area is also valuable for its ecological, archaeological and recreational importance.

Map 1: Location of Home Farm and Hutton Hall Appraisal Area in relation to Guisborough



Map 2: Appraisal Area and Tree Preservation Orders



3. ORIGINS AND DEVELOPMENT OF THE SETTLEMENT

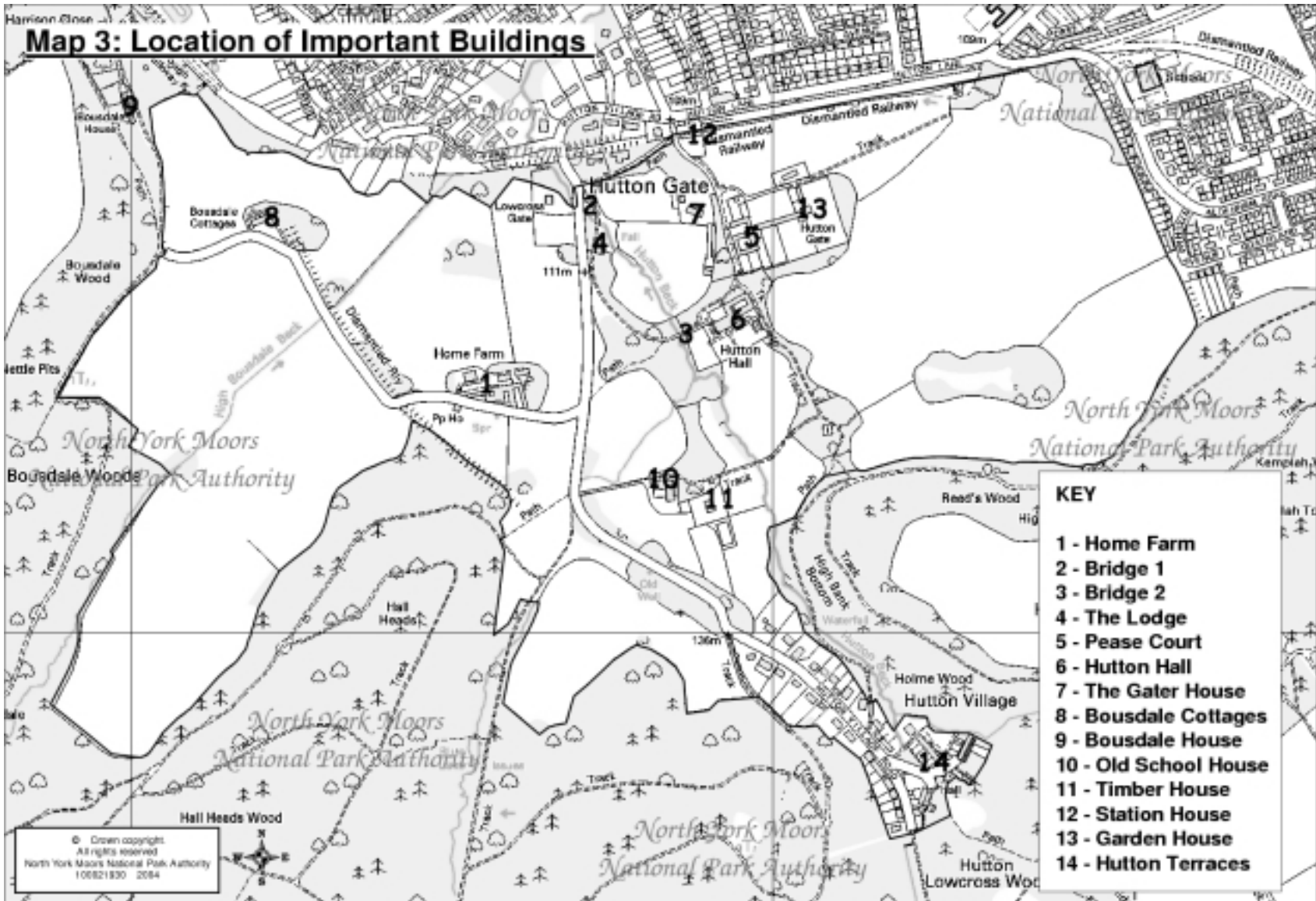
- 3.1 The area around Hutton Hall and Home Farm has been in cultivation since pre medieval times. Hutton Lowcross is mentioned in the Domesday Book under the heading of North Riding.
- 3.2 In the 12th Century Hutton Village was known as Hoton. The name comes from John de Hoton who gave the manor of Hoton to Guisborough Priory in 1335 although the de Hoton's remained as tenants for some time. After the dissolution Hoton Hall and some closes and a tenement called Hoton House were passed to Thomas Leigh and later conveyed to Thomas Chaloner.
- 3.3 After Adam de Brus gave Ralph de Neville permission, a convent of Cistercian nuns was founded at Hutton. The Nuns later moved on to Nunthorpe and then Baysdale. Fragmented remains of the nunnery have been found in the area.
- 3.4 Near to the site now occupied by Home Farm formerly stood the Leper Hospital of St Leonard. William de Bernalby founded the leper hospital in 1342 and Richard de Brotton became its keeper. The leper hospital subsequently became a large establishment under the control of Guisborough Priory. The Lord of Hutton retained a right to place one leper there. After dissolution the land went to the crown.
- 3.5 The area around Home Farm and Hutton Hall was used for farming up until the mid 19th century. During the mid 19th century the development of the area was greatly influenced by the Pease family who were Quaker industrialists and financiers from Darlington. Joseph Pease was a progenitor of the Stockton to Darlington railway. His son Joseph W Pease was an Ironmaster who was influential in the development of Middlesbrough.
- 3.6 Home Farm is unusual and possibly unique in the area as a Victorian Farm that has survived with little alteration. The characteristic 'E' shape of the farm buildings surviving today was built in 1826. In the west wall of the stable building adjacent to Home Farm farmhouse are three carved sculptured stones from a medieval building, believed to be from the Hospital of St Leonard. Home Farm farmhouse was built in the early 19th century. Overall, Home Farm represents a small designed farm group, which pre-dates Hutton Hall by some 40 years.
- 3.7 Hutton Hall was built for Sir Joseph Whitwell Pease, a wealthy Quaker in 1866-67. It was designed by the prolific architect, Alfred Waterhouse. Other examples of buildings designed by Alfred Waterhouse include the Museum of Natural History in London, and the Town Hall and Strangeways Prison in Manchester. Alfred Waterhouse was a leading architect of the Victorian Period designing numerous large-scale civic, commercial and educational buildings in the gothic

- style. This style of work has been described as particularly suited to the needs of a late 19th century urban environment. This makes Hutton Hall an unusual example of his work as it was built as a large country mansion in a rural environment.
- 3.8 The stable block and stable house to the north east of Hutton Hall are built in the same architectural style and is thought to be designed by Alfred Waterhouse.
 - 3.9 J W Pease involvement with Hutton began in 1851 when he took the lease of the Cod Hill Estate, including the mineral rights. Ironstone production began in 1853, with the stone being taken by railway to the blast furnaces on the banks of the Tees. Parallel with the development of mining the Pease family gradually increased their land holding in Hutton over a period of twenty-five years. Church Farm, which was later renamed Home Farm was bought in 1863. During the time that Hutton Hall was built around 113 hectares of land were converted to parkland.
 - 3.10 Henry Thomas constructed the earlier houses in what is now known as Hutton Village, in 1855. This was about the same time as the Bousdale railway cottages to the north west of Home Farm were built.
 - 3.11 The School to the east of Home Farm was erected in 1857 and was improved in 1871. Sir Joseph William Pease solely supported the school and it was conducted under the auspices of the British and Foreign Society and was for the children of the poor and labouring classes in Hutton Lowcross. In the 1890's the school had an average attendance of 146. During this time the school was also used to hold divine services every Sunday morning by the vicar of Guisborough, and in the evening by the Society of Friends. It remained open as a primary school until 1972 and has now been converted to residential use.
 - 3.12 Hutton Gate Station was originally constructed in 1865 as a private station for the Pease family and remained so until 1903. The railway was closed in 1964 and part of its track is now a public footpath.
 - 3.13 Following a change in the Pease family fortunes in 1903 the estate was bought by Warley Pickering, a wealthy ship proprietor. The Hall later came into the hands of the owners of Middlesbrough Estate.
 - 3.14 Hutton Hall was well looked after into the 20th Century. More than twenty gardeners were employed to help maintain the conservatories, the fern house, the mushroom house and the gardens, which contained exotic fruits. Hutton Hall was sold off in 1948 and part of it was turned into flats.
 - 3.15 Home Farm is still an agricultural unit and the land is currently used for grazing and cropping. It is believed that most of the meadowland has neither been ploughed nor reseeded. Some has never received artificial fertiliser. There are,

therefore, remnants of the fast disappearing landscape of botanically rich meadow that once characterised the British landscape.

- 3.16 In the 1940s Hutton Village consisted of about 30 houses, mostly arranged in three terraces. Further down the road were two detached houses, Hillside and Woodside, which were built during the early part of the 20th century.
- 3.17 The terraced houses were usually arranged in a two up, one down arrangement with two bedrooms and a kitchen/living room. During the 1940's and 1950's Owners of Middlesbrough Estate (OME) rented out the terraced houses. During the 1960's the houses were gradually sold off in pairs as they became vacant with the intention that buyers would combine two properties together to create a more acceptable living space.

Map 3: Location of Important Buildings



4. ARCHITECTURAL AND HISTORICAL CHARACTER

- 4.1 The majority of the buildings in the area of Home Farm and Hutton Hall make a positive contribution towards the overall character of the appraisal area. The buildings that form part of the original Hutton Hall and Home Farm Estate are listed buildings. There are also a number of other locally important buildings, which make a positive contribution to the area. Map 3 shows the location of all the important buildings.

Listed Buildings

Home Farm

- 4.2 The Home Farm Farmhouse was built in the early 19th century of dressed sandstone that is now rendered on its front elevation. It is a two-storey building with two bays. It has a slate roof with stone ridge and gable copings and kneelers with stacks at the gables. There is a central mid 19th century gabled porch built of dressed sandstone with a slate roof and bargeboards. This farmhouse is shown in photograph 1.
- 4.3 The Cart Shed, Granary Barn and Loose Boxes to the east of the farmhouse are built to an 'E' plan. Photograph 2 shows part of this 'E' shape. The Cart Shed is dated 1826 on the keystone on the centre arch. The buildings are built of dressed sandstone and are clay pantile hipped with gabled roofs with stone ridge copings. In the west wall of the stable building adjacent to the farmhouse are three sculpted stones from a medieval building dating from the 12th century. It is thought that these stones date from the hospital of St Leonard. One stone is the head of an ogee arch.
- 4.4 Within the original 'E' shaped buildings of Home Farm are two water turbines and a hydraulic hoist, which are presently under restoration. These items of machinery date from 1880 and were powered by the purposely constructed Blue Lake, which is also known as Hanging Stones Dam. This is located in the nearby forest. They are now unique examples of technological innovation and stand as a testament to Sir Joseph Whitwell Pease who installed this machinery.
- 4.5 In 1890 steam driven electricity generation equipment was also installed at Home Farm to provide power for the area, including the nearby Pinchinthrope Hall. This equipment is believed to have been removed before 1920. Almost no trace of this machinery exists apart from the building that housed it. This building is the most north easterly of the farm buildings and has recently been re-roofed. Evidence of the coal bunkering arrangements and a belt drive to a machine outside the building can be seen. It is possible that the belt drive was used to allow steam power to be used in place of the granary water turbine when there was insufficient water in Blue Lake. The lower part of the interior of the building

is white tiled with green detailing, which suggests that the Pease Family viewed the machinery with considerable pride.

Photograph 1



Photograph 2



Bridge 1

- 4.6 This bridge is grade two listed and is located 250 metres to the north west of Hutton Hall. This bridge provides the first access over the Hutton Beck whilst travelling up Hutton Lane to Hutton Hall. The Lodge is also accessed from Hutton Lane. The bridge was built in 1866 and is thought to have been designed by Alfred Waterhouse as part of the surrounding landscape of Hutton Hall. This bridge is shown in photograph 3.

Photograph 3



Photograph 4



Bridge 2

- 4.6 This bridge is grade two listed and is located 70 metres to the west of Hutton Hall. This bridge also carries Hutton Lane over Hutton Beck. The bridge was built in 1866 and is thought to have been designed by Alfred Waterhouse as part of the surrounding landscape of Hutton Hall. The bridge stands on a foundation of rough-hewn boulders forming the banks of the stream. It is moulded with a painted segmental arch. The bridge is built from ashlar sandstone and is rock faced. It has circular recesses to spandrels and brick parapets pierced through with lozenge and Star-of-David motifs. It also has stone copings.

The Lodge

- 4.7 The Lodge is a grade two listed building located 220 metres to the north west of Hutton Hall. This is thought to have also been designed by the architect Alfred Waterhouse and forms part of the original Hutton Hall Estate. The lodge is presently an occupied dwelling. The Lodge is built of matching materials and style to Hutton Hall and has a gabled roof with bracketed verges. It is one and a half storeys high. The boundary walls, gate and gate piers to the Lodge and the Lodge's drive are also listed. The Lodge is shown in photograph 4.

Stable Block, Stable House, Cleveland House and Garden wall

- 4.8 Alfred Waterhouse is believed to have built this grade two set of listed buildings in 1866. They are located 100 metres north of Hutton Hall. The buildings consist of an asymmetrical group of stables, coach houses and a house. There are four sides of open courtyard that is entered from the west. The buildings are built

from brick with stone dressings with steeply pitched Welsh slate hipped and gabled roofs. The buildings are a mixture of single and two storey dwellings. The buildings all have sash windows. Within the court yard the east side consists of single storey stables and narrow gabled attic dormers, the south side is comprised of a single storey coach house with attic dormers, the north side consists of one and a half storey stables with living conditions over which are lit by narrow gabled dormers. The large wing of Cleveland house projects northwards from the north east corner of the stable block. A high garden wall is attached to the south east corner of the stable block and terminates with an ornamental pier with massive stone ball finish. This range of buildings was converted to residential use in 1999.

Hutton Hall

- 4.9 Hutton Hall is a large country mansion in a landscaped park. It is a two storey Victorian gothic dwelling. Photograph 5 shows the southern elevation. The building is designed with balanced asymmetry in seven bays. 1866 is written on the tablet above the main entrance porch. Hutton Hall is built in red brick with stone dressings with steeply pitched hipped and gabled Welsh slate roofs with bands of 'fish scales'. There are ornamental cast iron ridge crestings. Hutton Hall has stained and painted glass in its west and north elevations. Adjoining the east side of Hutton Hall is a large dilapidated, split level conservatory. This is brick with stone dressings and it has a glazed roof, which has largely collapsed. During the Spanish Civil war Hutton Hall was used to house refugees who burnt a number of the floorboards while staying warm.

Other Buildings of local significance (Not listed)

The Gate House

Bousdale Cottages (Photograph 6)

Bousdale House

Park House/ Lowcross House/ School House (Photograph 7)

The Timber House (Photograph 8)

Station House (Photograph 9)

Garden House

Hutton Village Terraces (Photographs 10 and 11)

Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photographs 10 and 11



Other Historical Information

- 4.10 Rural Water supplies in the 19th century were generally of uncertain quality and reliability as there was no requirement for their provision by any statutory body. Local landowners often provided this facility. The Pease Family provided a main reservoir and a smaller reservoir for Hutton Village; this can be still seen in the forest above Hutton Village. Parts of the distribution pipe work were still used in recent times.
- 4.11 The Ironstone mines to the south of Home Farm were in operation from 1853 to 1886. Jet was also extracted before the advent of the ironstone mines and afterwards. At the time Hutton was considered to have the most valuable sources of jet in Britain, and it is still possible to find jet in the stream that flows through Home Farm. There are many visible remnants of these mines in the area around Hutton Village, including the entrance to one of the jet mines.
- 4.12 Visitors to Hutton Hall in the days of the Pease family had plentiful opportunities for field sports with easy access to nearby woodlands and a grouse moor on the estate. A cricket field was laid out in the grounds, which became the home of the local cricket team later in the century. Temperance galas were also held in the grounds each summer.
- 4.13 During the Second World War there was an army camp at the entrance to the Hutton Village. By 1939 a group of twenty-three children were evacuated from Gateshead to Hutton. Even after the war the area around the village was still used for army training exercises. All over the nearby hills were trenches that were deep enough to stand in. By the late 1950's these trenches were covered by heather and bracken. The main army base was at Hutton Gate on the land that later became Pine Hills. The first housing development was the renovation and sale of the former officers house, after the sale of this building the new development began.

5. LOCAL DETAILS AND FEATURES

- 5.1 The majority of the local details and features of the area have a strong industrial association with the Hutton Hall Estate and with the Pease family. As such they are important elements that contribute towards the distinctiveness of the Hutton Hall and Home Farm appraisal area.
- 5.2 One of the distinctive features is the traditional fencing that still exists in many parts of the area and especially on the main lanes. Examples of this fencing are shown in photographs 12, 13 and 14. Photograph 12 shows an example of the traditional fencing that is in very poor condition. Photograph 13 shows an example that has been painted white unlike the original that was dark in colour.

Photograph 12: Traditional Fencing



- 5.3 This type of boundary treatment is visually ‘open’ and allows views through and across the appraisal area. This makes boundaries less definitive and softer. Using boundary treatments like this allows different areas to merge together and they are also representative of the details of the period of original construction.

Photograph 13



Photograph 14



5.4 In the site of the old parkland there are a number of original features that exist. Examples of this include several gates that date back to the 1860's. Photograph 15 shows an example of an original gate and photograph 16 shows an example of an original style latch on a gate.

Photograph 15



Photograph 16



- 5.5 The station platform from Hutton Gate Station still exists and now forms part of a right of way that runs along the southern edge of the area. This platform is now very overgrown and is shown in photograph 17.

Photograph 17



Photograph 18



- 5.6 The Avenue, which is the main road providing access to the lanes that lead to Home Farm and Hutton Hall were planted with trees for the 21st birthday of Alfred Pease, Joseph W Pease's eldest son. This is shown in photograph 18.
- 5.7 There are a number of features that date back to when the area was mined heavily for ironstone and jet. A number of these features are shown in photographs 19 and 20.

Photograph 19



Photograph 20



Photograph 21



- 5.8 Photograph 21 shows Blue Lake. Blue Lake is situated approximately 400m from Hutton Lane in Blue Lake Woods. Blue Lake was purposefully constructed to provide the power to run the hydraulic hoist and other machinery at Home Farm. Blue Lake is currently marsh ground. There is an interpretation board at Blue Lake that provides information on the history of it and ecology of the lake. The Friends of Home Farm are seeking to reinstate Blue Lake to its former condition.

6. TREES

- 6.1 Individual trees, groupings of trees and woodland play a very important role in the setting of the Home Farm and Hutton Hall area. The majority of the woodland surrounding both properties originates from the parkland created for the Pease Family and provides the setting for Hutton Hall. The quality and presence of trees is as important a characteristic of the area as the buildings are.
- 6.2 A number of individual trees and groupings of trees are protected by Tree Preservation Orders, 2085/52 and 2085/18. These protected trees form the eastern boundary of the area and act as a division between the Hutton Hall and Home Farm appraisal area and the nearby Kemplah Park housing estate. The protected trees are shown in map number 2.
- 6.3 The Hutton Hall Estate was originally built against the backdrop of woodland. This woodland now forms a natural boundary around the area. The woodland also acts as a backdrop for the appraisal area and gives a sense of enclosure when in the area.
- 6.4 Hutton Lowcross Woods and Guisborough Woods are heavily used for recreation. Many people park in a lay-by south of the track that leads to the old School House on Hutton Village Road. The area is also within easy walking distance of many of the main housing estates in Guisborough and is easily accessed from the Pinchinthorpe visitors centre by way of the old railway line. This route attracts many visitors from larger surrounding settlements such as Nunthorpe, Middlesbrough and Great Ayton. This area can be especially busy during weekends and on bank holidays.
- 6.5 It is recommended that a detailed survey of the trees be carried out to highlight any improvement work and replanting that may need undertaking, in order to ensure the maintenance of this important influence on the character of the landscape.

7. THE CHARACTER AND RELATIONSHIP OF SPACES

- 7.1 The Home Farm and Hutton Hall area is approached from the north along Hutton Village Road. This road runs straight through the appraisal area then bends in a southwest direction up to Hutton Village. A number of tracks follow off from Hutton Village Road to give access to Hutton Hall, The Lodge, the Old School House and Home Farm and Bousdale Cottages.
- 7.2 The character of the area changes dramatically on approaching the appraisal area from the developed housing estates of Guisborough. The land surrounding Home Farm is open agricultural land while the land towards Hutton Hall constitutes enclosed parkland. Hutton Hall is more visible from the eastern boundary of the appraisal area where the only clear views are from fields to the south and east across the fields to Hutton Hall and the stable conversion.
- 7.3 Access to the Gate House, the Stable Block and Stable House and the stables is from a road that runs from Hutton Lane. This road also provides access to Hutton Hall. This road has recently been resurfaced and new lighting installed, photograph 22 illustrates this. This gives the area a suburban feel and any future proposals to improve lighting or roadways should be carefully designed and considered, if the areas character is not to be further eroded.

Photograph 22



- 7.4 The open spaces between the key buildings and the denser development on the boundaries of the appraisal area are extremely important in creating a setting for the listed buildings and for allowing views into and out of the area. The character of the area would be totally altered if these fields were to be developed, because the setting of these buildings would be destroyed. Photograph 23 shows an example of the openness of the fields in the appraisal area.

- 7.5 The fields and parkland are the fabric, which link the built structures together. The character of the non-listed buildings is very similar to that of the listed buildings in that they are all constructed in their own space and setting.

Photograph 23



- 7.6 The aerial photograph shown in map 2, demonstrates how the surrounding woodland forms a natural western and southern boundary of the appraisal area. The trees also provide a boundary on the other sides of the area but as the woodland is less dense there are views of the listed buildings and their settings.
- 7.7 Photograph 24 shows the Garden House and Cleveland House and their settings taken from the northern boundary of the appraisal area. The eastern and southern elevations of this group of housing are obscured by woodland.

Photograph 24



7.8 Hutton Hall is surrounded by woodland, apart from on the southern elevation where the Hall opens out on to a field that is used for horses and occasionally for a small number of cattle. The best panorama that illustrates the grandeur of the house can be obtained from the right of way that runs parallel to the field boundary. This is shown in photograph 25. Photograph 26 gives a sense of the openness of the fields taken from the eastern boundary of the appraisal area looking towards Hutton Hall.

Photograph 25



Photograph 26



8. DETRACTORS AND OPPORTUNITIES FOR ENHANCEMENT

- 8.1 A number of overhead cables criss-cross the appraisal area. Where possible, consideration should be given to the under-grounding of wires and cables to prevent aerial clutter, but having regard to preventing disturbance to tree roots.
- 8.2 A major contributor to the quality and character of the appraisal area is the general tree coverage and significance of individual trees within the site of the original parkland. All of the important trees within the area are mature but a large number are suffering from damage. Long-term tree management and planting needs to be given careful attention to ensure this valuable resource is sustained for the future. It is important that the planting of species, which are alien to the locality and the original parkland, be discouraged where they would have an adverse impact on the landscape or undermine the character of the area.
- 8.3 There are a number of areas around the appraisal area that are affected by clutter of excessive numbers of signs. Photograph 27 shows an example that was taken at the entrance of Hutton Lane where there are three signs serving the same purposes. Photograph 28 shows an example where there are unused signposts around the appraisal area. When new essential signs are put up then the redundant signs and posts should be taken down. If it is possible then the signs that have to be on posts should be more muted, for example painted black or green rather than white or grey, so that they are less dominant. If it is possible the signs should also be fixed on shorter poles.

Photograph 27



Photograph 28



- 8.4 The informal parking on Hutton Lane is causing damage to the roadside verges. This can be a real problem at weekends and on bank holidays when a large number of people drive here to use the area for recreation. An example of this erosion is shown in photograph 29. However the alternatives of providing more formal parking maybe much worse than the erosion of the verges. If a proper lay-by were built then it would give Hutton Lane a suburban feel, which would detract immensely from the character of the area. To address this problem successfully people should be encouraged to arrive here by different means, either by bus, cycle or by walking from the visitor car park at Pinchinthorpe visitors centre.

Photograph 29



- 8.5 Litter is also a considerable problem on the site of the old railway line, which is a right of way. A large amount of rubbish has been dumped on the site. To enhance this part of the appraisal area, the litter should be tidied up on a regular basis. This may provide an opportunity for the community to become involved in the upkeep of the area. Fencing could also be built along the border between the road and the right of way to discourage people from fly tipping.
- 8.6 The parts of the original fencing that still exist should be maintained and be painted a dark colour. A dark colour means the fencing is less prominent as a feature in its own right, an example is shown in photograph 13.

Part 2 – Hutton Lowcross Conservation Area

9. CONSERVATION AREA

- 9.1 After examining the positive and negative features of the appraisal area, it is concluded that the area is worthy of Conservation Area status.
- 9.2 The Local Plan Inspector felt that ‘the extent of the land and consequent capacity for housing or other development, its proximity to a large built up area, its attractive character and its location near the wooded slopes of the Moors suggest that this combination of circumstances is unusual within the Park.’ The Inspector recommended that if the National Park Authority decided that the land merits protection from development, then this should be recognised in the Local Plan.
- 9.3 The 1990 Planning (Listed Buildings and Conservation Areas) Act places a duty on every local planning authority to determine which parts of their area are ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ and to designate them as Conservation Areas.
- 9.4 As stated in Planning Policy Guidance 15: Planning and the Historic Environment, it is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying Conservation Areas. Conservation Area designation is seen as the means of recognising the importance of many different physical factors and of ‘ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings.’
- 9.5 It is recommended that this Conservation Area is provisionally named Hutton Lowcross, a term with local resonance.
- 9.6 This area is worthy of Conservation Area status as it has numerous special architectural and historical characteristics. It is an area that reflects the regions industrial heritage. Hutton Hall, which is the centrepiece of the proposed Conservation Area, has strong links to individuals who were prominent in the early years of industrial development.

10. BOUNDARY OF THE CONSERVATION AREA

- 10.1 The proposed boundary of the Hutton Lowcross Conservation Area consists of what is believed to be all of the original parkland setting of Hutton Hall and measures 105.6 hectares. This boundary covers all the fields surrounding Home Farm and Hutton Hall, which provide the setting for these buildings. This boundary follows a natural boundary created by the woodland on almost all sides. This boundary is shown in map 4.
- 10.2 Other less extensive boundaries have been considered. However it was felt that the chosen boundary best reflects the natural and built heritage of the area and the interrelationship between space and built form.
- 10.3 Wherever possible, the boundary has been defined against significant features, which are both recognisable and offer a degree of permanence. The surrounding woodland forms a natural boundary around the area.

Positive Contributors

- The mature trees
- Hutton Hall
- Home Farm
- The Old School House – now Park House, Lowcross House and School House
- The Lodge
- The Bridges
- Stable Block, Stable House, Cleveland house and the Garden Wall
- Station House
- Old Boating Lake
- Bousdale Cottage
- The fields and parkland

Neutral Aspects

- Tennis Court at the Timber House

Negative Contributors

- The Large Barn at Home Farm
- The Stables
- The decorative fencing and gates of the Gate House
- Suburban feel of Hutton Lane, next to Pease Court



The rationale behind the boundary

- 10.3 The reasons for choosing this boundary over other possible options is that it contains all the essential 'character' buildings including the buildings designed by Alfred Waterhouse. Choosing this boundary gives the best sense of what the original grandeur of the house and parkland of Hutton Hall would have been like as it shows the scale that the house was deliberately set against. As this boundary area measures 106 hectares it is of similar size to the extent of the original area of parkland surrounding Hutton Hall, which was approximately 113 hectares. This boundary includes the site of the old boating lake and also includes the trees that are under tree preservation orders, which form the eastern periphery of the boundary. These trees shield the area from the nearby housing estate. This boundary also includes the Bousdale Cottages. These cottages are important to the area as they give a sense of the areas industrial heritage as an important mining area. The large fields can be seen as a positive factor in terms of allowing views from all directions to Hutton Hall, which is the centre piece of the Conservation Area. The fields give a sense of space and give a wider perspective of Hutton Hall and Home Farm and their relationship to each other. There has always been a strong association between the buildings in the Conservation Area and the land. Inclusion of the fields retains the integrity of this relationship, protects the views into and out of the Conservation Area and offers protection for the setting of this unique hamlet. If any of the fields were ever to be developed it would undermine the setting of the listed buildings and destroy important views into and out of the Conservation Area.

Hutton Village

- 10.4 At the southern end of Hutton Village are three terraces that date back to the 1855. They were built by Henry Thomas to house the workers and their families who worked in the Pease's mines. These terraces have been sympathetically restored and extended. The terraces were originally a two up one down arrangement but were sold off in pairs during the 1940's and 1950's by the Owners of Middlesbrough Estate, in order to allow buyers to knock together two properties to create larger family homes. These buildings form an important link with Hutton Hall and the industrial past.
- 10.5 However they are located at the southern end of Hutton Village and between them and more open parkland, there is modern stretch of 20th century housing. This housing is more modern in nature and has been built up gradually through mainly the latter half of the 20th century. The first two properties to be built were Woodside and Hillside in the 1940's.
- 10.6 If Hutton Village contained one particular architectural style then there may be reason for including Hutton Village in the Conservation Area, but the buildings are all very different with great variation in both materials and styles. Most are of little architectural or historic value in comparison to the majority of buildings within the proposed Conservation Area.

11. DETAILED BOUNDARY DESCRIPTION

- 11.1 The description of the Hutton Lowcross Conservation Area boundary begins from the junction between Hutton Lane and the private road, which leads, to the Lodge and to Hutton Hall. The description then follows a clockwise direction.
- 11.2 The boundary runs northeasterly along the northern side of the pathway that lies to the rear of the White House. The boundary then crosses Hutton Lane and follows the hedge round the front of Station house. The boundary then runs parallel to the old railway line following the field boundary. The boundary excludes the curtilage of the modern East Park Cottage and follows the property's boundary. The boundary again then follows the field boundary parallel to the old railway line, which is a right of way.
- 11.3 The boundary then heads south east following the field boundary behind the Kemplah Park Housing Estate. When reaching the dense woodland the boundary then follows the field boundary which heads south west, then west. The boundary then crosses through an area of the original parkland trees as it follows the field boundary.
- 11.4 The boundary then crosses over Hutton Beck and follows the field boundary to the edge of Hutton Village. The boundary crosses the road at Hutton Village where the road splits and then follows the westerly edge of the track that leads up into Blue Lake Wood.
- 11.5 Hutton Lowcross Conservation Area boundary then follows the natural boundary that is formed by the surrounding woodland. The Conservation Area is defined against the field boundaries that bordered onto this woodland.
- 11.6 On the northern side of the Conservation Area the boundary again follows the field boundaries that border onto woodland. The boundary then follows the field boundary around the curtilage of Lowcross House and then up the westerly side of Hutton Lane back to the junction between Hutton Lane and the private road.

Properties include within the Conservation Area boundary

Bousdale Cottage

Home Farm

The Lodge

The Gate House

Hutton Hall

Stable Block (Pease Court)

Stable House (Pease Court)

Cleveland House (Pease Court)

Garden House

Station House

Park House

Lowcross House

School House

The Timber House

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