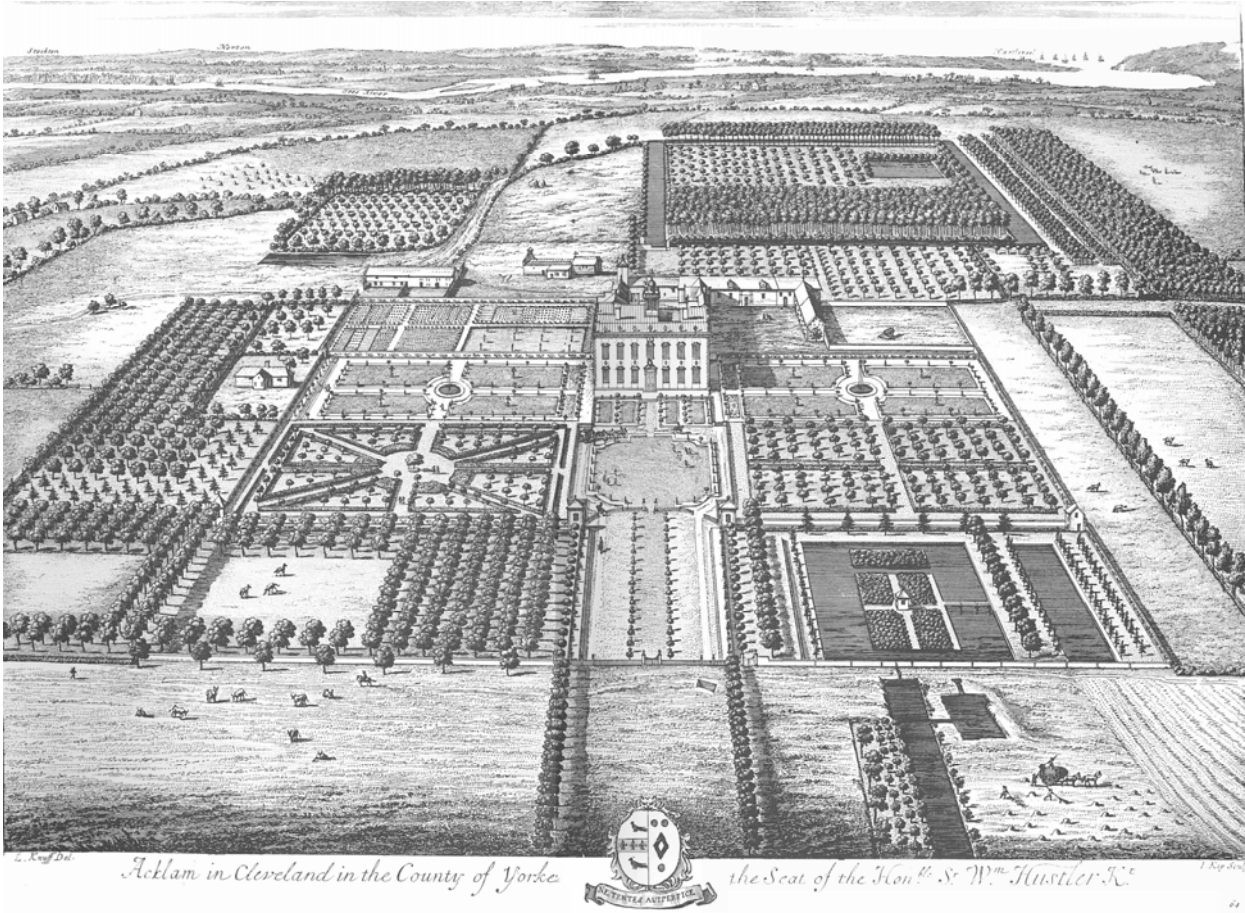


ACKLAM HALL CONSERVATION AREA

APPRAISAL AND MANAGEMENT PLAN



Knyff and Kip Engraving c.1707

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ہم کو سوشل کریں گے کہ اس دستاویز کا خلاصہ دوسری زبانوں میں بھی لکھا جاسکے گا
آپ کی درخواست پر اسے برعکس یا سونے الفاظ میں بھی فراہم کیا جاسکے گا

سوف نحاول ان نجل ملخص هده الوثيقة متوفرة بلغات اخرى، الابول وكتابة
كبيرة عند الطلب.

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1.00 INTRODUCTION

- 1.01 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to designate as conservation areas any “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Also from time to time authorities are required to review the extent of conservation areas within their districts.
- 1.02 Section 71 of the Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and to submit them for consideration to a public meeting. Following designation the local authority, in exercising its planning powers, must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area (Section 72 of the Act).
- 1.03 This document sets out the results of a study of the Acklam Hall Conservation Area and is in three sections. The first (Chapter 2.0) is a review of the Conservation Area boundaries and recommends a number of minor amendments to the designated area. The second section (Chapters 3.0 to 15.0) is an appraisal of the special architectural and historic interest of the Acklam Hall Conservation Area. Finally, Chapters 16.0 to 19.0 sets out recommendations for an management plan, including policies that would assist in the process of preserving and enhancing the Acklam Hall Conservation Area.
- 1.04 The Acklam Hall Conservation Area is located to the south of the centre of Middlesbrough. It was designated in 1970 and the boundary of the designated area is shown on Map 1.
- 1.05 This document was prepared according to guidance contained within two English Heritage documents, Conservation Area Practice (1995) and Conservation Area Appraisals (1997). The document was also produced at the same time as a Conservation Plan for Acklam Hall. Further information on the development and significance of the Hall is available from the Conservation Plan.

2.00 CONSERVATION AREA BOUNDARY

2.01 One of the requirements of the appraisal was a review of the Conservation Area boundaries to establish if any sections should be removed or added. Therefore the extent of the existing designated area has been reviewed to assess whether any areas should be removed. Also, the areas around the existing Conservation Area have been studied to ascertain whether any new areas should be included. The revised boundary from 22nd March 2006 is shown in Map 1.

2.02 The Conservation Area boundaries remain generally as existing. However, three small sections have been removed, a group of buildings on Acklam Road has been included and a minor adjustment to the boundary along the south side of Hall Drive has been made. These proposed amendments are described, together with background reasoning, in the following paragraphs.

2.03 At the south end of the Conservation Area it is proposed that the boundary around the South Lodge is amended. To the north-east of South Lodge are two late twentieth century detached houses (see Fig 1) which are of no architectural value, together with an arbitrary section of the grounds of the crematorium. Although the houses are well hidden the boundary of the Conservation Area has been altered to omit these two properties. There does not appear to be any justification for the inclusion of a small section of the grounds of the crematorium within the designated area.

2.04 No. 465 Acklam Road, to the west of the south end of the major avenue of trees, is an early twentieth century detached house of no particular architectural interest (see Fig 2) and has been omitted from the Conservation Area.

2.05 No. 43 Church Lane, on the edge of the Swedish Mission Field, is a late twentieth century house of no particular architectural interest and has been omitted from the Conservation Area.

2.06 At the western end of the Conservation Area the boundary has been extended to include a group of late nineteenth century buildings, which are reputed to have included a blacksmiths shop (see Fig 3). These buildings at Nos. 321 and 323 Acklam Road are generally unaltered externally and are one of the



Fig. 1 Late twentieth century housing to the north-west of the South Lodge



Fig. 2 View of No. 465 Acklam Road



Fig. 3 Buildings at the junction of Trimdon Avenue and Acklam Road

few remaining elements of the late nineteenth century development of Acklam village. Also, the house acts as an important visual stop of the view along Trimdon Avenue.

2.07 The boundary of the designated area on the south side of Hall Drive (on both sides of the major avenue of trees) has been clarified to ensure that the trees, which are an important historic element and enclose the views along the drive, are included. The Conservation Area has been extended to the boundary walls of the houses and the school so that the pavement, the verge and the trees are included within the Conservation Area (see Fig 4).



Fig. 4 View east along Hall Drive

2.08 The next sections describe the areas that were considered for inclusion within the Conservation Area, but were not considered to be of significant interest.

2.09 Church Lane is the historic core of the village of Acklam but the majority of the buildings date from the mid or late twentieth century and are of very limited interest. There are a few earlier buildings but these have suffered as a result of later alterations and do not group well together or with adjacent sections of the Conservation Area. It was therefore considered that it would be inappropriate to extend the designated area along Church Lane.



Fig. 5 View of the Mill Hill Recreation Ground

2.10 The Mill Hill Recreation Ground sits to the north of the Acklam Hall complex and comprises a large open space used for football and cricket pitches (see Fig 5). The only building in this area is the single storey wooden hut that sits along the southern boundary. It was considered that this area does not warrant inclusion within the Conservation Area, as it has a different character from the other open areas around the Hall. Also, the North Wood and the estate wall provide a clear visual boundary to the designated area.



Fig. 6 View of the fishpond

2.10 The fishpond located to the north west of Acklam Hall is physically separated from the complex by the North Wood (see Fig 6). As a result it does not have a direct visual relationship with the Hall. The fishpond and its setting are protected by its statutory designation as a Scheduled Ancient Monument (see Appendix B) and has not been included within the Conservation Area boundary. However, as a result

of proposed changes in legislation, it is possible that in the future Acklam Hall and the fishpond will be identified as a single entity for protection. In these circumstances it may be appropriate to re-consider the Conservation Area boundaries to include the fishpond.

2.11 The area to the north of the Mill Hill Recreation Ground consists of 1930s housing, Green Lane School and St Mary's Hall (see Fig 7). This area includes some buildings of minor interest but as a whole did not warrant inclusion within the Conservation Area.



Fig. 7 View of St Mary's Hall

2.12 The following sections discuss areas which were considered for removal from the Conservation Area boundary but which were considered to be appropriate within the designated area.

2.13 The Swedish Mission Field is an area of open space on the south side of Church Lane (see Fig 8). The field is the site of part of the medieval village. It includes archaeological remains of some interest and its southern boundary marks the line of the medieval back lane. Also the open area along the Church Lane frontage allows views of the church from the west. It was recommended that the Swedish Mission Field be retained within the Conservation Area although some development on sections of the field may be possible.



Fig. 8 View of the Swedish Mission field from Church Lane

2.14 No. 4 Hall Drive sits at the junction with Acklam Road opposite the West Lodge. Although the modern building is of little architectural interest it was considered that the trees within the garden area make a positive contribution to the Conservation Area. This property has been retained within the Conservation Area.

3.00 LOCATION AND POPULATION

- 3.01 The Acklam Hall Conservation Area lies to the south of Middlesbrough approximately three kilometres south of the centre of the town. The Conservation Area is centred on Acklam Hall (a Grade I listed building - see Appendix A) and covers the remains of its historic gardens and park. It includes Hall Drive, which was the historic approach to the Hall, and the major avenue of trees to the south.
- 3.02 Acklam Hall and the various later buildings within the complex have been in educational use since the 1930s. The few other buildings within the designated area are houses and the residential population of the Conservation Area is estimated to be less than 50 people.

4.00 ORIGINS AND DEVELOPMENT

- 4.01 Acklam is first recorded on the Domesday Survey of 1086. During the medieval period the land was held by the de Thwengs and the Boyntons of Bridlington. The medieval hall was located within a moat to the north-east of the present Hall and there is also evidence for a second moated site to the north-west. The medieval village lay to the west of the church, predominantly along Church Lane.
- 4.02 During the first half of the seventeenth century the estate was acquired by William Hustler and his grandson, Sir William Hustler, built the present Acklam Hall in c.1683. He also laid out extensive gardens around the house and the avenue of trees stretching south (see the front cover for the *Kip engraving*). The Hall remained the home of the Hustler Family until the early twentieth century and various alterations were undertaken during that period to both the buildings and the grounds (further details of the development of the Hall are provided in the Conservation Plan– see 1.05 above).
- 4.03 In relation to the character of the present Conservation Area, the most significant changes undertaken by the Hustlers since the construction of the house are the removal of the formal gardens, the creation of the landscaped park, and the planting of woodlands. These alterations occurred during the mid and late nineteenth century. The present appearance of the Hall itself is the result of major changes in the early twentieth century, and this phase of work included the construction of the south and west lodges.
- 4.04 The present church dates from the mid nineteenth century but replaced earlier structures on the same site.
- 4.05 In 1928 Acklam Hall and 40 acres of land were sold to Middlesbrough Corporation. The Hall became a school, with the construction of ranges of new buildings to the east and north (on the site of earlier buildings). Extensive housing developments were constructed on the land to the north, west and south of the present Conservation Area. More recently there has been further housing development (mainly to the east) and the construction of a number of schools and the crematorium (all of which are outside the designated area). Also, a variety of large extensions have been added to the west side of the Hall during the second half of the twentieth century.

5.00 ARCHAEOLOGY

5.01 There is evidence for two medieval moated sites which were located to the north of Acklam Hall. One of these sites lies under the housing to the west of St Mary's Walk (outside the designated area), while the site of the other is to the north-east of the church and was levelled in the mid twentieth century to create the area where the football pitch and the all-weather sports pitch are located at present (see Map 2 and Fig 9).



Fig. 9 View of the known area of the moated site

5.02 There is evidence that the medieval village extended along Church Lane and archaeological remains have been identified in the playing fields to the north of the church and in the Swedish mission field.

5.03 To the north-west of Acklam Hall outside the Conservation Area are the remains of a linear medieval fishpond which is approximately 270m long and 18m wide (see Fig 10). This is scheduled as an ancient monument and a copy of its description is included within Appendix B.



Fig.10 View of the medieval fishpond

6.00 CHARACTER

- 6.01 The character of the Conservation Area is predominantly that of a group of institutional buildings set within a general landscaped setting. The Conservation Area, the Mill Hill Recreation Ground and the adjacent school sites provide large green spaces within this part of Middlesbrough.

- 6.02 The large number of educational establishments (the College and various schools) also contribute to the character of the Conservation Area and its surroundings. The designated area primarily consists of a number of linked open space within extensive areas of late twentieth century housing.

7.00 ARCHITECTURAL QUALITIES

7.01 Within the Conservation Area there are a limited number of buildings but there is a variety in architectural styles.

7.02 Acklam Hall is a formally designed building of the late seventeenth century and the later alterations to the main building have respected that character. It is flanked by a variety of extensions: those of the early and mid twentieth century having simple traditional form and materials. The late twentieth century extensions have a wider variety of architectural qualities (see Fig 11).



Fig.11 View of Acklam Hall

7.03 The South and West Lodges are small traditionally designed buildings, as are the group of buildings at Nos. 321 and 323 Acklam Road and the terrace of cottages at Nos. 478-483 Acklam Road (see Fig 12).

7.04 The sports pavilion to the north of Hall Drive is a late twentieth century building with a flat roof and is of no architectural interest.



Fig.12 View of Nos. 479 - 483 Acklam Road

8.00 LISTED BUILDINGS

8.01 Within the Conservation Area there is only one listed building; Acklam Hall which is listed Grade I (see Map 3). For the purpose of this appraisal the extent of the listed building does not include any alterations that occurred after 1912 as the later extensions are of limited architectural interest. However, it is important to note that the all later extensions are technically listed as they are physically linked to the hall itself (see Figs 11 & 13).

8.02 Acklam Hall was built c.1680 for Sir William Hustler. The hall underwent major alterations in 1845, but elements of the seventeenth century façade remain today. In 1912 the second floor was added, which included the introduction of attic windows and new chimney stacks. Also the present front porch inserted and the single storey extensions for the dining-room and kitchens date from this period.



Fig. 13 View of Acklam Hall.

9.00 UNLISTED BUILDINGS OF SIGNIFICANCE

9.01 Within the Conservation Area there are a number of buildings that make a positive contribution to the character and appearance of the area (see Map 3).

9.02 St Mary's Church, to the north of the Hall, is important historically and the nineteenth century section also makes an important contribution to the appearance of the Conservation Area (see Fig 14).

9.03 The East and West Lodges were built in the early twentieth century as part of the work to the Hall and the estate at that period (see Fig 15). Despite subsequent alterations they make a very important contribution to the Conservation Area.

9.04 The buildings at Nos. 321 and 323 Acklam Road are relatively unaltered from the late nineteenth century (see Figs 3 & 16). As a result they represent an important period of development of the village and are also in a prominent location.

9.05 The terrace of small cottages at Nos. 479-483 Acklam Road were probably constructed in the early nineteenth century and their simple form and detailing remains almost unaltered.



Fig. 14 View of St Mary's Church



Fig. 15 View of the West Lodge



Fig.16 View of Nos. 321 and 323 Acklam Road

10.00 SPACES AND VIEWS

- 10.01 A large proportion of the Conservation Area is dominated by open space and wooded areas (see Maps 4 & 5).
- 10.02 The Avenue is a formal tree lined space which runs from Hall Drive to Acklam Road. There are two belts of trees parallel to each other (see Fig 17). The central section consists of an area of maintained grass which is frequently used by dog walkers and the local student population. Beneath the tree canopy there are informal footpaths that meander through the undergrowth (see Fig 18). These paths are also well used. The Avenue attracts local wildlife which creates a semi-rural feel to the area. There are also open areas on either side of The Avenue, which are associated with the schools outside the designated area, and provide the setting for The Avenue.
- 10.03 The formal layout of The Avenue enables long distance views along its axis. Looking north Acklam Hall sits prominently and closes the vista (see Fig 17). Views looking south are framed by the mature trees at the southern end of The Avenue. From the central section of The Avenue glimpsed views out of the Conservation Area are possible in an east/west direction through gaps in the tree planting, some allowing long distance views of the Cleveland Hills.
- 10.04 The East, West and North woods are three separate wooded areas. The East Wood runs parallel to the Conservation Area boundary and has informal footpaths that run under the tree canopy. These footpaths link the north-west corner of the Acklam Hall complex to Acklam Road and are particularly well used by the school children attending Kings Manor and Hall Garth Schools (see Fig 19). The West Wood also has a footpath running under the canopy. The North Wood is the only area of trees where a footpath does not exist under the canopy.
- 10.05 Surrounding Acklam Hall there are a variety open spaces. To the south is an area of maintained parkland, which includes a small pond that attracts local wildlife. Included within this area are tarmac-finished car parks, which are located in front of the Hall. To the north is an area of maintained grass which is utilised as football pitches and an all-weather pitch.



Fig. 17 View north along The Avenue



Fig. 18 Informal footpath under the canopy along The Avenue



Fig. 19 View of the well used footpaths through the East Wood

10.06 Within the Acklam Hall complex there are also a number of private spaces that are not accessible to the public. These include the north courtyard, the west courtyard, the walled garden and the pond courtyard

10.07 Situated on the south side of Church Lane is the Swedish Mission Field. This is an enclosed green space which is currently overgrown. It is a private space which attracts local wildlife. As a result of its open nature views of the church are possible from the east (see 10.09 below).

10.08 On the north side of Hall Drive are sports fields that are utilised as football pitches to the west of the West Wood. These provide little amenity value but are an important recreation facility

10.09 Medium distance views within the Conservation Area are possible along Church Lane, in particular in an easterly direction where the spire of St Mary's Church can be viewed (see Fig 20). Views in an east/west direction are also possible along Hall Drive where the mature trees on either side of the highway frame the views (see Fig 21). There are also important views of the frontage of Acklam Hall from Hall Drive.

10.10 There are few significant views into or out of the Conservation Area. Two exceptions are the view from St Mary's Walk to the church and the rear of Acklam Hall (see Fig 22) and the view east along Trimdon Avenue, which is closed by Nos. 321 and 323 Acklam Road (see 2.06 above).



Fig. 20 View east along Church Lane



Fig. 21 View west along Hall Drive



Fig. 22 View from St Mary's Walk to the rear of Acklam Hall

11.00 BUILDING MATERIALS AND LOCAL DETAILS

11.01 Within the Conservation Area there is a very limited palette of materials.

11.02 All the buildings have external walls that are predominantly of brick. There is also some limited use of stone for key features. A variety of red or red/brown bricks have been utilised, although some of the more recent houses have buff bricks. The early buildings have roofs finished with natural Welsh Slates (see Fig 23). Later buildings make use of pantiles or concrete tiles. Traditional doors and windows are of timber, although some have been replaced with Upvc.

11.03 There is a wide range of building detailing within the Conservation Area, with no specifically local characteristics. The early buildings have timber sash windows, generally sub-divided with glazing bars. The later buildings make use of a variety of details, few of which relate to the traditional characteristics of the area.

11.04 A number of buildings, particularly Acklam Hall and the two lodges, have some idiosyncratic details, such as the dormer details (see Fig 24).



Fig. 23 Brown brick and slate roof on an early building



Fig. 24 Dormer detail on the West Lodge

12.00 TREES AND SOFT LANDSCAPING

12.01 The Conservation Area has large areas of open space that includes trees and other soft landscaping (see Map 5). These are described in detail within the Conservation Plan (see 1.05 above).

12.02 The Avenue runs in a north/south direction and is lined with a variety of species of trees, which includes Sycamores, Limes, Pines and Oaks (see Figs 25 & 26).

12.03 There are a large number of mature trees along Hall Drive, which are the surviving remnants of an avenue of trees that lined the main approach to Acklam Hall. In addition, the group of trees within the garden of No. 4 Hall Drive make an important contribution to the Conservation Area.

12.04 The West Wood defines the edge of the parkland in front of the Hall and includes Sycamore, Oak and Beech.

12.05 The East Wood extends from Hall Drive to the North and includes Yew and Horse Chestnut Sycamore, Oak and Beech (see Fig 27).

12.06 The North Wood defines the historic limit of the estate and includes Sycamore, Oak and Beech (see Fig 27).

12.07 The Parkland area in front of the Hall includes a variety of individual specimen trees, which make a very important contribution to the Conservation Area. In addition, there is an important group of trees around the pond.



Fig.25 View looking north along The Avenue



Fig.26 View looking south along The Avenue



Fig.27 View of the North and East Woods

13.00 SETTING OF THE CONSERVATION AREA

- 13.01 The areas surrounding the Conservation Area have two different characteristics. They are either open grass areas (predominantly playing fields) or they are areas of residential development. The open spaces provide the setting to the north and south, while the built up areas form the eastern and western setting.
- 13.02 To the north the space abutting the Conservation Area is open in character. The Mill Hill Recreation Ground (see Fig 28) is a large playing field with no landscape features, although its eastern boundary is defined by the trees around the fishpond. Further east the setting changes to a suburban character with a large area of mid twentieth century housing. To the west the setting is again suburban in character with a large area of early twentieth century housing (see Fig 29).
- 13.03 The setting surrounding The Avenue is a combination of residential estates and open space. To the east Kings Manor and Hall Garth schools have large playing fields which extend along the length of The Avenue (see Fig 30). To the west residential properties overlook The Avenue around Hall Drive but these terminate around St David's Technology College, which is set in open grounds.
- 13.04 One very important factor for the setting of the Conservation Area is the large number of very mature trees which surround the area. Many of these are part of the historic estate. The residential areas along Hall Drive, Acklam Road and the southern section of St Mary's Walk have mature trees within the gardens of many of the houses. These trees are important to the setting of the Conservation Area. Similarly, the trees around the fishpond are an important element in the setting of the designated area.



Fig.28 View of the Mill Hill Recreation Ground



Fig.29 View of residential development along St Mary's Walk



Fig.30 View of the playing fields to the south-east

14.00 NEGATIVE FACTORS

- 14.01 There are a number of negative factors within the Conservation Area, some of which are area based, whilst others are individual elements (see Map 6).
- 14.02 Nos. 1 & 2 Church Lane are a pair of mid twentieth century semi-detached houses set in small gardens with mature landscaping (see Fig 31). They sit in a prominent location on the south side of Church Lane adjacent to the walled garden of Acklam Hall. The building is two storeys in height and is constructed with brown brick, UPVC fascias and concrete roof tiles. Due to the buildings prominent position adjacent to the walled garden and the lack of screening from landscaping, it is a negative factor within the Conservation Area. Also, the building's position obscures medium distance views to St Mary's Church.
- 14.03 The electricity sub-station located in the north-west corner of the Conservation Area is a functional building that has a very poor visual appearance and suffers from inappropriate protective steel fencing (see Fig 32). Due to its prominent location at the north western pedestrian entry point to the Acklam Hall complex the building creates a poor visual appearance at this gateway point.
- 14.04 The northern boundary wall of the Acklam Hall complex, together with the entrance gates from Parkfield Avenue, is in a poor state of repair. Elements of the wall alongside the electricity sub-station have been demolished and replaced with steel fencing (see Fig 33). There are also sections where inappropriate replacement bricks have been introduced which damage the visual appearance of the wall. Although the wall is an important historic feature of the Conservation Area the recent repairs are a negative factor.
- 14.05 In front of the main façade of Acklam Hall (south elevation) is a car park for approximately fifty vehicles. The presence of vehicles clutters the space and creates a poor visual impression. When the car park is empty the tarmac surface also creates a poor visual impression.
- 14.06 The swimming pool block and boiler house to the north of Acklam Hall is a large building that has an adverse impact on the Conservation Area. The height of the building, including the chimney, obscures views to the Hall from the north. The building is also of poor quality with long blank elevations, that create no visual interest.



Fig. 31 Nos. 1 & 2 Church Lane



Fig.32 View of the electricity sub-station



Fig. 33 Damaged sections of the northern boundary wall.

14.07 The Sixth Form Block located to the south-west of the Hall was constructed in the 1970s. The building is of poor architectural quality. Also, as a result of its height and its location, this building obscures views of the Hall from the south-west along Hall Drive (see Fig 34).

14.08 Located at the western end of the sports pitches on Hall Drive are the changing room facilities for Marton Football club. This single storey building is poor quality and has a negative impact on the Conservation Area.

14.09 At the south end of The Avenue there are inappropriate railings, signs and litter bins. These are detrimental to the historic structures and to views at this important gateway to the Conservation Area.

14.10 In addition to the specific negative factors identified above, the whole of the Conservation Area suffers from poor maintenance, vandalism and graffiti. This is particularly noticeable in relation to boundary railings, gate piers and footpaths (see Fig 35).



Fig.34 View of the Sixth Form block



Fig. 35 Missing sections of fencing along Hall Drive

15.00 NEUTRAL FACTORS

15.01 In addition to the negative factors noted in the previous section, there are also a number of neutral areas within the Conservation Area (see Map 6).

15.02 Located in the Swedish Mission Field, on Church Lane is a single storey building constructed with brown brick and a concrete tile pitched roof. Although the appearance of the building is uncharacteristic of the area it has limited impact due to its height and is therefore considered to be a neutral factor (see Fig 36).



Fig.36 Single storey building in the Swedish Mission Field

15.03 In the playing fields on the north side Hall Drive is a single storey pavilion. This single-storey building has a flat roof and is therefore uncharacteristic of the area. However, it makes little impact within the Conservation Area due to its height and because it is well screened by the West Wood (see Fig 37).

15.04 To the north of the West Lodge is a mid to late twentieth century two storey house. The building fronts on to Acklam Road, but is set back from the highway and is well screened by mature trees within the garden area of the West Lodge. As a result this building is well hidden and has little impact on the Conservation Area.



Fig.37 Pavilion in the playing fields on Hall Drive

APPENDIX A

ACKLAM HALL LISTED BUILDING DESCRIPTION

**Acklam Hall
HALL DRIVE**

Grade: 1

LBS number: 59736

Date Listed: 25 OCTOBER 1951

Manor house, c. 1680 for Sir William Hustler. Extended 1845; refaced, attic-storey and stacks rebuilt, and porch, dining-room and kitchens added 1910/12 by W H Brierley (York). Converted to school 1935. Within partly moated site. Lakeland slate roofs; flat roof on dining room, U-plan. Palladian style, after Inigo Jones; with Jacobethan attic dormers. 2 storeys and attic; 7-bay entrance front, the 2nd and 6th bays slightly projecting. Central closed Ionic porch with fluted columns; panelled double doors in pilaster-and-archivolt surround with carved keystone; parapet with Hustler arms and enriched vases at ends. Renewed 24-pane sash windows in architraves under broken pediments alternately segmental. Raised aprons with enriched corbels between floors. Chamfered-rusticated quoins, moulded plinth and top entablature. Straight parapet with moulded copings, broken by 4 linked shaped-gabled dormers, with 3-light mullioned-and-transomed windows with leaded glazing. Square-section lead downpipes with ornate brackets and hopper-heads. Enriched console kneelers, and banded-rusticated corniced end stacks with blind round-headed niches in returns. Projecting 1-storey, 3-bay right dining room extension has banded rusticated clasping pilaster strips and slightly projecting centre holding sash window in architrave, with enriched head under cornice hood. Flanking round-headed niches, under blind windows. Similar entablature and parapet with balustraded centre. House has one-bay returns with 2 mullioned attic windows, 6-bay rear left extension, the 2nd and 3rd bays projecting slightly under similar shaped gable. Similar windows and balustrated parapet. Dining room has similar one-bay left and 3-bay right returns. 8-bay right rear extension. 1912 1-storey, 5-bay scullery adjoins east side of rear-extension. Bays, separated by pilasters, have raised panels, with tile-louvred vents and vesicas with glazing bars in raised gauged-brick surrounds, in alternate bays. Right end bay has mid-C20 door. Hipped roof. Right banded-rusticated elliptical-headed gateway, with keystone and pediment.

Interior

Decorations of several periods, originally plain and subsequently enriched in C18 and C20. Hall has wood panelling of early C18 and heavily-ornamented panelled ceiling of 1912 by George Bankart (London). Smoking-room ceiling C.1740 with richly ornamented frieze, cornice and centre medallion. Boudoir: richly-carved wood fireplace and panelled walls; heavily-moulded covered cornice and geometric-panelled ceiling, with painting of cherub in deeply-

recessed centre panel; all C.1730. 1912 dining room has enriched panelled walls and ceiling similar to hall. Library: panelled, with garlanded ionic pilasters, moulded door architraves and deeply-carved wood chimney piece, of early C18. Original ceiling of deeply-recessed panels of different shapes around a central octagon; similar octagon in extended bay (drawing room) with Royal arms dated 1684, Hustler arms and paintings in other panels. Broad ribs have foliage, flowers and suspended doves and griffins, reputedly by John Halbert 1684, but stylistically of early/mid C18. Original painted pine open-well staircase, with ball-and-artichoke finials to large square newel posts. Carved frieze on handrail and foliage garlands on rails, strings and newels. Similar carving on dado rails and pilasters corresponding to newels. Single and double spiral-twist balusters. Stair well runs up to roof: domed light with heavy borders and elaborate plasterwork dated 1683, with arms of Hustler, Savile and Osbaldeston. Groined vaulted corridors lead off on first floor. Lower 1- and 2-storey rear extensions and mid C20 classrooms adjoining east side and gateway, are not of special interest.

APPENDIX B

FISH POND

SCHEDULED ANCIENT MONUMENT DESCRIPTION

ENTRY IN THE SCHEDULE OF MONUMENT COMPILED AND MAINTAINED BY THE SECRETARY OF STATE UNDER SECTION 1 OF THE ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979 AS AMENDED.

MONUMENT: Fishpond 550m east of Acklam Park

NATIONAL MONUMENT NO.: 32742

Monument included in the Schedule on 3rd July 2000

DESCRIPTION OF THE MONUMENT

The monument includes the remains of a fishpond of medieval date situated to the north west of the core of the medieval manor of Acklam. The manor was mentioned in the Domesday survey of 1086. In addition to the fishpond, it is known to have comprised a village, a moated site and a church. On the tithe map of 1849 the area contained the fishpond is called 'long ponds.'

The fishpond is visible as a linear ditch 270m long and a maximum of 18m wide; the profile of the ditch is u-shaped and is a maximum of 1.5m below the level of the ground. Given its' extended length, the ditch is interpreted as a series of at least two ponds, although this cannot be recognised through dense vegetation and tree growth.

The lamp posts situated along the eastern edge of the monument are excluded from the scheduling, although the ground beneath these features is included.

ASSESSMENT OF IMPORTANCE

A fishpond is an artificially created pool of slow moving freshwater constructed for the purpose of cultivating, breeding and storing fish to provide a constant and sustainable supply of food. They may be dug into the ground, embanked above ground level, or formed by placing a dam across a narrow valley. Groups of up to twelve ponds variously arranged in a single line or in a cluster and joined by leats have been recorded. The ponds may be of the same size or of several different sizes with each pond being stocked with different species or ages of fish. The size of the pond was related to function, with large ponds thought to have had a storage capability whilst small, shallower ponds were used for fish cultivation and breeding. Fishponds were maintained by a water management system which included inlet and outlet channels carrying water from a river or stream, a series of sluices set into the bottom of the dam and along the channels and leats, and an overflow leat which controlled fluctuations in water flow and prevented flooding.

Buildings for use by fishermen or for the storage of equipment and islands possibly used for fishing, wildfowl management or as shallow spawning areas are also recorded.

The tradition of constructing and using fishponds in England began during the medieval period and peaked in the 12th century. They were largely built by the wealthy sectors of society with monastic institutions and royal residences often having large and complex fishponds. The difficulties of obtaining fresh meat in the winter and the value placed on fish as a food source and for status may have been factors which favoured the development of fishponds and which made them so valuable. The practice of constructing fishponds declined after the Dissolution of the Monasteries in the 16th century although in some areas it continued into the 17th century. Most fishponds fell out of use during the post-medieval period although some were re-used as ornamental features in the 19th and early 20th century landscape parks or gardens, or as watercress beds.

Documentary sources provide a wealth of information about the way fishponds were stocked and managed. The main species of fish kept were eel, tench, pickerel, bream, perch and roach. Large quantities of fish could be supplied at a time. Once a year, probably in the spring, ponds were drained and cleared.

Fishponds are widely scattered throughout England and extend into Scotland and Wales. The majority are found in central, eastern and southern parts and in areas with heavy clay soils. Fewer fishponds are found in coastal areas and parts of the country rich in natural lakes and streams where other sources of fresh fish were available. Although 17th century manuals suggest that areas of waste ground were suitable for fishponds, in practice it appears that most fishponds were located close to villages, manors or monasteries or within parks so that a watch could be kept on them to prevent poaching. Although approximately 2000 examples are recorded nationally, this is thought to be only a small proportion of those in existence in medieval times. Despite being relatively common, fishponds are important for their associations with other classes of medieval monument and in providing evidence of site economy.

Despite the fact it is now dry, the fishpond east of Acklam Park is reasonably well preserved and retains evidence relating to the economy of the medieval manor. Its association with the buried remains of further manorial features immediately to the south enhances the importance of the monument. The fishpond also forms part of a major recreational amenity within the residential area of Acklam.

16.00 MANAGEMENT PLAN

- 16.01 As indicated in the Introduction, (see 1.03 above), this third section sets out a possible management plan for the Acklam Hall Conservation Area. These proposals should be read in conjunction with the appraisal of the designated area, set out in Chapters 3.00 to 15.00. The proposed policies and recommendations are intended to preserve the character and appearance of the Conservation Area, assist in managing change without compromising the historic environment and make proposals for its enhancement. The Acklam Hall Conservation Area Appraisal will be reviewed within five years of designation. The Management Plan will also be reviewed within this period to assess the effectiveness of its proposals in preserving and enhancing the conservation area.
- 16.02 The plan is divided into three sections. The first (Chapter 17.00) sets out policies for the preservation of the special interest of the area, while the second (Chapter 18.00) relates to general proposals for enhancement. Chapter 19.00 contains proposals for the various specific sites that have been identified as opportunities for development or enhancement.
- 16.03 The success of these proposals depends greatly on the extent of public support for the designation of the conservation area. Owners and residents will also need to be made aware of how conservation area designation restricts their permitted development rights and extends the range of statutory controls.
- 16.04 It is proposed to increase awareness among residents and members of the public of the special interest of the Acklam Conservation Area and the implications of conservation area status. This should be accomplished through dedicated leaflets on conservation area issues and protection of trees. This character area appraisal and management plan should be published and made available on the Middlesbrough Council website.

17.00 PRESERVATION

- 17.01 The Planning (Listed Buildings and Conservation Areas) Act 1990 and other planning legislation contain various powers that assist local planning authorities with their responsibility to preserve the character and appearance of conservation areas.

Listed buildings

- 17.02 There is one listed building within the Conservation Area, Acklam Hall (see Map 3), the demolition and alteration of which is controlled by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is recommended that a request be submitted for the addition of the West Lodge and the South Lodge to the List of Buildings of Special Architectural or Historic Interest. This will provide these two buildings with additional protection.

Demolition of buildings

- 17.03 Section 74 of the Act provides for control over the demolition of buildings in conservation area (subject to various exceptions). Paragraph 4.27 of PPG 15 - Planning and the Historic Environment indicates that, "The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area." It goes on to indicate that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (paragraphs 3.16 – 3.19 of PPG15).
- 17.04 Map 3 identifies significant buildings within the designated area, which are those that make a positive contribution to the character or appearance of the Conservation Area. There should be a presumption against the demolition of all of these buildings.

Policy: The Council will only grant conservation consent for the demolition of a building that makes a positive contribution to the townscape of the Conservation Area (as identified on Map 6) if it has been fully justified against the criteria laid out in PPG 15 paragraphs 3.16 – 3.19).

Trees

- 17.05 Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a conservation area must give six weeks notice to the local planning authority. The purpose of this requirement is to give the authority an opportunity to make a tree preservation order.
- 17.06 Trees make an important contribution to the character and appearance of the Conservation Area and to its setting. Many are already covered by tree preservation orders but it is recommended that the Council undertake a comprehensive tree survey and prepare a woodland management plan for the whole of the Conservation Area, plus its setting, to determine whether additional tree preservation orders are required.

Policy: The Council will generally resist proposals to cut down, top or lop a tree, (except in special circumstances) within the Acklam Hall Conservation Area or which affects the setting of the Acklam Hall Conservation Area.

Open Spaces and Gardens

- 17.07 Much of the Conservation Area and its setting is open space, the character of which is protected by the Council's planning policies relating to open space and recreation land. A report titled 'Leisure and Recreation Needs' dated August 2005 has been prepared complying with Government planning guidance in PPG17. The report assesses and sets out guidelines for improving Middlesbrough's greenspace network and the recommendations of this report, once adopted, will provide an additional policy context for the management of the Acklam Hall Conservation Area.
- 17.08 However, it is understood that the proposals may come forward for the re-development of some of the school sites around the designated area. Such re-development could affect the character and appearance of parts of the Conservation Area, particularly The Avenue. It is therefore recommended that a specific policy should be

adopted to protect the open setting of The Avenue, although this should not be seen as acceptance of development of the wider open spaces.

Policy: The Council will generally resist all proposals to construct new buildings to the east and west of the Avenue in close proximity to the boundary of the Acklam Hall Conservation Area which would have an adverse effect on its setting

Minor Alterations

17.09 Any work that materially affects the external appearance of a building requires planning permission, although certain works are classified as “permitted development” and do not require planning permission. This includes small alterations and extensions to dwelling houses, the erection of buildings, enclosures or pools required for a purpose incidental to the enjoyment of a dwelling house (such as a swimming pool), the provision of hard surfaces, and the erection of and alterations to boundaries. However, within conservation areas some developments (that in other areas would be “permitted development”) are not classified as “permitted development”. This includes various types of cladding; the insertion of dormer windows; and the erection of satellite dishes on walls, roofs and chimneys fronting a highway. Also, within conservation areas the size of extensions that may be erected without specific planning permission is also more restricted.

17.10 Work that affects the external appearance of a building can include the replacement of doors and windows, particularly if it involves a change in the design or the use of a modern material, such as plastic (PVC-u). The accumulative effect of door and window replacement could damage the architectural qualities of the buildings and reduce the special interest of the Conservation Area, which is the reason for its designation.

Policy: The Council will resist the replacement of doors and windows, which would affect the appearance of the building, where the proposal would be detrimental to the character of the building or to the character of the Acklam Hall

Conservation Area.

- 17.11 The traditional materials used for the external walls of the buildings establish the appearance of the Conservation Area.

Policy: The Council will resist all proposals to clad buildings with materials that are not appropriate to the appearance of the Acklam Hall Conservation Area.

- 17.12 The widespread erection of satellite dishes and radio equipment on buildings would have a detrimental impact on the appearance of the Conservation Area.

Policy: The Council will resist all proposals that involve the erection of satellite dishes and radio equipment in prominent locations within the Acklam Hall Conservation Area.

- 17.13 Extensions can be detrimental to the appearance of buildings either because of their location, size or design. Extensions (including porches and dormer windows) on the front or principal elevations of buildings should be avoided as these elevations have usually been carefully designed. Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully designed or are open to public view. Extensions should be subordinate to the building to which they are attached, should use similar or complimentary materials, and should reflect or compliment its style and appearance.

Policy: The Council will resist proposed extensions that are over-large, in a prominent location, or are otherwise detrimental to the character of the building to which they are attached or to the character or appearance of the Acklam Hall Conservation Area.

Article 4 Directions

17.14 Local planning authorities may remove (or apply for approval to remove) “permitted development” rights (see 17.08 above) by way of an Article 4 Direction. This means that certain developments that would otherwise not require planning permission would be brought under control.

17.15 The effect of the alterations and extensions that are possible under “permitted development” rights, such as the erection of small porches and extensions, the creation of hard-standings, and the removal of boundary walls, have the potential to damage the character and appearance of the Conservation Area.

17.16 It is therefore recommended that the Council consider an Article 4 Direction removing the following “permitted development” rights set out in Part 1 of Schedule 2 of the Town and Country Planning General Development Order 1995, as amended, from Nos. 321, 323, 479, 481 and 483 Acklam Road, and Nos. 1 and 2 Church Lane, together with West Lodge and South Lodge if they are not listed (see 17.02 above):

- Class A - The enlargement, improvement or other alteration of a dwelling house,
- Class D - The erection or construction of a porch,
- Class E - The provision of a building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwelling house,
- Class F - The provision within the curtilage of a dwelling house of a hard surface, and
- Class G - The provision within the curtilage of a dwelling house of a container for the storage of oil for domestic heating.

17.17 If such an Article 4 Direction were to be made the following policies would be possible.

Policy: The Council will resist all proposals for extensions and alterations to dwelling houses and the erection of buildings and structures within the curtilage of dwelling houses that would be detrimental to the character of the building or to the character or appearance of the Acklam Hall Conservation Area.

Policy: The Council will resist all proposals for the formation of a hard surface within the curtilage of dwelling houses that would be detrimental to the character or appearance of the Acklam Hall Conservation Area.

17.18 It is also recommended that the Council consider an Article 4 Direction removing the following “permitted development” rights set out in Part 2 of Schedule 2 of the Town and Country Planning General Development Order 1995, as amended, from Nos. 321, 323, 325, 479, 481 and 483 Acklam Road, Nos. 1 and 2 Church Lane, and No. 4 Hall Drive, together with West Lodge and South Lodge if they are not listed (see 17.02 above):

- Class A - The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.
- Class B - The formation, laying out and construction of a means of access to a highway.

17.19 If such an Article 4 Direction were to be made the following policies would be possible.

Policy: The Council will resist all proposals for alterations to boundary walls, fences and gates that would be detrimental to the character or appearance of the Acklam Hall Conservation Area.

Policy: The Council will resist all proposals for the creation of new accesses to the highway that would be detrimental to the character or appearance of the Acklam Hall Conservation Area.

18.00 ENHANCEMENT

- 18.01 In addition to their responsibility for the preservation of conservation areas, local planning authorities are also required to propose policies and actions that will lead to enhancement. This can be achieved through both the development control process and by proposing specific actions.

Development Opportunities

- 18.02 Within the Conservation Area all proposals for development are opportunities to enhance the character and appearance of the designated area. It is therefore important for full details (including detailed plans, sections, elevations and landscape proposals and a design statement) to be available as part of a planning application.

Policy: The Council will not consider an application for planning permission for development within the Acklam Hall Conservation Area unless it includes full details of the proposal.

Policy: The Council will expect any proposal for a development within the Acklam Hall Conservation Area to include a full analysis of the surrounding area. Proposals should respond to the surrounding development in terms of scale, height, massing, alignment and materials. All proposals should enhance the character and appearance of the Acklam Hall Conservation Area.

Trees

- 18.03 Trees are a particular feature of the Conservation Area but they mature and die. Therefore every effort should be made to provide for new and replacement tree planting as part of all new developments both within and around the designated area. A tree survey will be required for new development within the conservation area.

Policy: The Council will encourage the planting of new and replacement trees where appropriate as part of all developments that are within or affect the setting of the Acklam Hall Conservation Area.

- 18.04 Also, it is recommended that the Council should consider the maintenance and replacement of the trees within the pavements, particularly along Hall Drive.

Public Realm

- 18.05 Within the Conservation Area there is a wide variety of materials used for paving. Along some roads, such as Church Lane, concrete flags are utilized for pavements but there are also areas of tarmac. Also, there are a variety of signs and other street furniture, particularly along Hall Drive and Acklam Road, which results in visual clutter. All this is detrimental to the character and appearance of the Conservation Area.
- 18.06 It is recommended that in the longer term the Council prepare a public realm strategy that can be used to provide a consistent and appropriate approach to all works within the public realm, including work by the utility companies. This should allow for a programme of repair and replacement of paving and lighting columns so that consistency is achieved within different sections of the Conservation Area. It is also recommended that the strategy should include specific proposals for works to Church Lane, Acklam Road and Hall Drive to rationalise all street furniture, including signage.

19.00 SITE SPECIFIC PROPOSALS

- 19.01 The previous two sections have set out a general approach for the preservation and enhancement of the Conservation Area. However, there are a number of sites within the designated area that have been identified as opportunities for development or enhancement. These are considered below.

Acklam Hall

- 19.02 The ownership of the Hall and its surrounding grounds is currently divided between the Council and the College. The College is proposing to dispose of its interest and this is a major opportunity for redevelopment and enhancement. The Conservation Plan (see 1.05 above) provides guidance on the significance of the complex and a brief for possible redevelopment is also being prepared. There are two elements which need to be addressed in particular, the Sixth Form Block and the swimming pool. It is recommended that these two structures be demolished because of their detrimental impact upon the character and appearance of the Conservation Area.
- 19.03 The northern boundary wall and the entrance gates into the complex from Parkfield Avenue are in a poor state of repair. Also many of the previous repairs have been detrimental to the historic qualities of the wall. This area of the site also suffers as a result of the poor visual impact of the electricity sub station. It is recommended that the Council (which owns the majority of this area) work with the electricity company to produce and implement a programme of repair and enhancement for the whole area.
- 19.04 The car park in front of the main elevation of the Hall is too large and has a detrimental visual impact on the visual appearance of the hall. As part of any proposals for the reuse or redevelopment of the Hall is recommended that the car parking in this area should be removed or reduced to a minimum.
- 19.05 The pond on the north side of Hall Drive is in very poor due to heavy silting, excessive shading, and reduced water supply. Its repair and restoration should be encouraged as part of any proposal for the development of the Hall.

19.06 The fencing along Hall Drive is an important feature within the Conservation Area and its repair and restoration should be encouraged as part of any proposals for the reuse or redevelopment of the Hall.

19.07 The North, East and West Woods are important features within the Conservation Area. It is recommended that the Council (which owns the North and East Woods) should establish a programme of maintenance and re-planting of these areas. In addition, a similar programme should be encouraged for the West Wood as part of any proposals for the reuse or redevelopment of the Hall.

The Avenue

19.08 At the south end of The Avenue there are inappropriate railings, signs and litter bins. These are detrimental to the historic structures and to views at this important gateway to the Conservation Area. It recommended as part of the public realm strategy (see 18.06 above) special attention should be given to limiting clutter in this area to an absolute minimum.

Marton Football Club

19.09 If the opportunity arises for the redevelopment of the changing room facilities for the football club, it would be preferable for the existing building to be demolished and replaced by a more appropriate structure.

Swedish Mission Field

19.11 The northern part of the Swedish Field is of archaeological importance and is in the line of significant views to St. Mary's Church. The Swedish Mission Field is also designated as Primary Open Space and any proposals to develop the site that would affect its green character would be a departure from the Middlesbrough Local Plan.

19.12 The Swedish Mission Field has been the subject of a number of unsuccessful planning applications for residential development in the past. Any alteration

in its designation will need to be considered as part of the new Local Development Framework. Should the site then be allocated for housing or any other use as a result of the new Local Development Framework, proposals for the site would need to contribute to the preservation or enhancement of the conservation area and be of a design which protects and enhances the character and appearance of the conservation area. Such proposals would need to take due account of significant views along Church Lane and provide a scheme of mitigation for areas of archaeological interest.