Enclosed land

Whilst we may think of the four unitary authorities as being essentially urban areas, examination of the project results shows that there are large areas which are still characterised by enclosed land. To put this in context, enclosed land accounts for 27,500 hectares, or 45%, of the Lower Tees Valley area. This shows that the enclosed land of the area forms an important aspect of the historic character.

The character of the boundaries differs from the rest of the project area, see Figure 118. Only 13 areas of enclosed land have internal boundaries defined by dry stone walls, whereas 65 areas of enclosed land are defined by fences. This is a much higher concentration than any other area within the project. The dry stone walls in the
area are very limited, focussed mainly around Easington (NZ 74481799) and Staithes (NZ 78261881).

Since AD 1900, the loss of boundaries within the Tees area has had a major impact on the historic character with the removal of boundaries changing the character. As with other parts of the project, such as the Vale of Mowbray, the Tees area has seen this degree of boundary loss at least partially in response to the increased mechanisation of arable agriculture. This accounts for 9,786 hectares which is 35 percent of the enclosed land within the area.

Figure 119 shows the previous character of the modern improved fields. In contrast to the rest of the study area most of the boundary loss has been in field systems dating to the early post-medieval period.

Planned enclosure accounts for 7,370 hectares, or 26% of the enclosed land. The blocks of planned enclosure tend to be smaller than in the rest of the county, with many less than 20 hectares in size, see Figure 120. In contrast to the rest of the study area, there is very little evidence for parliamentary enclosure, see Figure 121. During the characterisation, only five parishes out of twenty two were found to have a parliamentary award. These parishes were Easington High Moor in AD 1817, Moorsholm in AD 1864, Skelton in AD 1844, Marske in AD 1756 and Kirkleatham in AD 1850.

This suggests that there is a high degree of private enclosure being undertaken within the area, although more research on a parish by parish basis would be needed to establish this.
Figure 119  The distribution of previous character of modern improved fields within the Lower Tees Valley

Figure 120  The distribution of planned enclosure within the Lower Tees Valley

Figure 121  The distribution of planned enclosure by type within the Lower Tees Valley

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Figure 122 shows the parliamentary enclosure mapped by decade. These enclosures have a very specific distribution, all located in the south eastern corner of the Lower Tees Valley area.

A large area of the enclosed landscape has been characterised as piecemeal enclosure, see Figure 123. Broadly dated to the early part of the post-medieval period (after the end of the medieval period, but before the onset of planned enclosure), this covers 10,370 hectares of the Tees landscape. Out of this, 4,172 hectares have seen less than 30% boundary loss since the first edition six-inch County Series Ordnance Survey mapping (1846-63), see Figure 124.

There is limited evidence for medieval enclosure within this area. This is represented by nine areas of enclosed strip fields, see Figure 125. These are spread throughout the area and mostly display reverse ‘S’-shaped curved boundaries, with hedges being the most common type of boundary. This should not be taken as the original extent of medieval agriculture in the area; rather it shows where this is still visible within the present landscape. It is likely that enclosed strip fields were originally much more extensive around the settlements. Indeed the amount of field pattern change can be seen in the Marske area (NZ 612217), where the enclosed strip fields are now modern improved fields.

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Figure 122 The distribution of parliamentary enclosure within the Lower Tees Valley, by date.

Settlement

The work carried out on the settlement patterns within parts of the Lower Tees Valley area has been extremely detailed. Due to the urban and suburban character of core areas, a more detailed level of characterisation was undertaken to gain a more complex understanding of these areas. This section will summarise some of these results.

The settlement pattern before the 20th century was extremely limited. Fourteen historic town cores were identified as part of the project. These are shown in Figure 126.
Figure 123  The distribution of piecemeal enclosure within the Lower Tees Valley.

Figure 124  Distribution of piecemeal enclosure, showing areas with less than 30% boundary loss since the mid 19th century

Figure 125  The distribution of enclosed strip fields within the Lower Tees Valley
These are mainly post medieval in date although there are medieval elements evident particularly in the layout of the settlements. This can be seen with Yarm where the medieval burgage plots are still visible even though there has been later development. In contrast, the Middlesbrough historic core, as visible at the time of the first edition six-inch County Series Ordnance Survey mapping (1846-63), was replaced in the AD 1980s by a housing estate. However, change had started to shift the focus in the town as early as the late 19th century, due to the exponential growth in the settlement, and industry at the time. This can be seen by comparing the first and the second edition six-inch County Series Ordnance Survey mapping (1846-63) and (1889-99) respectively, for the core of Middlesbrough, as shown in Figures 127 and 128.

There are a several areas which date exclusively prior to AD 1850, see Figure 129. It is particularly noticeable that Hartlepool had seen several developments by the time of the first edition six-inch County Series Ordnance Survey mapping (1846-63). The historic core dates originally to the medieval period. However, by the time of the 19th century, the town started to expand. This is seen with the construction of terraced housing, such as Moor Terrace and Cliff Terrace, which consist of medium-density housing with the housing arranged on a grid system and private space defined by the back yards. Similarly, in Middlesbrough at Netherby Gate we see the conversion of the farm to a residential complex with the settlement based on the existing farm and the private space formed by a courtyard.

Between AD 1850 and 1900, settlements can be seen to expand, see Figure 130. This is not just in the larger towns, such as Middlesbrough, but also villages such as Skelton. Between AD 1873 and 1890, an area of terraced housing is built in Skelton, consisting of medium-density housing, and seems to be a continuation of the high street, with the previous character of this area having been the green village. This is likely to be a response to the increase in industry in the area.

It is in the 20th century that the greatest expansion in settlement is seen, see Figures 131 and 132. Consisting mainly of small blocks, less than 10 hectares, of semi-detached or detached housing, the first half of the 20th century sees the development of the larger towns. These normally have private space defined by front and back gardens with a variety of street patterns, some arranged on geometric grid patterns; however more and more cul-de-sac street patterns emerge, such as at Brinkburn Court in Hartlepool, which dates to AD 1925. A large number of this early 20th-century development is around Stockton on Tees, particularly Norton, Billingham and Oxbridge. By the latter half of the 20th century, the size and extent of settlement has increased significantly and there are a wide variety of different settlement forms.

The overall picture that the urban settlement characterisation in the Lower Tees Valley area paints is of very piecemeal development of the townscapes with significant hiatus’ caused by global events such as the two World Wars. Housing character changes significantly following World War I, with bow-windowed semi-detached houses with gardens replacing bay-windowed terraces. These bay windows vanish after World War II, to be replaced with more resource conscious plain-fronted designs which persist throughout the later half of the 20th century. In most cases the principal ‘previous type’ was enclosed land; there was surprising legibility to this in the form of relict hedgerows. There has also been redevelopment and clearances of large areas of 19th-century terraced housing and replacement with industrial estates and other commercial uses. Legibility to these previous types is usually low.
Figure 126  The distribution of historic town cores within the Lower Tees Valley

Figure 127  Middlesbrough in the mid 19th century

Figure 128  Middlesbrough c. 1900

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Figure 129  The distribution of settlement prior to the mid 19th century

Figure 130  Settlement AD 1850 to 1900 in the Lower Tees Valley

Figure 131  Settlement AD 1900 to 1950 in the Lower Tees Valley

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The biggest changes in the character of settlement is a move towards planned estates, sometimes totalling hundreds of hectares, semi detached housing and low rise flats. See Figure 133. There is a particular rise in cul-de-sacs as a way of organising settlement often associated with detached or semi detached housing. A fairly extensive example of this is Mallowdale and Clevegate in Middlesbrough which has medium density housing with private space defined by front and back gardens.

Industry

One of the major historic developments, particularly within the Redcar/Cleveland and Middlesbrough areas, has been the rise in industrial activity since the first edition six-inch County Series Ordnance Survey mapping (1846-63). This has had a major influence on the character, not only in the areas which it is located, but also in terms of influencing settlement. This section will draw out the trends within the information recorded as part of the project.

The earliest industrial area identified as part of the project is the Fish Quay/Victoria Harbour area of Hartlepool. Dating to the period between AD 1830 and 1872, this area has partial legibility. The area is still active and the HLC database record description gives a good summary of the character:

“This large character area represents the industrial docklands of Hartlepool. The facilities include the Fish Quay, Victoria Harbour and North Basin. The area is occupied by heavy industrial and import/export facilities although the majority is disused land. The dock facilities were established from the AD 1830s with the construction of Middleton Jetty in AD 1835 (rebuilt in the 1990s) and opening of Victoria Dock in AD 1840. Victoria Dock became tidal again in AD 1910 and amalgamated with the adjacent Tide Harbour. New water areas were added at the Timber Ponds in AD 1856, which are now backfilled. Later still were Central Dock and North Basin of AD 1872 of which only the North Basin Survives. During the 19th and first half of the 20th century, the area was covered by engineering works, shipbuilding facilities, rail sidings and railway infrastructure. Dock facilities would have existed along the Fish Quay and Northgate/Bond Street/Commercial Street on the Headland from the medieval period onwards. These have been identified in
archaeological excavation at Southgate. Prior to development of the docks the area was marshland known as 'The Slake'. This was natural salt marsh that had developed following tidal inundation in the Mesolithic period (circa 6000 BC). The area is underlain by peat deposits of these later prehistoric periods.

It is in the latter half of the 19th century that industry really starts to develop. This sees the growth of several large scale sites such as Lion Brewery in Hartlepool and the Jones and Saddler’s chemical works. The largest industrial influence on this area is the Teesside steel works. Covering an area of over 1,000 hectares, the steel works dates back to AD 1872 when the agreement to reclaim the salt marsh for redevelopment was made. The vast majority of the features which make up its current character have developed through its use in the intervening period, particularly since the fourth edition six-inch County Series Ordnance Survey mapping (1930-53). This is an extremely important aspect of the historic character of Teesside and has played a major role in the social, as well as the physical, history of the area.

The 20th century, particularly the latter half, has seen a rise in the number of industrial estates around the major settlements. These are used for a combination of industrial and commercial outlets, normally light industry. They normally consist of warehouse units, quite often small divisions of larger warehouse buildings.

As there has been a move away from heavy industry in the late 20th century, there are a number of areas which reflect this and are characterised as reclaimed industrial land.

**Commercial**

One of the other significant aspects of 20th-century historic character, is the growth in commercial areas, particularly large mixed retail and commercial areas such as Portrack Lane Business Park and Teesport, the latter of which defines the character for an area of nearly 300 hectares. The majority of these areas date to the latter half of the 20th century, see Figure 134.

**Woodland**

There are extensive areas of woodland which lie within the Lower Tees Valley area, covering 3,700 hectares, see Figure 135. 2,317 hectares are plantation woodland, with 1,153 hectares dating before AD 1850.

There are 46 areas of ancient woodland, dating before AD 1600 that have been characterised. The highest concentration of ancient woodland within the area lies between the settlements of Saltburn (NZ 66212056) and Staithes (NZ 78261881). These areas are mainly defined externally by erratic boundaries. The largest area of woodland covers an area of 98 hectares and is located within a steep valley. The majority of woodland appears to be located within the steep valleys in this area, in contrast to the open, large-scale plantation woodlands found to the south in the North York Moors National Park.
**Figure 133** Settlement character type in the Lower Tees Valley area

**Figure 134** Position of commercial sites, shown in green, in relation to settlement

**Figure 135** Distribution of woodland in the Lower Tees Valley area

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5.5 The City of York

The area defined by the City of York authority covers an area of 27,110 hectares, lying at the southern end of the Vale to which it gives its name. Figure 138 shows the City of York defined by legibility; there has been a lot of change since the first edition six-inch County Series Ordnance Survey mapping (1846-63), particularly in the areas of enclosed land surrounding the city. Whilst some of this is due to the urban expansion of York, this may also reflect patterns of boundary loss seen throughout the Vales of Mowbray and York. There are, however, a number of areas which have seen no boundary loss since the first edition six-inch County Series Ordnance Survey mapping (1846-63).

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Figure 136 Area covered by the City of York (hatched) in relation to the overall project area