EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

ALDBROUGH

Wentworth House along Seaside Road

EAST RIDING OF YORKSHIRE COUNCIL
MAY 2006

EAST RIDING OF YORKSHIRE COUNCIL

ALDBROUGH

CONSERVATION AREA APPRAISAL

INTRODUCTION

The Conservation Area at Aldbrough originated in a designation by the East Riding County Council in 1974. Following consultations in 1975, and comments from the Parish Council, the Council for the Protection of Rural England, and The Georgian Society for East Yorkshire, a wedge of land to the south of the original area was included which protected Aldbrough House, (subsequently listed), but at the suggestion of the Parish Council, North Street was deleted.

In 1990, the Area was resurveyed, and it was agreed that North Street should be returned to the Conservation Area, and further adjustments were made to the northern boundary as well as the addition of two significant buildings to the west of Hornsea Road.

The Town and Country Planning Act 1990 defines a conservation area as **"an area of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance"**. For the designation of conservation areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

The 2006 re-survey has been undertaken in accordance with Guidance on Conservation Area Appraisals, issued by English Heritage in August 2005, in order to meet the requirement of National Government that Conservation Areas should be re-surveyed every five years.

DEFINITION OF ALBROUGH'S SPECIAL INTEREST

The Character and Appearance of Aldbrough is not uniform. First, and predominant, is its "urban" streak, hard-landscaped with humble two storey back-of-pavement edge houses in typical Holderness red/brown brick.

In contrast there is a "rural" Aldbrough, typified by trees in the most southerly parts around Aldbrough House and Aldbrough Hall.

There is also a unique and precious quality steeped banked areas beyond the Church along Seaside Road, which is found nowhere else in Holderness.

(a) TOPOGRAPHY AND ITS RELEVANCE

The majority of the Aldbrough Conservation Area lies within the 'Central Holderness Open Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Area is made up of the area that surrounds the two parkland Character Areas of Rise and Burton Constable and includes other villages such as Leven, Routh, Long Riston, Great Hatfield, Withernwick, Skirlaugh, Ellerby, West Newton, Sproatley and Humbleton.

The Landscape Character Assessment describes this landscape as being one that is dominated by the influence of agricultural intensification within the River Hull floodplain and that, as is typical of much of Holderness, significant areas of woodland are scarce. Those areas of semi-natural woodland that are present in this landscape are dominated by ash, oak, hazel, hawthorn, elm, field maple and rowan. Fragments of wet woodland are also features of the landscape and these are dominated by alder and willow species.

The fragment of ancient woodland at Bail Wood, near the village, provides an indication of the type of woodlands that would have been more widespread in this landscape area historically. The hedgerows in this landscape area are typical of Holderness and are dominated by hawthorn with hazel, ash, blackthorn, elder, field maple and dogwood also present.

The eastern edge of the Aldbrough Conservation Area lies within the 'Hornsea to Withernsea Coast' Landscape Character Area. The Landscape Character Assessment describes how caravan sites are prominent on the southern edge of Hornsea and the northern edge of Withernsea and, with several other sites scattered in between, these are a major feature of this Character Area. In addition these caravan sites, a long, linear golf course is present in the coastal corridor to the south of Hornsea. In terms of the undeveloped landscape, this is defined as having generally low levels of woodland, except at Grimston where there is a significant area of plantation woodland. Field systems tend to be large and rectilinear with smaller fields located close to settlements, some of which may date back to medieval times.

The post-conquest development of Aldbrough along Church Street and Seaside Road appears to have centred on the site of St. Bartholomew's Church - the high point of the village.

* *

A view along Seaside Road

As will be seen in the following section, it appears that the church may not have been Aldbrough's first such building, but, relocated on this high point, it may be that the present village grew about it.

There are clear advantages to building on high ground, and the nearby Lambwath stream, which becomes a small river before it eventually discharges into the Humber, would have supplied fresh water. Roads on high ground would remain passable for longer each year, and until well into the 19th century, Aldbrough was at times inaccessible by land on account of the state of the roads. In 1707, The Rev. Robert Banks, Vicar of Hull, wrote, "The ways in Holderness, at this time of the year (29 December), are next to impassable, and some have lost their lives who have ventured through them". Under such circumstances, access from the sea would have been the only alternative.

It seems possible that Aldbrough may have developed in its present location because of its historical proximity to a significant castle which was referred to in texts dated 1115, but is not mentioned in any known later document. It may have been lost through coastal erosion, which is still continuing.

(b) DISPOSITION AND DEVELOPMENT

In his "History of Holderness" (1841) Poulson advises that the church is 2044 yards from the sea. It is now 1750 yards, a loss of some 2 yards per year - just half the average 4 yards per year to which Poulson referred at that time.

It may be that the village "moved" inland from the sea's encroachment in the early 13th century. It is from this time that the church dates, although at least two Norman relics have been included in it.

There is a sundial with the inscription "Ulf who ordered this church to be built for his own and Gunware's souls". Ulf was Danish and is believed to have lived in the time of King Canute and Edward the Confessor.

It is believed that the site of the castle referred to in the early 12th century was on the coast and that it, as well as the church, was lost to the sea with the most important relics being re-built into the new church, around which the later (and present) village formed. Tuke's 1841 map indeed shows the site of the former church to the east of the coastline.

Early Archaeologists have postulated the existence of a Roman road running from Patrington to Bridlington and that this passed through Aldbrough. Clearly this would have been past the site of the castle, and the present Garton to Hornsea Road. These may have been a parallel inland route, as no coins or other artefacts have been found in the village, though the 1891 directory advises that traces of the road are discernible in the vicinity.

It seems likely, therefore, that Aldbrough developed initially along Church Street (being an existing link road between the inland road and the castle) and took the linear form so often found in Holderness villages.

From the relative age of the buildings it would seem that Hornsea Road was the next main thoroughfare to develop, its frontage buildings dating from the 19th century, but there is evidence of older properties' outbuildings behind, such as at No.s 9 and 11 Hornsea Road.

Although the name High Street is usually associated with an "original" street network, it would seem from the existing buildings that High Street properties represented a later development from the earlier Cross Street.

In the present century, Aldbrough has witnessed an increase of development which has expanded most of its boundaries.

In 1828 a Wesleyan Chapel was built in the village, in the High Street. It was rebuilt in 1888 and, since closure, has been used as a dairy but is now vacant. In 1850 the Primitive Methodist Chapel was built at the junction of Carlton Lane and Hornsea Road. It has, since closure, been used as commercial premises.

The school was erected by the Trustees of the Towrie Charity (see section g) in 1862.

The population information provided by Poulson in his History of Holderness published in 1840, makes interesting reading. Within the "Township" there were 179 inhabited and 11 uninhabited properties, housing 191 families, of which 95 were chiefly involved in agriculture with a further 42 in trades, manufactures and handicrafts, making a population of 813 people in all. (By comparison current figures for the Parish indicate a population of 1,300 and 593 houses).

(c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

Unlike several Holderness villages, Aldbrough does not have an open area of significant size. It does, however, possess a much wider than normal High Street, and the village's rural feeling is enhanced by the broad grass verges which interpose at several places in the street scene beyond the central "urban" core.

Unique to this Holderness village is the area of steep banking on the south side of Seaside Road, the impression of which is enhanced by the abruptness of the fall of the road from the church.

The openness around St. Bartholomew's Church is also important, providing a setting for this centre-piece within the ring of houses and farm-buildings which surround it.

Wentworth House along Seaside Road

The village green, though small, is both attractive and important in articulating this central area of the village.

(d) THE NATURAL ENVIRONMENT

On entering Aldbrough from Sproatley on the B1238 a group of mature trees in the grounds of Aldbrough Hall provide an important visual amenity for the village and surrounding landscape. The species within the group mainly consist of Beech which have achieved a considerable height considering their close proximity to the hostile east coast.

Most of Aldbrough's trees exist on the outer perimeters of the Conservation Area. The centre of the Conservation Area is a victim of the aggressive strain of Dutch Elm Disease which was prevalent during the early 1980's.

Aldbrough's High Street is dominated by a large mature Sycamore which asserts its authority on the village scene. Apart from a line of Ash trees along Carlton Lane and a line of Sycamore down Queensmead, the village is on the whole lacking in natural

visual amenities, though acknowledgement has already been made of the steep grass banking to the south side of Seaside Road which is more reminiscent of Wolds and North Yorkshire villages.

(e) TREE PRESERVATION ORDERS

There are two Tree Preservation Orders within the Conservation Area. They are:-

Tree Preservation (Aldbrough Village) Order 1975 and Tree preservation (Aldbrough No.1) Order 1985 (at 7 High Street) both confirmed by Holderness Borough Council.

The Aldbrough Village Order covers a variety of visually important trees throughout the village. Elsewhere in the Conservation Area, an owner wishing to prune or remove any tree, must give six weeks notice of their intention to the Council, before carrying out any work to lop, fell or prune a tree. This gives the Council the opportunity to make a Tree Preservation Order to protect the trees in the longer term.

f) ARCHAEOLOGY

Recorded in Domesday book in 1086 AD as Aldenburg, the manor was held by Ulf as part of the baronial fee of Drogo de Brevere. Property was also held here by the Priory of Swine and Meaux Abbey. The place name relates to an 'old stronghold' and the name 'Castle Hill' appears to the north-west of the village on current Ordnance Survey maps.

The Church of St. Bartholomew contains elements dating from the 11th century, or earlier, and in the north wall of the south aisle is a sundial with an Anglo-Saxon inscription to which reference has already been made. There is also a small figure of a Roman Soldier, perhaps dating to the 12th century.

* *

Further details of these sites are held in the Sites and Monuments Record which is held by The Humber Archaeology Partnership.

g) HISTORICAL SIGNIFICANCE AND ASSOCIATIONS

Mentioned in Domesday as Aldenburg, the manor was sizeable - 9 miles long x 6½ miles broad.

The Lordship of the Manor is unclear, the patronage of the church being given in Queen Mary I's time to the Archbishop of York, in perpetuity.

In 1663, Robert Towrie of Riccall (near York) bequeathed to the vicar and his successors the tithes of East Newton and Ringborough and a house in East Newton. The Towrie charity is still in being and owns properties in Church Street and was responsible for the erection of the village school in 1862. There had however been a school in Aldbrough since 1663 or even earlier.

The most famous and important resident of Aldrough was certainly Ulf, who gave at least some of his lands there to the Archbishop of York "in order to be quit of the contentions of his heirs" (Gough 1789).

In 1764, the open fields of Aldbrough were enclosed, an area of some 80 oxgangs.

At that time, the Lord of the Seignory (of Holderness) claimed 1d for all beasts sold at the Bartholomew Fair, as for all stalls where produce such as cheese, shoes, etc., were sold and also for any produce sold from the ground.

Until the 19th century, occupations were almost exclusively agricultural. As that century progressed, however, the balance began to change whereby residents were also occupied in brewing and malting, brick and tile making, joinery and there was a Coastguard Station on the cliffs.

The beginnings of leisure interests are evident in the establishment in 1880 of a Floral and Horticultural Society.

(h) BUILDING STYLE, AGE AND MATERIALS

Aldbrough is, without doubt, one of Holderness' oldest villages. In spite of this, the great majority of the present houses date from the 19th and 20th centuries. There are, however, earlier buildings, one of the most interesting of which is to be found behind the former smithy. This probably dates from the 17th century.

Properties are nearly always of two storeys. A survey of the Conservation Area properties has indicated that of the just over 100 residential buildings, 90 are of two storeys. Of these, a handful have increased their accommodation into the roof space. There is also the occasional gabled dormer but this feature is not so prevalent as in many other Holderness villages. This seems to befit Aldbrough's form status as something grander than a village as dormers and rare in Hornsea, Withernsea, Patrington ad Hedon.

The older houses tend to be relatively narrow and of a deep red-brown brick, quite distinctive from many of the surrounding villages. Their roofs are usually of pan-tile (70%) but there are 18 examples in slate - the remainder being of concrete or other non-traditional materials.

New properties north of the church

Compared with several other Conservation Area villages, a good proportion of properties have retained the character of their roofing materials.

Unfortunately this is less true with windows and doors where traditional doors and sliding sash windows have, in most cases, been replaced by unsympathetic modern variants which can appear sadly misplaced in a rural setting.

(i) BUILDINGS OF PARTICULAR SIGNIFICANCE

Listed Buildings (Within The Conservation Area)

George and Dragon public house (II) (late 17th/early 18th. Remodelled c19)
Aldbrough House (II) c1830
St. Bartholomew's Church (II*) (c11-13th - considerably rebuilt c19)
36 Church Street (II) (1789 on date stone)
16 Cross Street (II) (mid c18)

Listed Buildings (within the Parish but outside The Conservation Area)

Low Fosham Farmhouse and flanking wings (late 18th century) (II)
Bewick Hall (1636 on date stone, with mid 18th century rear wing) (II)
Pigeon House at Crosmere Hill (late 18th century) (II)

Unlisted Buildings of Architectural Significance

Primitive Methodist Chapel, Carlton Lane
1 Church Street
15 Cross Street
Aldbrough Primary School, Headlands Road
30 High Street
28 High Street
18 High Street
Wesleyan Methodist Chapel, High Street
31 High Street
The Old Smithy, Hornsea Road
Outbuilding to the rear of the Smithy, Hornsea Road
Cobble wall to the east of North Street

View looking into North Street

In spite of several unsympathetic alterations, the following buildings continue to make important contributions to the Conservation Area:-

22 Hornsea Road (note particularly the window)

1/3 Seaside Road (for its unique arched front elevation)

5 Seaside Road (one of the few examples of a Gothic Revival cottage in Holderness)

(j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

As mentioned in section (h), Aldbrough has suffered from the wholesale replacement of windows and doors, many of which, whilst meeting the requirements of their occupants, have been detrimental to the character of the properties.

Less than 40% of traditional windows remain and only about 20% of the doors.

In particular the single storey cottages to the east end of the Church - which could have been amongst the most interesting examples of their kind in Holderness - have seen levels of modernisation to their exteriors which have robbed them of much of the character which they once had.

Aldbrough also suffers from a blight commonly encountered in this area - the ability of the public undertakings to festoon the streets with miscellaneous cabling to the detriment of the street scene.

Where rendered, properties should have a relatively smooth finish as at least one example in High Street of a rough-patterned finish produces a discordant note with adjacent buildings.

k) WINDMILLS

Sadly both Aldrough's windmills have been demolished. The Post Mill survived until the early years of the 20th century and the Tower Mill is believed to have been demolished in the early 1960's. The Post Mill is known to have been in existence in the 18th century and the Tower Mill seemingly dates from the late 18th century. It is unusual to have two mills serving such a small community and it is suggested that the Tower Mill was built in competition with the existing Post Mill. Both Mills stood to the west of Hornsea Road.

POLICY STATEMENT FOR THE ALDBROUGH CONSERVATION AREA

(1) LANDSCAPE AND STREETSCAPE

Part of the special nature of the character and appearance of the Aldbrough Conservation Areas has developed from its links with pre-conquest history and the artefacts which were incorporated in its particularly important church which forms the crowning centre-piece to the village.

Built substantially of cobble, this material has found its place in several nearby walls, foundations to houses and decorative finishes as well as being a traditional building material special to Holderness.

Described in a guide published in the early years of the last century as "a good-sized village, situated roughly a mile from the sea,

among slight undulations of the Holderness plain", it can be fairly said that the undulations within the village are more pronounced than normally encountered elsewhere, with the result that properties do not always have the impact which their bulk would suggest - so that single storey properties can in places command a venue and conversely two storey properties create less impact than usual.

Reference has been made earlier to the particularly rich red-brown brick of the older buildings and the loyalty to traditional roofing materials.

With a few notable exceptions the general style of architecture is plain, with roofs sloping to the front, but with the occasional highly individual property which disturbs any pre-conceptions which the observer may be forming.

It is often the case that the size of a village reflects itself in the scale of its architecture, and the width of its streets, and it is fair to note that properties in Aldbrough, though plain, do reflect a somewhat more assertive bulk than is the case in Holderness' smaller villages.

2) BUILDINGS WHICH CREATE A FOCAL POINT

These buildings are highlighted because of the increased visual importance they enjoy due to their location. Planning applications which relate to them will therefore be considered against the criterion that their design and detailing should reflect the importance of their location:

Aldbrough House
Primitive Methodist Chapel and adjacent Sunday School
The Post Office
The Elm Tree, High Street
The George and Dragon, High Street (see photo above)
2 High Street
4 Hornsea Road
The Cottage at the Filling Station
Byways, Nottingham Road
2 Seaside Road
3 Seaside Road
5 Seaside Road
12 Seaside Road
All properties bounding the Village Green

The George & Dragon Public House

3) THE SCALE OF FUTURE DEVELOPMENTS

-

Recommendations as to the scale of new development will be particularly sensitive to location. Certain sites could accommodate without difficulty two storey properties whereas the impact on the street-scene caused by similar developments would be undoubtedly detrimental and will be resisted.

4) RECOMMENDED MATERIALS

In order to preserve and enhance the Aldbrough Conservation Area, subject to location, red-brown brickwork below clay pan-tile roofs would usually be appropriate.

The possible use of cobble should also be considered. Subject to location, rendering may be acceptable and over one third of Conservation Area properties already have this or a painted brick finish.

Doors and windows should be of timber, painted not varnished, and include sliding sash or side-hung casement windows and batten-type external doors - on larger properties, four or six panel timber doors would probably be appropriate.

Many older properties have quite pronounced stone/concrete cills and the importance of these in reinforcing the impact of a window should not be overlooked.

Guttering is recommended to be of cast-iron or timber, with cast-iron fall pipes and shoes.

External doors should also incorporate traditional thresholds with stone or concrete steps and weather bars, where Building Regulations permit

Garages should usually reflect the materials of their parent property and have timber doors, side-hinged batten type where their location permits.

5) RECOMMENDED FEATURES

As previously mentioned, the use of cobble is particularly in keeping with the Conservation Area and can contribute significantly towards a property's attractiveness.

The inclusion of brick chimney stacks, relatively tall and corbelled with full height (approximately 75cm (30" tall)) cylindrical clay pots are appropriate though there are several examples of more decorative variants (often square) to be found in the village.

Gutter boxes and shoes make attractive features where they can be used.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Aldbrough Parish Council and members of the public. The comments made through this consultation process have been taken into account prior to the adoption of the document.

* *

THE PLANNING POLICY CONTEXT

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides the framework for designation, review and appraisal of Conservation Areas. There are also provisions within the Town and Country Planning Act 1990. Government policy and guidance is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment".

The planning policy affecting Conservation Areas within the East Riding is set at the Regional, Sub-regional and Local level. The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (adopted December 2004) deals with the historic environment in Policy N2. This is developed at a sub-regional level by the Joint Structure Plan (JSP) for Kingston Upon Hull and the East Riding of Yorkshire (adopted June 2005) in Policy ENV6. At a local level policies relevant to Aldbrough Conservation Area are contained currently in the Holderness District Wide Local Plan (HDWLP) (adopted April 1999), Policies Env24 through to Env26. Other policies in this Plan can also affect the Conservation Area, including those dealing with new residential and commercial development, Listed Buildings and Archaeology. Aldbrough also has a Village Design Statement (VDS) which has been prepared to guide development decisions in the village.

The RSS will be reviewed soon and the JSP will be incorporated into the Local Development Framework, which this will supersede the current Local Plans in due course.

LOCAL GENERIC GUIDANCE

Holderness Borough Wide Local Plan policy Env 24 - Env 26.

Leaflet by East Riding of Yorkshire Council "What are Conservation Areas?" www.eastriding.gov.uk/planning/index..html

USEFUL INFORMATION AND CONTACT DETAILS

Conservation Team, East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9BA.
Tel: 01482 887700 and 01482 393721
E-mail Address
conservation.and.enforcement@eastriding.gov.uk

Published July 2006

Aldbrough
Castle Hill
Mill Hill
Mill Road (Track)
Sandpit Hill
Stonewath Bridge
Hill Farm
Dotthams
Dotthams Road (Track)
Headland
Playing Field
Aldbrough Hall
Aldbrough House
The Cedars
Carlton Farm
Guests Field
Mill Bungalow
Sewage Works
Stone Bridge
Piggery Farm
Dairy Farm
Manor Farm
Hall
Garage
Vic
PO
PW
Sch
Track
Drain
Cemy
CARLTON LANE
CARLTON DRIVE
HORNSEA ROAD
NORTH STREET
HIGH STREET
CHURCH STREET
SANDPITS LANE
EAST NEWTON ROAD
SEASIDE ROAD
QUEENSWOOD ROAD
13m
18m