EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

ALLERTHORPE

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2009

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INTRODUCTION

The National Situation

The concept of Conservation Areas was established just over 40 years ago in the Civic Amenities Act of 1967.

The Town & Country Planning Act 1990 defines a Conservation Area as **"an area of special architectural or historical interest the character or appearance of which it is desirable to preserve or 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.

There are currently around 9500 Conservation Areas in England as a whole.

It should be remembered the purpose behind Conservation Area designation is not to prevent any further change; rather it is to ensure that whatever change does occur is carefully managed, so that the specialness of the Area is not jeopardised.

This appraisal has been undertaken in accordance with "Guidance on Conservation Areas" issued by English Heritage in August 2005 in order to meet the current requirements of national government for such designations.

The Local Situation

The designation of a Conservation Area in Allerthorpe was made by East Yorkshire Borough Council in 1981, but it was not until 2008 that the opportunity to reappraise the Area has come about.

The Conservation Area in Allerthorpe has some 65 houses and 3 listed buildings. It is one of 95 Conservation Areas in the East Riding (as at October 2008).

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT ALLERTHORPE

This document identifies the special architectural and historic interest of the character and appearance of Allerthorpe. It indicates how this should be preserved and enhanced and will be useful to potential developers, residents and businesses and to the Council in the making of Development Control decisions and environmental improvements.

DEFINITION OF ALLERTHORPE'S SPECIAL INTEREST

Allerthorpe's special character is defined by its green verges and front facing cottages. It is a traditional English linear patterned village, with a looping back road that runs off Main Street, on its north side.

Buildings such as Saint Botolphs Church, The Gables and The Grange and The Rookery (formally known as Allerthorpe Hall), have made positive contributions to the architecture of Allerthorpe. These buildings have given Allerthorpe a diversity of architecture which spans from the Mid 17th Century to the present.

The green verges, Main Street.

a) Topography and its Relevance

The Allerthorpe Conservation Area lies within the '*Newton upon Derwent, Allerthorpe and Hayton Farmland*' Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment identifies this area as a flat to gently undulating farmed landscape with the principal settlements being the villages of Newton upon Derwent, Wilberfoss, Allerthorpe and Hayton. The A1079 passes through this area, following the route of the former Roman Road from Brough to York.

Blackfoss Beck and Sails Beck flow through this landscape before draining into Pocklington Beck. Whilst these two watercourses are relatively small, the way by which they meander through the intensive arable land helps to provide some variation in field pattern. Pocklington Canal is also an important feature in this area with Canal Head being an attractive area that is well used for passive recreation. Meanwhile, other watercourses such as Bielby Beck and also the gardens and surrounds of Burnby Hall Gardens provide important habitats for wildlife.

Woodland cover is fairly sparse with only scattered blocks located throughout the landscape. The exception to this is Allerthorpe Wood, which is an extensive area of Forestry Commission estate coniferous plantation established on former heathland. Despite the large-scale afforestation of this area in the past, a small fragment of lowland heath remains at the site, composed of species such as common heather, cross-leaved heath, cotton grass and purple moor grass, and the area also supports healthy populations of wildlife, notably reptiles.

Much of the parish of Allerthorpe was Enclosed in 1640 and the field pattern that can be observed today shows some evidence of the original Enclosure pattern. For example, long narrow closes are found on the edge of the village and these demonstrate the reverse 's' shape that is often associated with the early Enclosure period as open field furlongs and strips became partitioned.

To the north of the Allerthorpe Conservation Area lies the '*Barmby Moor Farmland*' Character Area. The

Landscape Character Assessment identifies this area as being dominated by arable agriculture with areas of commercial development to the south of the A1079 and at Pocklington airfield. Open field systems and common land traditional to the area would have been subjected to Enclosure during the latter part of the 18th century, and the resulting enclosed land remains in evidence today in the medium size field systems, which reflect the scale of the landscape. An exception to this is the small area of rectilinear Roman field system, visible only as a crop mark, visible to the west of Barmby Moor.

A few small blocks of woodland are scattered across this area, characteristically rectilinear in form. A network of minor roads runs through the landscape and there is regarded to be a relatively high density of scattered development. Important features of this landscape area include the village of Barmby Moor and the associated church, which although being largely rebuilt in the early 1850s, retains its 15th century tower and stone spire.

b) The Natural Environment

The special interest of the Allerthorpe Conservation Area is not only derived from the quality of the buildings, but also from the strong contribution of the natural environment which creates a unique genius loci. In this context the particular mix of public and private spaces, such as gardens, pasture land, trees and hedgerows all contribute to the rich cultural and natural heritage, which merit preservation and enhancement.

Enclosed by the exchange and new enclosure of 1640 the open fields around Allerthorpe were divided and allotted in unspecified amounts to about 20 tenants. Since then, the surrounding fields may have lost many of their smaller, more ancient sub-divisions, but narrow curving closes still reflect the original enclosure pattern.

Relict hawthorn hedgerows to the north of St. Botolph's Church and those that border Back Lane preserve this natural heritage within the Conservation Area. Regrettably, within the hub of the village more formal urbanised hedging such as privet, beech and leylandii prevail. The introduction of such species into this environment provides little intrinsic or wildlife value.

However, regardless of provenance and vernacular, they all contribute to the greening of the village environment and constitute interconnecting green corridors between otherwise fragmented blocks of habitat. This connectivity allows species to travel between core areas and the gently undulating arable landscape beyond the village.

The Conservation Area incorporates two relatively significant areas of unimproved grassland. Whilst not open to public access these areas are important for their aesthetic, ecological and social values. The northernmost of these areas (as former grounds of Allerthorpe Hall) boasts a significant number of landscape trees including roadside lime and oak trees. Of particular note is a fine open grown oak. Such trees as this are a scarce and declining resource that provides a habitat for more organisms, especially insects, than any other British tree. The management of the tree stock within this area of enclosed grassland is especially commendable and evidences substantial investment in the sustainability of tree cover.
Two other areas that should also be noted for their arboricultural stewardship are the Churchyard and the roadside verges along the western extent of Back Lane. Recent planting in these areas provides age and species diversity

which will make a strong contribution to the nature heritage of the community, and preserve the continuity of woodland habitat as an integral part of the area's greater ecological landscape.

The key feature in the preservation of the character and appearance of the Area is that the site layout, plot ratio and site coverage of the residential properties respects the local landscape character and the contextual surroundings. The typically generous plots have either large front or rear gardens that accommodate landscape trees that will become dominant elements of the long-term landscape structure of the village and wider countryside.

Elsewhere Main Street is flanked by well maintained, wide grass verges, which virtually constitute a small green and provide visual open space, which allows the public to enjoy significant external views.

By design, the existing treescape on the periphery of the village provides transitional planting that is composed of appropriate field trees. Exotic interest that is traditionally associated with urban planting has been introduced within the hub of the village but does not impact on views into the village from the wider countryside.

A key feature in preserving the appearance and character of the Conservation Area will be the retention of areas that maintain a clear dominance of open green space consisting of grass, shrubs and trees which contrast to the surrounding built environment. The protection of these areas will offer an ongoing amenity to the locality.

c) Tree Preservation Orders

As trees nearly always contribute positively to the appearance and character of a Conservation Area, they are protected from unnecessary felling or pruning. Therefore all significant works to trees in Conservation Areas need prior notification to be given to the Local Planning Authority.

If it is decided that the tree is worthy of protection, a Tree Preservation Order can be made.

In addition to this, there are six specific Tree Preservation Orders covering trees within the Conservation Area.

- TPO 394, grounds of the Old Coach House.
- TPO 535, front garden to Garden House, Back Lane.
- TPO 626, front of Saxon House, Back Lane.
- TPO 867, The Old Orchard
- TPO 946, land to the north of Croft House, Main Street.
- TPO 1099, St Botolph's Church, Main Street.

d) Open Spaces

Most of the open spaces in the Allerthorpe Conservation Area are in private gardens. The only significant area of public open space is on Main Street, in the historic core of the Allerthorpe Conservation Area. The large grass verges at the western end of Main Street create a wide street scene, which is sometimes used for off street car parking.

e) Boundary Treatment

The majority of the dwellings in the Allerthorpe Conservation Area have boundary treatments to their frontage. They vary in materials, style and height. Most of the boundaries are brick built

small walls, no higher than one metre. Others have a mixture of shrubs and privet hedges varying in height, as well as some old cast iron railings that have been painted white, close to the Gables on Main Street.

f) Origins and Evolution

Allerthorpe's name suggests that is was founded by Scandinavian settlers, however the nearby settlement of Wapplington was Anglian. The earliest records of the Allerthorpe area date back to the Doomsday Book, where in 1086, the King (William the Conqueror) had 6 carucates at Allerthorpe, which was part of the land associated with the Kings Manor of Pocklington. In 1185 this estate was granted by Roger de Moreville to the Knights Templar and by 1250 the order had also acquired 6 bovates in Wapplington. Following the first Crusades and The Templars suppression in 1312, the manor of Allerthorpe, together with the Wapplington holding was transferred to the Knights Hospitallers. After this period the land was leased out and changed ownership constantly. A Manor House built originally by the Knights Templar existed in Allerthorpe, but its location is unknown, although it is possible that the Manor House may have been situated close to what is today Manor Farm, the only large farmstead left within the centre of the village.

Allerthorpe has developed as an agricultural settlement. The land around Allerthorpe is extremely good for arable farming, as in medieval times the land flooded frequently from the becks near Pocklington. A windmill existed in Allerthorpe as early as 1327, and there were possibly two in the township parish by 1338. In the 16th Century George Hall rebuilt a windmill, and it is thought that the mill may have stood to the north west of the Village, in or near the field called Mill Doors, it was last mentioned in records in 1791. But it is evident that Allerthorpe developed as a grain and flour producing settlement.

g) Archaeology

The village lies in a classic wetland landscape, within the vale of York; this is an area which has seen sporadic human activity for much of the last 10,000 years, beginning with the exploitation of the rich resources of fish, birds and animals by hunter-gatherer groups in the Mesolithic and Neolithic periods.
The land around Allerthorpe is reasonably sensitive from an archaeology perspective. The York to Hull road, which runs along the north-eastern parish boundary, follows the course of a Roman road, which may have had small outposts and fortifications along it.

Closer to the village is the Mill Doors field, where it is thought that several windmills once stood. This makes the area of land immediately to the north of the village sensitive to any development.

In the village itself there is Manor Farm. It is thought that the farmstead takes its name from a Manor House that once stood near this site. So all the land surrounding the farmstead is vulnerable to inappropriate earthworks.

The last site of significant archaeological importance is St Botolphs Church. It is a possibility that a medieval chapel existed on the site where the Victorian Gothic Revival Church stands today. However, this is not certain, so any development on the land surrounding the church could also significantly and detrimentally affect the Conservation Area's character.

There are no Scheduled Ancient Monuments within the parish included in the County List.

h) Layout and Disposition

Allerthorpe is a linear village, as the pattern of house building has followed the access roads running through the village. Manor Farm is the only exception to the linear pattern within the Conservation Area, as it is set back as an individual farmstead separate from the street frontage. This would suggest that a historic farmstead may have existed on this site before the village expanded into a settlement.

i) Buildings

The village church of Saint Botolph was built in 1876 by JB and W Atkinson in the Gothic Revival style. It has a unique octagonal bell turret, which sits above the west elevation giving the church its individual character.

St Botolphs Church, Main Street.

The Grange and The Rookery (formally listed as Allerthorpe Hall) were originally built from 1802 to 1809 for Charles Stanley, with later extensions to the north and west. Its unique features include red brick quoins, a variety of Georgian and Victorian windows and a graduated slate roof.

The Gables was originally built in the mid 17th century shortly after The Second English Civil War. The building was cased in brick in the mid 18th century and the eaves were raised and the gable ends rebuilt in the late 19th century. The Gables has a steep pitched roof which suggests a possibility that originally the roof would have been thatched when it was first built in the mid 17th century. The Gables has a dentilled brick eaves cornice and a variety of historical sash windows.

The Gables, Main Street.

i) Scale

Nearly all of the properties within the Allerthorpe Conservation Area are of two storeys. The only exceptions are Allerthorpe Hall (now known as The Grange and The Rookery) and The Old Vicarage. There are also a 20th Century dormer bungalows that are single storey and one and a half stories.

ii) Orientation

The vast majority of properties are front facing. The oldest properties in the Conservation Area are slightly set back from Main Street, with grass verges separating them from the highway.

iii) Materials

Virtually all of the properties within the Conservation Area are built from brick. Only one of the properties used stone as well as brick. These materials would have been available locally, or transported to Allerthorpe by the main A1079 road that goes from York to Hull, and possibly via the Pocklington Canal. As costs for transporting materials was high, the vast majority of the materials would have been sourced locally.

iv) Walls

Nearly all of the properties are finished to show a facing brick. The colours of the bricks vary within the Conservation Area. The older bricks tend to be a dark red/brown, with the more modern properties using a pale red/brown colour.

v) Roofs

Most of the properties within the Conservation Area have concrete pantiles. The older more traditional properties have clay pantiles, and two old properties fronting Main Street have Welsh Slate. A few of the modern properties have large concrete tiles. Overall there is a complete diversity of roofing materials within the Allerthorpe Conservation Area.

vi) Windows and Doors

Most of the windows within the Allerthorpe Conservation Area are timber, with a mixture of old and modern properties on Main Street using UPVC. There is a definite pattern with materials used on front doors in Allerthorpe. Nearly all of the front doors are made from timber and glass, but they vary in design and appearance.

vii) Chimneys

The dominant style of Chimney pot in the Allerthorpe Conservation Area is the round red terracotta/clay pot. There are only a few exceptions with some square buff coloured pots on the older properties, and one crown pot on a house off Main Street.

k) Historic Buildings

Those which are Grade II listed are classified of being **of special architectural or historic interest,** with the Grade II* being of **particularly importance** and Grade I being of **exceptional interest**. (94% of all listed buildings are Grade II designated).

Church of Saint Botolph, Main Street, Grade II Listed
The Gables, Main Street, Grade II Listed
The Grange and The Rookery, Main Street, Grade II Listed
Telephone Box, Main Street, Grade II Listed.

The village is very fortunate in having its telephone box listed, as many settlements are losing these distinctive features from their streetscapes where they do not have this added protection.

For further information on the above (listed) buildings, including the descriptions, please refer to www.imagesofengland.org.uk

Telephone Box and Post Box on Main Street.

l) Focal Point Buildings

These buildings are highlighted because of the additional visual importance they have 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.

West Lodge and East Lodge, Main Street.

The main focal point of the Conservation Area is the green verges set around the oldest properties within the centre of Allerthopre. These buildings include The Gables (Grade II Listed), and the Public House (The Plough Inn).

The Plough Inn, Main Street.

m) Unlisted Buildings of Interest

The principles of selection used by English Heritage for recommendations for the listing of buildings seek to ensure that most buildings from 1700 – 1840 are listed. After this latter date there was a significant increase in the number of buildings erected nationally and therefore a significant decrease in the number of listings, these being limited to the best examples of particular building types.

The fact that there are relatively few listed buildings increases the importance of Conservation Area designation to Allerthorpe since, without the added protection that Conservation Area status gives, buildings would be available for demolition without prior consent and this could be very damaging to the village's character, where there are many visually important buildings.

Unlisted buildings of interest within Allerthorpe include, West Lodge, East Lodge, and the Plough Inn, all on Main Street.

n) Significant associations

Thomas Cooke (1807 – 1868)

Born in the village and the son of a shoemaker, Cooke became a noted scientific instrument maker, establishing an optical business in York in 1837, where he built the first of the refractory telescopes for which he was to become renowned. These included the Newall Telescope which was, at the time, the largest refractory telescope in the world. Several of his telescopes are still in use around the world today.

His activities were not confined to optical instruments and he also built clocks for church towers.

POLICY STATEMENT FOR THE ALLERTHORPE CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Allerthorpe Conservation Area.

Where the removal of trees within the Conservation Area is approved, the Council will endeavour to ensure that the Area's long term character and appearance is not thereby damaged, and that, unless there are accepted reasons to the contrary, replacement planting is agreed and undertaken.

New Developments

The Council will give special regard to development proposals which may affect the Area and its setting, to ensure that it is thereby preserved or enhanced.

Recommended Materials

The number of development sites within the Conservation Area is limited, but where new development is approved, it is expected that traditional materials, which would preserve or enhance the character and appearance of the Area, will be used.

Historically the use of building materials reflects what would have been available locally at the time, with those materials that were transported over long distances being used only on high status buildings.

BOUNDARY ALTERATIONS

Since the Allerthorpe Conservation Area was first designated in 1981, there has only been one major change to the appearance of the village. This was the demolition of a pig farm and the creation of a residential cul-de-sac, known as Waplington Park.

The only boundary alteration that has occurred is the removal of the Waplington Park cul-de-sac. As the introduction to the appraisal states, a Conservation Area is defined in the Town and Country Planning act 1990 as, "an area of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance."

It was considered that the Waplington Park cul-de-sac is not an area of historic or architectural interest, therefore, it has been considered that the area should not be included within the designated boundary. Buildings within a Conservation Area set a precedent for future development, and it is thought that the special character of Allerthorpe, is its front facing cottages, in a linear pattern with large grass verges. Therefore any future development in Allerthorpe should reflect the special historical character, rather than the character of a modern cul-de-sac.

Future applications for the Waplington Park area would still be subject to

consultation with the Building Conservation department, as would any changes that may effect the character setting of the Conservation Area; so protection in terms of future development for this area would still be provided.

COMMUNITY INVOLVEMENT

This appraisal was subject to a public consultation with the Allerthorpe Parish Council and members of the public. The comments received in the course of the consultation process were taken into account prior to the adoption of the document as Council policy. The Parish Council supported the re-appraisal providing that the Building Conservation Team would still be consulted on any planning applications which related to the Waplington Park cul-de-sac, as this has been excluded from the Conservation Area.

PLANNING POLICY CONTEXT

The principle 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 & Country Planning Act 1990. Government policy and Guidance is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment" dated September 1994 and is available at:
www.communities.gov.uk/planning

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 (published May 2008) deals with the historic environment in Policy ENV9. This is developed at the 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 the Allerthorpe Conservation Area are currently contained in the East Yorkshire Borough Wide Local Plan, (adopted June 1997) Policy EN19. Other policies in this Plan can also affect the Conservation Area, including those dealing with new residential and commercial development, listed buildings and archaeology.

The JSP will be incorporated into the Local Development Framework (LDF), which will also supersede the current Local Plan in due course. The Appraisal will be used as a background document in support of the relevant LDF Development Plan Document, and as a material planning consideration in the determination of relevant planning applications.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan,
Policies EN19.

Leaflet, "What are Conservation Areas?" by East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9BA

USEFUL INFORMATION AND CONTACTS

This appraisal document has received information used in the text from The Humber Archaeology Partnership and The Trees and Landscape Team at The

East Riding of Yorkshire Council. Other historical information was taken from The Victoria County History of The East Riding.

Contact details:

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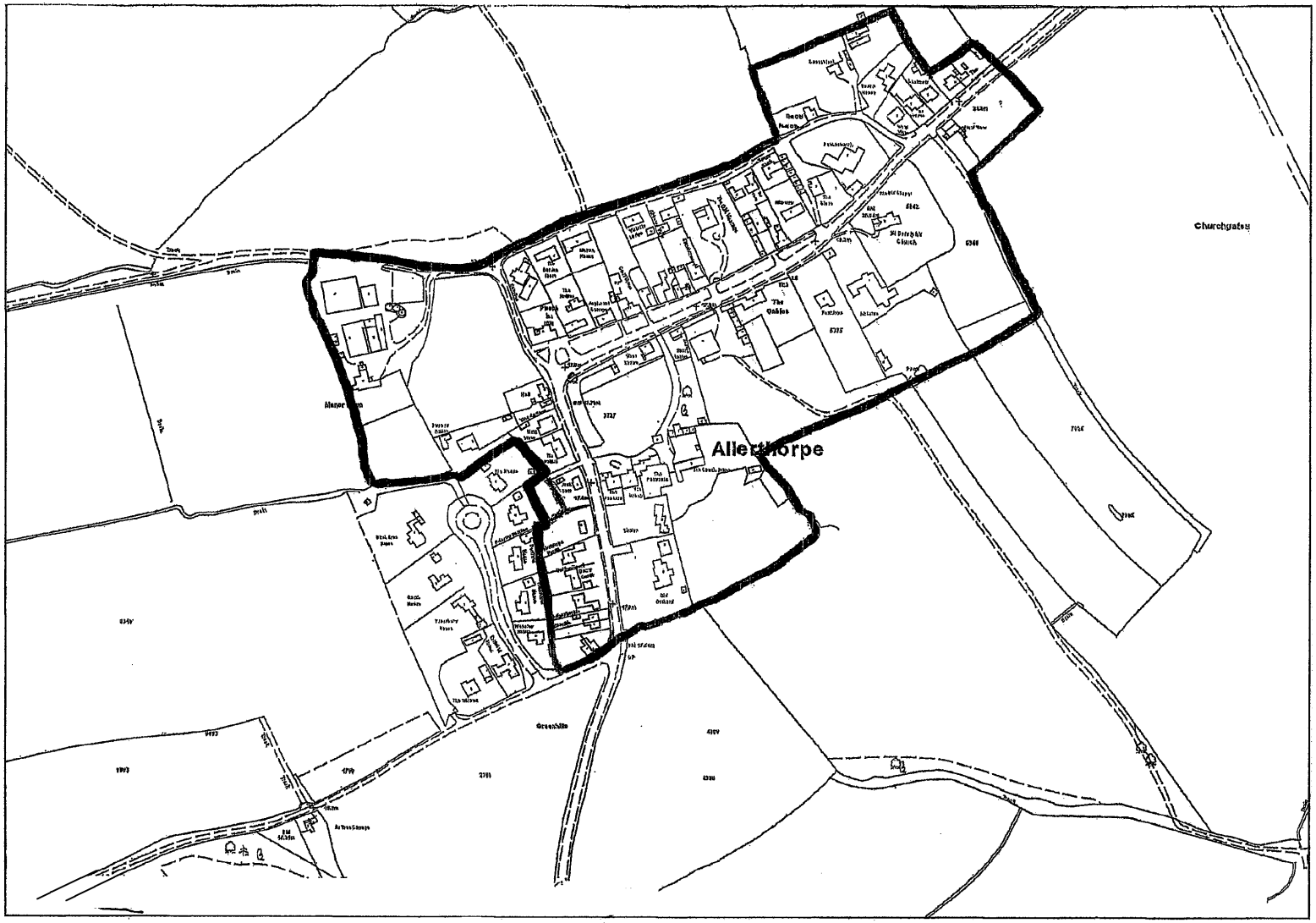
Residents consulted on this appraisal are those whose addresses appear on the Register of Electors for 2009.

The photographs used in this appraisal were taken in September 2008.

For further information about other East Riding Conservation Area Appraisals, please search for Conservation Area on the Council's web page www.eastriding.gov.uk

Date: Designated 7th October 2009.



ALLERTHORPE CONSERVATION AREA

designated October 2009