EAST RIDING OF YORKSHIRE COUNCIL

# CONSERVATION AREA APPRAISAL

# BEVERLEY (GROSVENOR PLACE)

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## JULY 2006

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## INTRODUCTION

Grosvenor Place Conservation Area originated in the designation by Beverley Borough Council in 1994.

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 aim of National Government that Conservation Areas should be re-surveyed every five years.

## DEFINITION OF THE GROSVENOR PLACE'S SPECIAL INTEREST

Grosvenor Place's special character stems from its mix of historic buildings in such a compact area.

The most important element is the tunnel-effect created in Grosvenor Place which culminates at its southern end in a green area.

This character is created by two-storey buildings located immediately at the back edge of the lane, whilst the gardens at the end of the lane provide the greenery.

## TOPOGRAPHY AND SETTING OF THE CONSERVATION AREA

The western edge of the Beverley (Grosvenor Place) Conservation Area is adjacent to the 'Beverley Westwood' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes this landscape as an historic area of common pastureland to the west of Beverley which is grazed by cattle and is a

popular recreation resource. The dominant features of this landscape are intermittent clusters and roadside avenues of mature parkland trees and small woodlands. There is evidence of earlier landscape features, including Iron Age burial mounds.

The Landscape Character Assessment describes how this area of land surrounding Beverley would have once been well-wooded and that the intensification of agriculture throughout the River Hull floodplain means that little woodland remains and that which does is dominated by oak, hazel, ash, elm and hawthorn. The areas most important landscape feature is the significant fragment of ancient woodland known as Burton Bushes. This woodland is dominated by the traditional ancient woodland species of oak, silver birch and ash, as well as the indicative ground flora of wood anemone, wood sorrel and yellow pimpernel.

When approaching from Walkington it is the gently undulating landscape of the Westwood to the North, and immediately to the east in front of you, that characterises the approach to the Conservation Area.

Once past the Golf Club, club house, the first real view of the Conservation Area is visible. The main features that stand out are: no. 45 Grosvenor Place, with its white elevation and black shutters, the modern interpretation of the former gatehouse on the very edge of the Westwood, and the white façade of the Royal Oak further down Cartwright Lane. This view is softened by the existence of trees and hedges.

These features are set in front of the very impressive backdrop of Beverley Minster and the predominantly red roof-scape of Beverley town that surrounds it.

## THE ORIGINS AND HISTORIC DEVELOPMENT OF THE AREA

The origins of the names "Grosvenor Place" and "Cartwright Lane" are not clear.
In the mid 18th century (see William Burrow's Map of 1747), Grosvenor Place did not exist and Cartwright Lane was known as Keld Gate Lane. At the time of the 1861 Census, Cartwright Lane was referred to (in the census) as Westwood Road (within St. Martin's Parish). On the 1892 and 1893 OS Maps it is called Keld Gate Road.

**View looking east from the Westwood.**

Grosvenor Place first appears in the 1892/1893 OS series, with the same name.

Why Grosvenor Place was so named is unclear. The Grosvenor Estate was being developed in London in the early 19th century, but why an unprepossessing cul-de-sac in a small market town in the north of England should refer to the name of a wealthy landowner in London is unknown. The second half of the name, "Place", is much more easily understood. The term "Place" (as "Parade" and "Terrace") is usually associated with 19th century housing and the Oxford English Dictionary defines it as: "Often used in the name of a small area more or less built around, and lying aside from a street or thoroughfare, or of a short cul-de-sac or byway turning out of a main thoroughfare …". Obviously applicable to Grosvenor Place.

William Burrows' Map of 1747 shows Keld Gate Lane and Sloe Lane but no buildings in the area.

The Wards and Parishes Map (of the late 1830s) shows only the buildings known as The Dog Kennels (on the north side of Cartwright Lane opposite the entry to Grosvenor Place).

The 1855 OS Map shows the Dog Kennels and The Gate House.

The first maps to show any other buildings are the two published in 1892 and 1893 - with most of the area developed by then.

Though there are no addresses given, and only small clues in the names of a few buildings (such as The Royal Oak Inn and The Dog Kennels) the 1861 Census lists 23 houses west of the Toll House (near to the junction of Keldgate and Queensgate) including The Royal Oak Inn, The Dog Kennels (three dwellings), The Walkington Gate House and Four Millers' Houses. Excluding these specific references there are therefore 14 other houses in the area. The first one referred to in the Census after the Toll House could be the dwelling shown in the corner of a field in the 1855 series and more clearly shown, in the same location, immediately east of St. Martin's Cemetery in the 1892/93 series. Excluding this assumed dwelling there are therefore references to 13 dwellings in the top end of Cartwright Lane/Grosvenor Place area in the 1861 Census.

Since the 1855 map was surveyed in 1851 it is reasonable to suppose therefore that these 13 (the bulk of this area) were built in the decade between 1851 and 1861.

Looking at the architecture of the buildings, one can reasonably suppose that the above 13 dwellings are Nos. 29 - 37 Cartwright Lane; and in Grosvenor Place, Nos. 1, 3, 9, the three dwellings formerly occupying the plots now occupied by Nos. 8 & 10, Nos. 6. Nos. 1, 3 & 9 Grosvenor Place and 31 Cartwright Lane have been rendered and altered, but Nos. 33, 35 & 37 Cartwright Lane and No.6 Grosvenor Place have a clear affinity with each other - and with the Wool Pack Inn and Nos. 39 - 47 Westwood Road (shown on the 1855 OS Map). These assumed original properties, though seemingly built in the second decade of the Victorian period, stylistically and in their materials, belong with the earlier late-Georgian/Regency period. This relatively late development accords with the general picture of the development of the town being sluggish during the early and middle periods of the 19th century.

The remaining dwellings (Nos. 23, 25 & 27 Cartwright Lane, Nos. 39/41 Cartwright Lane (Belgrave Villas), No. 45 Cartwright Lane (Grosvenor House), No. 2 Grosvenor Place and the two 'Terrace House' dwellings on the site now occupied by No. 7 Grosvenor Place are all shown on the 1892 and 1893 OS series maps and therefore can be assumed to have been built between 1861 and 1890 (when the 1893 series was surveyed). No. 45 Cartwright Lane (Grosvenor House) appears to be earlier, rather than later in this period - its overall form, 'Villa' siting and character, and the brickwork of its boundary walls and the remains of the outbuilding in Grosvenor Place, all suggest this.

Therefore, it can be reasonably concluded that Grosvenor Place and Nos. 23 - 45 Cartwright Lane were built primarily in the 1850's with the remaining dwellings (except for the Post World War II 20th century dwellings) being built in the following three decades.

The three sets of 'small-holding' buildings shown on the 1982 map (on the east side between Nos. 3 & 7 Grosvenor Place and on the west side on the site of No. 10 Grosvenor Place and the modern bungalow "Rivendell") are not included in the above analysis, but can reasonably be assumed to be contemporary with the above development.

Twentieth century re-development has demolished the three dwellings now occupied by Nos. 8 & 10 Grosvenor Place (in the 1850's), The Dog Kennels (in the 1960's), the outbuildings on the site occupied by "Rivendell" (in the 1960s), The Gatehouse (in the 1980s), and has partially demolished and radically altered the two 'Terrace' houses now occupied by 7 Grosvenor Place (in the 1960s). Of the three 'small-holdings', only the one on the east side survives physically but has now been converted to a dwelling. Its last use was as a dairy, and prior to that it was stabling. At least the physical appearance of the past will remain to keep the story alive in the town-scape.

Of the 97 persons (listed in the 1861 Census) presumed to be in this area, 31 were children and the occupations of the adults ranged from agricultural labourers through to a dealer in Marine Stores.

## ARCHAEOLOGY

The other important historic aspect of the top of Cartwright Lane/Grosvenor Place area is its possible/probable archaeological interest.

The Franciscans were established in Beverley by 1267. Initially, it is thought that they were located in the St. Giles Croft area. Later, they moved to another site, which is thought to be the parcel of land bounded by The Westwood, Cartwright Lane, Sloe Lane and the Borough boundary. The Friary was dissolved in 1539. In the early 19th century, digging for a brickyard on the west side of Queensgate near the junction with Sloe Lane revealed a cemetery and foundations which are presumed to have been those of The Friary. Thus, what historic and archaeological evidence there is points to this Sloe Lane, Cartwright Lane, Grosvenor Place area as being the location of the Franciscan Friary.

However, notwithstanding this strong indication as to the whereabouts of the Franciscan Friary, there are no Scheduled Ancient Monuments within the Conservation Area.

## KEY VIEWS AND VISTAS

The most important views of the Conservation Area are as follows:

- The view east from the Westwood, looking towards Grosvenor Place / Cartwright Lane. – This is an important first glimpse of the Conservation Area from the Westwood, which reveals a strong chimney lined, dark roof-scape, due to the predominant use of slate. Other key features which stand out are the dominant white elevations of No. 45 Grosvenor Place and of The Royal Oak on Cartwright Lane. There is also a distinct lack of planting to the rear gardens of the properties on Grosvenor Place closest to Cartwright Lane which would benefit from additional landscaping to blend in the edge of the settlement.

- The view from Cartwright Lane looking south down Grosvenor Place – This is the only vista, whereby the principal elevations of the buildings on Grosvenor Place and Cartwright Lane can be viewed at the same time.

  Here the main character is one of enclosure, provided largely by the buildings to the east, which are all situated at the back edge of the lane, although Nos. 2 and 6 on the opposite side complete this character. Towards the end of Grosvenor Place there is a distinct change in the character, from hard landscaping to one of greenery, provided by the gardens of Nos. 11 and 12 Grosvenor Place. These combined features serve to create a tunnel-effect.

## THE CHARACTER FROM OUTSIDE

The Grosvenor Place/Sloe Lane to The Gatehouse stretch of Cartwright Lane can be seen from outside only from The Westwood.

From here it is a mix of buildings and hedges/trees with the greenery predominant at the southern end, and the buildings at the northern end, with Grosvenor House and The Royal Oak particularly prominent as a result of their white painted facades.

The modernism of "Rivendell" and Nos. 8 & 10 Grosvenor Place dilute the historic character, and their effect is increased by their prominence: Rivendell because it is sited so closely to the edge of The Westwood with little landscape softening; and Nos 8 & 10 because they are so visible in what is otherwise a green/treed southern end from No. 2 onwards.

The garden of No. 6 is critical in this built/green balance, because the removal of its greenery would largely expose the whole length of the cul-de-sac, leaving only the boundary and garden of No. 12 creating any significant landscape.

The demolition of No. 6 and its replacement with a pair of houses, much in the manner of Nos 8/10, would be likely to threaten the extent and density of the existing landscape cover, and so bring about this noticeable change in impact. Moreover, the insertion of new houses here would express their newness as well as their exposure. Thus as well as the balance between landscape and buildings being changed, so would the overall impression be that of new buildings rather than old.

**View south along Grosvenor Place.**

Taken as a whole, the composition of Grosvenor Place especially, (because it is set across the line of vision) and Cartwright Lane makes a prominent and important footstool foreground to the view of the Minster when seen descending from the Westwood along the Walkington Road, and from the Golf Club House.

The whole area links up continuously and pleasingly with the Grammar School and its grounds and the Lowson Mill complex of buildings to create an attractive and historic approach and entrance to the town.

In contrast, the 1960's development at the other side of Cartwright Lane, on the Dog Kennels site, creates a disappointing entry to an historic town and is a lesson in what not to do in such a critical position.

Finally, the contribution to the entry to the town needs to be expanded a little further.

As you descend The Westwood from Walkington, either towards Cartwright Lane or towards Westwood Road, it is the western side of Grosvenor Place, The Gatehouse, and The Royal Oak Public House which are within the scene in this area. As already mentioned, they contribute in no small way to the view of the town ahead, with the Minster dominant. As you then drop down further and approach The Gatehouse, the western side of Grosvenor Place passes out of view (except for No. 45 Grosvenor House) and the view ahead is taken up by

The Royal Oak and a little further on by the row of houses between Grosvenor Place and Sloe Lane. Thus, though from any one point it is hardly possible to couple a view of both Cartwright Lane and the western side of Grosvenor Place, in reality both are a coupled experience in time as you approach the town from The Westwood.

## CHARACTER ZONES

The area comprises two distinctly different parts: Cartwright Lane and Grosvenor Place, the differences of which are discussed under each of their respective headings.

The two are coupled together because they occupy (probably) the same important archaeological site; were developed at the same time; and jointly (though in different ways) contribute to the visual entry to the town.

## CARTWRIGHT LANE

This zone comprises The Gatehouse, Grosvenor House, The Royal Oak and Nos. 23 - 41.

The Gatehouse, though a recent building, still successfully registers its historic function. Grosvenor House is the fulcrum in the change of view and thus belongs in each scenario. The Royal Oak, similarly, defines the corner between Cartwright Lane and Grosvenor Place and belongs in both. Nos. 39 & 41 (Belgrave Villas) is an entity in itself. Nos. 23 - 37 comprise a solid, but not repetitive, row of houses.

Therefore, Cartwright Lane is made up of five elements, each very distinct from the rest and this individualism is continued in the row (note: "row", now "terrace") numbered 23 - 37. Yet all are compactly sited, with the exception of Grosvenor House, within a short length of roadway. There is therefore a compact, 'cheek by jowl,' small-scale individuality about the 'area', which is typically 'Beverley' and thus helps to act as an appropriate entry to and foretaste of the historic town.

It also reflects the individualism possible before the introduction of 'bye-law' housing introduced in Beverley in the 1860's, and the artisan/labouring working class occupancy revealed in the 1861 Census returns.

But the character is also strongly historic, not greatly spoiled by Permitted Development. Only The Gatehouse is not an historic building, but even this has succeeded in reflecting its historic function.

Despite the individuality, there is also considerable architectural unity, stemming from the same period of build and using the same materials and vertically proportioned window openings (many still retaining the original windows) and doors.

Thus the character is historic, compact, coherent and yet expressing individuality. There is a certain small-scale rural informality and individuality, yet put together with an urban density.

## GROSVENOR PLACE

Grosvenor Place's character is quite different from that of Cartwright Lane due to two key factors:

- Its very narrow roadway and spatial enclosure

- The informality and individuality, yet coherence of its buildings.

The narrow road/no footpath/historic buildings built right up to the edge of the road characteristics are fundamental elements. The Post World War II buildings have destroyed and ignored this. Only Nos. 2 & 6 continue this original feature on the west side and thus are critically important elements in maintaining the street's unique spatial quality.

Also contributory to this spatial definition are the boundaries of the properties set back on the western side.

The buildings, as may be expected from their common historic origins with those on Cartwright Lane, have the same characteristics of, 'cheek by jowl' siting, small-scale simplicity reflecting their working class origins, and an attractive combination of coherence and individuality. In this case the individuality is strong in the intimate informality of No. 6 and the most unusual siting of Nos. 1 & 3, back-to-back, with their outbuildings facing their fronts. As with the buildings in Cartwright Lane, there is the same restraint in the use of materials - almost universally brick and pantile or painted render and slate (though there are slight variations, and interestingly so in the fish-tail plain tiles used on the roof of the outbuilding of No. 3).

Again, the layout reflects the individuality and informality achieved before the introduction of bye-laws for housing and in the same odd mix of rural informality (with large gardens at the rear) with urban density in the streetscene.

At the southern end of Grosvenor Place there is a distinct change in the character from hard landscaping and enclosure to one of green space formed from the gardens to Nos 9, 11 and 12, but also helped by the front gardens of Nos 8 and 10.
This is important because together they form a 'full stop' at the end of Grosvenor Place.

Since the last appraisal, No. 11 (a very modern property), has been built in this green space at the south east corner of the Conservation Area, formerly part of the garden to No. 9.

Although this building is quite different from the other buildings within the Conservation Area, it does have the benefit of being discretely placed so that it can only be viewed once within its own curtilage. Therefore it does not greatly affect the green character at this point.

## KEY BUILDINGS

Whilst there are no listed buildings within the Conservation Area, the following buildings are deemed to be of particular importance within the street scene:-

**Grosvenor Place –** Nos 2, 6, 9 and the converted small holdings.

**Cartwright Lane –** Nos 25,39,41,45 and 49

No. 49, although quite recent, is situated in a very prominent location at the edge of the Westwood and at the western entrance to the Conservation Area. Therefore, inappropriate development here could greatly affect the character and approach of the Conservation Area.

**View from the Royal Oak looking west towards the Westwood.**

With the exception of no.49, the buildings listed are historic and of high visual merit.

## MATERIALS

**Roof-tiles-** There is a mixture of roof-tiles, which include slate, clay pantiles and thankfully to a lesser extent concrete.

The use of these tiles tend to be found in groups at specific points within the Conservation Area for example slate is found predominantly on the western side

of Grosvenor Place and at its entrance to The Royal Oak and the adjacent Nos 39 and 41. Clay pantiles are mainly found on the eastern side of Grosvenor Place and on the terrace of buildings on Cartwright Lane, numbered 23-37.

Concrete tiles are an unwelcome addition to the area, mainly found on modern buildings and should be avoided, not least because their use on historic roof structures can cause damage due to the increased weight associated with them.

**Walls –** There are generally old clamp bricks or white painted render.

**Windows** – These are generally either vertical sliding sash (e.g. Nos 9 and 6 Grosvenor Place) or side/top opening casements (e.g. numbers seven and 12 Grosvenor Place.)

Thankfully, most top opening casements are found on the non-historic properties such as No. 12 Grosvenor Place; however, there is unfortunately the odd exception, for example No. 7.

Windows are, in the main, built from timber, however, there is also the occasional use of UPVC. The use of UPVC and top opening casements should be avoided in any future development as further use of these features will start to tip the fragile balance, which is currently just in favour of traditional window openings and materials, to non-historic UPVC window openings.

**Rainwater Goods –** There is very little UPVC guttering and fall-pipes. Guttering is either timber or cast iron and fall pipes are generally cast iron.

**View north from the entrance to No. 11.**

## THREATS

The character that has been destroyed and eroded by Post World War II development has already left Grosvenor Place at a critical point at which preservation can retain its character, but where further change could change it irrevocably.

The garden to No. 9 – This is one of only two historic buildings within the Conservation Area that are set within large gardens. Any development within the garden of this property would severely damage not only the building's setting, but also the green open space at this point.

## CONCLUSION

Grosvenor Place and Cartwright Lane comprise an area which is important in the approach to and 'setting' of The Westwood, the town and also its historic core Conservation Area. They are a small, but unique, part of the history of the town's development. It is also an area of archaeological importance. Grosvenor Place has a truly unique and irreplaceable character in the town. Both are under threat from the erosive effects of Permitted Development. Grosvenor Place is under threat from potential demolition and re-development that would have an irreversibly destructive effect upon its character, and its contribution to the approach to the town.

## COMMUNITY INVOLVEMENT

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

## PLANNING POLICY FRAMEWORK

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides the framework for their designation, review and appraisal.

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 Grosvenor Conservation Area are contained currently in the Beverley Borough Local Plan (BBLP) (adopted June 1996), Policies E21 through to E34. 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 RSS will be reviewed soon and the JSP will be incorporated into the Local Development Framework, which will supersede the current Local Plans in due course.

## LOCAL GENERIC GUIDANCE

Beverley Borough Wide Local Plan, Policies E21 – E34
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.
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## MANAGEMENT PROPOSALS

It is considered that the Conservation Area could benefit by a new scheme of street lighting which would seek to replace existing lighting columns which are out of character with the area.

In order to encourage residents to retain wooden window frames grants could be considered which may arrest the advance of non-traditional window materials.

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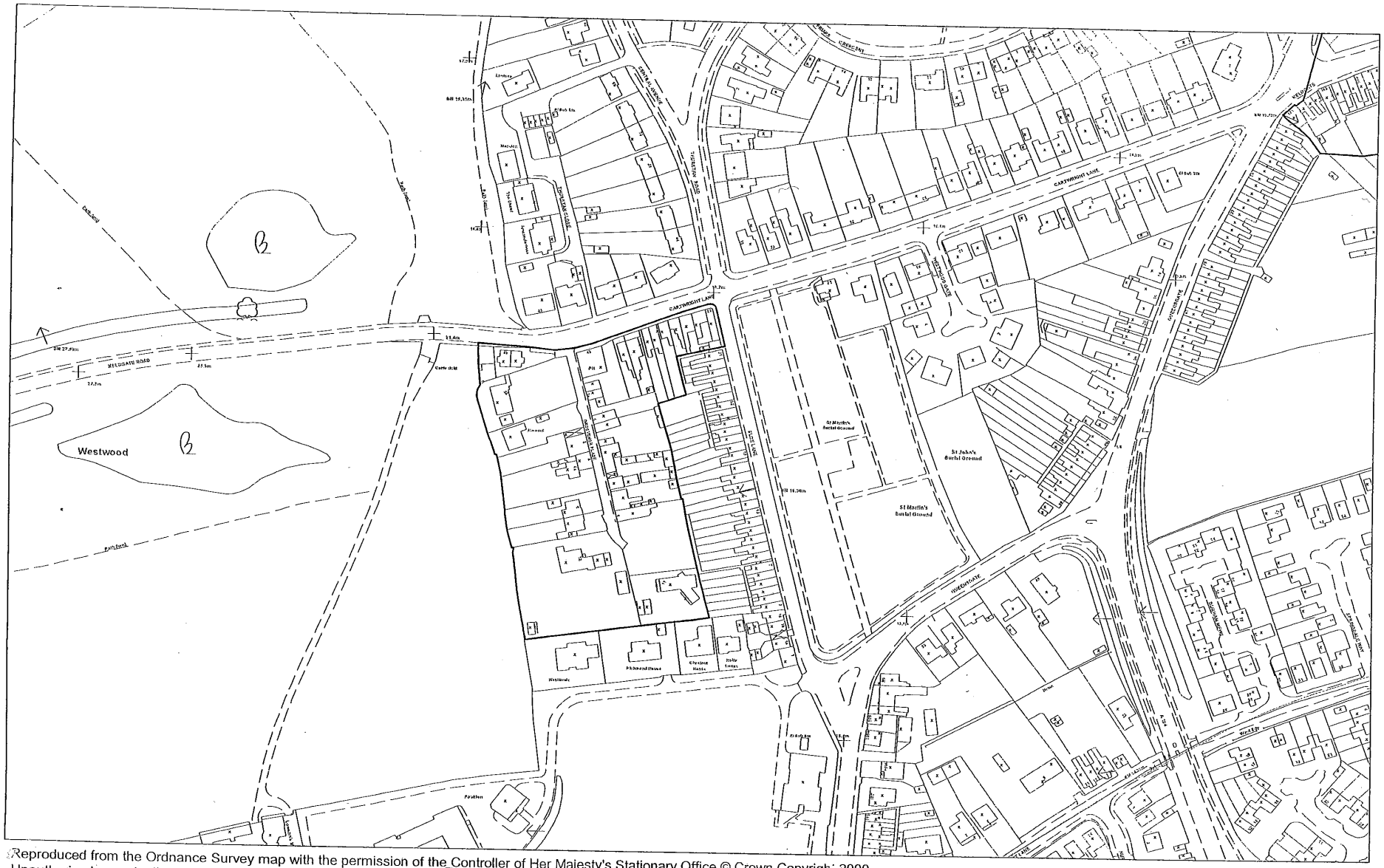


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