EAST RIDING
OF YORKSHIRE COUNCIL

## CONSERVATION AREA APPRAISAL

# BEWHOLME

**Former Primitive Methodist Chapel**

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## MAY 2006

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### INTRODUCTION

The Conservation Areas at Bewholme were designated in March 1991 by Holderness Borough Council. The designation was prompted particularly (though not exclusively) by the unwillingness of the (then) Department of the Environment to afford protection, by listing, to the terrace of cobbled cottages in Far Lane. This is by far the most complete example of this kind of architecture in the East Riding.

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 in August 2005 by English Heritage, in order to meet the aim of the national Government that Conservation Areas should be re-surveyed every five years.

### DEFINITION OF BEWHOLME'S SPECIAL INTEREST

**North End**

The pastoral qualities of this collection of farmsteads, each with their historic outbuildings set in a very open landscape, punctuated by a scattering of mature trees, reflecting a historic disposition which has today all but disappeared, is the essence of the preciousness of this local scene and which merits its Conservation Area status.

**The Village**

The specialness of the village Conservation Area is, with perhaps two or three notable exceptions, to be found in the disposition of its elements, relatively unspoiled, which inform its character more than its appearance.

The exceptions are the former Rectory, totally out of character (one wonders how often its London architect visited the site before producing this design,) and the row of cobble cottages at Far Lane and Pump Row, which reflect Holderness' traditional building material - cobble which is rarely encountered in such volume in a single building.

### a) TOPOGRAPHY AND ITS RELEVANCE

The village of Bewholme lies some 14 miles north by north-east of Hull and under 3 miles from the sea. By

comparison with others in Holderness, Bewholme is not so low lying, at around 50 feet above sea level. The village itself is relatively flat and is built on boulder clay.

The Bewholme Conservation Area lies in the 'North Holderness Open Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). This Character Area includes the villages of Lisset, Beeford and Bewholme and the surrounding landscapes that is dominated by agriculture.

The Landscape Character Assessment describes this area as being typical of Holderness, with its open agricultural landscapes dominated by intensive arable production, generally large fields and very few significant areas of woodland. The few areas of semi-natural woodland that are found in this landscape are generally dominated by ash, field maple and rowan, and also fragments of wet woodland dominated by alder and various willow species. Few hedgerows are present, and those that are typical of Holderness, containing species such as hawthorn, hazel, ash, blackthorn, elder, field maple and dogwood.

**Far Lane Cobble Cottages**

There is no clear indication as to why the village should have developed at this location, and it should be noted that it is only within the last 200 years that Bewholme appears to have gained ascendancy over Nunkeeling which now resides within its Parish, (being served by the Priory and Parish Church there until less than a century ago).

## b) DISPOSITION AND DEVELOPMENT

As is usual with Holderness villages Bewholme exhibits a linear plan, centred on the cross-roads where the Atwick, Brandesburton, Seaton and Skipsea roads meet. There is also a detached group of properties to the north of the main part of the village. These are known as North End.

In spite of this relatively succinct description, a careful appraisal of the properties by age gives one to believe that the village's development has been via a series of infills, without a constant progression in any particular direction with the passage of time.

The oldest existing property is the 18th century Manor House, followed by Bewholme Hall, (just outside the village Conservation Area to the north-east), which in turn pre-dates the 19th century buildings. At this time development does seem to have been concentrated around the cross-roads but additional development was also afoot with the building of the original cobble cottages at Far Lane.

Following the building of the mid 19th century School (recently closed), and Rectory, the Parish Church was built circa. 1900 on adjacent land to the north of the latter.

Fourteen Council houses were built to the east of the Skipsea Road following the Second World War and since then development has been restricted to infill plots.

There are no shops, public house or Post Office at Bewholme.

The population information provided by Poulson in his History of Holderness published in 1840, makes interesting

reading. Within the "township" there were 45 inhabited and 3 uninhabited properties, housing 49 families, of which 35 were chiefly involved in agriculture with a further 8 in trades, manufactures and handicrafts, making a population of 263 people in all. (By comparison current figures for the Parish indicate a population of 230 and 82 houses. Of these, 40 houses, with an approximate population of 86 live within the Conservation Area.)

**Former primitive Methodist Chapel**

## c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

Within the southern Conservation Area, which covers the centre of the village, most older properties are quite close to the road and gardens tend to be to the rear. In spite of this the village is never claustrophobic which is due to a great extent to the area of open land in the centre, into which only Water Lane intrudes.

Bewholme village has no green, but the generous grass verges, where they exist, contribute to the feeling of spaciousness.

At North End, less than a mile away, the feeling is quite different. Here the houses which are, or were, working farmsteads, enjoy large curtilages with a meadowed area separating them from each other and the north-south running lane. This tract of land offers some of the finest aspects of rural Holderness articulated by a narrow winding lane of considerable charm.

## d) THE NATURAL ENVIRONMENT

From whichever direction one enters the Village Conservation Area the importance of hedgerows, mature trees or the open grassed meadow and several ponds, which typify this rural setting, is in evidence.

From the south, one leaves open countryside to enter the village with its overgrown pond, surrounded by mature Willow, and into a narrow country lane flanked by Hawthorn hedges and the occasional hedgerow tree and verge side tree. From the west, the road has a more open aspect. Here the pond, which supports an abundance of wild flora and pond life, is followed by wide grassed verges lined to the south by mature common and variegated Sycamore.

In the centre of the village, on the road leading east to the village of Atwick, stands The Old Vicarage. This property is surrounded by mature hedgerows which contain a garden that supports several mature trees, most commonly Horse chestnut and Lime but also including rarities for the area such as Walnut and Blue Cedar.
Open space in the village is of particular importance. Here the community may enjoy open views of the countryside or the linear features formed by the old properties, as in Far Lane.

Heading north from the village centre, the narrow lane winds its way out to the older and historic parts of the village, where the existing individual properties are enhanced in their setting by large open expanses of grassed paddock, flanked by mature hedgerows and trees. Once it was synonymous with country life to see the narrow lanes and verges masked with wild flowers. Here, the verges are rich in wild flora but sadly enjoyed only for a short period before man, in his need to ensure the safety of the highway user, prematurely destroys this valuable visual amenity.

A Conservation Area is normally characterised by its built environment. However, this perception can be expanded when the natural features that exist within the Area serve to enhance it - as at Bewholme.

## e) TREE PRESERVATION ORDERS

There are no Tree Preservation Orders in effect within the Bewholme Conservation Area.

## f) ARCHAEOLOGY

Bewholme is mentioned in Domesday Book in AD1086 as 'Begun'. The place-name is believed to derive from the Old English word for 'Ring' and may be a reference to some stone circles. However, at present there is no supporting archaeological evidence for this. There is an alternative view that Bewholme has its roots in Scandinavian, meaning "where the river bends", but proof of this is equally lacking.

The sites of major archaeological interest within the Bewholme Conservation Area are the earthwork remains of a former dispersed medieval settlement. Traces of this show clearly to the east and west of Gardham Lane, particularly in the area of North End. To the north of The Grange are the surviving earthworks of a medieval farmstead, comprising several building platforms, small enclosures, banks and ditches. Surrounding fields to the east and west have well-preserved ridge and furrow, the distinctive characteristic of medieval fields which once formed part of the open field system.

Earlier, pre-historic activity around Bewholme is attested by the discovery, in the 1970's of an Early Bronze Age (circa. 2300 - 1400 BC) tongued spearhead during field levelling to the north of the village. This find is now in Hull Museum. Further north is evidence for an Iron Age (circa. 4th-1st century BC) square barrow cemetery; similar square barrows and fragmentary crop marks of an early field system and enclosures are visible on aerial photographs of Sandhills, to the east of the Conservation Area. No traces of these survive above ground.

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

**The former Primary School**

## g) HISTORICAL SIGNIFICANCE AND ASSOCIATIONS

The Manors at Bewholme have had a varied history leading to the current position in which the land is held to the account of several owner-occupiers. At one time it was the seat of the Acklams, who were Yorkshire royalists and whose lands were confiscated for their allegiance.

Until modern times there has been little non-agricultural employment - this having gradually changed by virtue of the increased mobility afforded to commuters.

As for the Church, following the Dissolution of the Monasteries the Ministration of the Parish (from Nunkeeling) fell on hard times so that by the early years of the 19th century the living was financed to a considerable extent by Queen Anne's Bounty (which was a source of financial assistance established in 1704 for the augmentation of the maintenance of the poor Clergy). This, together with a benefaction of 1859, was used to build a Rectory on land which was donated for the purpose at a site to

the north-east of the cross-roads. This property served as The Rectory for 102 years, being sold by the Church Commissioners in 1961. The Rectory's London Architect, William Burges, at about the same time, designed a Church for the village, but it was never built. Undoubtedly the pressure for a Church to be built was due to the advance of non-conformism. The Wesleyans built a Chapel in the village in 1831, which was followed by a Primitive Methodist Chapel 8 years later. The result of this was that within 30 years most of the farm labourers were reported to be members of that faith. This resulted in the Coach House to the Rectory being converted for use as a chapel of Ease around 1875, adjacent land being consecrated for burial in 1895, and a Mission Church, dedicated to St. John The Baptist being dedicated in 1900, built to the designs of S Walker of Bridlington. (Meanwhile the Church of St. Mary Magdalen and St. Helen - at Nunkeeling - fell into disrepair, before being preserved by the efforts of the Parish Council in 1987, to maximum effect and at reasonable cost).

Bewholme's first recorded school dated from 1824. This, together with a second, younger but larger one, moved into new school buildings by the cross-roads in 1848. By virtue of an enlarged catchment area this was enlarged in 1875 and in 1911. As a Church of England school this undoubtedly had an impact on the requirement for a Church of England Chapel or Church near at hand, although the school had been licensed for services in 1857. The school was still in operation at the time of original designation, but closed in 2005.

## h) AGE, BUILDING STYLE AND MATERIALS

Bewholme is near enough to the coast to benefit from the use of Holderness' traditional building material - cobble. The 19th century row of cottages at Far Lane represents one of the most extensive and proficient examples of the use of this material in the County. In 1991 an additional cottage was added using similar materials at the west end of the range. The use of cobble can be found elsewhere, including Shamrock Cottage, Glebe House and Front Row Cottages.

Other properties are of local red/brown brick with the occasional use of stone finishes for decorative effect.

Nearly all the properties are of two storeys. Cottage windows would originally have been Yorkshire sliding sashes, with plain, vertical-boarded batten doors.

The sympathetic conversion of a derelict barn, and the reinstatement of a former dove-cote at Woodlands, Far Lane, show what the sympathetic use of materials to appropriate mass and scale can achieve.

## i) BUILDINGS

### LISTED BUILDINGS (WITHIN THE CONSERVATION AREAS)

Old Rectory (II) (1859);
Manor House (II) (early 18th century);
Primitive Methodist Chapel (II) (1839).

### UNLISTED BUILDINGS OF ARCHITECTURAL SIGNIFICANCE

### IN THE VILLAGE

High Holme, Catfoss Road;
Farm Buildings to the west and north of The Manor House;
Shamrock Cottages;
The School House and School;
2, 3 & 4 Far Lane;
5 - 9 Far Lane;
Laburnum House;
The Woodlands, Far Lane;
Front Row Cottages;
K6 Telephone Kiosk;
St. John's Mission Church;
Cottages to the south side of Water Lane.

All the farmhouses and traditional farm outbuildings are important for their group value.

## J) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

### AT NORTH END

The intrusion of unsympathetic replacement building components has taken its toll of North End's attractive landscape. Particularly noticeable is the way in which modern style windows have replaced traditional sliding sashes and concrete tiles have detracted from the erstwhile integrity of the farmsteads' roof coverings. Sadly the fields have lost their wooden gates, metal replacements having been substituted. Some fences include concrete posts - an incongruous material in such surroundings.

### IN THE VILLAGE

Bewholme has several examples of unsympathetic modern intrusions including replacement windows and doors - PVCU, plastic guttering and concrete tiles.

There are examples of the use of floor surfaces which are quite inappropriate to the traditional materials which should be used for such purposes. Asbestos clad buildings to the north of Catfoss Road detract from the appearance of the Conservation Area.

As elsewhere in Holderness, there is also a small number of modern style properties which were built before the Conservation Areas were designated and which, regrettably, have paid scant regard to the settlement's traditional materials, features and proportions. Whilst these buildings were incorporated into the Conservation Area because of their location and relationship to the area as a whole, their inclusion should not be interpreted as indicating a precedent for future development of such nature.

**The Former Rectory**

## POLICY STATEMENT FOR THE BEWHOLME CONSERVATION AREA

## 1) LANDSCAPE AND STREET-SCAPE

The special nature of the character and appearance of the two Bewholme Conservation Areas are markedly different.

### AT NORTH END

Here it is the pastoral qualities which predominate. 19th century farmsteads, each with their historical outbuildings, set amongst a scattering of mature trees, and each comfortable with its neighbours in a traditional rural setting. When travelling north along the lane for much of the time horizons are limited which has the benefit of concentrating attention on a small number of features than would otherwise be the case. Once past Bewholme Grange the lane is crowded by banks and hedges creating an almost threatening atmosphere. At the northern extremity of the North End Conservation Area the lane rises to its high point, and to the west lies an important archaeological site, the details of which are described in greater detail under Section f) 'Archaeology'.

On the return journey the distant village properties come into view, the features of the Church belfry and the former Rectory standing out clearly.

## IN THE VILLAGE

In this Conservation Area the special qualities are more complex. They devolve from the diversity of building types, styles and scale within such a small area - almost a microcosm of the area's vernacular and social development. Here is found the age-old, visually unpretentious yet undeniably distinguished Manor House, the prestigious, (almost pretentious) former Rectory, no less than 2½ to 3 storeys high, distinguishing it both as Holderness' tallest Rectory and one of its tallest dwellings. (It was also one of the few Victorian buildings selected for listing in the mid 1980's). Opposite, and in contrast, the humble traditionally built cobble cottages of Front Row, which are complemented by an even better range on Far Lane. There is also an element of housing of a consciously dignified nature which seems almost out of place in these rural surroundings, namely High Holme in Catfoss Road, dating from the mid 19th century. Opposite is the former Schoolmaster's House and next to this the recently closed school itself, first of the secular social developments, the second being the row of Council houses in Skipsea Road. Here and there, as infill plots have allowed, is a scattering of mid and late 20th century privately built houses and bungalows.

There is even an ironic architectural joke in the way that the former Primitive Methodist Chapel, has adopted the balanced classical façade so beloved of the Establishment, leaving the "Established Church" to provide the Mission Church of St. John The Baptist with a style and name which suggest a pioneering spirit! The Church is still in use, though the Wesleyan chapel on Skipsea Road was converted to a dwelling before the Conservation Area was designated and the former Primitive Methodist Chapel has now been tastefully converted into a private house. All these disparate elements vie for the observer's attentions whilst contributing to a whole which is often more than the sum of its parts.

The 19th century pump at the cross-roads is one of the last to survive in any Holderness village.

The designation of the Conservation Areas was approved in order to give protection to Bewholme's special character and appearance and any erosion of this will be strongly resisted.

One of the easily overlooked ways in which this can occur is by the erection of satellite dishes and TV and radio aerials. If these are required, care should be taken to ensure that as far as possible their style and location do not detract from the street-scape and the buildings to which they are affixed. A planning application may be required. Where such equipment can be satisfactorily located within a roof-space, this is always preferable and does not need a planning application.

## 2) BUILDINGS WHICH CREATE A FOCAL POINT

The following buildings are of increased importance to the Bewholme Conservation Areas because of their location, and for that reason particular attention will be paid to development proposals which affect them and their settings:-

Glebe House;
The Primitive Methodist Chapel;
Front Row Cottages;
The Church of England School;
All Properties on Far Lane;
Manor House;
The Old Rectory;
Corrour House, Water Lane;
The Victorian Cast-iron Pump on the Corner of Catfoss Road;
K6 Telephone Kiosk.

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

## 3) THE SCALE OF FUTURE DEVELOPMENTS

The varied nature of the building type within the village makes advice on this aspect more difficult than in most Holderness Conservation Areas. It can, however, be assumed that proposals for development in excess of two storeys would be unlikely to fit comfortably with existing properties. No development proposals will be allowed to dominate the often humble character of the Conservation Areas dwellings, or to encroach upon the greenfield heart of the village.

At North End, the position is somewhat more clear-cut. Residential properties are of two storeys and future developments would be expected to reflect this.

**Pump Row Cottages**

## 4) RECOMMENDED MATERIALS

In order to preserve and enhance Bewholme's special character and appearance, it will be expected that applications for development will respect the traditional materials already in evidence.

This will require the use of a sympathetic coloured clamp-style brick, or cobble, painted (not varnished) sliding sash or side-hung casement windows and batten-type external doors, clay pantiles and guttering of cast-iron or wood with cast-iron fall-pipes and shoes.

External doors shall also incorporate traditional thresh-holds with stone or concrete steps and weather-bars, where Building Regulations allow.

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

## 5) RECOMMENDED FEATURES

Where appropriate, the use of cobble is particularly in keeping with the village Conservation Area, and an example of its successful contemporary use can be seen at the west end of the Far Lane Cottages (1991), and in the restored stable and cart-shed at Laburnum Farm.

The incorporation of brick chimney stacks, relatively tall and corbelled, with full height (approximately 30" tall) cylindrical clay pots should be considered, but not for the conversion of agricultural buildings where chimneys are unlikely to be an appropriate feature. Gutter boxes and shoes can make attractive features where they can be used.

## COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Bewholme 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 Bewholme 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.

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

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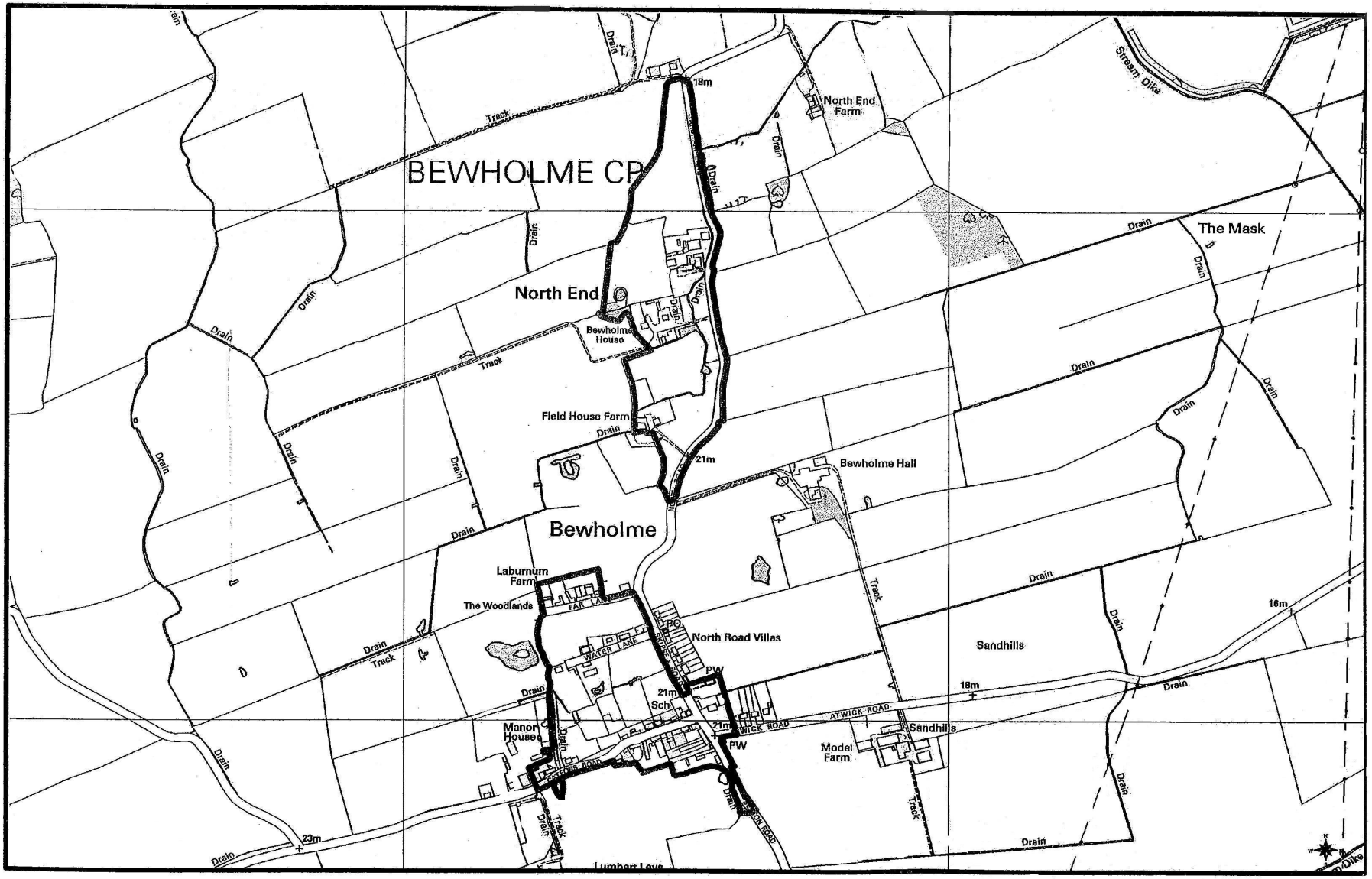


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**Bewholme**