EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

BRANDESBURTON

The Black Swan Inn and the Wayside Cross (II) listed

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MAY 2006

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INTRODUCTION

Brandesburton was designated by Holderness Borough Council in 1977. The area designated was generally as shown on the map, with the exception of a handful of properties to the west of Church Lane, which were added when the area boundaries were re-surveyed in 1991.

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 the 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.

The special character and appearance of the Brandesburton Conservation Area is to be seen in its mainly back-of-pavement-edge properties, two storeys high, mostly quite plain, and their contrast with the small but important Village Green, which centres on the medieval cross. Only here does any significant area of grass make its presence felt.

DEFINITION OF BRANDESBURTON'S SPECIAL INTEREST

a) TOPOGRAPHY AND ITS RELEVANCE

The majority of the Brandesburton Conservation Area lies within 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 landscape that is ideal for 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 of ash, field maple and

rowan, and also fragments of wet woodland where alder and various willow species take precedence. Few hedgerows are present, and those that are typical of Holderness, contain species such as hawthorn, hazel, ash, blackthorn, elder, field maple and dogwood.
The southern edge of the Brandesburton Conservation Area is located within the 'Quarry Farmland' Character Area. The Landscape Character Assessment identifies this area as covering the quarried land in the vicinity of Brandesburton and is characterised by a series of man-made lakes that have developed as a result of mineral extraction that extends from North Frodingham south to Brandesburton. The extent of quarrying in the area has created a changed landscape character that is the result of the cumulative impact of large numbers of new ponds and lakes. A distinctive Landscape Character Area has emerged with quarrying activities and restoration works continue to alter this area. Lakes have been utilised for recreation, including camping and caravan sites, whilst more recent extraction sites have left behind open water with marginal habitats supporting species such as broadleaved pondweed, shining pondweed, lesser reedmace and grey club-rush.

Brandesburton lies on land sloping gently southwards from the Church, approximately seven miles from the coast, eight miles from Beverley and 14 miles from Hull. Founded on boulder clay, there are several large gravel pits around the village, most now disused.

In an area as flat as Holderness, any eminence is likely to assume a greater importance than elsewhere, and once the Church became established from the 12th century, its pleasant situation made the village's development on the road from Bridlington to Hedon (and later Hull) almost inevitable.

Poulson, the 19th century chronicler of Holderness and its history, advises that its etymology may be derived from roots meaning a pledge and a town - suggesting that it was a place for which a pledge had been given for the peaceable behaviour of its inhabitants.

However, the more conventional supposed origin of the village's name is somewhat different, as is described under "Archaeology" on Page 4.

Like nearly all Holderness settlements, it was in agriculture that most of the inhabitants of the village would have worked, and with the exception of the gravel pits, it was not until fairly recent times and the advent of the motor car that greater mobility has enabled Brandesburton to become a popular residential location with easy access to Bridlington, Hornsea, Hull and Beverley almost at the four points of the compass, north, east, south and west.

The closure of Catfoss Aerodrome which was in use before, during and after the Second World War has led to the re-development of part of the complex for local industry and Brandesburton is the nearest residential location to them.

b) DISPOSITION AND DEVELOPMENT

The majority of the older properties within the Conservation Area lie on the main street.

Before the development of New Road, it was the thoroughfare from Hull to Bridlington and included minor roads to North Frodingham and Catwick (for Hornsea) avoiding the trouble of going round by Leven.

General view looking west along Main Street

Not surprisingly the oldest properties are to be found near the Village Green with the gradual extension of development along the Main Street towards Leven.

In this respect the settlement echoes the usual, linear form of development found in Holderness.

By 1891 Brandesburton is credited with a population of 698 - large by the standards of other villages in the area at that time.

In more modern times additional properties within the Conservation Area have been built usually as single units on infill sites. All have been set back from the pavement edge, which is at odds with the disposition of the great majority of earlier properties.

The village has seven shops including a Post Office, two takeaways and two public houses, a significant increase on the position fifteen years ago.

The population information provided by Poulson in his History of Holderness published in 1840, states that within the "Township" there were 58 inhabited and 15 uninhabited properties, housing 58 families, of which 49 were chiefly involved in agriculture with a further six in trades, manufactures and handicrafts, making a population of 286 people in all. The current population is now approaching 2,000.

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

The importance of the school playing fields and the Cemetery next to the Church are not to be underestimated since, along with the open fields to the north side of Church Lane, they are responsible for giving this part of the Conservation Area its rural feeling.

The Brandesburton Conservation Area is essentially a built up environment, and the open areas referred to above are not readily appreciated from Main Street because of the incline on which the school and Church are built, which obscures them from view. Nevertheless, the open grounds to the south side of the school on which the War Memorial stands provides a welcome breathing space in an otherwise generally built up northern elevation.

This only leaves to be mentioned the "heart" of the Conservation Area, (and the village), and undoubtedly its most important open space - the Village Green. Though relatively small in size it provides a valuable setting for the Market Cross as well as to the several buildings of character, which surround it.

Beyond the green, the core of the village is almost totally devoid of grass verges - only along Cross Hill do they remain, elsewhere having succumbed to the harsh aesthetic of tarmac and concrete kerb stones.

d) THE NATURAL ENVIRONMENT

In the centre of the Conservation Area, the cluster of cottage-style dwellings makes up the important built environment but offers little in the way of natural features. In contrast, however, the open spaces around the Primary School and St. Mary's Church in Main Street provide natural features, which bring aesthetic quality to the Conservation Area.

The two mature Beech trees in the grounds of the school and the several Sycamore, Lime, Yew and Holly which stand in the raised garden to the front of the Rectory provide a visual diversity that is lacking in the closely built areas of the village.

The garden of Rectory Cottage supports a fine specimen Ginkgo biloba or Maidenhair tree and a Pine that has important visual presence from Main Street. Within the grounds of the property there are several established Sycamore trees, which provide valuable shelter to this property and to the Churchyard along its southern and eastern boundaries.

Church Lane follows the northern boundary of the Churchyard, which is formed by a hedgerow of Holly containing several Sycamore and Ash trees. Within the Churchyard several Yew trees can be found, a feature which is common to many Churchyards in the area.

Trees are an important natural feature in the attractiveness of the Conservation Area and have a powerful impact on the way people perceive the area's aesthetic quality.

e) TREE PRESERVATION ORDERS

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

f) ARCHAEOLOGY

Pre-historic activity in this area is attested by the discovery of Neolithic and Bronze Age axes in fields at Brandesburton in the 19th and early 20th century. Iron Age and Anglian pottery has also been found in areas to the east of the village.

The settlement is recorded in Domesday Book in AD1086 as *Bortun*, referring to a 'fortified farmstead belonging to *Brandr*.' This was part of the lands of the Archbishop of York and Drogo de Brevere, held by Sveinn, Ulfr, Ulfketill Veikr, another Ulfr, Ketilfrothr, and Earnwine. A cleric, villagers and a soldier are also mentioned.

A number of fields surrounding the village preserve evidence for ridge and furrow, a distinctive characteristic of medieval farming activity. The character of the medieval settlement itself appears to have been of an irregular clan with several nucleations.

Remains of this medieval settlement are sparse, although the Church of St. Mary preserves 12th - 14th century elements in the Chancel, Nave Aisles, tower and porch. On Cross Hill, at the centre of the small Village Green stands the medieval Market Cross, which is designated as a Scheduled Ancient Monument. This comprises a very weathered, octagonal shaft about 10 feet high on square, stepped plinth. In 1840, Poulson recorded that there appeared to be two standing figures, back-to-back surmounting the cross, their hands joined in an attitude of prayer.

It is alleged that stocks once stood near to the Market Cross, although there is no trace of these surviving.

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

Brandesburton is fortunate in having more historical associations with figures and titles of regional and national significance than most other Holderness villages.

Originally the Fiefdom of the St. Quintins from the time of the Norman invasion, the Manor passed to Lord Dacre - (hence the Dacre Arms Public House) and then from his family to the Lord Mayor of London, who with the Corporation, in 1843, endowed the school - believed to be the oldest continuing school in the East Riding.

In the 19th century Brandesburton Hall was bought by Colonel Harrison who greatly extended it. His reputation is well known for having returned to this country from Africa with a number of Pygmies whom he settled (ultimately unsuccessfully) in the grounds of The Hall.

Poulson also makes particular mention of Thomas Keith Esq whom he describes as "Accountant to the British Museum, formerly Secretary to the Master of the Kings Household, Author of several works on mathematics, a system of geography and etc." (Obviously a man of many talents). "He died in the New Road, London on 29th June 1826, aged 64 years".

Perhaps pre-eminent in the 19th century in terms of local importance is Dr. John Hymers, Rector of Brandesburton from 1852 - 1887, whose estate was responsible for the foundation of Hymers College, Hull in 1893.

Of more recent times T E Lawrence (Lawrence of Arabia) is said to have been a regular caller in the village during the inter-war years when he was attached to Catfoss Airfield nearby to the east. (Although he is known to have stayed in Hornsea, there is no evidence of his ever having stayed in Brandesburton).

h) BUILDING AGE, STYLE AND MATERIALS

With the exception of the Church, there are few buildings left in Brandesburton which pre-date the second half of the 18th century.

If one subtracts the buildings that are listed, it is probable that over 90% have been erected since Queen Victoria's accession to the throne in 1837.

An essentially plain village centre, typified by almost all the buildings being entered straight off the pavement, its architecture is small to medium scale, such interesting detailing as there is being confined to not more than a handful of buildings.

Almost 80% of the Conservation Area houses are two storey with seven single storey and four 1½ storeys dormered.

The traditional Holderness roofing materials of clay pantile and slate are represented on approximately 80% of properties, most being pantiled, with 20% in modern concrete tiles. There are some properties, which are half slate and half pantile.

A dark brown/red clamp brick is the chosen finish for almost four out of five properties, the remainder having been rendered, or (more usually), colour-washed. Apart from the Church there are no cobble properties - presumably because of the seven mile distance between the village and its nearest source - the coast.

The traditional window style for most of the properties would have been either horizontal or vertical sliding sash. Sadly, less than one third of the Conservation Area houses retain this style, many having been replaced with modern casements, or a disappointingly high number with PVCU - which materials are usually quite inappropriate on traditional houses and cottages. There are examples within the Conservation Area of both sledge-type and gable-type dormers.

The retention of traditional-style doors has faired somewhat better. Around two thirds of old properties have sympathetic soft wood floor or six panelled, or batten style doors.

i) BUILDINGS OF PARTICULAR IMPORTANCE

The number of Listed Buildings in the village has also grown. Before the re-survey, which the Department of the Environment organised in the mid 1980's, Brandesburton Parish had five Listed Buildings - The Manor House, St. Mary's Church, The Rectory, The School and the Market Cross.

Following the re-survey, Burshill House and Lane House (both outside the Conservation Area) were included and in 1989 The Old Rectory (which had been omitted from the re-survey) and its Coach House were added.

In May 1993, Brandesburton Hall (Hospital) was added to the list, and in 2002 the (now restored) lantern between the Old Rectory and the Church, making a total of eleven buildings listed within the Parish - of which seven lie within the Conservation Area.

LISTED BUILDINGS (IN THE CONSERVATION AREA)

St. Mary's Church (I) (From 12th century onwards - restored 1892).
The Wayside Cross (II) (Medieval).
The Black Swan Inn (II) (mid 18th century);
Brandesburton School (II) (1843);
The Old Rectory (II) (Early 18th and 19th century);
Coach House to The Old Rectory (II) (Early 19th century).
Gas Lamp adjacent to the Old Rectory (II).

Listed (within the village but outside the Conservation Area)

Brandesburton Hall (II) (Mainly 1874, but some parts from 1772);
Lane House (II) (Circa. 1820);
Manor House (II) (Early 18th century) (Formerly called Hall Garth),
Burshill House (18th and early 19th century) (II).

UNLISTED BUILDINGS OF ARCHITECTURAL SIGNIFICANCE

Home Farm, Church Lane;
Rectory Cottage;
Burton House;
Newsagents Shop;
Breeze House;
1 Breeze Row;
The Post Office;
K6 Telephone Box.

The Black Swan Inn (II) listed and the Wayside Cross (II) listed

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

Unlike certain other Holderness Conservation Areas, which have problems particular to them alone, most of Brandesburton's are commonly encountered elsewhere in Holderness as well.

Perhaps the only exception to this is the telegraph pole on the Village Green immediately to the rear of the telephone kiosk, which detracts from the setting of the Market Cross and the surrounding buildings. The festoons of overhead wires and their poles elsewhere in the Conservation Area also detract from the Area's appearance.

The more general damage which has been inflicted has been caused by the replacement of traditional windows, doors and roofing materials - largely by out of character DIY replacements bought off the peg and designed to suit suburban rather than rural locations. The result has been a marked erosion of the traditional character of the Conservation Area's architectural character and appearance.

The use of PVCU windows (and doors) is often quite unsympathetic in older properties and particularly discordant in their "Georgianised" styles. Several properties show how badly traditional features can be distorted by these modern replacements.

Concrete roofing tiles, where they have replaced clay pantiles or slates, have contributed to the erosion of the Conservation Area's character, and where timbers were not designed to take the added weight that concrete tiles can have, they may actually be doing harm to the structure.

Plastic guttering in place of timber and/or cast-iron can also make a difference to the looks of a building, traditional materials normally making a greater visual impact at the eaves level of the building.

In several places the quality of the design and detailing of the more modern infill dwellings have left much to be desired, and often little attempt has been made to reflect the scale and character of surrounding buildings. Flat-roofed extensions are a particularly apposite example of this.

POLICY STATEMENT FOR THE CONSERVATION AREA

1) LANDSCAPE AND STREET-SCAPE

The special character and appearance of the landscape and streetscape in Brandesburton is best revealed in the vicinity of the Village Green. Uncommon, though not unique, this feature made up here of school, public house and cottages looking onto a focal point with its Market Cross gives the village a quality worthy of the additional protection which Conservation Area status affords. The Cross itself suffered at the hands of village vandals in the 19th century, before then having a head richly decorated with sculptured figures.

The setting for the green is determined by approaches from three directions. From the north-south running stretch of Main Street, which forms its northern boundary, the scene is predominant in hard accents with little in the way of greenery to soften its appearance. This contrasts starkly with the grander but softer tones of the way from the east past the Rectory and school.

Both this latter route and the approach from Boardman Lane have the benefit of noticeably rising ground which in a region as level as Holderness, heightens the importance (and perspective) of the buildings on higher ground.

The Market Cross and Village Green

The character and appearance of the architecture is also quite different over the three approaches - first the tightly sited, usually small, dwellings to the west, compared with the grander properties to the east with their larger curtilages. Only to the south does the appearance reflect the small-scale rural nature, which was probably the "original" Brandesburton.

Every attempt will be made to reinforce the differing characters, which have been identified as making the Brandesburton

Conservation Area special, and to reinstate features, which have been lost or spoilt over the years, and to ensure wherever possible that repairs/alterations are undertaken using traditional materials.

2) BUILDINGS WHICH CREATE A FOCAL POINT

Ivy Cottage, Boardman Lane;
Well Cottage, Boardman Lane;
Church View, Church Lane;
The Granary, Church Lane;
Market Cross;
2 Cross Hill;
4 Cross Hill;
The Old Manor House and Old Manor Cottage, Main Street;
Cottage Crafts, Main Street;
Photographers Studio, Main Street;
The Bungalow, Main Street;
Newsagents Shop, Main Street;
Burton House, Main Street;
The Black Swan Public House.

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.

Recently listed Lantern near the Old Rectory

3) THE SCALE OF FUTURE DEVELOPMENTS

The analysis of the older residential properties within the Conservation Area in 1993 reveal that 80% are two-storeyed. Of the remainder, almost half have dormers, making them 1½ storeys.
The heights of the properties are, as in almost all Holderness villages, quite low, and several typify the long and narrow floor plan, which allows their unhipped gables to be steep in relation to their widths.

Applications will be expected to recognise and respect these parameters.

* *

4) RECOMMENDED MATERIALS

Within the Conservation Area, it is important that newly introduced materials should reflect as far as possible, the traditional building materials which are already in evidence.

Roofing materials should therefore usually be traditional clay pantiles, although Welsh slate may be appropriate, depending on location.

Gutters should either be formed in timber or cast-iron, with cast-iron down-pipes and, where appropriate, shoes.

The careful selection of an appropriate brick style and colour will play an important role, the mechanically precise finish and outline to several modern bricks making them, even when appropriately coloured, unlikely to be supported. The contrast between traditional buildings with bricks of yellowish hue, and those of a deeper richer red colour is a characteristic worthy of promotion.

Windows should be of timber - either with sliding sashes or traditional side-hung casements. PVCU will be unlikely to be

approved. After installation windows should be painted rather than stained.

Depending on the style of the properties, doors, (which should always be of softwood timber), should be either braced and vertical boarded (on cottages), or four or six panelled on the main doors of more imposing houses. These later styles do make themselves adaptable for the introduction of glazed panels above the mid-rail, but glazing should not be included below this level.

The Council will seek to encourage the retention and repair of existing traditional features where they exist, and where they do not, to encourage the use of the traditional materials and styles described above.

5) RECOMMENDED FEATURES

In addition to the materials described in the section above, the retention (in existing developments) and introduction of (in new developments) brick chimney stacks with pots of around 75cm high represent a significant contribution to the skyline on domestic properties.

The inclusion of 'tumbled' brickwork on brick gables with verges is a feature appropriate to the area.

Colour is a significant contribution to any streetscape. Although the number of properties rendered or colour-washed is not great, their harmony of colour in relation to surrounding buildings is particularly important.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Brandesburton Parish Council and members of the public. The comments received through this consultation process have been taken into account in this the final published version 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 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 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 Brandesburton 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 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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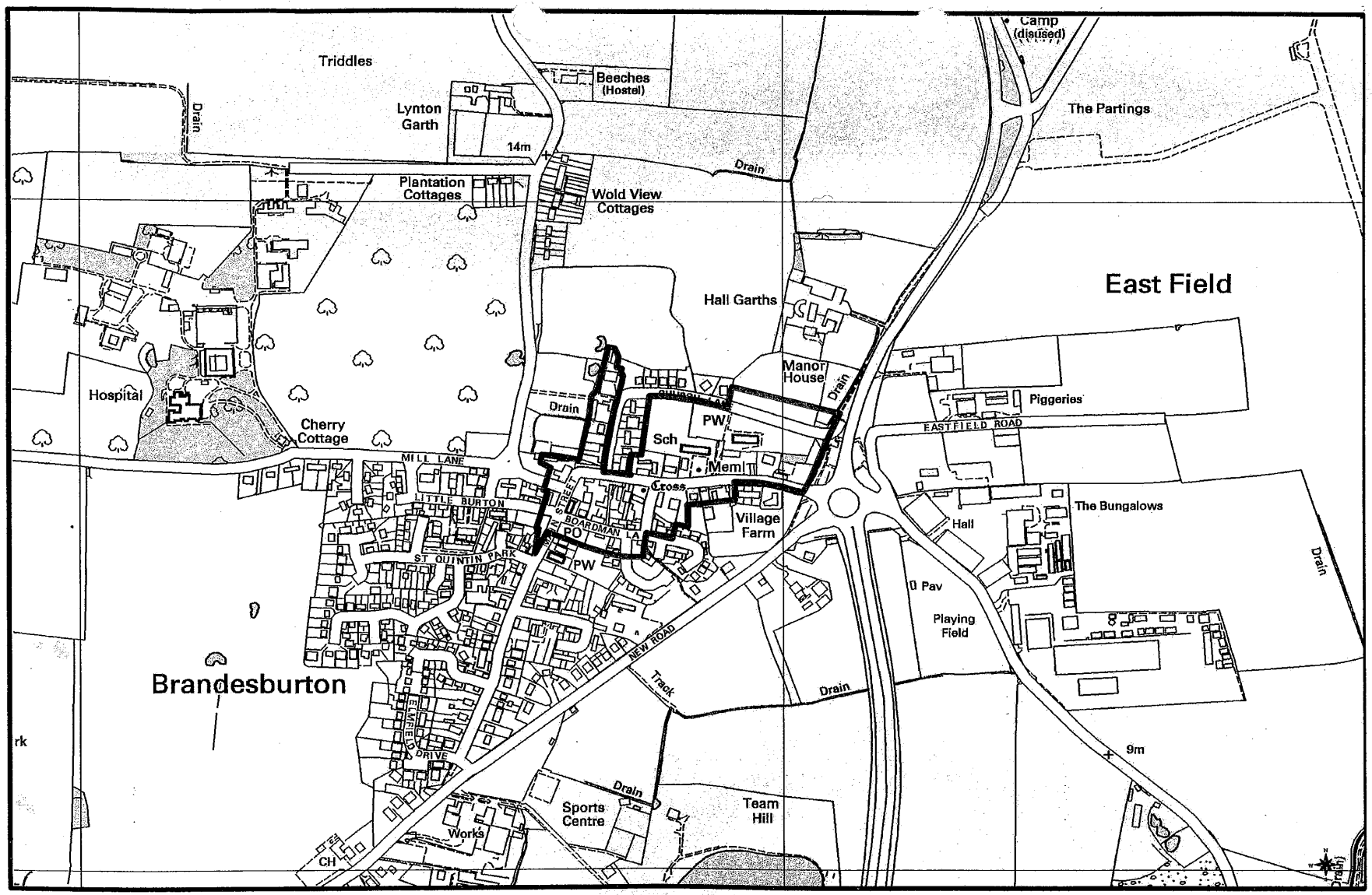

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