EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

BUGTHORPE

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JULY 2006

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INTRODUCTION

The Bugthorpe Conservation Area was designated 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 appraisal of the Bugthorpe Conservation Area was undertaken in accordance with 'Guidance on Conservation Area Appraisals', issued by English Heritage in 2005. This guidance has been produced to assist Local Planning Authorities meet the Government's aim that Conservation Areas should be appraised on a regular basis.

DEFINITION OF BUGTHORPE'S SPECIAL INTEREST

Bugthorpe has had a rich and varied history and the designated Conservation Area contains historic buildings of interest and traditional forms of street layout which are regarded to be significantly important and therefore worthy of special preservation and conservation.

The Conservation Area is relatively small and contains the majority of built heritage that exists in the core of the village. The Conservation Area's special interest lies in the fact that it is dominated by a single character area which is highly indicative of a well-managed, historic estate village which has been protected from significant levels of new development and which is strongly influenced and defined by its outstanding surrounding landscapes.

The Conservation Area is also surrounded by wide-open spaces of high quality landscapes that make an essential contribution to the area's character and distinctiveness.

ASSESSMENT OF SPECIAL INTEREST

LOCATION & SETTING

Bugthorpe is a small estate village sited to the western edge of the Yorkshire Wolds. The village lies approximately 7 miles northwest of the market town of Pocklington and is situated at the bottom of Garrowby Hill, a mile off the A166 York to Driffield Road. The setting of the village is outstanding, with the well-wooded western face of the Wolds dominant to the north and east of the village, and the Vale of York to the west. The village retains its traditional estate qualities and the activities of the Halifax Estate continue to help define the special character of this area. The distinct character of the village is embodied principally in the buildings and layout around the centre which has been largely unaffected by modern development and also the large areas of small-scale agricultural enclosures that remain within the Conservation Area and are especially dominant within its northern half.

View of the village green and church, looking west along Main Street

GENERAL CHARACTER AND PLAN FORM

Bugthorpe is a small, compact settlement that retains the form of a traditional Wolds estate village and this is reflected in the extent of the Conservation Area. The core of the village is based around the attractive sloping, rectilinear village green and the striking Church of St Andrews. The village shows no presence of modern linear development along the main road and there is no evidence of sprawl from the village's core. The village retains significant areas of agricultural enclosure which fall within the Conservation Area, and these contribute to the special distinctiveness of Bugthorpe.

Surrounding the Conservation Area, the undulating and well-wooded landscape gives the village a picturesque setting and a character that is unique to the East Riding of Yorkshire.

The majority of the building stock are estate cottages and these tend to dominate the roadside elevations. Farmsteads are visually a secondary element when seen from the village itself, although their presence dominates certain views from the outside. Principal buildings punctuate important spaces. All domestic cottages are two storey and except for the most recent bungalows and cottages are front elevation to the roadside. Small front gardens are common and bordered by hedges to most properties on the north-west side of the main road. Frontage properties to the roadside on the south-east abut the highway and here, the type of dwelling varies between terraced, semi detached and detached, though their form, scale, themes in design elements, well organised fenestration and largely sympathetic front elevations give a unity to the built village.

LANDSCAPE SETTING, LANDMARKS AND PANORAMAS

The Bugthorpe Conservation Area lies in the 'Bugthorpe/Bishop Wilton Wooded

Rising Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes how the landscape pattern here is dominated by medium sized, rectilinear fields with smaller fields closer to settlements. The fields around the villages also show signs of medieval cultivation with ridge and furrow present. Woodland cover in the area tends to be intermittent, although hedgerows are common and although most of the land is intensively farmed, some species-rich hay meadows survive. Around Bugthorpe, the landscape is of a semi enclosed to open nature that is relatively simple and harmonious, with narrow roads away from the A166 giving it a remote feel.

To the east of the Bugthorpe Conservation Area is the 'West Facing Scarp Slope' Landscape Character Area. This area is influenced by the steep transitional Character Area between the Vale of York rising farmland and the elevated farmland of the Wolds and extends from Market Weighton to Bugthorpe. The Landscape Character Assessment describes this area as being a steep undulating landform generally between 30m and 120m AOD. On the steeper land, fields tend to be generally small to medium in size and surrounded by fragmented hedgerows and fences where livestock is present. On the less steep ground, cereal crops are grown in larger fields. Springs and flushes are also present in the valleys of this landscape area and contain species such as marsh marigold, bogbean, marsh valerian, and marsh orchids.

The Church of St Andrews

The landscape directly adjacent to the Conservation Area is gently undulating agricultural land. The village is visible but not dominant when approached along the main roads into the settlement and the well-treed nature of Bugthorpe provides an attractive landscape feature. Views of the surrounding landscape are intermittent throughout the Conservation Area, with glimpses of these outstanding natural areas provided between the built areas of the village. The Church of St Andrews is a significant building, but due to its scale and positioning, it is not regarded as a dominant built feature of the local landscape.

HISTORIC DEVELOPMENT & ARCHAEOLOGY

ORIGINS AND HISTORIC DEVELOPMENT

Bugthorpe is clearly a village with a rich history but there appears to be a paucity of published material currently available about its origins. Much debate surrounds the origins of the name Bugthorpe. It is suggested that it may have originally been known as Buckthorpe (possibly Viking) or Buchetorp (possibly Saxon). What is known is that the village was included in the Domesday Book in 1086 and that the first recorded ecclesiastical buildings date

back to Saxon times. This would suggest a settlement of some form has been located in this area since the 5th-6th Century and possibly earlier.

What is known about the village is that after the Reformation in the 16th century, the Churchmen of the Parish were established as the proprietors of all of the churchland and manorland in the Bugthorpe area. This estate remained in the possession of the Church until the passing of the Cathedral Act in 1838, at which time the extent of church holdings was significantly reduced. At this time, the church and manorland of Bugthorpe was sold by the Ecclesiastical Commissioners to Sir Francis Wood, the grandfather of Viscount Halifax. All of the lands, with the exception of small areas of glebe land, were sold-off to this private owner, with the proceeds raised by the church used for other church purposes and for increased benefices for the poor.

The estate has remained under the ownership of the Halifax family ever since and the estate has prospered greatly under their stewardship. Today, Bugthorpe is a testimony to the activities of the Halifax Estate over time, with its well-defined vernacular architecture and outstanding landscape qualities. The principal Halifax Estate Offices are currently located in the village.

ARCHAEOLOGICAL SIGNIFICANCE

There are no Scheduled Ancient Monuments within the Bugthorpe Conservation Area. However, the ancient earthworks around Low Hall and Moat Farm remain a grassed and unaltered important archaeological site suggesting a much earlier settlement.

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

SPATIAL ANALYSIS

CHARACTER AND INTERRELATION OF SPACES WITHIN AREA

Given Bugthorpes's small, compact nature, the settlement retains its strong 'estate village' character and this has resulted in a single character type within the Conservation Area. Large areas of well-maintained open space help to define the village's special character and make the Conservation Area distinctive from other comparable settlements in the area.

The village green, a significant area of greenspace

The Conservation Area forms a near rectangle, on an axis with the Main Street. The boundary takes in the whole of the village itself including all development and the defined village development limit. It excludes only the Primary School to the south-west.

The boundary extends from the south-east from Southlands along towards the north-west along Stephenwath Lane and turns at right angles at the bridge to follow the southern bank of the beck towards the

north-east taking in Low Hall and the earthworks of a former settlement. The boundary turns at right angles again towards the main road and turns again towards the south-east to enclose the rear of all farm buildings. The boundary extends towards the north-west and north-east in such a way to incorporate the archaeologically rich areas adjacent to Low Hall and Moat Farm.

The influence of natural areas is especially important to the character of Bugthorpe, but these are located outside of the Conservation Area. These open spaces, and their influence on the character of the Conservation Area, are discussed later.

KEY VIEWS AND VISTAS

Given its location and relationship with its landscape, at all points within Bugthorpe there is an awareness of the surrounding landscape and this relationship should be taken into account if any development takes place. There are a series of key views and vistas that are of special significance to the character of the Conservation Area and these include: -

- The view of the Church of St Andrews and its well-treed surroundings when observed looking north along Barf Lane

- Outstanding views of the western edge of the Wolds when observed looking south and east of Main Street
- Fine views of the undulating farmed landscape when observed looking north from the churchyard and from the northern end of Beck Row

- Fine views of the Wolds and the avenue of semi-mature trees along Bugthorpe Lane

There are not considered to be any detrimental views of the area from either within or from looking outside of the Conservation Area.

CHARACTER ANALYSIS

DEFINITIONS OF CHARACTER AREAS AND ZONES

From the A166, the road into Bugthorpe approaches at right angles to Main Street. On approach the settlement is noticeable by the linear arrangement of red roof tops from the corner of Church View to Freestone House and Yorkshire boarded farm buildings dominate the rear. To the left of Church View, the west tower of St. Andrew's Church can be seen above the red roofs, distinct in its contrasting ashlar stone finish and from this point, the rest of the village appears open and green. The open spaces between and adjacent to Forrester House are valuable and they break up the built form of the village and afford views through the village and around the Church. The tree screen of Southlands is very clear, its density defining the edge of the Conservation Area, particularly when in leaf.

An outbuilding punctuates the road into Bugthorpe forcing a kink in its line, and this provides a valuable sense of anticipation, experienced when the village is lost for a moment. Beyond this outbuilding the road creates an axis with the Church Tower. It is at this point where the open spaces appear at their most important, the openness invites a left turn but it is clear from the previous view that the core of the village is to the right.

Looking towards the east, two storey frontage buildings on the right define an important edge to the road in contrast to the openness of The Green. The well

shaped Sycamore dominates The Green and defines the centre of the village and this is emphasised by the grassed island on which it is sited. The Green slopes up slightly and is enclosed to the north by the development on High Row. The Victorian Estate Office (former school house) occupies an important site to enclose the east end of The Green, the red brick softened by hedges and planting. This area is the focus of the village and a very important green open space to be preserved.

Exiting the core of the village to the east, the spirit of the village's built environment is lost in the unsympathetic character of two semi detached modern bungalows. Further on, the steel clad farm building becomes an incongruous focus of attention in a part of the Conservation Area which is dominated by farm buildings. However, on approach from Kirby Underdale, the edge of the village and these buildings will eventually be screened by an avenue of newly planted Silver Birches which will eventually create a pleasant exit and entrance.

Beck Row is more rural in character, with buildings tending to punctuate open spaces which themselves are tree covered. Gardens are small or non-existent and mown sloping verges line the lane. Beck Row terminates with a row of two storey domestic buildings with shallow frontages in an almost unbroken terrace. A small early 19th century single storey Chapel breaks the unity of the roofline, its slight projection from the first house dictates a building line that extends to the lane's end. Beyond the dead-end and open uncultivated field, a meandering line of small self-seeded trees outlines the route of the beck. The medieval Low Hall sits alone within the ancient earthworks site, but the view of it is blocked by a series of Yorkshire boarded farm buildings. Low Hall is not clearly seen from any angle from the public roads, but its setting and location are of significant importance in an undeveloped isolation.

Looking north along Beck Row

From Stephenwath Bridge across the only cultivated field in the Conservation Area, the line of unbroken red roof tops of Church Walk and High Row is clear. The installation of dormers or significant extensions to the rear may be detrimental to this scene. Stephenwath Lane southwards has an open aspect up to the Village Development Limits which begins with two sets of semi-detached houses. These properties along with the Primary School (outside the boundary) are not indicative of the character of built Bugthorpe. Corner Farm and outbuildings, however, provide a focus on this corner. The tree screen of Southlands Farm is a visual barrier and directs the emphasis back in towards the village. The cottages to the north of the roadside have small front gardens and are similar in character to those around The Green on High Row and Back Row with hedges defining the curtilage and providing defensive spaces between the road and dwellings. The character here is semi-rural and quite green, and although there are no significant trees, the collective planting gives a cover that softens the edges of the buildings. The bungalow opposite appears out of place but has a

hedge and small front garden helping it sit more comfortably in its context.

THE INFLUENCE OF HISTORIC LAND USE ON THE PATTERN OF DEVELOPMENT AND BUILDING FORM

As an estate village, agriculture has been the dominant influence on built form within Bugthorpe and this is apparent in the nature and layout of the settlement. Estate cottages, farmyards and the road layouts all allude to the village's development at the heart of the Halifax Estate. Farming, despite the industry's recent decline, continues to be the dominant influence on the Bugthorpe Conservation Area. Modern farm buildings are present within the Conservation Area but these developments have not been excessively detrimental to the appearance of the village. The new farm buildings in particular have been sited so as not to visually intrude into the core village scene.

Unlike many villages in the East Riding of Yorkshire, there appears to be little evidence of Bugthorpe becoming a village influenced greatly by an influx of commuter residents. Private vehicles are not dominant features of the streetscape and this gives the Conservation Area a more traditional feeling than comparable settlements in the area.

ARCHITECTURAL AND HISTORIC QUALITIES OF BUILDINGS & THE CONTRIBUTION OF KEY UNLISTED BUILDINGS

Listed Buildings (shown with their grades) within the Parish of Bugthorpe are:-

- Church of St. Andrew, Main Street (Grade I)
- Low Hall, Beck Row (Grade II*)
- The Grange (Grade II)
- Methodist Chapel, Beck Row (Grade II)
- Corner Farmhouse, Main Street (Grade II)
- Freestone House, Main Street (Grade II)

Other important unlisted buildings within Bugthorpe include:-

- Beck View
- Bobby Hill Farm
- Church Farm
- Church View Terrace
- 1 - 3 Church Walk
- Forrester's House
- Green View
- High Row
- Holmleigh
- Lilac Farm
- Rose Cottage
- Roseway
- School House Estate Office
- Southlands
- Sunny Dene
- West Farm
- Wold View (now Bowbriggs)

A well-maintained, unlisted K6-style telephone box is present within the Conservation Area which is an attractive traditional feature along High Row.

Looking west along High Row, with a K6 telephone box and the church as key features

PREVALENT BUILDING MATERIALS AND LOCAL DETAIL

Walls are of brick, mainly red or reddish-yellow with a combination of multi stock yellows and reds to give a variety which blends well to break up austere elevations. Brickwork in more recent developments is more solid in its brick tone lacking the mellowness of the older materials. Many extensions are constructed in closely matching brick which nonetheless help show how significant alterations have been made to the size of dwellings.

Roofs are of natural clay pantile mainly with stone ridges and a 45° pitch, the majority of the building stock are finished with closed eaves and verges in a more vernacular tradition with cement bedding and no barge boards or fascias. Some properties do however have timber fascia boards; the oldest original example is the estate office. The remaining examples are later alterations or in newer Post War buildings. Future development should respect the immediate context, with the local vernacular treatment being preferred on new buildings.

Chimneys are simple in design, of similar height, and located on the ridge. They have an oversailing brick capping and are generally one pot wide and between one and four pots deep. Tall round tapering yellow pots are most common. The stacks of the estate office are more decorative and in keeping with the styles found in Kirby Underdale. Some buildings have dentilled gable roof verges and eaves though brick tumbling is more common. These features should be encouraged in new building and alterations and retained on existing buildings.

Looking east along Main Street

Windows are varied. The older properties, including those to the south-east, retain traditional small paned box sashes, albeit with a variety of horn types on the top sashes. This is perhaps a quirk of individual craftsmen, which is important to retain in repairs and replacements. A few buildings retain four paned sashes and in the case of nos. 1 - 3 Church Walk, tripartite sashes. Yorkshire sliding sashes are now rare but still exist in Corner Farm, Church Farm and Low Hall. The north-west of the village around High Row and Beck Row are small paned casement windows, the subject of a previous modernisation programme. These windows are flat in appearance and detract from the buildings character and the general village scene. Traditional box sashes give depth to the elevations and are important features to be retained and encouraged in future development or modernisation. Few properties have a combination of window types; each property has a unity in its fenestration throughout the elevational treatment regardless of the style. Windows are generally slightly arched with timber fillet and segmental brick head detail, usually of a different deeper red coloured brick. Sills are usually painted timber, or natural stone in earlier properties. Front doors are either panelled or have been replaced with modern half panelled, half glazed of

doors, or which the former are more appropriate.

Guttering is generally cast-iron on rise and fall brackets though the use of grey plastic is now common, but not preferred. The estate office character is unique in terms of its detailing. It has timber mullioned windows with revival detailed heads. Dormer windows where these appear have been well designed but are not a feature of Bugthorpe and should not be encouraged.

The village possesses many farm ranges, some of which still have brick and pantile outbuildings and barns. Particularly good ranges can be found adjacent to Freestone House and Corner Farm. The brick farm buildings are mainly frontage buildings with the farm buildings to the rear being more ubiquitous and larger, but generally less substantial in their construction, being Yorkshire boarding and profiled boarded roofed. Unsympathetic profiled steel cladding has been used on the boards to the north-east of Bobby Hill Farm. This building is unattractive in its context.

CONTRIBUTION OF GREENSPACE/ECOLOGY

The village of Bugthorpe has a relatively high percentage of tree cover. This varies from small statured trees screening the front of the Church to a large mature specimen tree on the village green and the mature tree group in the grounds of Southlands. The village green is the site for a specimen tree of exceptional quality. This variegated Sycamore has an excellent domed form. In close proximity to this tree is a Copper Beech (to the east of the Church). This tree has the same excellent form and stature. The two trees complement each other with the variation in colour and form a strong visual centre piece to the village. Southlands is screened off by mature planting on both sides of the drive. The plantation contains species such as Silver Birch, Scots Pine, Horse Chestnut and Sycamore. New tree planting is in abundance. The garden of Wold View (now Bowbriggs) contains a number of Silver Birch of approximately 8 metres in height. Although young, these trees will be a future asset, adding to the tree cover and screening the site of the house.

Small privet or Hawthorn hedgerows are a feature of many front gardens and define the roadside edge. These are particularly important along High Row and around the school house on The Green and in the south-west of the Conservation Area. A hedge partly lines the road to the north towards Kirby Underdale. Hedges are punctuated by timber latted swing-gates. The fenced boundary of the bungalows has been recently planted behind with whips which are maturing well. An iron railing fence surrounds the Church to give a visually increased uninterrupted open space from The Green and provides a view of the Church.

Garden walls are not a feature though frontage buildings create hard edges to the south side of The Green. Grassed areas to The Green and mown verges to the boundaries on Beck Row soften the appearance. Kerbing here should be avoided where possible. There are no street lights and only minimal overhead telephone cables on timber telegraph poles. The sky-line is thereafter relatively uninterrupted. New cabling should be put underground where possible.

There are several areas of open space which make a significant contribution to the character of the Bugthorpe Conservation Area. These are:

- The churchyard

- The sloping village green
- The large areas of small-scale agricultural enclosures, notably to the northern half of the Conservation Area and also at the entrance to the village along Beck Lane
- The wide verge with an avenue of semi-mature trees leading out of the Conservation Area , east along Bugthorpe Lane

The Bugthorpe Conservation Area is surrounded by high quality natural environments which help to create its unique setting and also add to the general character of the area. Within the Conservation Area, open space tends to be well-managed and tidy and there are therefore few natural areas in the village. Bugthorpe Beck runs along the northern boundary of the Conservation Area and acts as a wildlife corridor through the undulating agricultural land to the north. The majority of hedgerows in the Conservation Area are of native species and are probably of historic origin. These hedgerows are generally well-managed and provide a network of natural features spreading throughout the Conservation Area.

TREE PRESERVATION ORDERS

There are no Tree Preservation Orders currently in effect in the Bugthorpe Conservation Area. Notwithstanding this trees in the Conservation Area are protected by the designation and anyone wishing to prune or remove a tree must give the Council six weeks' notice of their intention. The Council then have the opportunity to make a Tree Preservation Order to give the tree or trees longer term protection.

EXTENT OF LOSS, INTRUSION OR DAMAGE

As an estate village, Bugthorpe has a long-standing tradition of a conscious effort to preserve the character and appearance of the village, and present owners and occupiers appear to be aware of the value of conserving the settlement. The continuation of this status is essential to the long-term sustainability of the character of the Conservation Area. The village has suffered little by way of new development in recent years, except for a series of bungalows, particularly those to the north-east.

There is clear evidence of a past need to vastly increase the size and properties to the north of The Green and opposite the Church. Narrow properties have been nearly doubled in width as more space has been required. A good example can be seen in the property known as The Garth on High Row, where at least two significant changes in the height and width are still evident. The first change only in height over tumbled brickwork, the second in both height and width which has involved the provision of an oversailing fascia and verge, not an historic feature of Bugthorpe. The gable chimneys of the first change have been retained but heightened as required, they look odd puncturing the centre of the front roof slope. Alterations to the form of the Post Office Terrace are just as obvious in unmatching brickwork and changed roof slope. There is evidence to support the theory that this terrace or part was single height with dormers, suggested by the outline of tumbled brickwork in the gable.

There are examples of large, modern agricultural buildings within the Conservation Area. Whilst these buildings are essential to agricultural activity and are

located in such a way that they do not impact on the inherent qualities of Bugthorpe, they nevertheless make no contribution to the character of the built environment within the Conservation Area.

Street signage has inevitably increased over time but this is not regarded to 'clutter' the Conservation Area. Other street features such as seats, heritage style lampposts etc. have been sympathetically located and can even be regarded as to enhancing the area. Roadside car parking is not excessive but does have the potential to have a future negative impact, albeit transient, on the character of the Conservation Area.

GENERAL CONDITION OF THE BUILT FABRIC

In general, the condition of the built fabric within the Conservation Area can be described as excellent. The buildings and open spaces within the Conservation Area are well, but not overly, managed and this ensures that the area retains a 'rural' rather than 'suburban' nature. The area's character as a traditional estate village has not been lost to any great degree and it is apparent that a culture of a conscious effort to preserve the character and appearance of the village amongst the estate's present owners and occupiers continues.

PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

The variety of styles, finishes and building materials is quite wide and therefore any new building in the Bugthorpe Conservation Area must take particular account of the appearance and scale of its neighbours if the unifying architectural characteristic of the village is to be retained. One possible threat to the character of the village is likely to come from the unsympathetic modernisation of older properties, particularly in relation to alterations to doors, windows, roofing materials and external wall finishes. The presence of empty properties within the village could also potentially provide cause for concern.

In the context of maintaining the unique character of the Bugthorpe Conservation Area, the capacity for change within the area is limited. The principle reason why the Conservation Area remains so special and distinct is that it has not been subject to a significant level of development.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Bugthorpe Parish Council and members of the public. The comments made through this 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 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 Bugthorpe Conservation Area are contained currently in the East Yorkshire Borough Wide Local Plan (EYBWLP) (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 RSS which 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.

MANAGEMENT PROPOSALS/STRATEGY

- Measures to prohibit the 'suburbanisation' of the Conservation Area's streetscape.
- Design guidance for new agricultural buildings
- Maintain verges and hedgerows in the interest of wildlife.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan (EYBWLP) (adopted June 1997), Policy EN19.

Leaflet by East Riding of Yorkshire Council "What are Conservation Areas?"

www.eastriding.gov.uk/planning/index..html

USEFUL INFORMATION & CONTACT DETAILS

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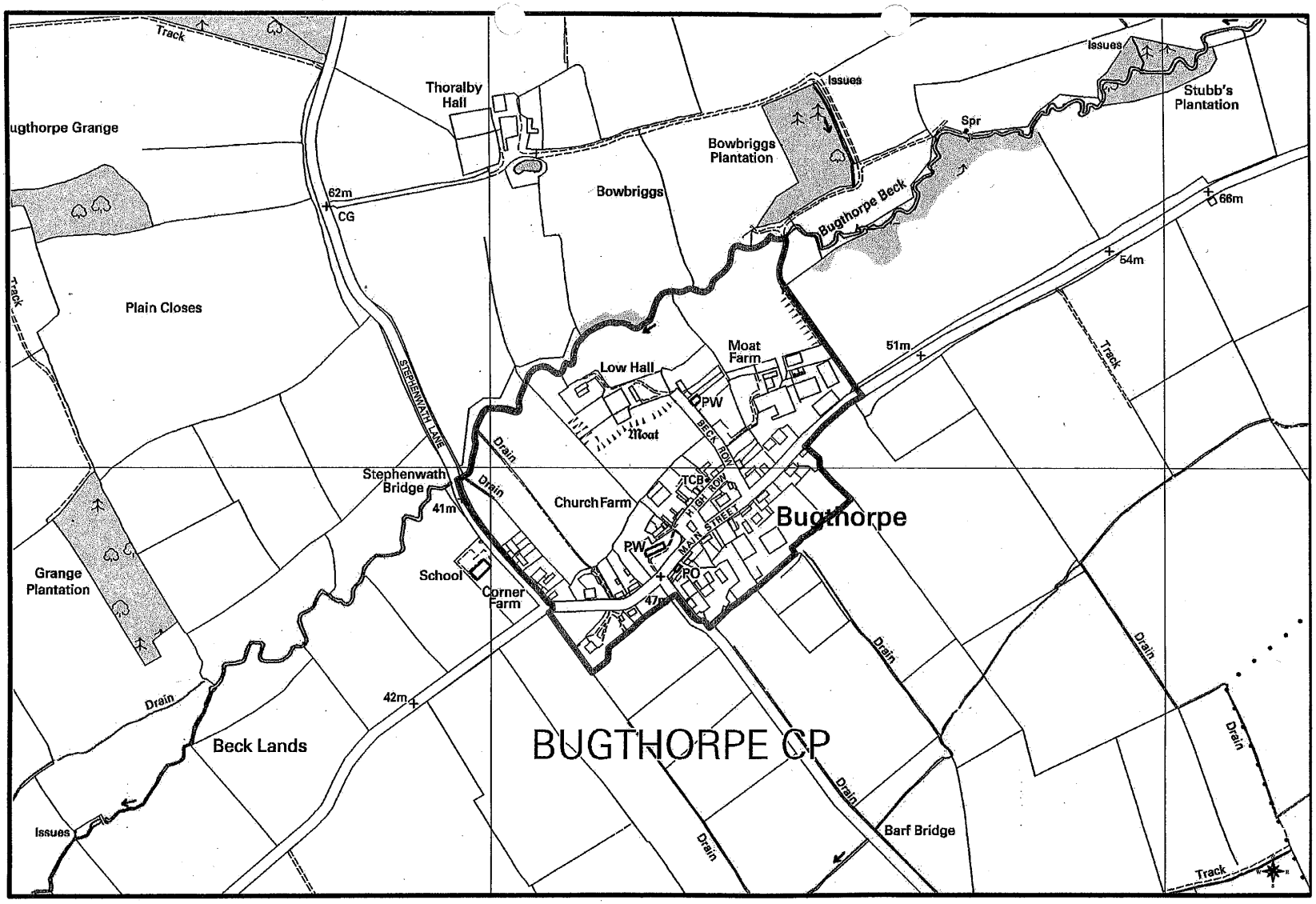

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