EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

DUNNINGTON

Church House

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JULY 2006

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INTRODUCTION

The Conservation Area at Dunnington was designated in 1994 by Holderness Borough Council.

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 DUNNINGTON'S SPECIAL INTEREST

This linear settlement is a well-preserved example of a rural Holderness settlement in which the indigenous occupation appears to be entirely agriculture based.

The disposition of properties, over quite a long distance for their relatively small numbers, ensures that the fields and copses play a significant role in the village's character.

It is in this seamless merging of the built and natural environments that Dunnington's special character and appearance is to be found.

a) TOPOGRAPHY AND ITS RELEVANCE

The most northerly Conservation Area in Holderness, Dunnington lies some 20 miles north-north-east of Hull and approximately 3 miles from the sea.

The Dunnington 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). The Landscape Character Assessment describes this landscape area as being typical of much of Holderness, consisting mainly of open agricultural land for intensive arable production with generally large fields and very little woodland present. Those woods that are present in the landscape tend to be semi-natural and dominated by ash, field maple and rowan. Fragments of wet woodland exist in this landscape, and alder and willow species dominate these. Hedgerows in the landscape are typical of those found throughout Holderness and are dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood also present.

In a landscape as flat as Holderness, it is one of its higher hamlets, at around 25m above sea level. It may well have been the elevation of the ground that promoted the existence of the hamlet at this location - being dryer than the low-lying pastures and marsh-land in the days before drainage, as well as having an advantage from the point of view of protection.

b) DISPOSITION AND DEVELOPMENT

The village, sitting astride the road from Nunkeeling to Skipsea, reflects the linear pattern of development usually encountered in Holderness villages.

Bypassed by the two more significant north-south roads - from Hull to Bridlington and the coastal route, Dunnington has never undergone the greater level of development which a more accessible location may have caused. Development appears to have always been that which was appropriate to its agricultural needs, and has been piecemeal on infill type sites.

Poulson's 1840 figures give a total population of 61, indicate 11 inhabited dwellings housing 11 families, all chiefly employed in agriculture.

Currently there 11 dwellings with about 30 residents, suggesting a population only half what it was 150 years ago.

A view of Church House

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

Dunnington's linear disposition with only a handful of properties straddling at least three quarters of mile of road, has ensured that development is of a sporadic nature, with the intervening, mainly large, fields and copses playing an important part in the formation of its character.

The rural quality is reflected in its almost continuous grass verges which enhance the feeling of spaciousness.

Even within the hamlet, (by Holderness' standards), there is a noticeable amount of undulation in the terrain which increases the impact of the open countryside.

Of Dunnington it can be truly said that it is more a question of fields interspersed by development than of development interspersed by fields.

d) THE NATURAL ENVIRONMENT

From the south the narrow lane flanked by Hawthorn hedgerows passes Dunnington House, the garden of which supports a number of mature trees, including Horse Chestnut, Evergreen Oak and several mature Beech trees. Opposite Dunnington House, to the west of the lane, stands a small copse of mature Oak trees and beyond this, a planting of young native trees protected by plastic tree shelters.

The hedgerows which enclose the lane are an important visual feature of the Conservation Area. They retain the traditional field boundary that once protected stock but which now has changed to more intensive arable management, which requires the use of machines, to which the hedgerow in some areas has become the victim of removal or destruction.

Within the hedgerows, species of Elder, Bramble, Field Maple, and Hawthorn can be found and the occasional Sycamore, which have been allowed to mature. Hawthorn is the primary hedgerow species, but in the area surrounding Dunnington Manor, Beech hedging has been successfully used to form a visually pleasing and effective boundary to the farm.

In contrast to the enclosure created by hedgerows, many trees exist in the Conservation Area. To the west of the lane between Lodge Farm and Dunnington Manor, is a mature tree belt consisting of Sycamore, Beech and Pine. Many of these trees are over-mature, but are still of real importance in that they provide a visual link between the two farm units and continuity of this tree cover will be important for the future.

The Lane at Dunnington Manor

At Dunnington Manor the grounds support a variety of mature trees. Leading into the property from the west, the entrance is flanked by Horse Chestnut and Beech hedgerows, and farm buildings are screened by Sycamore. It is here that much of the tree cover in the Conservation Area exists. Small land areas to the north-west of the farm have presumably been planted to provide shelter and this effective measure has created a valuable area of amenity.
This Conservation Area benefits highly from its natural features and it is important that where tree cover, particularly, has come to the end of its useful life span, continuity is ensured with the undertaking of new planting.

e) TREE PRESERVATION ORDERS

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

f) ARCHAEOLOGY

Mentioned in Domesday Book in AD1086 as Dodintone, an Old English form referring to 'Dudda's Farmstead', Dunnington was then part of the Manor of Beeford and the lands of Drogo de Brevere.

Prior to AD1240 there was a Chapel at Dunnington dedicated to St. Nicholas which had disappeared before 1712. The present brick Chapel of St. Nicholas is believed to have been built on the foundations of the nave of the previous Chapel.

Evidence for a field system which surrounded the medieval settlement is visible on aerial photographs of Aldbrough Closes to the north of the present village. An indication of the remains of this medieval settlement was recorded in the mid 19th century when foundations of buildings were visible in a field adjoining Manor House.

Beyond the Conservation Area, aerial photographs also show the course of a former road as a cropmark running across East Field to the north-east of the village. To the west of this is the site of a possible Bronze Age burial mound which suggests pre-historic activity in the area.

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

Following its mention in the Domesday survey, the next account of "Dodington" is in the records of Meaux Abbey, about 1165 when a carucate and a half was given to them there. Lands in Dodington are mentioned in transfers and transactions, amongst them references to ownership by the Constables, first of Halsham and later of Burton Constable.

Cobble walling at Lodge Farm

The spelling of the name is remarkably constant until the 17th century when it is referred to, first as Donynton, then as Donington, then Dunnington.

Poulson, in the History of Holderness, (1841) advised that "many foundations are met within a field adjoining the manor, which leads to the supposition that one time there was a considerable village there." He goes onto say that formerly there was a Chapel, the walls of which, he believed, were standing until the late 18th century, but that "until lately divine service was performed in the house in the village, but this is now discontinued. It must have been a very small building, the outline and part of the foundations may yet be traced; it appears to have been about 50 feet in length, including a small tower, and about 18 feet in breadth. The Chapel yard, a small enclosure, still continues to be a place of interment. A few farmhouses and cottages complete the present hamlet."

In 1935 Dunnington (and Bonwick) Civil Parish was united with Bewholme and Nunkeeling into Bewholme Civil Parish for administrative purposes.

H) BUILDING, STYLE, AGE AND MATERIALS

In spite of the similarity of numbers of houses in Dunnington 150 years ago (see paragraph b) compared with now, it is certain that few, if any, will be the same ones that survive today, though all but 2 probably date from the 19th century.

Two buildings which can be dated with some certainty are St. Nicholas', a small Victorian Gothic Church dating from 1879, believed to be by the architect H R Gough, (who was also responsible for Atwick Church,) and having a stained glass east window by Heaton and Butler.

The former Wesleyan Chapel is dated 1858, the former Primitive Chapel, dated 1839 having been demolished some time ago.

The small number of properties heightens the individuality of design and construction apparent, though within this, similarities can be noted.

First there is an early group - based on Georgian precedents, even though this does not necessarily indicate that construction took place at that time:

<u>This group includes</u>:-

Dunnington House;
Lodge Farm;
The Former Wesleyan Chapel;
Dunnington Manor.

<u>The Victorian - Early 20th Century Group includes:-</u>

Church Cottage;
St. Nicholas' Church;
Rose Cottage (much altered);
Richmond House.

Between them the properties include a mixture of materials - from clay pantiles to slates and some modern concrete tiles, with brickwork ranging from a deep red (Wesleyan Chapel and Richmond House, to the much less assertive grey/brown of Lodge Farm.)

Mention must also be made of the superb length of cobble wall, (cobble being Holderness' very special building material), which flanks Lodge Farm. The attention to constructional detail, ensuring that similar sized cobbles have been laid in serried ranks, makes this one of the best examples of cobble walling in the district. Some excellent examples of cobble work can also be found in walling and outbuildings at Dunnington House.

I) BUILDINGS

Listed Buildings

There are no Listed Buildings at Dunnington.

Unlisted Buildings of Architectural and Historic Significance

Dunnington House;
St. Nicholas' Church;
Church Cottage;
Lodge Farm;
Cobble Wall at Lodge Farm;
Former Wesleyan Chapel;
Dunnington Manor.

J) ASPECTS CONSIDERED INAPPROPRIATE IN THE CONSERVATION AREA

Like most settlements, Dunnington has not entirely escaped those aspects of "modernisation" of design detail which have been so evident in the second half of the 20th century.

Perhaps, in Dunnington's case, the worst of these has been the replacement of traditional roofing materials (clay pantile and slate) with concrete equivalents. Not only do these significantly alter the character and appearance of the buildings on which they are put, but they can also be damaging to the property's structure, since concrete tiles can often be significantly heavier than their traditional counterparts, and there have been many cases where the traditional roof supports have not being strong enough to support the additional weight.

There are also examples where traditional windows and doors have been replaced but not always accurately copying their predecessors - once again resulting in a loss of character.

Certain recent agricultural outbuildings have provided a not altogether sympathetic foil for the domestic properties but it is conceded that the requirements of a modern agricultural environment are essential to a community such as Dunnington, and, provided that consideration is paid to ensure that where practical, new agricultural development do not disrupt the hamlet's existing special character and appearance, accommodation for new agricultural requirements will be made.

Recently built walls at Dunnington House designed in length with scalloped tops vie uncomfortably for attention with the 19th century buildings.

The consultation exercise which accompanied the production of this document revealed local concern about the detrimental impact of heavy goods vehicles on the narrow lanes and verges of the hamlet and there is a need to consider this when applications which may increase traffic flows are being considered.

The above comments notwithstanding, however, Dunnington has successfully retained much of its traditional character and appearance - which has provided its credentials for the extra protection which Conservation Area status affords.

POLICY STATEMENT FOR THE DUNNINGTON CONSERVATION AREA

1. LANDSCAPE AND STREET-SCAPE

The special nature of the character and appearance of the Conservation Area at Dunnington has resulted from low incidence of "householder improvements". Many traditional features remain in situ, and the distortions which can be caused by pressure of development have been largely avoided.

If the above has more effect on the appearance of a settlement than on the character, the latter is significant as being, still, an agricultural working hamlet - a description which is becoming increasingly rare in the 21st century.

The intrusion of the institutional trappings, so often associated with the highway, are happily missing, reinforcing the rural tranquillity of the scene.

The majority of Conservation Areas tend to be strong on appearance, but less so in character. In the case of Dunnington, it can fairly be said that the latter is at least as important in its own right, as well as its contribution to the hamlet's appearance.

2. BUILDINGS WHICH CREATE A FOCAL POINT

Two buildings predominate as the hamlet is approached from the south, Dunnington House in the foreground and Dunnington Manor in the distance.

Within the settlement travelling north, Lodge Farm and Richmond House set, as they are, at right-angles to the road, are particularly noticeable.

At the north end Dunnington Manor and its setting dominate the approach from the west and the eminence on which the Church stands, ensures its presence is felt.

3. THE SCALE OF FUTURE DEVELOPMENTS

Defined in planning terms as a "non-selected settlement", new dwellings will only be possible within the hamlet on infill sites. Opportunities are therefore likely to be very limited.

In the event that outline planning permission is approved, it will be likely to be for developments which reflect the character and appearance of the existing properties - therefore being small scale, one and a half, or two storey properties to a traditional long and narrow plan, thereby enabling their gables to be relatively steep in relation to their width.

4. RECOMMENDED MATERIALS

By comparison with many of Holderness' Conservation Areas, the choice of materials will be quite broad since, as has been mentioned previously there are examples of slate, clay pantile and Rosemary tiles - all of which are considered traditional roofing materials.

Brick colours are similarly wide-ranging, so that apart from recommending a preference for clamp-type bricks of sympathetic colour, it is not possible (or desirable) to be more precise.

As there is more than one example of rendering, such finishes would not be ruled out, subject to location and sympathetic colouring.

Other recommended materials would include painted (not varnished) sliding sash timber windows and batten type external doors, guttering of cast-iron or wood, with cast-iron fall-pipes.

External doors should also incorporate traditional thresholds with stone or concrete steps and weather bars.

Garages should reflect the materials of the parent property and have timber doors, side hinged, batten type where possible.

5. RECOMMENDED FEATURES

Development applications should consider relatively tall and corbelled chimney stacks with full height cylindrical or square pots for new residential development, but not for the conversion of agricultural buildings, where chimneys are unlikely to have been an original feature. Gutter boxes and shoes can make attractive features where they can be incorporated.

Because of the limitations of scale, dormer windows of appropriate size may be required and gables can successfully reflect the barge-board feature already in evidence at Church Cottage and Richmond House.

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 Dunnington 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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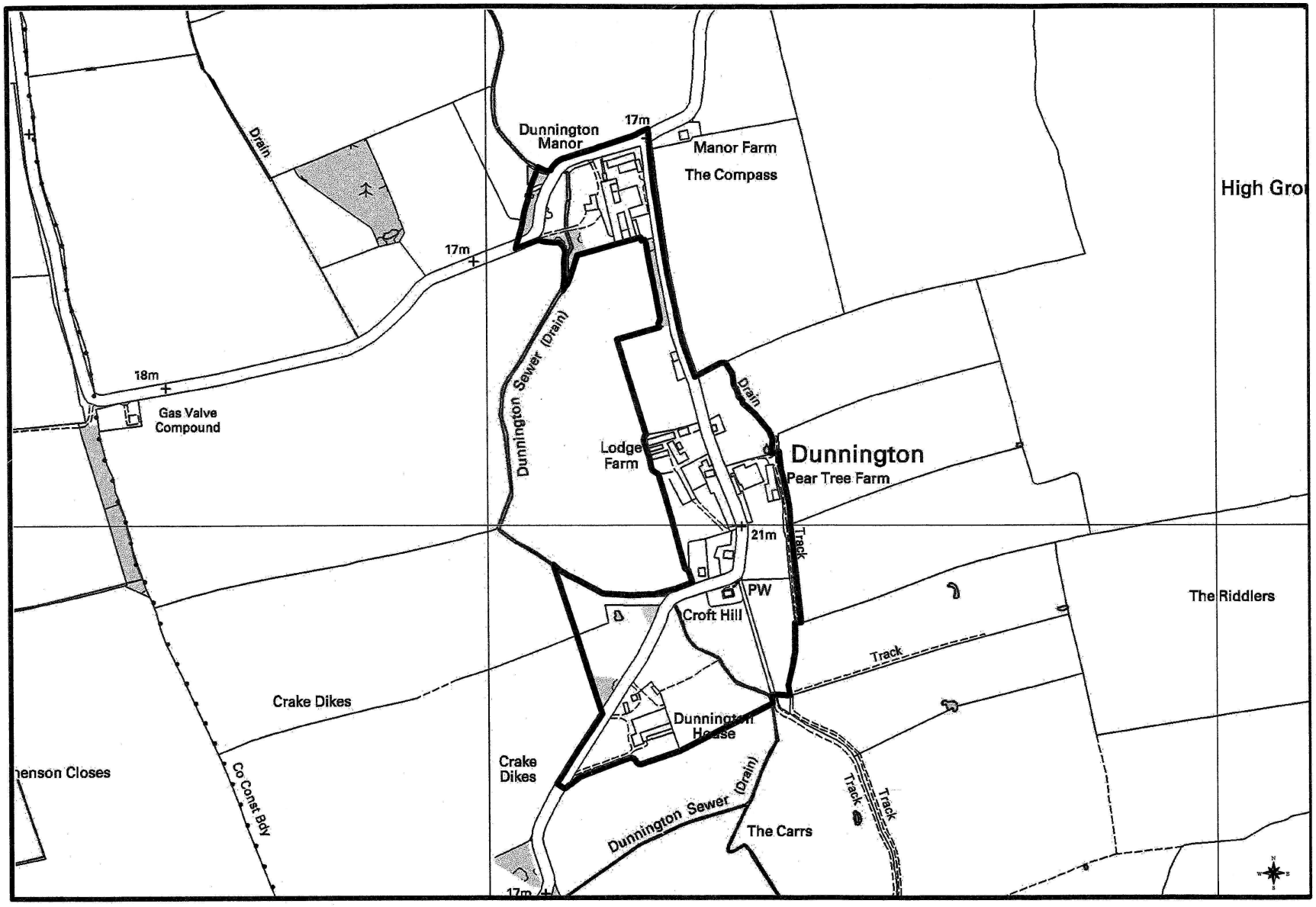

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