EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

EASINGTON

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JULY 2006

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INTRODUCTION

Holderness Borough Council designated Easington Conservation Area in 1974.

In 1992 a resurvey was carried out and nominal extensions were approved to the north, east, south and west of the original boundaries.

High Street

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

DEFINITION OF EASINGTON'S SPECIAL INTEREST

There are several features, which contribute to the specialness of Conservation Area at Easington:

- The undisturbed dominance of the church and the adjacent square. Agricultural buildings throughout the village.
- The use of cobble as a building material.
- The uniqueness of the thatched Tithe Barn, being one of the oldest agricultural buildings in the East Riding

A) TOPOGRAPHY AND ITS RELEVANCE

Easington lies on land gently sloping towards the Humber estuary, on three sides surrounded by boulder clay, to the south on ground covered with alluvium.

The Easington Conservation Area lies in the 'Spurn to Withernsea Coast' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). This Character Area is made up of the strip of coastline between Withernsea and Spurn Point and also includes the village of Holmpton. The Landscape Character Assessment indicates that large-scale natural gas terminals dominate this landscape and the associated structures of this industry are large and impact considerably on the remote character of this coastal area. The wind turbines at Out Newton are also a highly visible development along this coastline. This area of the coast has very few caravan sites, with two small areas located to the south of

Easington and others on the southern edge of Withernsea.

In terms of other dominant landscape features, the Landscape Character Assessment describes the areas around the villages as being of irregular and small-scale field systems with woodland cover largely restricted to areas around the settlements. The general lack of trees in this Character Area gives this landscape an exposed nature. Outside of developed areas, the dominant field systems tend to be large and rectilinear in shape with watercourses acting as breaks between regular field patterns. Hedgerows are present but these tend to be intermittent and excessively managed.

To the north west of this Conservation Area is the 'Burstwick to Withernsea Farmland' Landscape Character Area. The Landscape Character Area recognises that, in contrast to the large field systems closer to the coastline, examples of small-scale medieval field systems can be observed at Preston, Hedon and Bilton and there are several moated sites and deserted medieval villages present. St Patricks' Church at Patrington is one of the biggest and architecturally significant churches in the area and the spire is an important landmark on the skyline of Holderness. Wetland habitats are also present in this Character Area, especially dykes and ponds with fenland plants including greater water parsnip and greater spearwort. As with other parts of Holderness, the hedgerows are dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood also present.

To the south west of the Conservation Area is the 'South Patrington, Ottringham and Keyingham Farmland' Character Area and the Landscape Character Assessment describes this area as being slightly raised in comparison to its adjacent Character Areas. This area was originally the north bank of the Humber Estuary prior to the reclamation of Sunk Island. In general, fields in this area tend to be smaller and less regular that in adjacent Character Areas and the drainage pattern is recognised to be considerably more complex. A number of small woodlands and trees are present but tend to be restricted to areas around villages and farms. There are also three significant medieval scheduled monuments in this area.

The village lies on the road from Hull and Patrington some 1½ miles from the Humber and approximately 550 metres from the sea. The line of old enclosures extending to South End suggests that in the Middle Ages Easington reflected the linear form of many Holderness Villages.

The focal point of the village is now the Square, off which most of the streets in the village lead. Seaside Road was formerly called Black Well Row from a pond at its eastern end, the name being retained in the name of a farm and a cottage near the edge of the village.

In spite of the village's proximity to the sea and the estuary there is surprisingly little evidence of it, save for the use of cobble from the beaches. In 1851, for instance, there were only two fishermen recorded (along with two brickmakers). Other occupations appear to have been agriculturally based.

Outbuildings on Back Street

Today the relevance of the location is repeated in the extension of BP Exploration and the establishment of the Gas pipeline from Norway.

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b) DISPOSITION AND DEVELOPMENT

Maps of the village dating from before enclosure (in 1771) show a village readily reminiscent of its present shape, though in that day including an additional road linking Beck Street with High Street round the east and south sides of Low Farm. Furthermore the existence of buildings for at least half a mile beyond the bottom end of the High Street is clearly visible. In 1377 there were 262 poll tax payers in Easington. The population's decline has been reflected in a lack of development and only in recent years has the figure increased (Poll tax payers 1992 = 558).

Traditional farm buildings on Vicar's Lane

The population information provided by Poulson in his History of Holderness published in 1840 makes interesting reading. Within the "Township" there were 96 inhabited and no uninhabited properties, housing 98 families, of which 54 where chiefly involved in agriculture with a further 27 in trades, manufacturers and handicrafts, making a population of 479 people in all. By comparison, current figures for the Parish indicate a population of 730 and 299 houses.

* *

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

The Easington Conservation Area has a predominately built-up character in which open spaces are at a premium. Apart from the Village Square, to which reference has already been made (in section a), the most important open space is that which provides the setting for the Tithe Barn to the west of High Street.

From a greater distance, the Church Tower is a significant landmark, which would make the issue of any medium to large scale development particularly sensitive.

d) THE NATURAL ENVIROMENT

Natural environment relates to the living parts of the village which give character and visual amenity that may be enjoyed by the community. Here, the Conservation Area includes natural features which have reached maturity. In particular tree cover and its conservation and enhancement are of paramount importance.

Within the Conservation Area existing tree cover is limited. Where this cover exists, however, it is of significant importance. Most notable is the area of trees which surround All Saints Church. Here, in its elevated position above the Square, a green canopy pleasantly shrouds the Church during the summer months.

To the south of the Square is a rather small area of land set aside with a Council communication centre set amongst colourful shrubs and maturing trees.

Many of the properties within the Conservation Area have gardens of limited area, however, where possible individual trees do exist and, more commonly, gardens are planted with shrubs to give an array of colour, creating an added attraction to the visual amenity of the village.

e) TREE PRESERVATION ORDERS

There are no Tree Preservation Orders but, within the Conservation Area, the following trees are worthy of note:

- Several Sycamore trees in the churchyard of All Saints'
- Single Sycamore in the public garden to the south of the Square
- Group of Sycamore to the north of Seaside Road, between Tower Farm and the Methodist Chapel
- Group of Sycamore in the garden of Gable Ends, High Street
- Single Sycamore and amenity area at Blacksmith's Corner
- Several Sycamore in the grounds of Rectory Farm

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.

f) ARCHAEOLOGY

The earliest archaeological material recovered from within the Conservation Area comprises an isolated find of a complete Romano-British ceramic plate from the central area of the present village. This plate is now in Hull Museum and may be associated with the nearby Romano-British settlement evidence known from around the Easington Cliff coastal area.

'Esintone' is mentioned in Domesday Book in 1086, the Old English spelling denoting 'Esa's farm'. The church at Easington must have been in existence by 1115, when it was among those given to Aumale Abbey. The present church of All Saints has a number of Norman and medieval features dating from the 12th century onwards and the churchyard contains the socket of a medieval cross of 14th-15th century date.

It is suggested that in the medieval period, the village was linear in form, typical of many Holderness villages. The centre of the present village, around the church, represents the north end of the former medieval settlement. The site of Easington Old Hall, south of Seaside Road near to the Square, demolished in, or soon after, 1887 may have been the successor of the medieval manor house, which was mentioned from AD 1260.

The village's Tithe barn is a rare survival of a timber-framed barn of medieval form, thought to date from the 15th century. Its significance is reflected in its designation as a Scheduled Ancient Monument. Rectory House, regularly mentioned from the 16th century, is presumed to be on the site of the present farm nearby, which is of 18th/19th-century date.

The Tithe Barn

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

The manor at Easington, having passed in Tudor times from the Crown to the Constables, went from them to the Overton family until the early 18th Century. The estate was then held by the Milner family before being sold to Robert Taylor in 1796, passing thereafter through various members of that family until 1918.

The existence of a Church at Easington by 1115 tends to indicate that the settlement was the local centre for the lesser village of Out Newton, Dimlington and Northorpe. The Chapelry at Ravenscar Odd was annexed to Easington with the consent of the vicar of Kilnsea in 1274, once again suggesting the supremacy of Easington.

The predominant employment of Easington appears to have been agricultural as unrelated occupations were few. As described above (para (a), in the mid 1800's there were only 2 fishermen, but by 1912 there were 18 men working 13 boats. Although no evidence has been found to support the theory, it is tempting to wonder whether the coming of the railway to nearby Patrington enabled fish to be despatched more readily, thus establishing the viability of this trade at the mouth of the Humber.

h) AGE, BUILDING STYLE AND MATERIALS

The oldest building surviving at Easington is the Church, which dates from the 12th Century. Built of cobble with stone dressings, it has the only buttresses formed exclusively from cobble in all Holderness. It stands some 100 metres north east of the 14th-15th century Tithe Barn, the latter having brick walls, timber-frame and thatch roof - the only such remaining building in Holderness, though there were several at the turn of this century.

These buildings aside, the older houses are mainly of a deep red-brown brick, which gets noticeably more orange in early 20th century examples, though as befits a village so near to the coast, several cobble buildings (and many more such walls) survive. Clay pantile roofs predominate, though there are several slate examples, notably Coastguard Cottages and the Granby Inn.

As unusual feature of properties in Easington Conservation Area is their closeness to the edge of the road, most having front curtilages extending by only a few feet.

The centre of the Conservation Area is hard-edged, mostly by pavements, grass areas being confined to the outer limits of the Area.

Buildings on Seaside Road

Like so many villages, the introduction of unsympathetic windows has distorted the aspect of properties, in which the uniformity of Coastguard Cottages has been particularly badly affected. Most buildings have retained their chimney stacks and pots which are either cream or orange, mainly of simple style, though there are several examples of square and vented pots.

i) BUILDINGS

Listed Buildings and their grades

Tithe Barn	II*
Rectory Farmhouse	II
Thompson's Farmhouse	II
All Saints Church	I
Churchyard Cross base	II

Unlisted Buildings of Architectural Significance

Tower House, Seaside Road
Methodist Chapel, Seaside Road
1 Coastguard Cottages
Coach House, Seaside Road

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

When reviewing the village in his 1906 book, "The East Riding of Yorkshire", J E Morris comments "Easington is an old-

world village, with an ugly new group of coast-guard cottages. It is ironic that the Government should then view with the speculative building in the creation of superlative ugliness".

Nearly a century later, whilst still distinctive and in contrast to the traditional architecture, the eye has come to accommodate the row and concerns now are levelled more at introduction of unsympathetic windows and doors rather than at the continued existence of the cottages themselves.

Such reservations can be expressed throughout the Conservation Area where windows, doors and plastic rainwater goods have usurped the positions (though rarely the styles) of their traditional forerunners. Of these, the most jarring alterations relate to the use of aluminium and PVCu replacements, which reflect neither the character, nor the appearance of their predecessors.

Cottage to the south of Seaside Road

There are also a limited number of flat-roofed extensions which look out of place.

Recent developments have not always achieved the standard of design and detailing which reflects fully the potential of the Conservation Area and new applications will be urged to respect the scale and features which have contributed to the special character and appearance of the Area.

POLICY STATEMENT FOR THE EASINGTON CONSERVATION AREA

1) LANDSCAPE AND STREETSCAPE

The special character and appearance of the landscape and streetscape in Easington is distinguished particularly by the setting of the Church with its adjacent square. There is no other Holderness village, which has this feature, and the dominance of the Churchyard within the area is enhanced by its containment within cobble walls. Adjacent to the village centre is a network of streets, all with closely sited two storey properties of brick, render or cobble.

Visually important to the village core is the group of mature sycamore and ash within the Churchyard, yet again assisting in reinforcing the dominance of the Churchyard area.

Also unique to Holderness is the 15th century tithe barn, which by virtue of its elevated position asserts a strong influence on the western flank of the Conservation Area. Away from these specific features of importance, it is the linear aspects of the streets which dominate, in the case of Seaside Road terminating in the visually important and imposing Tower House.

Throughout the village there is a wealth of walls and several buildings in cobble - Holderness' unique traditional building material.

Much of the Conservation Area's distinctive character relates to the group value of unexceptional and unassuming buildings of similar scale.

Every attempt will be made to preserve the examples of cobble architecture which remain, and to reinstate and repair buildings which have been lost or badly altered over the years.

2) BUILDINGS WHICH CREATE A FOCAL POINT

Of importance in this context are:

Fairhaven
The Marquis of Granby
No. 1 Coastguard Cottages
White Horse Inn
Tower House
Tithe Barn
All Saints Church
Chapel House
Low Farm and the several properties facing onto the Square
K6 Telephone Box, North Church Side

These buildings or features 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.

Blackwell Cottage , which was on this list, has been altered in a very unsympathetic way. These works resulted in the loss of historic 19th century tiles, which were produced in Hornsea and were once very common in this area.

3) THE SCALE OF FUTURE DEVELOPMENT

An analysis of the residential properties within the Conservation Area at the beginning of 2006 revealed that almost all are two-storeyed. Only Tower House and Number 1 Coastguard Cottages can be argued to have more then 2-storeys.

The heights of the houses are, as with almost all Holderness villages, quite low and many typify the traditional long and narrow plan, which allows their gables to be relatively steep in relation to their widths.

4) RECOMMENDED MATERIALS

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

As with most of Holderness' coastal villages the use of cobble is a distinctive feature. At Easington, though remaining examples of its use in residential properties are not as numerous as might have been expected. Of over 80 residential properties in the Conservation Area, only seven are recorded as having totally or substantially cobbled facades. There are, however, a relatively high incidence of rendered buildings (over a dozen) and it may well be that some of these are concealing their cobble construction. Otherwise a deep burnt red/brown brick predominates.

Traditional cobble wall

Roofing materials have a larger impact on the character of a village than is often appreciated. Within the Conservation Area clay pantiles predominate and have been used on most, if not all, more recent developments. There are examples of Welsh slate, most noticeably on Coastguard Cottages, which is a material whose introduction originates from the Victorian and Edwardian eras.

The Conservation Area's windows are predominantly of timber, many clearly

replacements of earlier sliding sash windows, which have been converted to casement styles. PVCu replacements, which nearly always produce an unsympathetic effect in older buildings, have now replaced more and more of their traditional forerunners.

Depending on the style of the properties, doors (which should always be of softwood timber), should be either braced or 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.

Gutters should either be formed in timber or in cast-iron, which cast-iron downpipes and shoes.

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 chimneystacks with pots of around 75cm in height represent a significant contribution to the skyline on domestic properties.

The inclusion of 'tumbled' brickwork on brick gables can be a feature appropriate to the area.

Anyone walking around the Easington Conservation Area cannot help but notice the use of cobbles in outbuildings and boundary walls. The use of cobble requires care in its execution and a sympathetic approach to the difficulties of its pointing. The Council will try to ensure that existing store of cobble is preserved, and enhanced by additions when developments in these materials are appropriate.

Colour is a significant contributor to any streetscape. With a number of properties being rendered and painted, such uses may be supported subject to location. In this context, harmony of colour in relation to surrounding buildings is particularly important.

The Methodist Church and the Tower

COMMUNITY INVOLVEMENT

The Appraisal is currently the subject of public consultation with the Easington Parish Council and members of the public. The comments made through this consultation process will be taken into account prior to the adoption of the document

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 Easington 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

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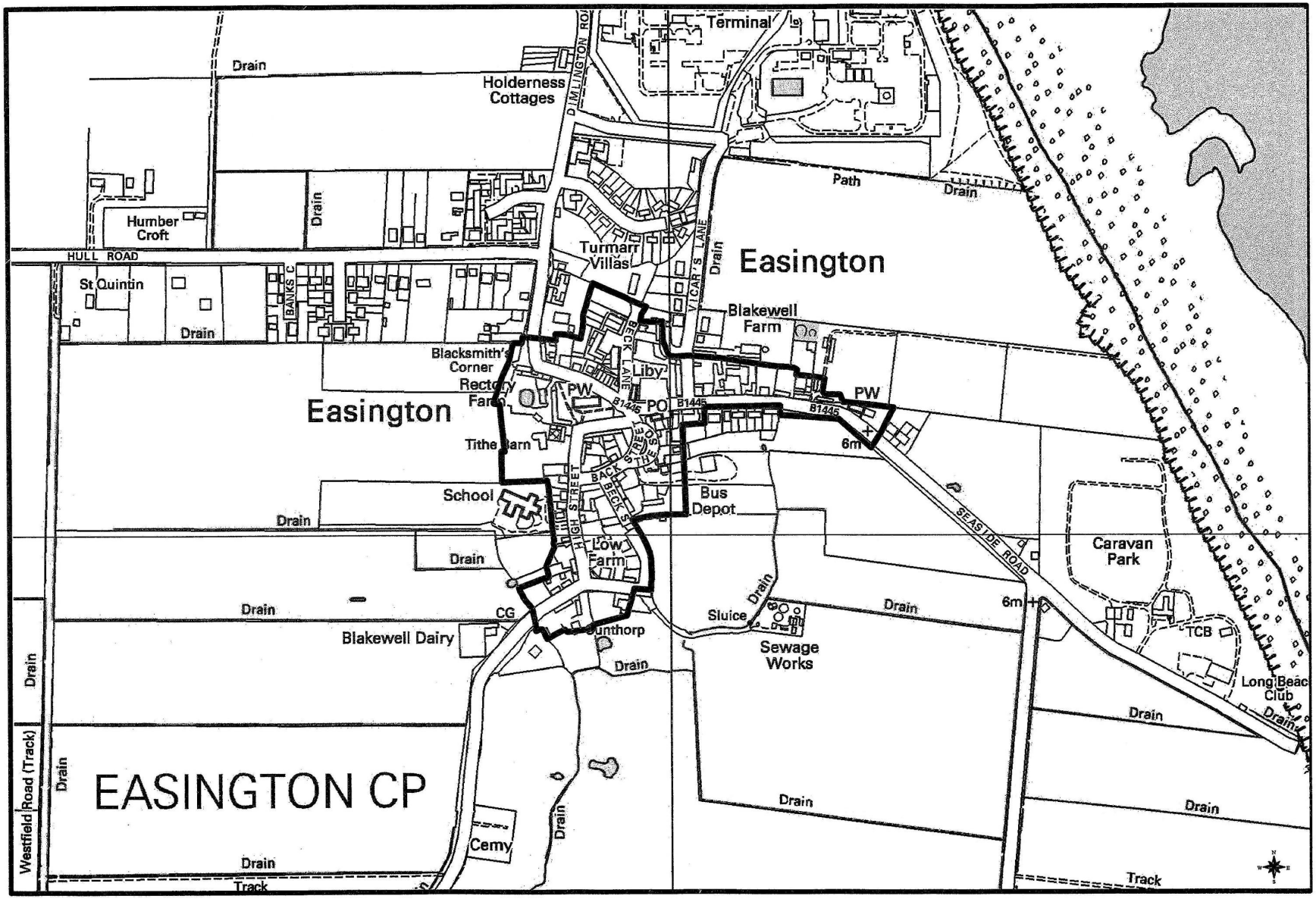

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