EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

EAST COTTINGWITH

View from outside No.3 Main Street looking north towards The Elms.

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2007

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Conservation Area Appraisal

Introduction

In 2003 the Conservation section at East Riding of Yorkshire Council was asked to consider new designations throughout the county following designations in nine villages, all within the former Boothferry Borough.

East Cottingwith was then put forward (along with 13 other villages), to the planning committee on the 24 February 2004; When permission was given to appraise all 14 areas with a view to designating them as Conservation Areas.

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.

Definition of East Cottingwith's Special Interest

There are several features, which contribute to East Cottingwith's special interest:

1. **Its setting adjacent to the Pocklington Canal and surrounding Ings land.**
2. **Its combination of traditional unassuming buildings of similar scale and materials.**
3. **The location of properties set off the footpaths behind traditional front gardens with hedge boundaries.**

These elements all serve to provide East Cottingwith's very rural and traditional village character.

Topography and setting of the Conservation Area

The East Cottingwith Conservation Area lies in the 'Derwent Valley, Barmby on the Marsh to Pocklington Canal Reach ' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment identifies this area as being a narrow corridor that is distinctive from the surrounding arable farmland and which provides a natural oasis amongst the intensively farmed areas surrounding it. This is a relatively small scale and intimate landscape that is surrounded by larger scale intensively arable areas which means that the corridor is semi enclosed with views channeled along the river valley.

Aerial view of East Cottingwith showing the Ings land and River Derwent to the west, Pocklington Canal to the north and arable farmland to the east and south.

The area is dominated by grass fields and meadows either side of the River Derwent and arable fields that extend up to the river bank in most places south of Breighton. Hedges have not been managed in places, giving a neglected appearance to the landscape. Overall this

is a remote, pleasant and attractive character area.
The Lower Derwent Valley lies several feet below the general level of the land and therefore is prone to regular flooding from the large volume of water carried by the River Derwent. This intermittent flooding provides the adjacent meadows with deposits of silt over the land and this gives them their fertility. These meadows are managed traditionally by hay cutting and this helps to support species including sneezewort, brown sedge, water horsetail, ragged robin, great burnet, marsh ragwort and common meadow-rue. The drainage network in the area is also biodiverse with species such as water plantain, bladder sedge and fine-leaved water dropwort present.

There are several medieval sites along this landscape corridor including the late 14th century castle ruin at Wressle and three other sites that are Scheduled Ancient Monuments. Settlements in this Landscape Character Area have been established for many centuries and the river and the drainage of its adjacent land have directly influenced their development. The vernacular building style is of two storey red brick with pantile or grey slate roofed dwellings, often dating from the Georgian and Victorian period. Modern development has seen an expansion of most villages and that has impacted upon their traditional character with linear development on higher ground adjacent to the floodplain being used.

To the east of the East Cottingwith Conservation Area is the 'South of Pocklington Canal Wooded farmland' Landscape Character Area. The Landscape Character Assessment identifies this area as being dominated by agriculture and its associated development. Mixed woodland plantations are present throughout the area. The disused Selby-Market Weighton railway line transects this landscape and, along with the network of minor roads, these help to define the field patterns of the area. This is a medium to large scale landscape with a mix of grassland and arable land use whilst hedgerows are generally in good condition with few gaps.

The origins and historic development of the area

The place-name is probably Anglian in origin, meaning Cotta's dairy farm, originally being one of a pair with West Cottingwith.

The village's history has been firmly rooted in agriculture and remains so today.

In 1066 Knutr held one manor and 2 carucates in East Cottingwith and there was enough land for one plough. By 1086, the Domesday Book records that it had passed to Nigel Fossard, and there were 8 villages with one and a half ploughs; the Count of Mortain, from whom Fossard held his estate, had two carucates here at Domesday. The early medieval documents do not distinguish between East and West Cottingwith before the 13th century, but the relevant manorial descent can be traced back from later records.

There are no records of land transactions in East Cottingwith in medieval times, and the village was not part of the estate of a rich and powerful family, so little is known until the 17th Century when various land transactions are recorded.

Most of East Cottingwith appears to have been owned by the Dunnington Jefferson family. This started with John Dunnington of Thorganby (grandson of Thomas Dunnington) who owned property in the village prior to enclosure in 1773. In 1812 he added the name Jefferson on inheriting property in Howden originally bought by Peter Jefferson in the 17th Century. At this

time East and West Cottingwith were linked by a bridge.

Examining the population of East Cottingwith through the 19th Century there were 250 inhabitants in 1801 rising to its peak of 318 in 1851, after which it dropped to a low of 233 in 1891. This may be linked to the agricultural depression, which hit the East Riding worst between 1870 and 1880. The population at the time of the 2004 census was 282, which identifies a relatively small rise of 32 in just over 200 years since the 1801 census.

Archaeology

There are two Scheduled Ancient Monuments within East Cottingwith parish, although both lie outside of the Conservation Area. These monuments are:

Monument No. 204 Hagg Bridge Grid Ref. SE717 451

Monument No. 23829 Moated site and water-management features S of White House Grid Ref. 7121 4392

Further information is stored in the Sites and Monuments Record (SMR) which is held by The Humber Archaeology Partnership.

Listed Buildings

Hall Garth	II
The Old Ship Inn, Church Lane	II
Church of St. Mary, Church Lane	II
The Well House, Church Lane	II
White House Farm, Church Lane	II
School House, Church Lane	II
Storwood Grange, Gatehead Lane	II
Methodist Chapel, Main Street	II
Sycamore House, Main Street	II
The Elms, Main Street	II
Cottingwith Lock, Pocklington Canal	II

Key Buildings

In addition to the listed buildings detailed above, there are some unlisted buildings, which make a significant contribution to both the character and appearance of the Conservation Area, which are as follows:-

Croft Farm

Middleton Farmhouse

Briar Dene

Hill House

South View

K6 telephone kiosk, Main Street

Derwent House

Relevance and importance of open spaces

East Cottingwith's streetscape is characterised by intermittent areas of green space largely attributed to the front gardens that are present on many of the properties down Main Street and along Church Lane and Langrickgate.

An example of the traditional front gardens present throughout the village. This is a view of Briar Dene taken from Main Street.

Rear gardens are equally important, particularly those that abut Back Lane. Parts of the original layout of tofts and crofts can still be seen surviving here (e.g. in the block of holdings extending northwards from Sycamore to Rose Garth). Back Lane would have marked the western limit of the crofts, and there is every probability that the overall shape of this block of holdings has not changed appreciably since the late medieval period. In contrast, on the eastern side of Main Street, the pattern of holdings is essentially an 18th-century or later layout, and little trace of the medieval croft pattern seems to survive in the modern property boundaries.

In addition to the front gardens there is also an important cluster of green space that serves as both a punctuation mark and a marker for the heart of the village. This cluster comprises of a green triangle that forms the junction between Ings Lane and Main Street, the land to the south of Sycamore and the land in front of, and to the south west of, The Elms.

These are important elements within the streetscape and it is vital that they are not compromised by development.

It is also important to note that there are extensive views of the surrounding landscape such as those west across the Ings from the village hall and views east across the surrounding farmland from the eastern end of Langrickgate.

This Ings land is one of only a handful of areas within the East Riding of Yorkshire and therefore its link with East Cottingwith should not be compromised by development obstructing its views.

Landscape & Streetscape

The special character and appearance of the landscape and streetscape in East Cottingwith is distinguished particularly by its linear street pattern and also by the siting of properties off the footpaths behind front gardens, the latter contributing significantly to its very rural quality.
The high number of hedge boundaries further intensifies this rural character and are therefore very important within the streetscene. There are also a number of other historic boundary treatments present e.g. railings, walls, and a combination of the two, which add to the village's character. An example of this is in front of the Elms, where there is an historic brick boundary wall with railings on top. This careful mix of boundary treatments is quite fragile and should be preserved. The loss of hedges, and in particular their replacement with modern brick boundary treatments or modern fencing, would be hugely damaging to the village's rural charm because of the impact that this change to hard landscaping would have.

View west from the Village Hall across East Cottingwith Ings.

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

The Natural Environment

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.

Hedges are an important part of the character of the village. Hawthorn hedges bound the rears of most of the dwellings within the village and are a significant feature within the streetscape. Their removal / replacement with alternative boundary treatments should be resisted.

Grass verges are also seen sporadically throughout the village and serve to reinforce its rural / village character.

There is not a significant amount of tree cover in East Cottingwith, and therefore those trees that are present are made even more important. The most notable trees, in terms of their contribution to the streetscape, are those in the old orchard at the entrance to The Elms, and the two large sycamores outside the aptly named 'Sycamore' and 'Sycamore House'.

A collection of smaller trees in front of Briar Dene form its rural setting and again reinforce the villages rural character.

Tree Preservation Orders

There is one Tree Preservation Order (TPO) within the area proposed for designation. This TPO covers two trees at South View, Green Lane, East Cottingwith.

In addition to the protection offered by the above Tree Preservation Orders there are certain restrictions that come into play for work on trees within designated Conservation Areas where they are more than 7.5 centimetres in diameter, measured 1.5 metres above the ground (or 10 centimetres if thinning to help the growth of other trees). Works including pruning and felling of trees that are not covered by a T.P.O. but which fall within this criteria need to be notified in writing to the Council at least six weeks before carrying out the work. This gives the Council an opportunity to consider whether a TPO should be made to protect the trees in the longer term.

Building Materials and features

Few of the buildings within the Conservation Area appear to be more than 250 years old with most dating from the late 18th or early 19th century.

Buildings have predominantly red/brown clamp bricks with clay pantile roofs, although there is the very occasional use of painted render and slate roofs.

Roofs are generally plain (i.e. no dormers or rooflights) and of a 35/40 degree pitch. Chimneys feature strongly in the roof-

scape and are generally located on the gable ends of most buildings.

This view east along Church Lane clearly shows the importance of the steeply pitched roof slopes and use of chimneys within the Conservation Area.

The Scale of future development

An analysis of the residential properties within the Conservation Area at the beginning of 2006 revealed that all are two storey or lower and that the majority adopt a symmetrical three-bayed frontage.

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. As highlighted previously, stacks should be at gable ends internal and with the top of the stack extending at least the best part of one metre above the ridgeline.

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 mentioned under building materials and features, virtually all buildings within the Conservation Area are of a red/brown clamp brick, and consequently any new developments should seek to use bricks which reflect this colour and character.

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 within the village core. It is unfortunate that a series of more recent dwellings along Canal Lane have departed from this and include concrete tiles, dormers and central stacks. These are not appropriate to the character of the area and should not be supported in any future new development.

The Conservation Area's windows are predominantly of timber, many clearly replacements of 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 latter styles do make themselves adaptable for the introduction of glazed panels above the mid-rail, but glazing should not be included below this level.

Key views and vistas

- **View from outside No. 3 Main Street looking north towards the Elms and the significant sycamore in front.**

- **View north from Back Lane of The church tower.**

- **Views west across the Ings from the village hall.**

- **Views south east from the lock towards the Village Hall.**

- **Views south from the Langrickgate and Main Street junction towards the two sycamores outside 'Sycamore' and 'Sycamore House'.**

View from outside No.3 Main Street looking north towards The Elms.

Threats and opportunities

The major threats that face the Conservation Area are the loss of mature trees, in particular, those areas referred to in the landscape section, and also the loss of hedges and the introduction of non-traditional boundary treatments.

The retention of these features should be a key consideration of any development proposals that would otherwise disturb the Conservation Areas character.

An equally great threat, however, is the potential for new build on areas of open land, such as that to the south of 'Sycamore'. There is a strong feeling of space and greenery in this area, due to the relationship that this land has with the old orchard at the front of The Elms and the village green. The development of this land would damage irrevocably this significant area of open space and through that the character of the village, as this is essentially at the heart of East Cottingwith and is an important focal point.

Community involvement

This Appraisal is subject to a period of consultation with the East Cottingwith Parish Council and members of the public. The comments made through the consultation process will be 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 their designation, review and appraisal. 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 East Cottingwith Conservation

Area are contained currently in the Boothferry Borough Local Plan (BBLP) (adopted), Policies. 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

Boothferry Borough Wide Local Plan, Policies E21 – E34

Draft leaflet by East Riding of Yorkshire Council "What are Conservation Areas" (draft Feb 2006).

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

Useful information and contact details

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This document, which was written in 2006, was approved by the East Riding of Yorkshire Council and designated as a Conservation Area on 4 April 2007

The information provided in it has been undertaken in accordance with Guidelines on Conservation Area Appraisals, issued by English Heritage in August 2005.

Conservation Area

East Cottingwith