EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

GARTON-ON-THE-WOLDS

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2009

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INTRODUCTION

The National Situation

The concept of Conservation Areas was established over 40 years ago in the Civic Amenities Act of 1967.

The Town & Country Planning Act 1990 defines a Conservation Area as **"an area of special architectural or historical 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 appraisal of its character.

The purpose behind Conservation Area designation is not to prevent any further change; rather it is to ensure that whatever change does occur is carefully managed.

In the past forty years, in England, over 9500 Conservation Areas have been designated by local authorities.

The Local Situation

The Garton-on-the-Wolds Conservation Area (hereafter called Garton for short), was designated by East Yorkshire Borough Council in 1994.

The re-appraisal was the first time that the Area has been formally appraised since it was designated, and the first time that the Garton Conservation Area had its boundaries reviewed.

In 2005 National Government required that local authorities should have up-to-date appraisals of all their Conservation Areas, and this appraisal of the character and appearance of Garton is the result of that decision. It has been undertaken in accordance with "Guidance on Conservation Areas" issued by English Heritage in August 2005 in order to meet the current requirements of national government for such designations.

Within the Conservation Area there are some 130 houses and 16 listed buildings. It is one of 98 Conservation Areas in the East Riding (as at April 2009).

It should be noted that this document makes reference to features that are beyond the boundaries of the Conservation Area, where these may have (or have had) an impact on it.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT GARTON-ON-THE-WOLDS

This document identifies the special architectural and historic interest of the character and appearance of Garton. It indicates how this should be preserved and enhanced and will be useful to potential developers, residents and businesses and to the Council in the making of Development Control decisions and environmental improvements.

DEFINITION OF GARTON-ON-THE-WOLD'S SPECIAL INTEREST

Garton is an important agricultural village with historic roots. The village has an impressive Norman Church, which is possibly one of the finest village churches in the East Riding of Yorkshire. Garton's farmsteads and landscape are historically important, as the land around Garton has been cultivated since the Norman Conquest in 1066.

The parish was also the place where, in 1642, the first British diaries were written which chronicled current agricultural practises.

Due to the rich history of agriculture in Garton, the village boasts many historical farmsteads and agricultural workers dwellings. These were built in different periods over the centuries, giving Garton a rich diversity of architecture.

The topography of the Yorkshire Wolds is important to the character of Garton, as the layout of the roads and dwellings has been dictated by the undulating landscape.

St Micheal's Church

a) Topography and its Relevance

The Garton Conservation Area lies within the North Wolds Plateau Farmland Character Area, as defined in the East Riding of Yorkshire Landscape Character Assessment (ERYC 2005). This recognises the area as including the northern extent of the Wolds dip slope with relatively little woodland, other than that found as shelter belts around farmsteads and settlements.

There are several villages dispersed across this Character Area and these include Kilham, North Dalton, Tibthorpe, Wetwang, Bainton and Middleton on the Wolds. Whilst these villages are distinctive in their own right, their relationship with the surrounding open rolling farmland contributes to the distinctiveness of this landscape area as a whole. Archaeological interest is also present, notably at Danes Graves, near Pockthorpe Hall which would have originally consisted of 500 small barrows and is the site of an iron-age cemetery, and also at Pockthorpe Hall itself which stands on the site of a deserted medieval village.

This landscape includes many isolated farmsteads which are typically positioned on elevated locations that offer extensive views of the surrounding agricultural land which was shaped by, and still shows signs of, the Parliamentary Enclosure period. Many of the farm holdings are relatively large in scale and often include dominant landscape features such as grain silos which are distinctive on the skyline. As a consequence, farmsteads tend to be a prominent feature in the landscape.

Another key characteristic of this Wolds landscape is the network of wide road verges, some of which support a variety of chalk grassland species such as salad burnet, wild thyme and common rockrose. Also, the cuttings of disused railway lines, for example at Enthorpe Cutting, provide valuable habitat for calcicolous plant species which may otherwise be scarce in this area, such as long stalked cranesbill, fragrant orchid, rue-leaved saxifrage and red valerian.

To the east of the Conservation Area lies the Elmswell Beck Corridor Character Area. This is a small Character Area on the western side of Driffield, extending from the deserted medieval village of Elmswell eastward to the boundary of urban development on the western side of Driffield. The most notable landscape feature in this area is the remains of Elmswell Old Hall which was built circa. 1635 and which is one of the earliest Manor House buildings to be found in the East Riding.

Elmswell Beck joins the northern reaches of the River Hull headwaters here, and this helps to create a distinctive corridor on the edge of the Wolds. Being relatively well wooded, this adds to the diversity of the setting of the town of Driffield.

b) The Natural Environment

Garton is situated on the Northern Wolds Plateau in high rolling farmland surrounded by long distance open views dominated by the sky.

The hinterland of Garton is predominantly arable with two ecologically important exceptions. The first, an area of lowland calcareous grassland and dry valley lies 2.5km, North-Northwest, of Garton and is named Garton Bottom. The second lies 2km Southeast of Garton, within the Elmswell Estate and is the springs, streams and reed beds which form the source of the River Hull Headwaters (a Site of Special Scientific Importance).

From the viewpoint of nature conservation, the main features within Garton Conservation Area are; the large areas of permanent pasture and paddock and The Mere.

The Mere

Garton Conservation Area is blessed with large areas of permanent pasture grassland, frequently surrounded by hawthorn hedges. Birds and small mammals alike enjoy the seclusion of the smaller village fields and gardens in relative safety. The majority of the fields in question lie South of Main Street (A166) surrounding St. Michael's church, The Mere and Cross Keys Farm. Carnivores such as fox and stoat will use

these grassland areas to hunt in the hours of dusk and dawn. A good example of this biodiverse habitat is located on the corner of Station Road and Main Street. Here a dewpond lies in the fields behind St. Michael's church. This setting, coupled with the surrounding hedges and Ash trees makes for a biodiverse landscape in the heart of the conservation area.

The Norman church of St. Michael's is encircled by mature Yews and Cherry trees. Ecologically important parts of the church grounds are where modern grass cutting machinery do not reach. Under the cover and protection of trees and bushes are thriving ivy, brambles and wild flowers such as salad burnet, wild thyme and common rockrose. These wild corners of the churchyard should be encouraged and not deemed untidy. The Structure of St. Michael's church has been known to harbour both Pipistrelle and Brown Long-Eared bats. In addition to the church, the roof space and tiles of the listed buildings in Garton provided much bat habitat. The roof of the Old Forge is a good example.

Box hedging demarcates the garden of Boxwood House on Main Street. The gardens such as Boxwood House and Greystones, Station Road are of a certain maturity, which would encourage and sustain wildlife including butterflies such as the Ringlet and the White-letter Hairstreak. Both of which have been found in the sun trapped mature gardens of Garton.

Another ecological hub within Garton is The Mere. The Hawthorn and Willow shrouded mere has the ecological bonus of relatively undisturbed edging on three sides (West, South and East). This secluded habitat allows wildfowl to roost in peace. Mallards, Weeping Willow, Hawthorn, Blackbirds, Yellow Flag Irises and Mature Ash trees makes up the biodiversity at this unusual village pond.

The contemporary aerial plan of Garton on the Wolds differs from the Victorian OS plan in the fact that it has fewer trees and hedgerows. Though only indicative, the 1886 plan of Garton reveals the presence of many more trees and hedgerows. However, the boundaries in which the vegetation existed are still in-situ and therefore the plants could quite easily be replaced along the same lines using native plants and trees.

c) Tree Preservation Orders

As trees nearly always contribute positively to the character and appearance of a Conservation Area, they are protected from unnecessary felling or pruning. Therefore all significant works to trees in Conservation Areas need prior notification to be given to the Local Planning Authority.

If it is decided that the tree is worthy of protection, a Tree Preservation Order can be made.

The only TPO in Garton is outside the Conservation Area in front of the Old Vicarage and Pentland House. This is TPO No1 1998.

d) Open Spaces

The Conservation Area in Garton has an abundance of open space. Most of the open spaces within the Conservation Area are private farmland and paddocks, as seen around farmsteads such as Cross Keys Farm and Manor House Farm. There is public open space around The Mere, which provides a good habitat for local wildlife, and creates a scenic area that is important to the character and appearance of the Conservation Area.

Manor House Farm and front paddock.

e) Boundary Treatment

There is no uniformity to the boundary treatments within the Garton Conservation Area. There is a mixture of wooden post fencing, hawthorn hedgerows, privet hedgerows and small brick walls. There are hardly any railings in the Garton on the Wolds Conservation Area. Wooden post fencing and hawthorn hedgerows are more confined to areas around agricultural land, with privet hedges and small brick walls used in the residential areas. A lot of properties on Main Street, especially at the south end of the village, don't have any boundaries, as they are terraced and front the public footpath.

f) Origins and Evolution

It is believed by historians that Garton originated as an Anglian settlement. There is evidence to suggest that a small Roman settlement existed in Garton, as archaeological works have found a Roman road and Roman burial sites close to the village. The first written records of Garton date back to the Domesday Book, where it was recorded in 1086 that two separate land estates existed, one of 19 carucates, that belonged to the Count of Mortain (William The Conqueror's brother), and the other of 9 carucates, belonged to the Archbishop of York. Records of the land suggest that even in the early Norman period the land was cultivated for arable farming. In 1132 St Michael's Church was built, and this became an important meeting place.

In 1157-58 the land around Garton passed to Robert Ros. The Ros or Roos family held the manor and the estate for approximately 350 years until 1508, when Edmund Ros died, the land was given to his nephew George Manners. Like many other East Riding villages, the land at Garton changed hands many times and was rented out for agricultural purposes during the Middle Ages. Collective land ownership came about in 1792, following Thomas Howard's death. The estate was sold to Sir Christopher Sykes, who at the time had just created the estate at the nearby village of Sledmere. It was at this time when Garton grew and developed as a settlement, and Georgian farmsteads were built, and shops and public houses opened. There were two inns in Garton by 1823, The Three Tuns and The Chase. By 1840 there were three inns under different names, The Cross Keys, The Star and The Oak. From 1889 to 1901 The Cross Keys was the only inn recorded, then in 1933 The Oak Tree Inn reappeared and was still in existence by 1969. Today only one public house remains, as The Venture Inn. The records of public houses in Garton would suggest that Garton developed and was reasonably well populated by the early Victorian period. Once the Sykes family had acquired the land they developed the village and the farms, which were labour-intensive. However the population declined with the industrial revolution and development of farm technology, as the new machinery replaced the mass of farm workers.

Most of the land in Garton was owned by the Sykes family in 1970. In the last century plots of land, mainly in the village itself were sold for building sites.

Then between 1964-1975 Garton Slack was sold by the Sykes family for sand and gravel workings.

The Oak Tree, West End House and West End View, Main Street.

In conclusion, it can be said that Garton has evolved predominantly as an arable farming village. Its importance and growth started with the founding of a church in the Norman period. Then its modern day layout and appearance is mainly due to the influence that the Sykes family as landowners who invested in the development of farmsteads.

g) Archaeology

The parish of Garton is rich in archaeology, having no less than 15 Scheduled Ancient Monuments included in the County List. Most of these are round barrows or bowl barrows, along with the linear earthwork running from the head of Warren Dale towards Sledmere Field Farm, with its associated settlement site (this being also partly within the parishes of Sledmere and Wetwang.

Scheduling is undertaken by the Secretary of State assisted by English Heritage. To be included in the County List a monument must be of national importance and it has to be considered that scheduling is the most appropriate method of protection.

The use of metal detectors on scheduled monuments has to be sanctioned in writing by English Heritage and is otherwise a legal offence.

The majority of the landscape within the parish is undulating, rising from boulder clay and gravel to the Wold chalk on the higher ground. One valley in the parish, known as Garton Slack, has provided considerable evidence of human occupation from the Neolithic to the Romano-British period. In 1971 an Iron Age chariot burial was excavated in Garton slack, as well as a Roman house and enclosure dating back to around the second and third centuries.

Other significant finds within the parish include Roman and Anglian burial sites, located near the former brickworks. Further Anglian burials and many historic coins dating from the seventh and eighth centuries were found in earthworks near the Sykes monument.

There are sensitive site areas to the south and west of the village, as earthworks in these areas seem to indicate that houses were once sited there.

It would seem that Garton has always had a through road of significant importance since the Roman period. The northern parish boundary towards the village of Sledmere follows an old Roman road, which led to York, as does the modern day A166 road.

Any future development in Garton that requires substantial earthworks will need to take this archaeological sensitivity in to consideration.

h) Layout and Disposition

Garton is predominantly a linear patterned village. As the development is mainly situated along the main A166 road running through Garton on the Wolds. Central parts of the village are nucleated around The Mere (village pond) including dwellings on Pump Lane and St Michael's Church, with hardly any recent developments to the north of the main road. For a reasonably small settlement the houses are dispersed over quite a large area, stretching along the A166 road.

i) Buildings

Garton has some impressive historic buildings, acknowledged as being of special architectural or historic interest. Below are some brief details of the most significant Listed buildings within the Garton on the Wolds Conservation Area.

The Church of St Michael was built around 1132 for the Prior of Kirkham. The church has undergone many additions and alterations since it was built in the Norman period. These additions and alterations include 14th Century windows, 15th Century upper tower and vestry. The interior of the church was altered between 1856-1857, when JL Pearson and GE Street designed new interior decorations for Sir Tatton Sykes, the fifth Baronet, of Sledmere. Many impressive frescoes were painted on the walls and ceilings by Clayton and Bell.

The Church was built in sandstone ashlar and now has a grey slate roof. The west elevation of the church has an original Norman arch with impressive masonry and mouldings around the west door.

Manor Farmhouse (now known as Kirk View) is a significant Georgian dwelling, probably dating from the mid 18th Century. It was constructed in a local pinkish-brown brick, laid in a Flemish bond, with a natural clay pantile roof. Its most impressive features are the central panelled door within an eared architrave with dentil and hood. The Yorkshire sash windows give the building its typical Georgian appearance, and are set under elliptical gauged arches.

Manor Farm House (Kirk View), Main Street.

Timber Farmhouse is a late Georgian dwelling, built in the same pinkish-brown brick as Manor Farmhouse. The building has two large ridge-mounted chimneystacks with some excellent brickwork details, and four pane sash windows throughout.

West End House and West End View are late Georgian farm workers cottages, built in the local pinkish-brown brick, but bonded in an English Garden Wall pattern. The two properties both have old timber plank doors and 12-pane Yorkshire sash windows.

j) Scale

The vast majority of the dwellings within the Garton Conservation Area are of two storeys. There are a small number of old cottages dotted along Main Street that are one and a half storeys, with Westend Farmhouse being the only property in the Conservation Area at two and a half to three storeys high.

ii) Orientation

Most of the dwellings have been built with their fronts facing the highway. Some of the older properties within the Conservation Area are slightly more set back from the highway and are side-facing. There are also several farmsteads within the Conservation Area that are set back at considerable distances with large areas of open agricultural land. As a settlement, Garton is dispersed over a large area. The undulating landscape of the Yorkshire Wolds meant that houses could only be built where the land could be levelled, or where the topography was reasonably flat.

iii) Materials

All the houses within the Conservation Area have been built in brick, in contrast to St Michael's Church, which is a stone building of high status.

This is as should be expected, since historically the use of building materials generally reflects what would have been available locally at the time, as materials were only transported over long distances for high cost and status buildings such as a church.

The type of brick and colour varies, as houses in Garton have been built in different periods using a variation of techniques and materials.

The oldest properties used smaller, hand- made bricks that are darker shades of red/brown, caused by a combination of the way they were fired and weathering. The late Victorian and 20th Century properties tend to use paler shades of red/brown, and the bricks are larger, as brick making techniques developed in the Industrial Revolution.

Tudor Cottage and Ansdell House, Main Street.

iv) Walls

Most of the properties within the Garton Conservation Area have been finished to show a facing brick. Some of the properties have been painted and a small number are rendered and painted.

The bricks vary in size and colour, as does the type of render and colour of paint used on the finishes. Colours of paint within the Conservation Area range from different shades of cream/beige to mint green.

v) Roofs

There is a mix of roofing materials within the Conservation Area. A slim majority of the properties have natural clay pantiles, with the rest of the properties using rosemary tiles and slate, with the more modern 20th Century properties using concrete tiles.

vi) Windows and Doors

Unfortunately a lot of properties within the Conservation Area have lost their original windows. There is still a relatively high proportion of the properties using timber framed windows, and a couple of the Georgian houses still have vertical sliding sash windows.

However, Garton has a problem with noise pollution caused by passing traffic on the A166 Road. This problem with noise has led to many properties inserting UPVC double-glazing along Main Street, and UPVC accounts for approximately half of the window materials in Garton.

The majority of the front doors are still timber, and painted a variety of different colours. But there are a few UPVC doors on Main Street, that were probably installed at the same time as the UPVC windows.

vii) Chimneys

There is a large diversity in shape, style and materials used on chimneys within the Conservation Area. Predominantly, the main style is the round red clay pot. The Georgian properties have square pots that have been made from buffed clay, so they appear to be cream coloured. The majority of chimneystacks in the Conservation Area are ridge mounted.

k) Historic Buildings

Garton was last reviewed for listing purposes in 1987. It has ten listed buildings within the parish. Of these, seven lie within the Conservation Area, and they are:

West End View, Main Street	II
West End House, Main Street	II
Butcher's House & three Adjoining Houses to the east, Main Street	II
Timber Farmhouse, Main Street	II
Kirkby View, Main Street	II
St. Michael's Church, Station Road	I
Grave Slab, 3m. of St. Michael's Church	II

The three which lie outside the Conservation Area are:-

Low Farmhouse, s side of A166	II
Elmswell Old Hall, Elmswell Lane, Elmswell	II*
Sir Tatton Sykes Memorial Tower, Westfield, Garton Hill	II

The principles of selection used by English Heritage for recommendations for the listing of buildings seek to ensure that most buildings from 1700 – 1840 are listed. After this latter date there was a significant increase in the number of buildings erected nationally and therefore a significant decrease in the number of listings, these being limited to the best examples of particular building types.

l) Unlisted Buildings of Interest

This (national) policy of restricting the listing of post 1840 buildings increases the importance of Conservation Area status to Garton, as without the added protection that Conservation status gives, many significant buildings would be available for demolition without prior consent and this could be very damaging to the village's character, where there are several visually important buildings dating from the latter part of the 19th century and up to the Great War.

One building that is of interest and not Listed is the Venture Inn and the adjoining village shop. The building stands out on Main Street, as it is finished in white paint and most buildings in this area are finished with a

facing brick. The village shop has impressive bow fronted windows, that appear to date from the early 19th Century.

The Venture Inn and Village Shop.

Another building of interest which is not listed is the Old Methodist Church. This building has some great arched windows with brick gauged detailing above, and an impressive stone dentil cornice around its front gable.

The Old Methodist Church, Main Street.

m) Historic Associations

Henry Best was a farmer and landowner who worked the Elmswell Estate, a mile or so to the east of Garton.

He built the Old Hall in the mid 1630's and it was here that he wrote his Farming and Memorandum Books, understood to be one of only two such texts to survive in the British Isles from so long ago.

His writings came to prominence in the 1980's when Professor Donald Woodward of Hull University provided a full transcription of the text. This gave an account of his farming practises and provides a unique account of 17th century farming, the marketing of agricultural produce, and rural customs. The introduction also gives details of Henry Best himself, his family, and his estate.

n) Traffic

No appraisal of the Garton Conservation Area would be complete without mention of the impact of traffic on those parts which are close to the A166 York – Bridlington road. Proof of its detrimental effects is to be seen on the verges and properties closest to the road, where, particularly in wet weather, the environment suffers from a constant spray of water, mud and other pollutants which leave a layer of grime wherever they settle and dry.

Although the existence of the main road has not altered since the Conservation Area was first designated, (and it could be argued that traffic is part of the Conservation Area's character), volumes of traffic continue to increase and the quality of the village would be greatly enhanced, were an alternative route ever achieved.

BOUNDARY ALTERATIONS

The village has seen changes within the period, but these tend to have been within the already developed area of the village, and therefore **no alterations were included in the re-designation of the Conservation Area.**

POLICY STATEMENT FOR THE GARTON ON THE WOLDS CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Garton Conservation Area.

Where the removal of trees within the Conservation Area is approved, the Council will endeavour to ensure that the Area's long term character and appearance is not thereby damaged, and that, unless there are accepted reasons to the contrary, replacement planting is agreed and undertaken.

New Developments

The Council will give special regard to development proposals which may affect the Area and its setting, to ensure that it is thereby preserved or enhanced.

Recommended Materials

With repair works, where it is necessary to introduce new materials because those being replaced are no longer practical to re-use, materials should nearly always be the same as those which are removed.

With the materials for extensions and outbuildings, materials should usually reflect those of the 'parent' building.

For new build, materials that reflect the established character of the Conservation Area should be used. This would probably mean the use of a dark red brick, timber windows and doors, and pantiles or slates for the roof.

Where it proves impossible to match an existing brick, it is worth remembering that the second best option is to find a brick (of same size) which is darker in colour than those being matched, since it is the use of lighter bricks which normally looks more discordant.

COMMUNITY INVOLVEMENT

This appraisal is the subject of consultation with Garton Parish Council and the Conservation Area's residents. The comments received in the course of this consultation process will be taken into account prior to the adoption of the document as Council policy.

PLANNING POLICY CONTEXT

The principle 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 & Country Planning Act 1990.

Government policy and Guidance is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment" dated September 1994 and this document is available at: www.communities.gov.uk/planning

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 (published May 2008) deals with the historic environment in Policy ENV9.

This is developed at the 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 the Garton Conservation Area are currently contained in the East Yorkshire Borough Wide Local Plan (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 JSP will be incorporated into the Local Development Framework (LDF), which will also supersede the current Local Plan in due course. This appraisal will be used as a background document in support of the relevant LDF Development Plan Document and as a material planning consideration in the determination of relevant planning applications.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan,
Policy EN19.

Leaflet," What are Conservation Areas?" by East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9BA

USEFUL INFORMATION AND CONTACTS

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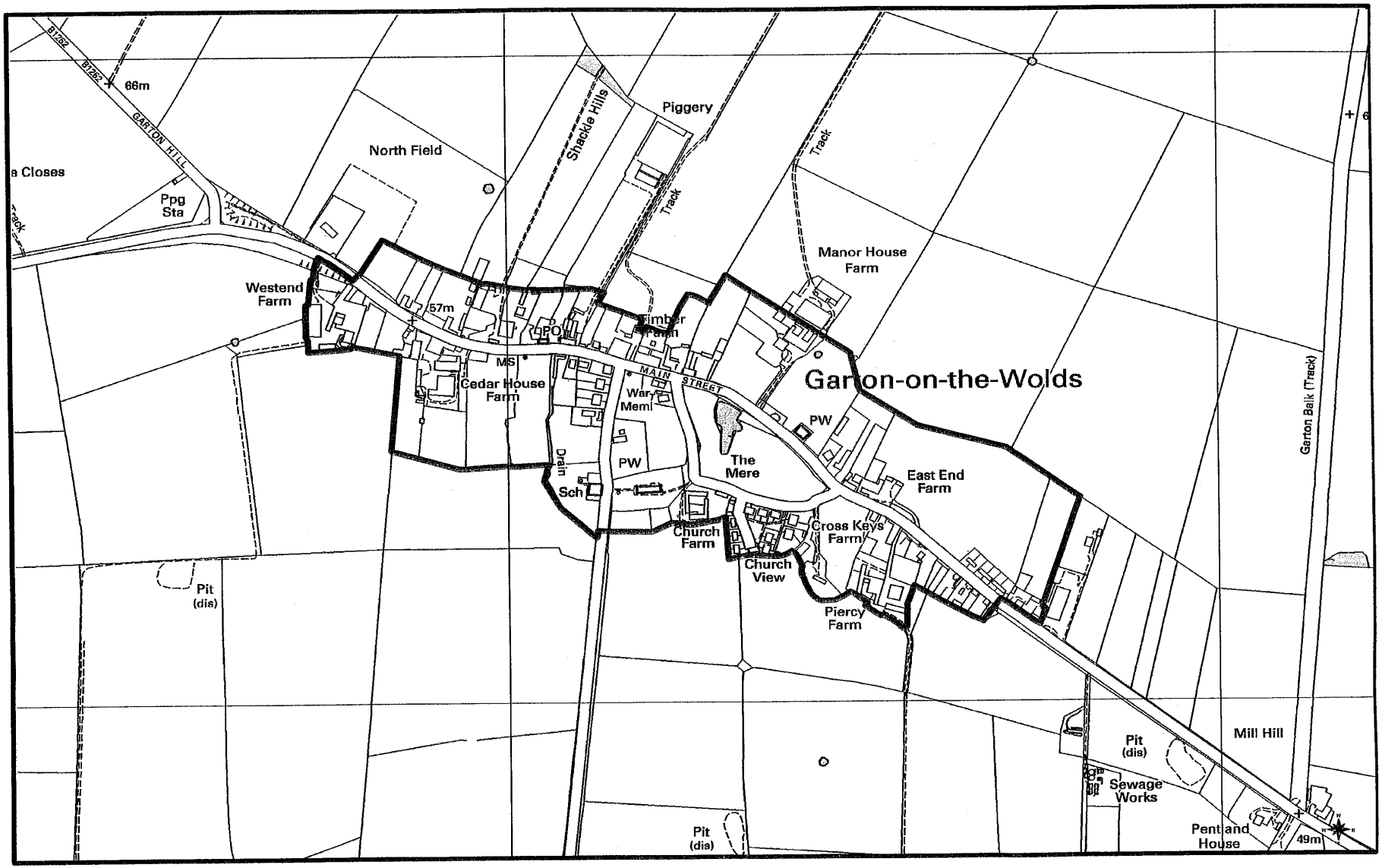
This appraisal has been undertaken with information provided by Humber Archaeology Partnership and specialist officers of the Council. Sources for the Origins and Evolution section were taken from the Victorian County History of East Yorkshire (Volume 2).

Residents consulted on this appraisal are those whose addresses appear on the Register of Electors for 2009.

The photographs used in this document were taken in November 2008 and February 2009.

For further information about other East Riding Conservation Area appraisals, please search for Conservation Area on the Council's web page www.eastriding.gov.uk

Date: Designated 7th October 2009.



Garton on the Wolds Conservation Area