EAST RIDING
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CONSERVATION AREA APPRAISAL

GREAT HATFIELD

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INTRODUCTION

The Conservation Area at Great Hatfield originated in a designation by Holderness Borough Council in 1994, which gave protection to the eastern end of the village in Cross Street and Withernwick Lane.

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 was 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 GREAT HATFIELD'S SPECIAL INTEREST

The special character of the Great Hatfield Conservation Area lies in the mix of small scale individually charactered dwellings which run along Cross Street and The Green and the natural environment reflected in the verges, trees and the pond.

Its architecture reflects the typical Holderness domestic scale of more humble dwellings.
The Area has items of particular historic interest - the Grade II* Cross, which is a Scheduled Ancient Monument, and St. Helen's Well

a) TOPOGRAPHY AND ITS RELEVANCE

Great Hatfield (or East Hatfield) is mentioned as being of similar size to Goxhill in Domesday.

On level ground, it lies four miles from Hornsea and three from the coast - just off the road from Hull to Hornsea via Ellerby. Its flatness means that except in so far as the trees act as a protecting screen, the settlement can be seen from a distance in all directions. Both flat and dry, it was an excellent area for farming, and this is what Hatfield appears to have been throughout its many years.

The relative flatness of the surrounding area has implications on relatively distant development, because of the impact this can have on views into and out of the Conservation Area. The importance of this is reflected in Policy Env24 of the Holderness District Wide Local Plan (Adopted 1999).

The Great Hatfield Conservation Area lies within the 'Central Holderness Open Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Area is

made up of the area that surrounds the two parkland Character Areas of Rise and Burton Constable and includes other villages such as Leven, Routh, Long Riston, Great Hatfield, Withernwick, Skirlaugh, Ellerby, West Newton, Sproatley and Humbleton.

The Landscape Character Assessment describes this landscape as being one that is dominated by the influence of agricultural intensification within the River Hull floodplain and that, as is typical of much of Holderness, significant areas of woodland are scarce. Those areas of semi-natural woodland that are present in this landscape are dominated by ash, oak, hazel, hawthorn, elm, field maple and rowan. Fragments of wet woodland are also features of the landscape and these are dominated by alder and willow species. The fragment of ancient woodland at Bail Wood, near Aldbrough, provides an indication of the type of woodlands that would have been more widespread in this landscape area historically. The hedgerows in this landscape area are typical of Holderness and are dominated by hawthorn with hazel, ash, blackthorn, elder, field maple and dogwood also present.

b) DISPOSITION AND DEVELOPMENT

Great Hatfield, in spite of its proximity to Goxhill just over a mile away, has had a quite separate development. And on its description, Poulson is more forthcoming than he is on several larger villages. Included in his History of Holderness (1840) under Sigglesthorne, in whose parish it then lay, he advises that the chapel dedicated to St. Helen was destroyed many years before by an accidental fire. Part of the east wall and a window were still standing in the early 18th century.

The Chapel stood at the south end of the Conservation Area close by the Church-yard which still exists, and just to the north of Manor Farm, which was built on the site of the former Manor House. He goes on to say "This village was at one period a place of more importance than at present, but there is no proof to be met with excepting, perhaps, the stone cross, which stands at the junction of three very narrow roads; it is of exquisite workmanship and particularly curious. There are twelve or thirteen farm houses, but the buildings are much scattered, and it wears the appearance only of a small village".

The population information provided by Poulson in his History of Holderness published in 1841, advises that within the "Township" there were 21 inhabited and no uninhabited properties, housing 28 families, of which 23 were chiefly involved in agriculture with a further 5 in trades, manufactures and handicrafts, making a population of 146 people in all. (By comparison current figures for the Parish indicate a population of 290 and 108 houses.)
There are no significant commercial premises within the Conservation Area.

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

Along Withernwick Lane within the Great Hatfield Conservation Area, there are several open spaces - on both sides of the road. These are important, not only for the distant views towards the coast which they afford, but also for the way in which they emphasise the individual nature of the properties and invite one's appreciation of them as separate entities. Since they fit together so well collectively, this feature enhances their total enjoyment.

The character of the Conservation Area is essentially rural (and quite different from the majority of Main Street). The open spaces play an important role in achieving this.

d) THE NATURAL ENVIRONMENT

In contrast to the above, natural features within the village exhibit a more domestic and cultivated environment. The semi-circular pond at the junction of Mappleton Lane and Cross Street is edged in brick and bounded by mature Beech trees supported by unique eccentric root systems that appear

to adequately support the trees. To the north edge of the pond along North Road stand a line of mature Lime trees. Views to open countryside beyond the common on Mappleton Road are obstructed by a dense green screen of mixed broadleaf and evergreen trees planted in recent years.

Along Cross Street the carefully tended verges are bounded by a mix of hedgerows, including beech, hawthorn, privet with some regeneration of Elm amongst the few hedgerow trees.

Beyond Cross Street the road leads to Manor Farm and the Cemetery. In the Cemetery stand several mature Ash trees, which are only bettered for their visual amenity by the specimen purple beech trees which stand on the southern boundary of Manor Farm.

e) TREE PRESERVATION ORDERS

There are no Tree Preservation Orders in effect within the Great Hatfield Conservation Area. Notwithstanding this, the Conservation Area designation protects all trees within the area and any owners wishing to fell or prune a tree must give six weeks notice of their intention to the Council, before carrying out any work. This gives the Council the opportunity to make a Tree Preservation Order to protect the trees in the longer term.

f) ARCHAEOLOGY

Mentioned in Domesday Book in AD 1086, as 'Halifield', an Old English form referring to 'field or open land where heather and similar shrubs grew', the land here was held by Rafnketill and Keilfrothr.
In the central eastern area of the Conservation Area survives the north-east corner of a moated site with suggestions of former sites of buildings provided by uneven ground to the north and south. These may represent traces of the shrunken medieval village, earthworks of which also survive to the south of Manor Farm.

The remains of a medieval cross, a scheduled ancient monument, stand on the triangular green at the road junction at the heart of the village. The richly carved square shaft depicts scrolls of vine leaves on two faces, a zig-zag pattern on another and a possible figured panel on the fourth, which is extremely worn. Standing on a square block base decorated with relief carvings of animals, possibly lions, the cross head is sadly missing.

To the south of the Conservation Area, in the graveyard to the north-east of Manor Farm, lies the site of St. Helen's Church, which was destroyed by fire in the 19th century. A large gravestone dating from 1642 and inscribed to Christopher Constable marks the site of the chancel, though no traces of the building survive above ground.

There are references to the discovery, in the 1950s, of a fragment of a Roman sword on a farm at Great Hatfield. The present whereabouts of this object and precisely where it was found are unknown, but the item is an indication of early activity in the area.

In 1998 as a new house was being constructed the greater part of a small Anglo-Saxon pottery vessel (5th or 6th century) was found which appeared to have been deliberately buried. This is one of the earliest Anglo- Saxon finds in Holderness

Further details of these sites are held in the Sites and Monument Record which is held by the Humber Archaeology partnership.

View along Cross Street, looking north

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g) HISTORICAL SIGNIFICANCE AND ASSOCIATIONS

Hatfield is mentioned in the Domesday Book, with a value in King Edward's time of fifty shillings (£2.50).

Following the survey of Domesday, the next reference to Great (East) Hatfield is in the early 13th century when a grant of 2½ oxgangs and a toft and various rents are granted to Meaux Abbey.

Hatfield's most famous son, Thomas (de) Hatfield, (Poulson advises) "was prebendary of Lincoln and York, Keeper of the Privy Seal, and Secretary to Edward III by whom he seems to have been much esteemed. On 8th May, 1345, the festival of St. John de Beverley, he was elected to the see of Durham, consecrated on the feast of St. Benedict, 9th July, and enthroned on the Christmas Day following. The bishop, besides other ecclesiastical preferment, was tutor to Edward Prince of Wales, and his spirit, sense and loyalty, recommended him to his sovereign, as a depository of the extraordinary powers which encircled the northern mitre. Chambre describes him tall and unbending under the load of years, grey headed, of venerable, lofty and commanding aspect. He headed a body of troops in conjunction with the Lord Percy, in order to repel the inroads of David, King of Scotland, who was defeated with great slaughter. The banners taken upon this occasion were placed upon the shrine of St. Cuthbert, in Durham Cathedral. The bishop's retinue usually consisted as his quota in the field of 31 bannerets, 48 knights, 163 esquires and 80 archers; on his banner were displayed the paternal arms of his family - Ermine, a chevron, sable impaled with see of Durham. Trinity College, Oxford, owes its foundations to this prelate, then called Durham College. He built an elegant palace in the Strand for his town residence, late Durham Yard, and bequeathed it forever to his successors. Durham owes much to his munificence and liberality. He died at his manor of Alford, near London, on the vigil of St. John de Beverley, 8th May, 1381, his body being conveyed to Durham and interred in the tomb he had prepared during his life".

h) AGE, BUILDING STYLE AND MATERIALS

The small, low, detached dwellings which create the special character of Hatfield's Withernwick Lane date mainly from the 18th and 19th centuries.

They were probably the cottages of farm labourers who worked on the surrounding farmsteads. Originally several of these would probably have been thatched.

The cottages are almost exclusively built of local brick with (now) clay pan-tile roofs. The closeness of the coast and the fact that one of the local land owners was also Lord of the Manor of Hornsea and had rights over the collection and use of cobble was sufficient to ensure that some "sea-stone", as it is sometimes called, found its way to the area and was used in walling.

Although it is conceded that the number of properties is few, and some are modern, it is noteworthy that the properties are nearly all single or only 1½ storeys high which adds to the diminutive quality of the location.

It is in the appearance of doors and windows that modern DIY and PVCu substitutes have, over recent years, created such distortion of character - particularly in rural areas where patterns designed to introduce some individuality into the uniform and characterless housing estate of towns and suburbs have also usurped the traditional rural features (which only rarely were devoid of character) due to the sometimes thoughtless enthusiasm of owners who can seem oblivious to the traditional charms of their properties.

Fortunately this does not, so far, apply to Withernwick Lane where the styles of such features are almost always entirely

appropriate and sympathetic to the age of the properties.

i) BUILDINGS

Listed Buildings with grades

Market Cross (II) (this is also a Scheduled Ancient Monument).

Within the Conservation Area, there is just one listed "building", the medieval Market Cross. Poulson describes it in detail saying, "The scroll-work of vine leaves on each of the four faces of the shaft is not common in subjects of this description. The vine, growing out of a chalice, is a scripture allusion. At the corners of the base are lions couchant, perhaps alluding to the arms of England, borne by William the Conqueror, who, it will be recollected, bestowed the seigniory of Holderness on the earls of Albermarle. From the remains there is sufficient evidence of the head of the shaft being very elaborate; it is generally allowed to be of Norman workmanship. The shaft is five feet four inches and the elevation of the whole nine feet. There is nothing else particularly worthy of notice".

Joseph Morris, in his 1906 "East Riding of Yorkshire", is similarly complimentary(?) saying "Great Hatfield is only worthy of mention for the sake of its road-side cross. This, though terribly defaced, is much the most beautiful and interesting of its kind … in the North or East Riding. The socket is ornamented with animals and the whole of the shaft is carved. As usual, the head has vanished but this seems to be the remnant of an image at the bottom of the North face".

Westwood

Unlisted Buildings of Architectural Significance

Wayside Cottage
The Cottage
Lambwath Cottage
Manor Farm

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

The obvious care and attention which has been paid to Withernwick Lane has ensured that "inappropriate aspects" are few and far between. Modern block-paving in a rural environment is usually inappropriate unless undertaken in traditional herring-bone pattern in a stable yard environment, and the use of random hewn stone in one of the properties is not a traditional feature of the Holderness area.

However, these points aside, it is the public undertakings who are responsible for the majority of the visual damage. Poles are in places festooned with wires, seemingly without consideration for the visual impact.

The white markers to keep vehicles from parking on the grass verges do nothing to enhance the centre of the Conservation Area, though they may be preferable to having the road kerbed, which would increase the urban feeling of a rural location.

k) ST. HELEN'S WELL

Local interest resulted in 1993 in the restoration of the Holy Well, dedicated to St. Helen, which is sited in the field next to the former Churchyard on Withernwick. This had been neglected for many years and is now surmounted by a traditionally styled well-head.

The well (or, more accurately, spring) is one of seven traced by the Rev. Wm. Smith in his 1923 book "Ancient Springs and Streams of East Yorkshire". It is also believed to have been a "rag well", at which wishes were made "by lovers and by the diseased for the healing of their sickness".

As a pledge for the granting of the wish, the supplicant would dip a small portion of clothing into the water, knot it and then tie it onto a nearby tree whilst making the wish.

Whilst the brickwork at the Hatfield Well is 19th century, as opposed to the super structure, the spring-well is without doubt much older than this.

St. Helen's Well

POLICY STATEMENT FOR THE GREAT HATFIELD CONSERVATION AREA

1) LANDSCAPE AND STREETSCAPE

The same kind of features which distinguish the Withernwick Lane area of Great Hatfield, can be found in only one other settlement in Holderness - at Winestead. It is as though similar forces were at work to create the special character and appearance of both. Though fewer in number of dwellings, Hatfield has a feature unique in Holderness which is the semi-circular brick-lined pond, beautifully framed by a row of beech trees immediately behind.

Travelling south along the Withernwick Lane, the Market Cross acts as a centre-piece and focal point but along the way, one passes a number of small scale cottages, most with traditional features and built from the area's traditional building materials.

There is only one property of undue (compared with its neighbours) height but this is set back whereby the effect is lessened. Similarly, recently introduced new properties along Cross Street, have not detracted from the general character of the Area.

The impact of the built environment is enhanced and completed by the natural environment. Carefully tended verges, flowering shrubs and annuals in season and a back-cloth of trees and hedges complete the setting. As new trees grow, the impact of the newly built dwellings will also be softened.

The Council will strive to ensure that such features are preserved and, where possible, enhanced with the reinstatement of features which have been spoilt or lost over the years.

They will also endeavour to see that new development will be sympathetic to the traditional character and appearance of the Area and that the siting of buildings should retain the feeling of openness and independence which is one of the Conservation Area's strengths.

2) BUILDINGS WHICH CREATE A FOCAL POINT

The Market Cross
Manor House Farm
Cross Farm Cottage
The Cottage

These buildings are highlighted because of the additional visual importance they have due to 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.

3) THE SCALE OF FUTURE DEVELOPMENTS

With an analysis of the residential properties in mid-1993 showing such a high proportion of single and one-and-a-half storey properties, the Council will seek to retain this unique feature of the Conservation Area's character.

The heights of nearly all the properties are minimal and many typify the traditional long and narrow plan of traditional Holderness properties, which allows their gables to be steep relative to their width.

In Great Hatfield, the retention of its diminutive scale of its cottage architecture is likely to be of paramount importance.

Lambwath Cottage

4) RECOMMENDED MATERIALS

To preserve and enhance Great Hatfield's special character and appearance, it will be expected that applications for development should respect the traditional materials already in evidence.

This will require the use of a sympathetically coloured clamp-type brick, painted (not varnished) sliding sash timber windows and batten type external doors, clay pan-tiles and guttering of cast-iron or wood, with cast-iron fall pipes.
External doors should also incorporate, where Building Regulations allow, 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

Applications for development should consider, in particular, scale and layout, which are important to preserving the character that is so special to the Withernwick Lane area. Properties should reflect the features of traditional cottage architecture which include ridge-mounted chimney stacks with some corbelling and 60-70 cm cylindrical chimney pots, traditional (wood) windows and doors above traditional stone or concrete thresholds with weather bars, timber or cast-iron gutters. Clay and pan-tiles will probably be the preferred traditional roofing, subject to location.

Because of the limitations of scale, dormer windows of appropriate size are likely to be required if properties are to be more than single storey and gables of cottages can be successfully enhanced by careful attention to the use of decorative barge-boards.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Hatfield Parish Council and members of the public. The comments received through this consultation process have been taken into account in this the final published version of this document.

PLANNING POLICY FRAMEWORK

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides the framework for designation, review and appraisal of Conservation Areas. There are also provisions within the Town and Country Planning Act 1990. Government policy and guidance is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment".

The planning policy affecting Conservation Areas within the East Riding is set at the Regional, Sub-regional and Local level. The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (adopted December 2004) deals with the historic environment in Policy N2. This is developed at a sub-regional level by the Joint Structure Plan (JSP) for Kingston Upon Hull and the East Riding of Yorkshire (adopted June 2005) in Policy ENV6. At a

local level policies relevant to Great Hatfield 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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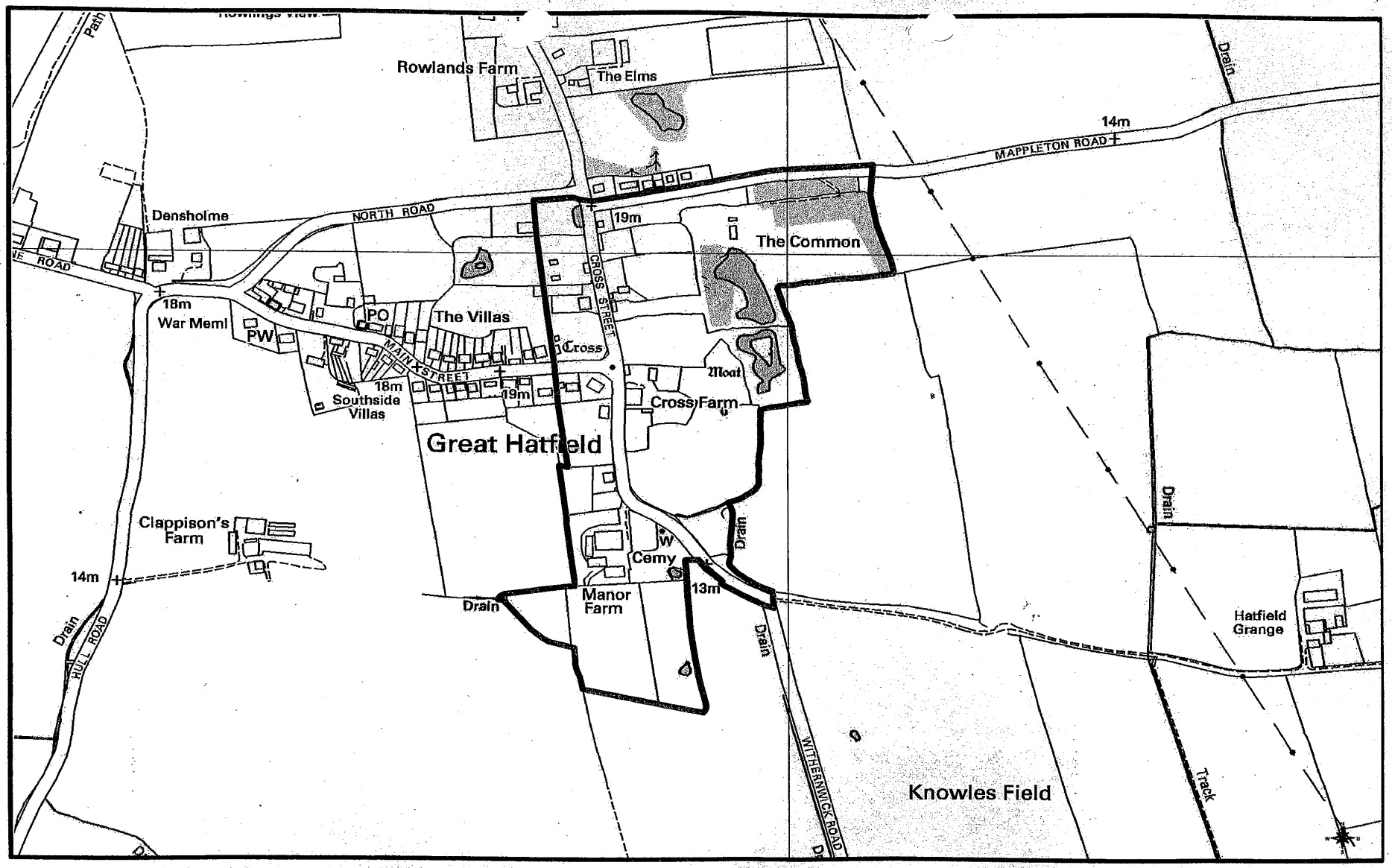

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