EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

HEDON HAVEN

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INTRODUCTION

Hedon Haven Conservation Areas was designated by Holderness Borough Council in 1992.

The Town and Country Planning Act 1990 defines a conservation area as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance". For the designation of conservation areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

The 2006 re-survey has been undertaken in accordance with Guidance on Conservation Area Appraisals issued by English Heritage in August 2005, in order to meet national government's aim that Conservation Areas should be re-surveyed every five years.

DEFINITION OF HEDON HAVEN'S SPECIAL INTEREST

The special character or appearance of the Hedon Haven Conservation Area is rooted in its former role as one of the Humber's more significant harbours.

Its commercial character has now largely disappeared, but there are sufficient remnants of it to give a flavour of its former importance and this has been helped by the relatively small number of new developments in the Area since its creation in 1992.

The preservation of this unique character should be paramount when new applications and enhancement schemes are being considered.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT HEDON HAVEN

Hedon Haven was the ancient port of Holderness. First proven charter was granted by Henry II in 1158. In 1774 an Act of Parliament was obtained to restore the Hedon Haven and form the Haven Commissioners as a governing body. In 1970 Hedon Haven closed and the Haven Commissioners became a Charitable Trust. The appearance of Hedon Haven bears the character of nearly 900 years maritime service, from affluent buildings, channelled waterways and historical earthworks.

a) TOPOGRAPHY AND ITS RELEVANCE

Hedon Haven lies fives miles east of Hull, and less than one mile south of Hedon Town Centre.

The Hedon Haven Conservation Area lies within the 'Burstwick to Withernsea Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment recognises that, in contrast to the large field systems closer to the coastline, examples of medieval field systems can be observed at Preston, Hedon and Bilton and several moated sites and deserted medieval villages are 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.

Few Conservation Areas can claim with such certainty that it was the topography of the location which played so important a part in its historical development.

The area began to be developed in the 12th century, to be the main port of Holderness; access to the estuary being by a small winding river just over a mile long.

This access soon gave problems and chronicles referred to it as "swerving" and "choking" - referring to its habit of silting up. Despite this, the Haven continued to have limited traffic into the last century.

Havenside House and Drain Bridge

b) DISPOSITION AND DEVELOPMENT

It is not surprising that the oldest properties in the Area are to be found on the northern (townside) bank of the Haven, and along Sheriff Highway, that being the road linking the Haven with the town.

In the 18th century and early 19th century there was little housing except for one row of cottages between the Fletchergate properties and the Haven, much of that land being, at one time, in the ownership of the New Hall.

Larger properties such as Sheriff Hall and Lambert House then came to be built with further (now almost total) infilling in the 20th century.

That there is no historical development to the south of Haven Basin maybe part due to the dispute of the mid 17th century, between Hedon Corporation and Lord Dunbar, who felt that the Corporation of Hedon was trying to usurp his rights, and the Haven marked the southern boundary of Hedon Town until the 20th Century.

With the exception of Sheriff Highway, which has developed in the usual linear form with backland gradually being infilled, development alongside the Haven has been both limited and sporadic for as long as the Haven's traditional purpose was being fulfilled. Now the nature of that development will undoubtedly be re-focused towards the provision of residential accommodation as an extension of the town.

Buildings erected since the last appraisal in 1993 are as follows:-

The Yorkshire Water's wastewater pumping station, located on the south side of Burstwick Drain, adjacent to Hedon Basin Bridge.
A new dwelling to the south of Haven Basin Road, not far from the junction with the A1033.

Four dwellings built on Farbridge Lane, a new cul-de-sac off Sheriff Highway.

Hedon Scout House built in 2003 next to the British Red Cross Head Quarters.

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

Open spaces between developments are almost always important, and as the volume of development grows, such open spaces become ever more precious.

By comparison with other Holderness Conservation Areas, Hedon Haven's open spaces are particularly significant, because in many places they dominate the built environment, rather than the other way round.

This is particularly true in the western half of the Conservation Area, where "The Haven" and "Far Bank", stretching up to New Road, provide a feature unique in Holderness so close to a town or village centre. Once again this seems to have been due to the Haven being on the site of a supposed artificial cut which beyond New Road linked up with the town ditch, the course of which went all round the urban centre before linking once more with the Basin at Thorn Road.
Of a more formal nature, the cricket ground is one of only a few of comparable quality in the area.

Along the Conservation Area's southern boundary, the open areas associated with the Haven Basin offer an untapped potential for enhancement which has yet to be fully realised.

There are a number of significant public rights of way through Hedon Haven, which open up the conservation area as an amenity for passive recreation.

d) THE NATURAL ENVIRONMENT

On entering the Hedon Haven Conservation Area along Sheriff Highway, the first glimpse of the natural environment to be seen is a collection of mature trees which are situated in the grounds of Sheriff Hall. The most prominent tree is a mature Elm which dominates the street scene. Other trees in the collection include Horse Chestnut, Common Beech, Sycamore and Holly. The trees within the grounds here and at Lambert House provide an important visual amenity for the surrounding area.

The banks of the Burstwick Drain which flows through the Conservation Area are sparsely covered with a mixture of trees and shrubs such as Dog Rose, Hawthorn and Sycamore which provide food and shelter for the wildlife in the area.

Along each side of the Haven Basin trees and shrubs grow close together forming a dense thicket, which provides an invaluable habitat for many different species of birds and small mammals. Haven Basin connects with the other areas of nature conservation via Burstwick Drain which together forge a strong East – West wildlife corridor.

"Successful" new development at Far Bridge Lane

Within the Conservation Area there are a number of large open spaces, such as Far Bank and the cricket ground. These open areas of grass provide a contrast with the natural and built environments creating a diverse scene which interacts to form an aesthetically pleasing locale.

A further valuable amenity is provided by Love Lane which links Sheriff Highway with Fletchergate. This footpath affords pleasant views over the Drain as well as a shaded walk, amongst species mainly of Hawthorn, Sycamore and Ash.

The old outbuildings of Harbour Farm are likely to constitute a valuable roosting habitat for bats (see photo below). The most common bat species to use such a habitat in the Hedon Area are Whiskered Bat *Myotis mystacinusn* and Pipistrelle Bat *Pipistrellus pipistrellus.*

Photo of Harbour Farm barns and out buildings, which are likely to provide a valuable habitat for bats.

e) TREE PRESERVATION ORDERS

There are Tree Preservation Orders protecting the two large Horse Chestnut trees alongside the open space at the head of Drapers Lane and one in the Garden of Sheriff Hall. In addition an Order has been placed on trees adjoining the Conservation Area in the garden of 50 Thorn Road.

In addition to the specifically protected trees 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

The earliest documentary reference to Hedon Haven - flumen Heldone, dates to AD1115. In the medieval period, the Haven functioned as a harbour area to serve the port of Hedon. To reach the town boats had to sail along the Haven from the Humber for more than a mile.

At its height of importance during the 12th century, the harbour was extended to the north of the Haven Basin, along Far Bank, immediately to the west of the area of planned settlement. By the 14th century, navigation was hindered by the silting caused by the neglect of the dikes in Hedon and Burstwick and the harbours were in decline, facing competition from the better placed ports at Hull and Ravenser Odd (beyond Spurn).

The archaeological importance of the Haven Basin is reflected by the large area within and to the west of the Conservation Area which is designated as a Scheduled Ancient Monument under the Ancient Monuments and Archaeological Areas Act 1979.

Further details of these sites are held in the Sites and Monuments Record which is held by The Humber Archaeology Partnership. For a fuller history of the town see the Victoria County History, Vol. V, pp 168-186.

g) HISTORICAL SIGNIFICANCE AND ASSOCIATIONS

Hedon Haven's historical significance can scarcely be over-estimated in the context not only of Holderness, but of East Yorkshire. As has already been shown, it was not possible to put down the first paragraph about Hedon Haven without making reference to its significance to the historical development of the area.

From its foundation in the 12th century by the Counts of Aumale, it is reasonable to assume that in a period of history when central (monarchical) control was tenuous, the local power of the Counts was sufficient

to ensure that Hedon Haven, and no other, held sway as the local port.

In spite of problems of silting being recorded and thanks to a network of dikes and the smallness of craft in those days, observations were being made in the early 16th century that "ships lay about the town" though "the haven is very sorely decayed" (Leland). Perhaps the suggestion behind this is that the nature of usage had altered from having a commercial emphasis, to a domestic one.

Between 1627-30 the dispute between Hedon Corporation and Sir Henry Constable (Lord Dunbar) over boundaries - the latter bringing a suit that the corporation had usurped his rights and was trying to extend its liberties beyond the Haven to the west, which was part of Preston - came to court. Final judgement in favour of the corporation came in 1660 when the closes lying to the west are made tithable to Hedon. Matters of such rights in the major town in the seigniory would have been no small matter to the Lords of Holderness and were probably responsible for a significant contribution to their Lordship's income.

There are lingering doubts as to whether the ditches may have been made for the purposes of defence rather than of trade, though it seems reasonable to reflect that different priorities may have assumed supremacy at different periods of history, depending on local conditions.

In spite of its silting problems, the Haven was kept open after the Middle Ages and improvements continued to be made. In 1774, under an Act, a body of Haven Commissioners was set up who were responsible for straightening a part of it, and for its widening (between Sheriff Bridge and Thorn Road) to form a basin.

The nearby Burstwick Drain, an important feature at present times, which cuts through the Conservation Area, came about as a result of an Act of 1802 (under the Keyingham Level Drainage Board).

In 1892, The Haven was still navigable to small craft laden up to 80 tons, and at this time the main cargoes were coal, lime, sand, gravel and bricks.

In the present century the Haven fell into final disuse and was officially closed in 1970, when the commissioners became charitable trustees. The basin was then filled in between 1973-7, and the Haven itself, for a length west of Sheriff Bridge, in 1979-80.

View of the Haven (filled in) at Far Bridge

h) BUILDING STYLE, AGE AND MATERIALS

With relatively few buildings in the Conservation Area, and not much modern development, it is perhaps unsurprising that there are few common architectural styles running through the buildings.

Properties fall into three distinct categories:

1) Small, terraced (numbers 50-64 Sheriff Highway)
2) Semi detached (numbers 66-76 Sheriff Highway)
3) Detached, usually large (and usually listed buildings)

Most are of a rich red brown brick, with the notable exception of Lambert House, which is rendered brick with quoins, and has one room of ashlar incorporating several pieces of church masonry.

Traditional materials, where they are retained, include slate or pan-tile roof coverings, wooden or cast-iron gutters and

fall pipes, and sliding sash windows, the detailing of their softwood windows being dependent upon age.

On one range of outbuildings can be found an unusual double roll clay pan-tile, similar to those which can be found on an interesting (though unlisted) Edwardian property in Thorngumbald, called Leicester Cottage. They are therefore thought to date from the same period.

Harbour Farm Grade II Listed

i) BUILDINGS OF PARTICULAR SIGNIFICANCE

Listed Buildings and their Grades

Harbour Farmhouse, Havenside - 18th century - (II)
Farm outbuildings at Harbour Farmhouse - 18th or 19th century - (II)
Lambert House, Sheriff Highway - late 19th century - (II)
Nos. 54 and 56 Sheriff Highway - early 19th century - (II)
Mill House, Sheriff Highway - 1771 - (II)

Unlisted Buildings of special interest

The Haven Arms, Havenside (date stone 1825) – (formerly The Borough Arms)
Sheriff Hall
Weighbridge House
Roslyn House

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

There are several ways in which the quality of the environment within the Hedon Haven Conservation Area detracts from its architectural and historic interest.

Most are concerned with the use of unsympathetic materials. Such examples include the use of galvanised corrugated sheeting for fencing purposes along the south side of Haven Basin Road, which forms the Area's southern boundary, utilitarian concrete post and chain-link fencing at the southern end of Sheriff Highway, the incidence of asbestos-clad buildings in the same area, and spoil adjacent to the Haven Arms,

In common with so many Holderness Conservation Areas, there are places where the public utilities have left festoons of wires criss-crossing the lanes, particularly on Havenside.

The exposed siting of stored caravans to the south of Haven Side, and the use of further temporary buildings should be resisted.

The general unkempt appearance of the Haven Basin is inhibiting the Area from achieving much of its potential amenity value. This is exacerbated by litter, fly tipping and dog fouling.

POLICY STATEMENT FOR THE HEDON CONSERVATION AREA

1) LANDSCAPE AND STREETSCAPE

The special character and appearance of the Hedon Haven Conservation Area is directly related to the area's history as the one-time major estuarial port of East Yorkshire.

The development of the Haven between the 12th and 18th centuries has had an impact on the landscape, its disposition and its development, which was only brought to a close with its infilling in the 1970s.

Several buildings associated with it are still in existence and should be preserved. Its landscape requires tending along the basin to extend Hedon's range of open areas.

It was in order to emphasise the difference between the urbanised character and appearance of the Town of Hedon and the rural aspects of the Hedon Haven, that the decision to designate it separately as a Conservation Area was taken.

In this Area, the positive and character-building aspects of the built environment are almost always contributed by the larger detached properties, all of which have their own distinct (and individual) characters.

2) BUILDINGS WHICH CREATE A FOCAL POINT

54 and 56 Thorn Road
Weighbridge House
Havenside Farm
The Haven Arms
The Haven Bridge

These buildings are highlighted because of the increased visual importance they enjoy, 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

Of the older properties in the Conservation Area, all except two are of two-storeys, the exceptions being Mill House and Lambert House. New properties would be expected to reflect the scale of surrounding buildings and those to which they relate.

Several of the properties are sizeable and proposals for buildings of similar scale would be considered acceptable subject to location and subject to their having proportionately large curtilages.

In accordance with the style of most of Holderness' older properties, roof pitches should be quite steep between relatively narrow (compared with modern practise) gables.

There is a possibility currently being investigated of re-opening the Haven, removing the fill placed there in the 1970s and developing the site for recreational purposes. Any proposals to do so should respect its unique Conservation value and archaeological interest.

Roslyn House

4) RECOMMENDED MATERIALS

There are almost a score of older residential properties in the Conservation Area, and of these the majority have clay pan-tile roofs - five, though, are welsh slate covered, which were probably introduced in the mid-late Victorian period.

Below these, walls are usually of red-brown brick, though some of these have been painted and others rendered. Where modern brick is used, these should have a hand-made finish. Gutters should be of timber or cast-iron, with cast-iron fall pipes, and steps should be in granolithic finish with weather bars - all traditional features, where Building Regulations allow.

Windows should be of soft wood, redwood or hemlock, which have longer-lasting capacity and should be of the sliding sash variety. Garages should have timber doors, side hinged, batten-type where site conditions permit.

5) RECOMMENDED FEATURES

Ridge mounted chimney stacks, corbelled or with a string-course (in brick) surmounted by relatively tall (approximately 75 cm tall) plain red cylindrical pots make a significant impact on overtly residential properties, though they would probably not be suitable on converted agricultural buildings.

Concrete cills and contrasting gauged-arches above windows, (either in brick or concrete).

The introduction of styles reflecting the Area's history will be supported.

6) PRESERVATION AND ENHANCEMENT SCHEMES

The Council will encourage the drafting of appropriate proposals which will preserve and enhance the special character and appearance of the Hedon Haven Conservation Area in the context of Holderness.

The Haven Basin Area is particularly in need of attention in this context and steps will be taken to determine a long term programme for the enhancement of the natural environment in this area.

This will include consideration of additional measures to encourage the restoration of lost features and of traditional building materials.

7) MANAGEMENT PROPOSALS AND STRATEGY

The Council will encourage the drafting of appropriate proposals which will preserve and enhance the special character and appearance of the Hedon Haven Conservation Area in the context of recognising its importance to the history of the Holderness area.

The Haven Basin Area is particularly in need of attention in this context and steps will be taken to determine a long term programme for the enhancement of the natural environment in this area.

This will include consideration of additional measures to encourage the restoration of lost features and of traditional building materials.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Hedon Town 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.

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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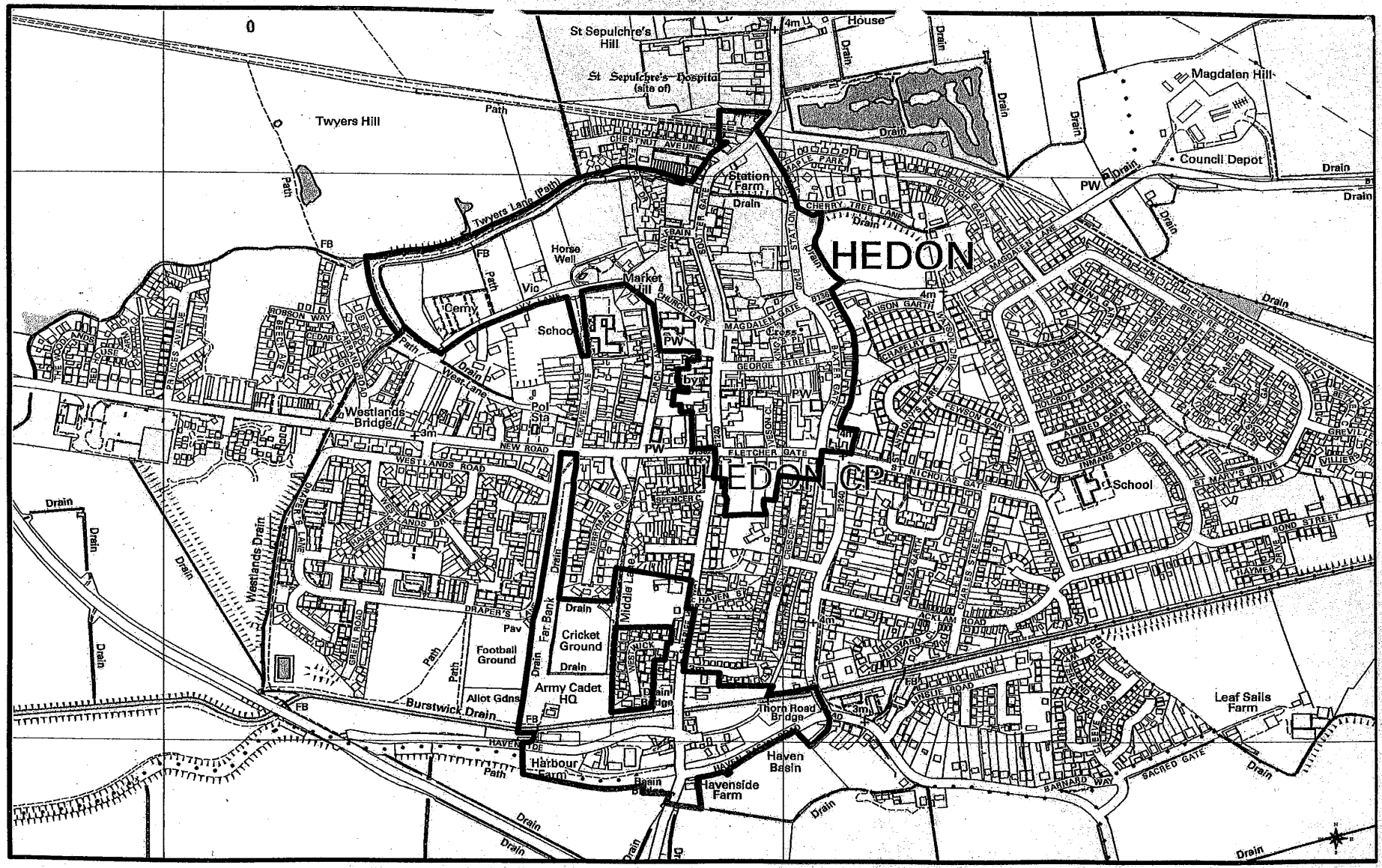
HEDON
HEDON CP
St Sepulchre's Hill
St Sepulchre's Hospital (site of)
Twyers Hill
Magdalen Hill
Council Depot
Station Farm
Horse Well
Market Hill
Cemy
School
Westlands Bridge
Cricket Ground
Football Ground
Army Cadet HQ
Allot Gdns
Burstwick Drain
Harbour Farm
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