EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

HORNSEA

United Reform Church (Grade II)

EAST RIDING OF YORKSHIRE COUNCIL
MAY 2006

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HORNSEA

CONSERVATION AREA APPRAISAL

INTRODUCTION

Following the introduction of the Civic Amenities Act in 1967, the East Riding County Council (ERCC) designated Hornsea's historic core as a Conservation Area in July 1969.

In early 1975 Holderness District Council decided that it would take the opportunity to review Hornsea which resulted in the addition of the majority of Eastgate, Hall Garth Park and most of Newbegin, along with the shore-line of the mere behind Southgate and the western approaches to the town, as far as Suffolk Terrace.

A further review was undertaken in 1991, when additions included the approaches to the town along Atwick Road, a nominal extension along Southgate and into Hull Road, and the substantial Victorian and Edwardian developments of Burton Road, Eastbourne Road and Wilton Road.

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 HORNSEA'S SPECIAL INTEREST

The special character of the Hornsea Conservation Area lies in its development as a small market town of diverse, mainly 19th Century architecture. The advent of the railway promoted development close to the sea, towards which the town grew and consolidated itself with conscious attempts at planned parks, gardens and middle-class properties.
The town exhibits the usual mix of red-brown brick, slate or pan-tile roofs, as well as several examples of the use of cobble, a valued local building material. The Mere, to which the conservation area abuts, is unique in East Yorkshire, and is a SSSI. Although much of the town turns it back on the Mere, those properties along Mereside and Southgate take full advantage of this spectacular visual asset.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT HORNSEA

a) TOPOGRAPHY AND ITS RELEVANCE

The western edge of the Hornsea Conservation Area is adjacent to the 'Hornsea Mere' Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The

Landscape Character Assessment describes how the landscape to the north and south of this Character Area rises to restrict views and as woodland cover in the area is high, especially to the west, this serves to further limit vistas out of the area. This area is recognized as being of significantly distinct character due to its uniqueness with the mere representing the single largest freshwater lake in Yorkshire. Meres would once have been a regular feature of the Holderness landscape, having formed in depressions that filled with water after the last Ice Age. The Mere is a large, shallow, eutrophic lake surrounded by a range of habitats including reedbeds, fens and carr woodland. It is representative of the wetland habitats that would once have been abundant throughout Holderness historically. The mere is of significant ecological value and is especially important to over wintering birds.

The town of Hornsea encloses the expanse of the mere to the east and woodland associated with Wassand Park is dominant to the west. Low Wood, an area of wet woodland, is one of the few remaining pieces of ancient carr woodland on wet peaty soils. The area immediately adjacent to the mere has a well-wooded appearance and is less open than the landscape of other areas in this character type.

To the south of the Hornsea Conservation Area is the 'Hornsea to Withernsea Coast' Character Area. The Landscape Character Assessment describes how caravan sites are prominent on the southern edge of Hornsea and the northern edge of Withernsea and with several other sites scattered in between, these are a major feature of this Character Area. In addition to these caravan sites, a long, linear golf course is present in the coastal corridor to the south of Hornsea. In terms of the undeveloped landscape, this is defined as having generally low levels of woodland, except at Grimston where there is a significant area of plantation woodland. Field systems tend to be large and rectilinear with smaller fields located close to settlements, some of which may date back to medieval times.

To the north of the Hornsea Conservation Area is the 'Bridlington to Hornsea Coast' Character Area. The Landscape Character Assessment describes this area are beings a contrast of recreation/tourism facilities and intensive arable farmland with small villages of historic interest. Caravan sites are scattered along this stretch of coast, especially to the south of Bridlington. Settlements in this Character Area tend to have developed along roads and many lead to the coast and then end abruptly. The area is largely devoid of trees and where woodland planting has taken place, this has tended to be created in a way not particularly characteristic of the coastal landscape. The dominant field patterns in the area allude to a past landscape, for example, several large farmsteads around Skipsea. Fields at Barmston show remnants of specific forms of medieval enclosure field systems. The Landscape Character Assessment also describes how the small-scale field systems are, with hedgerows and trees marking field boundaries, able to provide a contrast to the surrounding large-scale agriculture and tourism-influenced landscapes.

Why did Hornsea develop where it is? Its origins are known to be pre-conquest, when consequently the sea would have been further to the east than it is today.

The most usual reasons for the location of settlements are the availability of food and water, effective shelter and defensibility, and it seems likely that Hornsea's position may have been influenced by considerations of all three, to a greater or lesser extent. The Mere was undoubtedly an advantage as an additional food source for fish and fowl, and it is known that it was being used as such in 1260 when two parties came to blows concerning fishing rights. The Mere would also ensure a substantial and continuous supply of fresh water, and thatch for roofing purposes.

It would also prove a valuable defensive feature, since in the event of strife, marauders would only be able to attack effectively on two sides rather than three.

(Invasion from the sea was not unknown along the east coast, but such an occurrence was probably far less likely).

The settlement has, historically, benefited from the lack of any sudden drop to the sea, the cliffs only starting to the north and to the south.

b) DISPOSITION AND DEVELOPMENT

The historic core of Hornsea is centred on the Market Place, extending along Southgate and Westgate, the western end of Newbegin, along with parts of Eastgate. In 1835 it was said that Hornsea was the principal place of resort as a watering-place for Hull, yet today there are no remaining signs of this, and Poulson in his History of Holderness (1840) makes no reference to it. It took the advent of the railway and the resultant influx of day-trippers to promote a surge of development in the second half of the 19th century and the town's consequent growth eastwards towards the sea. Expansion at the east end was substantial, so that by the time of the First World War, the pattern was one of the 'old town' near the Mere and the 'new town' to the north west of the railway station.

Hornsea had two stations, Hornsea Bridge and Hornsea, and it is reasonable to assume that the former of these was for the town traffic, the latter for the beach.

The growth of Hornsea in recent times can be seen from the increase in population. In 1786, these were apparently 46 messuages (landed properties), and 82 cottages. By 1840, in his History of Holderness, Poulson advises that Hornsea (with Burton) had 177 inhabited and 33 uninhabited properties - an increase of 82 properties.

Hornsea's population in 1840 was 780 (187 families), of which 56 were chiefly involved in agriculture and 75 in trades, manufacturers and handicrafts. This largely non-agricultural economy is in marked contrast with Holderness' predominantly farming-based villages. Hornsea has continued to grow in population and is currently 8,245.

The Pump Turn, Eastgate

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

Within the Conservation Area there are three large open spaces of significance - each with its own distinct character.

The main one of these is The Hall Garth Park, an area of undulating cut grass, providing recreational facilities as well as articulating the area between Eastgate and Newbegin. The Park includes a moated site just to the north of the Parish Church which is a Scheduled Ancient Monument (see Section f - Archaeology).

The Memorial Gardens, which are situated between Park Row and New Road, are a classic example of turn of the century municipal pride and a (self) conscious attempt at town planning. Originally laid out to provide gardens for the "new" properties on New Road, it is now an important enhancement of the settings of the properties which look onto it.

Last, but not least, is the water-meadows which border The Mere, and which, informal in character, provide many invaluable aspects onto this the largest lake in Yorkshire.

d) THE NATURAL ENVIRONMENT

Within Hornsea's Conservation Area there are many streets that are lined with mature and young trees providing visual relief from the symmetry and straight lines of the urban environment.

The majority of trees within the Conservation Area are mature which increases their contribution as a natural amenity. There is also a wide range of species to be found throughout the area ranging from the common Sycamore to the elegant and graceful Japanese Cherry.

Eastgate is lined with well formed mature trees including, Sycamore, Lime, Cherry, Ash and Horse Chestnut which add significantly to the visual amenity of the street scene.

Situated within the centre of Hornsea and on the northern edge of the Conservation Area is Hall Garth Park. The park, which was once the site of the original Hornsea Golf Club (1898), has provided visitors and the towns-folk of Hornsea with an enchanting retreat for many years and is home to many different species of wild flora and fauna. Hall Garth Park not only provides a natural amenity of the highest calibre, it also provides a retreat from the routine of everyday life.

The Memorial Garden in New Road provides yet another sanctuary within the centre of a built up area. A line of mature sycamore trees surround the garden which contains a wide selection of small trees and shrubs such as Laburnum, Holly, Privet and many more.

Hornsea Mere is situated on the western edge of the conservation area and is one of Holderness's most impressive landmarks. Holderness was once covered in meres and washes, but due to the construction of drains and dykes throughout the ages they are all now drained. Hornsea Mere is the largest freshwater lake in Yorkshire and provides an unusual feature in the geography of the area as well as providing one of the most picturesque settings for the town of Hornsea. The Mere is also a renowned haven for many different species of birds and wild flora providing a unique natural amenity in Holderness. It may also provide a reminder of what is believed to have been the character of Holderness in centuries past when, prior to drainage, such meres and carrs were the norm rather than the exception.

Many of the mature trees within the Conservation Area, especially to the east of the town have been irretrievably damaged due to neglect and a lack of proper management. It is important to emphasise that Hornsea's street tree population should not be regarded as a static feature, in the way walls and buildings tend to be. As trees become older their contribution as an amenity usually increases, but without an ongoing programme of planting, and arboricultural care the amenity will diminish.

The Hall Garth

e) TREE PRESERVATION ORDERS

There are a considerable number of Tree Preservation Orders which affect the Conservation Area, or are nearby.

They are:

Hollis Recreation Ground – Three woodland tree belts to the west of Hollis Recreation Ground and Cheyne Walk
The Old Hall – Various trees within the Old Hall's grounds

Hornsea No.3 – Area of trees in the gardens of properties in Westwood Avenue, Springbank Avenue, The Leys and Northumberland Avenue
Hornsea No.5 – Tree belt to the east and at the rear of properties in Cheyne Walk
Hornsea No.7 – Sycamore tree at 26 Eastgate
Hornsea No.8 – Several trees in the grounds of Summer Court, Football Green
Hornsea No.9 – Trees in the gardens of 28,30 and 32 Westgate
Hornsea No.10 – Several trees in a group to the east of Wilton Terrace
Hornsea No.11 – Sycamore tree at 28 Clifford Street
Hornsea No.12 – Beach tree at the rear of Farberry, Seaton Road
Hornsea No.13 – Cherry tree at the rear of 67/68 Southgate
Hornsea No.14 – Sycamore in the front garden of Mere Close, Hull Road
Hornsea No.15 – Trees in the garden of Mascotte Lodge
Hornsea No.16 – Swedish Whitebeam at 11 Wilton Terrace
Hornsea No.18 – Ash tree at the end of Harts Close
Hornsea No.19 – Three sycamores in the gardens of 19 and 21a Eastgate and 7 Belgrave Drive
Hornsea No.20 – Group of five sycamores trees between 26 and 18 Eastbourne Road
Hornsea No.22 – Two sycamore trees growing on the Willows site to the rear of 2 Willows Drive
Hornsea No.24 – Trees within the grounds of Westgate House and Hart Memorial Homes
Hornsea No.32 – Trees between the The Croft & Springfield, Football Green.

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 chance to make a Tree Preservation Order to protect the trees in the longer term.

f) ARCHAEOLOGY

Recorded in Domesday in AD 1086 as "Hornesse", the manor was part of the lands of Drogo de Brevere. Nine villagers, three smallholders, a church and a priest are mentioned. Evidence for earlier activity in the area includes a single Roman coin found to the east of the Conservation Area, an Anglo-Saxon cemetery, a possible chariot burial and a bone harpoon point thought to date from around 4000BC.

The present church of St. Nicholas contains elements dating from the 13th century, including the nave, aisles and tower. The building was altered and enlarged in the late 14th and 15th centuries under the Abbey of St. Mary in York.
The Vicarage House at Hornsea formerly stood in the orchard at the east end of the church. It burnt down in the 17th century and the site was moved to its present position in Newbegin. By the late 18th/early 19th century, the house was in ruins and it was rebuilt in the 1830s.

The moated site in Hall Garth Park, to the north of the church, is a Scheduled Ancient Monument. The moat is visible as an earthwork feature and represents the site of the Old Rectory House which was sold in the reign of James I and demolished by 1787. There are no visible structural remains in the area.

Three crosses are recorded in Hornsea, one of which is now lost. A medieval cross, now in the churchyard, of white limestone and on a triple-stepped plinth, has been restored to full height by the addition of part of the shaft and the head. Another wayside cross, in Southgate, appears to be a composite of two different medieval crosses, the shafts of which have been restored to form one complete column. The site of a third cross is shown on the first edition Ordnance Survey maps of the mid 19th century to the east of Southgate. It is possible that the other cross in Southgate contains elements of this cross. There is also a large stone at the junction of

Hull Road and Southgate which might have marked a pre-enclosure boundary.

The site of the bull ring now lies covered by the traffic island at the west end of the Market Place. Bull-baiting was practised annually at the winter fair and, until the turn of the 19th century, there stood a strong stake with a ring for chaining the bull.

Further details of these sites are held in the Sites and Monuments Record which is held by The Humber Archaeology Partnership.

g) HISTORICAL SIGNIFICANCE AND ASSOCIATIONS

In the Domesday Book, the settlement had a church, priest and sixty acres of meadow. Shortly afterwards the manor, church and mere were given to St. Mary's Abbey York, with whom they remained until the latter's dissolution under Henry VIII. Passing thereafter to the Crown, in 1670 it appears to have been exchanged by Charles II with his Queen, Katherine of Portugal, for Tangier and Bombay.

The Manor then passed to the Earl of Portland, who conveyed it to the Bethell family. For a time leased to the Acklams (according to Poulson), the Lordship of the Manor remains today with the Bethells.

The Conservation Area comes up to the Mere on its western edge, and it is important to appreciate the importance of the lake at a time when food sources were uncertain. This resulted in a dispute in 1260 between the Abbot of Meaux and the Abbot of St. Mary's over fishing rights. Champions were appointed, and after a day-long combat, the Abbot of Meaux was forced to relinquish his claim.

It is important to remember that there were other significant settlements around the Mere, including Southorpe, (of which now, only a single farmstead remains,) mentioned in Domesday.

In Queen Elizabeth I's reign, the Mere was sold by the Countess of Warwick to Marmaduke Constable of Wassand. It covers some 470 acres, being nearly two miles long by three quarters of a mile wide.

Poulson is unusually forthcoming on Hornsea's secular properties. Among those mentioned which still exist are The Low Hall (now called the White House) in Southgate, which, in the 1830's was called Heslop's Hotel and was built for Peter Acklam in c1675. The Acklams were Quakers and used a grass plot within the rear garden as a burial ground. Several listed grave markers survive dating to the late 17th/early 18th century. The (present) Vicarage is described as a "neat modern erection, built of white brick", which we are told was erected in the 1830's following the burning down of the former vicarage.

The High Hall (now called The Old Hall) was described as being "ornamented with gable ends in the Dutch style, but at present is in a decayed state and is occupied as a farm-house." In the twentieth century it appears also to have been used as a school, and in conjunction with the manufacture of Hornsea Pottery.

In the 19th century Hornsea was also the home of Edward Eyre, son of the Vicar of Hornsea, who left the town in 1833 and became famous for his part in the development of Australia where a lake, a peninsula and a Highway linking Adelaide and Perth are named after him.

Charlotte Bronte (1816 - 1855) stayed in Hornsea in the late summer of 1853 staying at 94 Newbegin (formerly 4 Swiss Terrace) with her friend and former teacher, Miss Wooler.

h) AGE, BUILDING STYLE AND MATERIALS

Hornsea's proximity to the sea has ensured that there are several good examples of Holderness' natural building material - cobble. Used as early as the 13th century for St. Nicholas' Church, it has continued right up to the present century. As with so many cobble buildings, their existence is not

always apparent where they have been subject to rendering in later years, sometimes in an attempt to eradicate damp, and on occasion to improve the cohesion of the whole. Also a feature of Hornsea is its many cobble garden walls which are to be found throughout the town.

Of the town's secular properties three of the oldest remaining are The Old Hall in the Market Place, Burns Farm (now Hornsea Museum), and The White House in Southgate.

The Old Hall, in its shaped gables, hints at a Flemish influence (also to be found at Church Farm, Hilston), being built exclusively of brick, whereas the rendered White House, has a mixture of cobble and brick.

It is fair to say that Hornsea's older architecture is remarkably cosmopolitan, reflecting, at one end of the scale, the town's rustic origins, but also having examples of more prestigious accommodation. This was demanded following the improved mobility which the arrival of the railway in the 1860's and which is reflected in the architectural status of the terminal station.

United Reform Church (Grade II Listed), Cliff Road

The town is also not without its architectural oddities. These include the mid 19th century Bettison's Folly off Newbegin, a circular Tower built of rusticated overfired brick wasters, No 6 Wilton Road, which dates from 1908-9 and has the unusual feature of tile cladding both inside and out. It is built of a bolted steel frame - quite an innovation for the period, and Mushroom Cottage, a Picturesque cottage of the early 19th century beside the Seaton Road but outside the Conservation Area.

i) BUILDINGS OF PARTICULAR SIGNIFICANCE

Listed Buildings (within the Conservation Area)

Cobble Barn in Back Westgate (Grade II) late 17 century early 18 century
United Reformed Church, Cliff Road (Grade II) 1868
3 Eastgate (Grade II) c 18
Pike and Heron, Public House, Market Place (Grade II) c 1830
2 Market Place (Grade II) late c17 - early c18
The Old Hall, Market Place (Grade II) - early c17
St. Nicholas' Church (Grade I) Newbegin c13 - c15 (restored 1865-7)
Churchyard Cross, Newbegin (Grade II), Medieval with c20 finial
Vicarage and Wing Walls, Newbegin (Grade II) 1831
Burns Farm, Newbegin (Grade II) late c16 origins - largely rebuilt c18
26 Newbegin (Grade II) c18
Folly – Bettison's Tower (Grade II) mid c19
Corner Cottage and Sunset Cottage (Grade II) before 1761
65 and 66 Southgate (Grade II) late c17 - early c18
52 Southgate (Grade II) late c18 - early c19
The White House, Southgate (Grade II*) c 1674 extended c18
Seven Grave-markers in the grounds of The White House (Grade II) late c17 - early c18
Stable block to the White House (Grade II) c18
3 Southgate (Grade II) late c18
Wayside Cross, Southgate (Grade II) probably c14
32 Westgate (Grade II) early c18
20 Westgate (Grade II) mid c18
6 Wilton Road (Grade II) 1908-9

Unlisted Buildings
(within the Conservation Area)

Atwick Road - St Bedes, Mill House, Beacon Oak
Chambers Lane - The Greenhouse/Garage (previously a conservatory in the grounds of Brandesburton Hall)
Eastgate - Pump turn in front of No. 7, 11, 17, 23, 24, 28, 32, 34
Hull Road - Mere Close
Market Place - 27, 29, Pentecostal Church
Mill Lane - Workshop adjacent to Corner House, Eastgate
Newbegin - Alms House and Swiss Cottage, TSB and Midland Bank
New Road - 1, 15, 31
Ristonville, Burton Road
Southgate - 36 and 37
Westgate - 26, The Dell, Mereton, Gothic Terrace
Wilton Terrace
Wilton Road, - Migma

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

Three particularly noticeable developments within Newbegin sit uncomfortably with the street scene - two of them modern rows of shops.

First is the single storey development (Nos. 53 - 61) which is quite alien in character and scale, the second is the row of two storey shops and flats opposite St. Nicholas' Church. In this row, the scale of the opening at its east end is at odds with the appearance of the rest of the streetscape.

Of the older properties the modern frontage of the newsagents/toyshop at Nos. 5 - 7 Newbegin clashes with the character and style of the high Victorian residence behind it, which was at one time a school.

These are accompanied by problems on a smaller scale, in particular the use of block walls to the rear of The Pike and Heron in Market Place, though this is not as noticeable as it used to be as, over the past decade, due to exposure to the elements.

Otherwise Hornsea has suffered no more and no less than its neighbouring towns and villages when it comes to unsympathetic householder "improvement". The town has had perhaps more than its fair share of PVCu window substitutions, though doors have suffered less badly.

The location of roof-mounted solar heating panels needs to be carefully considered as these can be visually disruptive, particularly on orange pan-tile roofs.

19th Century Cottages, Eastgate

NINE CARDINAL POINTS ON REPOINTING COBBLE BUILDINGS

1. Starting at the top, wash the wall with clean water using a hand scrubber with a long stiff bristle. Clean every stone thoroughly and individually. Brush well into the joints. Do not use a power hose, as this can dislodge mortar unnecessarily.

2. If any of the cobbles show signs of whitewash or colour-wash seek advice from a responsible painter and decorator as to the methods available to remove it without damage.

3. Remove all traces of loose rendering. Large areas should not be removed without first conferring with the Conservation Officer. Remember that the rendering may have been done to reduce dampness in the wall.

4. Remove all loose, deteriorating or inappropriate mortars in the joints.

Ensure that any chemicals used to remove colour-wash have been neutralised. Again wash down with clean water and allow to dry thoroughly. (Avoid doing this in frosty weather).

5. When dry, the whole of the work including the joints may be sprayed with a silicone which will enhance the colour of the cobbles and provide resistance to moisture, though caution is advised, as a silicone barrier will not only inhibit moisture passing inwards, but also outwards if it is already in the cobbles.

6. It is unlikely that the whole of the wall will require re-pointing. The sound, deep, narrow joints should remain untouched. To point them will result in their width being increased and the area of the adjoining cobbles equally reduced. Modern trowels, even the so-called pointing trowel, should never be used. Pointing keys, a better tool, may be used but difficulty may be experienced because of the very short length of many of the joints. Other tools may be found to be helpful such as a short piece of boarding to tamp the mortar, the handle of a dessert spoon or best of all, the human thumb.

7. If, as suggested above, only a portion of the work is to be re-pointed, it is imperative that the new work matches the old pointing exactly in both colour and texture. The mortar should consist of one part of lime to approximately three parts coarse sand. This proportion will vary according to the colour to be matched and the colour of the sand available. No Portland cement should be added. A little sand tamped into the face of the joint may help the matching.

8. Any missing pieces of brick galletting should be replaced, but avoid the temptation to add additional ones for purely decorative reasons.

9. Lime mortar is very slow to harden so it is important to protect the work from driving rain which would weaken the re-pointing and disfigure the cobbles.

Finally - it is much to be regretted that in the period between World War I and World War II, a system of raised pointing of cobble walling was introduced into Hornsea. The work was carried out with great skill but this craftsmanship is misplaced. A principal example is at No. 41 Southgate where the jointing, instead of being sunken and unobtrusive, assumes an aggressive nature. The joints rise one or two inches above the face of the cobbles and are often two or three inches in width. The proportion of jointing to the area of cobbles is most excessive and the colour of the jointing negates the admirable colours of the cobbles.

Such pointing at No. 42 has been carried out in a similar but less enthusiastic manner. Unfortunately this method of using raised pointing has persisted in Hornsea.

This advice was contributed by the late Mr Arthur Lazenby B.A., RIBA.,

Former Chapel, Market Place

POLICY STATEMENT FOR THE HORNSEA CONSERVATION AREA

1) LANDSCAPE AND STREETSCAPE

Hornsea's development over the past 150 years has led to a rich mixture of architectural styles, materials and building types, which would suggest that it was more

open to ideas from further afield than were the more rural and less accessible villages of Holderness.

The development of the railway undoubtedly played a major part in this, attracting the area's first commuters, who could live by the coast (considered much healthier in the years when tuberculosis was rife) but work in Hull, where there were of course many more opportunities of employment. From this stemmed the developments around what was then known as the Oval (now Eastbourne Road, Burton Road and Wilton Road so that, from aerial photographs of c1915 the Town can be seen in two distinct parts - one on the Southgate - Market Place - Westgate axis, incorporating the west end of Newbegin, the other at the east end of Newbegin and the 19th century developments close to the station. Add to this the "villa" style developments along Eastgate and early 20th century housing on Atwick Road and one begins to appreciate the reasons behind the special character and appearance which contributed towards Hornsea being designated as the Holderness area's second Conservation Area.

The setting of St. Nicholas' Church on a slight prominence is one of the most impressive in Holderness, standing as it does at the heart of the town.

Former Railway Station (II) Listed

There are a number of commercial properties which retain their Victorian details, particularly in Market Place, where the greater width to the streetscape reduces the linearity of the street pattern and offers an increased number of vistas, and the Victorian character of the town has been enhanced by the introduction of appropriately styled street lighting.

Quite different in character, and unique to the East Riding, is the area towards the Mere - the largest lake in Yorkshire. This side of the Conservation Area has developed because of the attractions of the Mere, with properties being sited to benefit from this outstanding geographical feature.

Enhancement of some of the lanes and pathways between the town centre and Mereside would benefit the integration of these contrasting parts.

Throughout the contrasting parts of the Hornsea Conservation Area, trees make an important contribution and particular efforts will be made to retain these, or, where felling is unavoidable, to ensure their replacement.

Every determination will be made to ensure that the diversity of traditional building styles is retained, with particular attention being paid to the Town's distinctive building materials, and to reinstate and repair buildings which have been lost or spoilt over the years.

2) BUILDINGS WHICH CREATE A FOCAL POINT

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. The nature of the layout of Hornsea Town is such that there is a significant number of properties which create focal points. These include:-

Atwick Road - St. Bede's
Alma Place - 1
Back Southgate - Elmdene
Back Westgate - Quaker Cottage
Eastgate - Corner House, 5, 11
Grosvenor Road - Hornsea Town Council

Market Place - 7, 9, 11, 13, 15, 17, 19, 3, 9 (The Victoria), 41, 43, 45, Pentecostal Church, 2
New Road - 2, 4, 6, The United Reform Church
Newbegin - 2, TSB and Midland Bank (20 and 22), United Reform Church, Parish Hall, Methodist Chapel, 77
Scalby Place - Corner Cottage
Southgate - Ocean Terrace Corner, Former Church - corner of King Street
Westgate - 12, 14, 23
Wilton Terrace – 5

Cemetery Lodge, Southgate

3) THE SCALE OF FUTURE DEVELOPMENTS

Hornsea Conservation Area is mainly, though not exclusively, a collection of two-storey buildings, and all recent developments have been either single or two storey. Where a third floor exists, this is often within the buildings' roofs, with light gained from windows confined in steeply pitched gables.

In terms of height, the Parish Church's tower dominates the town, and it is important that this should remain so, because, in its central position, it provides a sense of balance and proportion.

The relationship between a property and the size of its curtilage is significant in the case of Hornsea, and has produced an interesting contrast between the deliberately impressive town houses in the central area which have tight curtilages compared with similar sized residences on Eastgate which seem to have been designed to reflect their less urban location within larger curtilages, usually developed as pleasure gardens. Obviously, this latter category has suffered more heavily from the tendency to subdivide their sites with the creation of peripheral developments, with some having lost their original settings.

Particular attention should be paid to ensure that wherever possible the settings of these "landed" properties are retained intact, since they represent an important aspect of the character of this part of the Conservation Area, and infill development would otherwise erode their contrast with the rest of Hornsea's historic core.

Where development is allowed under appropriate circumstances, it is important that the prominence of scale of the principal building should be maintained.

Elsewhere in the Conservation Area, the scale of properties is remarkably varied, reflecting the differing values of the last two centuries. Because of this (with the exception of height) it is difficult to be specific about scale, except to recommend that developments should normally reflect the scale of the surrounding residential or commercial properties, apart from those occasions when these are properties which detract from the Conservation Area, or when such a building has clearly had a principal role in the locality. In general however traditional Holderness properties are long and narrow below roofs pitched in excess of 45 degrees. Where possible contemporary developments should strive to reflect this.

4) RECOMMENDED MATERIALS

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

As a coastal town, Hornsea shares the distinction of other Holderness settlements

close to the sea in having a good number of cobble buildings and walls. Cobble architecture in such quantities is unique to this Area, and appropriate developments using such materials will be encouraged.

The correct use and pointing of cobbles is also an important consideration. In recent times there have been a number of instances where cement pointing has been applied excessively, achieving a "spider's web" effect. This is neither good for the cobbles, nor for the long-term durability of the pointing itself.

The Council will seek to ensure that the existing stock of cobble is retained, and enhanced by additions when developments in these materials are appropriate.

Elsewhere in the Conservation Area there is a profusion of brick sizes and types, ranging from the grey-green galt bricks to the bright orange/red facing bricks popular around the end of the 19th century.

Unique to the Hornsea area is the use of Wade interlocking tiles, made locally. Where these cannot remain in situ, they should be reused nearby in developments within the Conservation Area.

Other traditional roofing materials include Welsh and Westmorland slates, or clay pan-tiles.. The use of Iberian slates on recent re-roofing schemes has not been entirely satisfactory because of their more glazed appearance, which is particularly noticeable where their location is adjacent to British slate roofs.

The Conservation Area's windows are mainly of timber of which a considerable number are replacement of earlier sliding sash windows, which have been converted to casement styles. Recent introduction of PVCu replacements nearly always look uncomfortable in older buildings because of the differing proportions of the glazing bars and surrounds which the use of this material seems to require. Indeed their installers do not always seem able to appreciate the significance of the way in which traditional windows were often recessed, often allowing PVCu replacements to run flush with the buildings' facades. This distortion of architectural form will be resisted.

Doors should be of softwood timber and of four or six panels on the majority of houses, though some smaller cottages could benefit from braced and vertically-boarded variants. There is a widely held view that hard-wood doors offer a longer life than soft-wood. This is not necessarily true and the use of a quality timber, such as hemlock, can be just as beneficial. Where ceiling heights do not allow for the introduction of a fan-light above a front door, it can be possible for the upper panels of traditional style doors to be removed and replaced by glass. But glazing should not be included below the mid-rail of a door.
Gutters should either be formed in timber, or in cast-iron, with cast-iron down-pipes and shoes.

The Council will seek to encourage the retention and repair of existing traditional features where they exist, and where they do not, to encourage the use of the traditional materials and styles described above.

5) RECOMMENDED FEATURES

In addition to the guidance on materials given above, the retention (in existing developments) of brick, ridge-mounted chimney stacks with pots of at lease 75 cm high represent a significant contribution to the sky-line.

The inclusion of authentic "tumbled" brickwork on gables is a feature appropriate to historic building forms within the area, which have raised verges.

Colour makes an important contribution to any streetscape, and should be given careful consideration. A number of properties have been rendered and painted, and where the poor quality of brickwork demands it, the subsequent painting of rendering can usually be supported. In this context, harmony of colour in relation to surrounding buildings, is particularly important. The use of

inappropriate colours in this context will be deemed to be detrimental to the Conservation Area, and measures to correct the situation will be supported.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Hornsea 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.

PLANNING POLICY FRAMEWORK

The principal legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides 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 Hornsea 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. Hornsea also has a Design Statement which has been prepared to guide development decisions in the town.

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

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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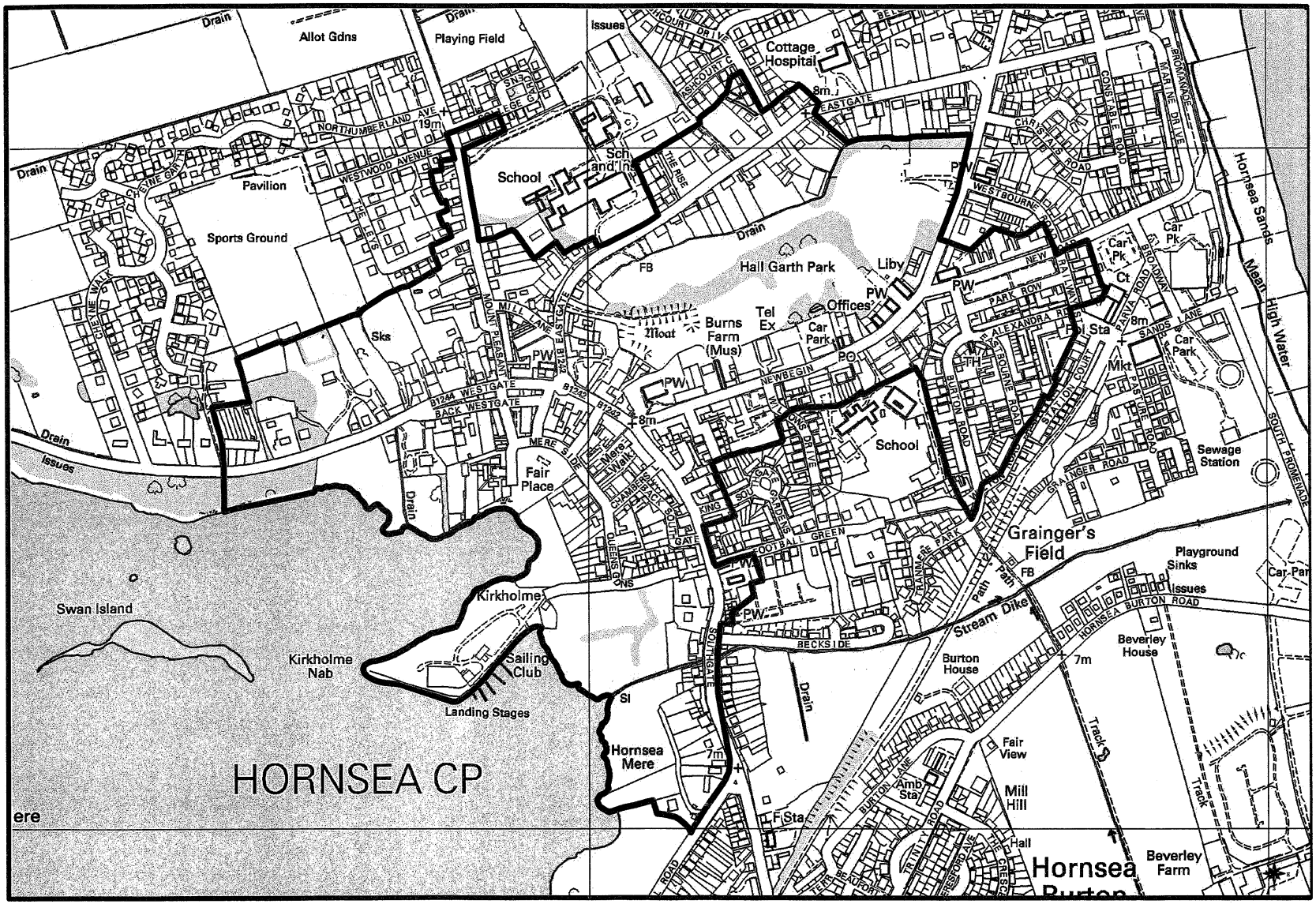

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