EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

HUTTON

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JULY 2006

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INTRODUCTION

The Conservation Area in Hutton was designated by the East Yorkshire Borough Council on 28 July 1977.

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 village of Hutton is closely allied with the village of Cranswick and is located three miles to the south of Driffield. It is linked to its 'twin' village of Cranswick by a straight road three quarters of a mile in length. Hutton is set in a slightly elevated position in an otherwise flat landscape. It is surrounded on all four sides by open agricultural land.

The village is a small settlement which is tightly knit with the focal centre being St. Peter's Church. The village has a historically agricultural background, but agricultural holdings within the village are now limited to the extremities of the settlement.

DEFINITION OF HUTTON'S SPECIAL INTEREST

The village of Hutton is a small settlement which has grown up around an agricultural base. That agricultural base has been significantly diluted in recent years and a prime purpose of the village is now that of a residential settlement.

The Conservation Area consists of the majority of older buildings within the settlement and areas of new housing have deliberately been excluded from the Conservation Area. The character of the Conservation Area is of a settlement located around the focal point of St. Peter's Church. Many properties within the Conservation Area are constructed tightly to adjacent highways, but there are notable exceptions of large houses set in generous grounds.

Throughout the Conservation Area there are mature examples of trees and hedgerows.

LOCATION AND CONTEXT

Hutton is a small village located three miles to the south of Driffield. It is located in close proximity to the village of Cranswick. The heart of the village is the area adjacent to the Church, the former Vicarage and the Manor House where grass verges create a small green. The enclosure of the green is completed by several smaller houses and farm buildings. The Conservation Area is restricted to the mainly historic parts of the village with large areas of modern development being excluded from the Conservation Area. This gives the Conservation Area boundary a varied and irregular appearance.

The southern end of the Conservation Area, apart from two dwellings, has the appearance of open land and contains an area of woodland planted in 1994.

Converted outbuildings at Manor Farm

GENERAL CHARACTER AND PLAN FORM

The Conservation Area covers approximately 50% of the village of Hutton. One highway, which in varying stages is Howl Lane, Church Street and Hutton Road, runs through the Conservation Area from the north-east to the south. This highway, at its Church Street Point, joins with Church Lane which runs to the south of St. Peter's Church and links into a further highway known as Mill Street running north/south towards the western side of the Conservation Area. At the northern boundary of the Conservation Area Mill Street joins with Orchard Lane which runs east/west across the northern boundary of the Conservation Area.

The main focal point of the Conservation Area is the area of green and the Churchyard around St. Peter's Church. A footpath runs through the Church grounds and links into Orchard Lane on the northern boundary of the Conservation Area. St. Peter's Church is a stone built slate roof structure, which although being the largest building within the village, does not over-dominate because of its relatively low height and mature landscaping within and around its grounds. It is unfortunate that some of the grass verge has been lost to car parking in front of the Church, however this was probably necessary to avoid damage to the verges due to parked vehicles. The Churchyard wall in Church Lane is of note as it was built from bricks donated by Lord Hotham in 1760.

Mill Street, running north/south towards the western boundary of the Conservation Area, contains residential properties, the main part, built in close proximity to the highway. It contains green verges and hedgerows. There has been a limited number of new dwellings constructed within Mill Street which integrate into the Conservation Area with varying degrees of success.

Orchard Lane, running along the northern boundary of the Conservation Area, is a highway which is characterised by a more rural landscape with hedgerows and verges to the north and an urban feel by virtue of housing constructed to the south.

The southern end of the Conservation Area, that part flanking the east and west of Hutton Road, is more open in character containing only two dwellings. This area is only connected to the northern part of the Conservation Area by Hutton Road itself.

LANDSCAPE SETTING

Hutton is surrounded on all sides by flat agricultural land. There are long distance views of the village when approaching from the north and along the main Driffield to Beverley highway which is located approximately half a mile to the east of the village. The village is located on a slight rise in the landscape and stands above the surrounding land. A feature of the surrounding landscape is mature hedgerows and these carry on into the very fabric of the Conservation Area.

The Hutton Conservation Area lies within the 'Lund Sloping Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment ERYC, 2005). The Landscape Character Assessment describes this area of farmland between Beverley and Driffield as being slightly raised and gently undulating. The field system in the area is predominantly one of medium sized fields that are rectilinear in shape, but arranged in an irregular pattern overall.

The Landscape Character Area also indicates that whilst this area is heavily dominated by intensive agriculture, there are examples of the previously abundant wetland habitats, such as the distinctive spring-fed tall fen at Bryan Mills Field SSSI, which would have traditionally been significantly more widespread throughout this landscape area. The hedgerow network throughout this area is an important landscape feature, and hedges are dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood.

The Conservation Area itself displays some mature landscaping in terms of hedgerows and some significant groups of trees, particularly in Mill Street and around St. Peter's Church.

A woodland area was planted in 1994 to celebrate the fact that the Parish Council had been in existence for a century. In years to come this area will mature into an attractive landscape entrance to the village from the south.

HISTORIC DEVELOPMENT AND ARCHAEOLOGY

THE ORIGINS AND HISTORIC DEVELOPMENT OF THE AREA

The history of the village goes back to the Domesday Book of 1086 wherein a Church is recorded, though the present Church does not date from this period. The Church, along with several other Churches in the Wolds area, was originally designated to St. Andrew. In 1875/76 it was re-built by Lord Hotham, he himself paying two thirds of the total cost of £3,000. He also was responsible for the erection of the former Vicarage in 1873/74.

In the earlier part of the 19th century, Hutton had a Vicarage described as "a small building near the Church" and a Manor House, since replaced, the property of Lord Hotham and the residence of F & W Jennison, farmers. The previous Manor House was described as "an ancient brick building" with a well 60 feet deep. At this time, in addition to the various farms and cottages, Hutton had an Inn (The Board Inn), two beer houses and a blacksmith's shop.

Today, the vast majority of buildings in the village are post 1850. With the exception of the Church, old Vicarage and Manor House, most of the buildings are not of any particular individual architectural merit, but those that are grouped around the small green and along Church Street create the character of the heart of the village.

St. Peter's Church

ARCHAEOLOGY INCLUDING ANY SCHEDULED ANCIENT MONUMENTS

There are no Scheduled Monuments within the Conservation Area.

SPATIAL ANALYSIS

THE CHARACTER AND INTER-RELATIONSHIP OF SPACES WITHIN THE AREA

The Conservation Area of Hutton is fairly tight knit and part from the more open area to the south of the Conservation Area there are only limited views of the surrounding countryside from within the Conservation Area itself. At the heart of the Conservation Area is the Church, Churchyard, the former Vicarage and the Manor House where grass verges create a small green. The enclosure of the green is completed by several smaller houses and buildings.

From this area there is a public footpath link which runs north/south through the Church grounds up to Orchard Lane.

The highway, Howl Lane/Church Street/Hutton Road, constitutes the main highway through the Conservation Area and this leads from the more modern part of the village settlement in the east to the edge of the neighbouring village of Cranswick in the south. The Howl Lane part of this highway has high banked verges and exhibits development to the north of it which is characterised by larger dwellings in quite extensive grounds. The Church Street part of this highway indicates a more urban feel whereby dwellings are located in close proximity to the highway on the western side of Church Street whilst there is a degree of setback in the central part of this area to create green verges on the eastern side of Church Street. The Hutton Road part of this highway is characterised by open land inter-spaced with three dwellings.

Mill Street which runs north/south towards the western side of the Conservation Area has been extensively developed in a linear pattern of development. It contains a number of more modern properties and a fine group of trees in front of 23 Main Street.

KEY VIEWS AND VISTAS

There are key views of the Conservation Area from the main Beverley - Driffield road to the west of the Conservation Area. Maintaining these views is important to the landscape setting of the village.

From within the Conservation Area the key vista is that of St. Peter's Church. Set at the heart of the Conservation Area St. Peter's Church, its grounds and adjoining larger and more imposing dwellings is both a focal point and a main attraction of the Conservation Area. The Church and its grounds contain mature trees and these screen the views of the Church from many angles. The Church does not dominate the landscape.

Where Mill Street junctions with Orchard Lane to the north of the Conservation Area there are views across the agricultural landscape towards the settlement of Driffield. The mature and well kept hedgerows along Orchard Lane are a feature of the Conservation Area.

Although the area of woodland to the east of Hutton Road has only relatively recently been planted and at the time of this appraisal was no where near mature, it

is considered that this area of planting will constitute a fine landscape setting for the southern part of the Conservation Area in future years. The area around Hutton Road is much more open in character, featuring only three dwellings, one a converted wind mill. The wide grass verges of Hutton Road constitute a key feature within the Conservation Area.

CHARACTER ANALYSIS

DEFINITION OF CHARACTER AREAS OR ZONES

It is considered that the Conservation Area has four defined zones within it. The first zone relates to the central core around St. Peter's Church, is grounds and adjacent dwellings. This area contains the more historic buildings within the Conservation Area as well as the most imposing. The landscape setting of the Church and the landscaping within the extensive grounds of adjacent dwellings are a key feature within the Conservation Area. Grass verges are also a feature of this central core.

The second zone is that comprising of the development just to the south of the central core along church Street. This area features a more urban setting with the built environment taking the form of a linear pattern of development. There is a large central green area opposite 11 - 14 Church Street, but otherwise the area has an built feel to it. This area runs from the central core up to the junction of Church Street with Hutton Balk.

The third defined area is that around Hutton Road to the south of the Conservation Area. This area is more open in character containing limited buildings and an area of recently planted landscaping.

The fourth area is that of Mill Street and Orchard Lane. Mill Street runs north/south and the development pattern along it takes the form of linear development. The area contains a number of new properties and a significant area of mature planting in front of 23 Mill Street. At the junction of Mill Street and Orchard Lane the Conservation Area ends and there are open views across the agricultural landscape towards Driffield. Features of Mill Street and Orchard Lane are grass verges, together with mature hedgerows.

THE INFLUENCE OF HISTORIC LAND USE ON THE PATTERN OF DEVELOPMENT AND BUILDING FORM

The village of Hutton is now primarily residential in character and there have been a number of re-developments/conversions to residential use from former agricultural units. Former agricultural land to the north of St. Peter's Church has been developed for modern housing and buildings around Jubilee Farm have been converted into residential property. There is little physical evidence of agricultural activity within the Conservation Area apart from Jenkinson's Farm in the extreme northern portion of the area.

The Manor House

THE ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS AND THEIR CONTRIBUTION TO THE AREA

Today the vast majority of buildings in the village are post 1850. With the exception of the Church, the old Vicarage and the Manor House, most of the buildings individually are not of any particular merit,

but those that are grouped around the small green in the central core and along Church Street create the character of the heart of the village. The development along Mill Street has a more urban feel to it. This is possibly because the highway is straight and contains no twists and turns to block or create hidden vistas.

LISTED BUILDINGS AND THEIR GRADES (WITHIN THE PARISH)

Church of St. Peter, Church Lane (II*)
87 Pit Top Farmhouse and Adjoining Walls, Hutton Road (II)
Windmill to Pit Top Farm, Hutton Road (II)
Sunnyside (No. 67), Main Street, (II)
No. 105, Station House, Main Street (II)
War memorial on Cranswick Green (II)
Holding Sheds (Known as Cranswick Garage, Main Street) (II)
No. 14a Station Road (II)
Sunderlandwick House (II)
Stables to Sunderlandwick House (II)

THE CONTRIBUTION OF KEY UNLISTED BUILDINGS

There are a number of properties located throughout the Conservation Area which, although not listed, contribute to its character.

Church Street
Nos. 1, 7 & 9, 11 & 13, 15 (Grey Gables), 8, 10, 12 (Parva Cottage), 14 (Wroxton), 16 (Jubilee Farm)

Church Lane
No. 2 (believed to date from the early 19th Century)

Mill Street
Nos. 13, 15 & 17 (Jasmine Cottage and Church View), 25 (Mill Street Farm)

Howl Lane
No. 1 (The Old Vicarage)

Hutton Road
No. 97 (Mill House), The House Between No. 79 & No. 97 (early 19th century Georgian style double fronted house with outbuildings)

Orchard Lane
Nos. 1 & 3, 10, 12 & 14, Jubilee Chapel

The Old Vicarage

LOCAL DETAILS

Brick is the predominant walling material with roofs displaying pantiles and slate. Some buildings have been rendered and painted with a variety of colours. Buildings generally exhibit few architectural features of note, although impressive brick gabled dormer windows do occur on a number of buildings. The traditional windows are double hung sash with or without glazing bars with some horizontal sliding windows.

THE CONTRIBUTION MADE TO THE CHARACTER OF THE AREA BY GREENERY AND GREEN SPACES

The Conservation Area is well served by significant areas of mature landscaping and also contains one area of young landscaping which will, in years to come, benefit the Conservation Area.

The importance to the village of the many mature trees has already been recognised by a Tree Preservation Order made in 1973. These mature trees give much to the character of the area and are particularly important in forming a back-cloth to the north of the Church and around the old Vicarage. The trees along

the medieval bridle-path of Rotsea Lane, the tree and bush topped bank along the northern side of Howl Lane, and the belts of trees west of Mill Street are all important if the essential rural character of the area is to be conserved.

The wide grass verges forming the green are important features within the Conservation Area creating a centre to the village. The low garden wall of the old Vicarage assists greatly in forming the small enclosed green and leads the eye to the entrance of the Churchyard.

The area of new planting to the east of Hutton Road will, in years to come, contribute to the landscape setting of the Conservation Area. It is pleasing to note that the southern entrance to the Conservation Area in years to come will be visually enhanced.

PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

A number of new properties have been constructed within the Conservation Area, some of which are more successful than others. It is considered that to retain the essential rural character of the Conservation Area any further new infill development should be of a style and design commensurate with the scale of the historic part of Church Street.

New development has taken place to the north of St. Peter's Church and this by and large has not enhanced the character of the area. New dwellings have been infilled along Mill Street and some of these, particularly to the northern end of the highway, have been reasonably successful. The most imposing new building, in recent years, is that at 23 Mill Street. Whilst the building is set back from the highway and has an imposing setting it is regretted that the front elevation windows are of a style and design that do not reflect the historic character of the area.

The boundary of the Conservation Area has been drawn to exclude many of the new developments which immediately abut it. It is hard, however, to divorce these new areas, particularly around Church lane and Mill Street, from the setting of the Conservation Area. It is considered that at best the Church Lane/Mill Street area of new development has a neutral effect on what is a key part of the Conservation Area.

A similar situation exists to the south side of Howl Lane where more modern detached housing has taken place.

The new housing area to the north of St. Peter's Church equally has also at best achieved a neutral effect on the Conservation Area.

The village of Hutton has essentially moved away from its origins as an agricultural centre to one now mainly providing housing accommodation. In its location isolated from main highways it is unlikely that a significant increase in traffic flows will be experienced through the village in the coming years, but it is considered that any traffic calming measures that might be considered should not be introduced to the detriment of the character of the village or its green verges.

The Conservation Area, for the most part, is well maintained and there is evidence of ongoing maintenance to properties. However, one of the main impediments to preserving the character of a Conservation Area is the loss of traditional wood window frames and wooden doors. This can be effectively controlled on Listed Buildings, but the vast majority of structures within the Conservation Area are not subject to such controls. If Conservation Area designation is to have real effect it is imperative that the further erosion of the character of the older properties, in this way, be halted wherever statutory controls allow.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Hutton Cranswick 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.

THE PLANNING POLICY CONTEXT

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 Hutton Conservation Area are contained currently in the East Yorkshire Borough Wide Local Plan (EYBWLP) (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 RSS which 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.

SUGGESTED BOUNDARY CHANGES

Modern development has taken place in the village and generally speaking that which took place before the 1980's has at best had a neutral effect on the setting of the Conservation Area and, at worst, has had a detrimental effect on the setting of the Conservation Area. New development between the 1980's and 2000 has taken place with the aim being to enhance the Conservation Area. To varying degrees this has been reasonably successful. It is not intended to change the boundaries of the Conservation Area as the very irregular shape has been brought about by efforts to exclude the more mundane new development from the Conservation Area. No expansion to the east has been countenanced because of the more modern nature of new development, whilst it is not intended to increase the boundaries of the Conservation Area to the north, west or south into the open agricultural land.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan policy EN 19.

Leaflet by East Riding of Yorkshire Council "What are Conservation Areas?"

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

USEFUL INFORMATION AND CONTACT DETAILS

Conservation Team, East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9BA.
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MANAGEMENT PROPOSALS

The village of Hutton can expect to experience some tourist visitors due to the fact there is a Conservation Area within it. In addition it is in close proximity to a further Conservation Area in it's neighbouring village of Cranswick. Although there are a small number of well designed litter bins within the Conservation Area, it is considered that efforts should be made to increase these numbers and they should be of a design to reflect those already in existence.

One noticeable feature within the Conservation Area is the existence of one hand painted wooden direction sign which it is considered contributes greatly to the character of the Conservation Area. It is considered that the erection of any future direction signs should be aligned to the hand painted wooden sign style and not the more modern metal signs which predominate throughout the East Riding.

If any road improvement/traffic calming measures are ever proposed for the Hutton Conservation Area, then these should not destroy the following intrinsic features:-

(a) The grass verges on Mill Street.

(b) The grass verges and hedgerows on Orchard Lane.

(c) The grass verges on Church lane.

d) The grass verges on Howl Lane.

(e) The grass verges on Church Street.

(f) The grass verges and hedgerows along Hutton Road.

In particular this should avoid the ad-hoc introduction of new kerbing, which is likely to detract from the character of the village. Other more suitable methods of controlling vehicle movements should be considered.

The street lighting within the Conservation Area is of a modern design. Consideration should be given to installing street lighting which is more in character with the setting of a Conservation Area.

ACKNOWLEDGEMENT

This updated Appraisal is based on the Original Appraisal for Hutton carried out by East Yorkshire Borough Council which was based on a report commissioned by Hutton residents from John F Dunnington M.S.A.A.T., A.R.S.H. Architectural Consultant and Surveyor of Driffield.

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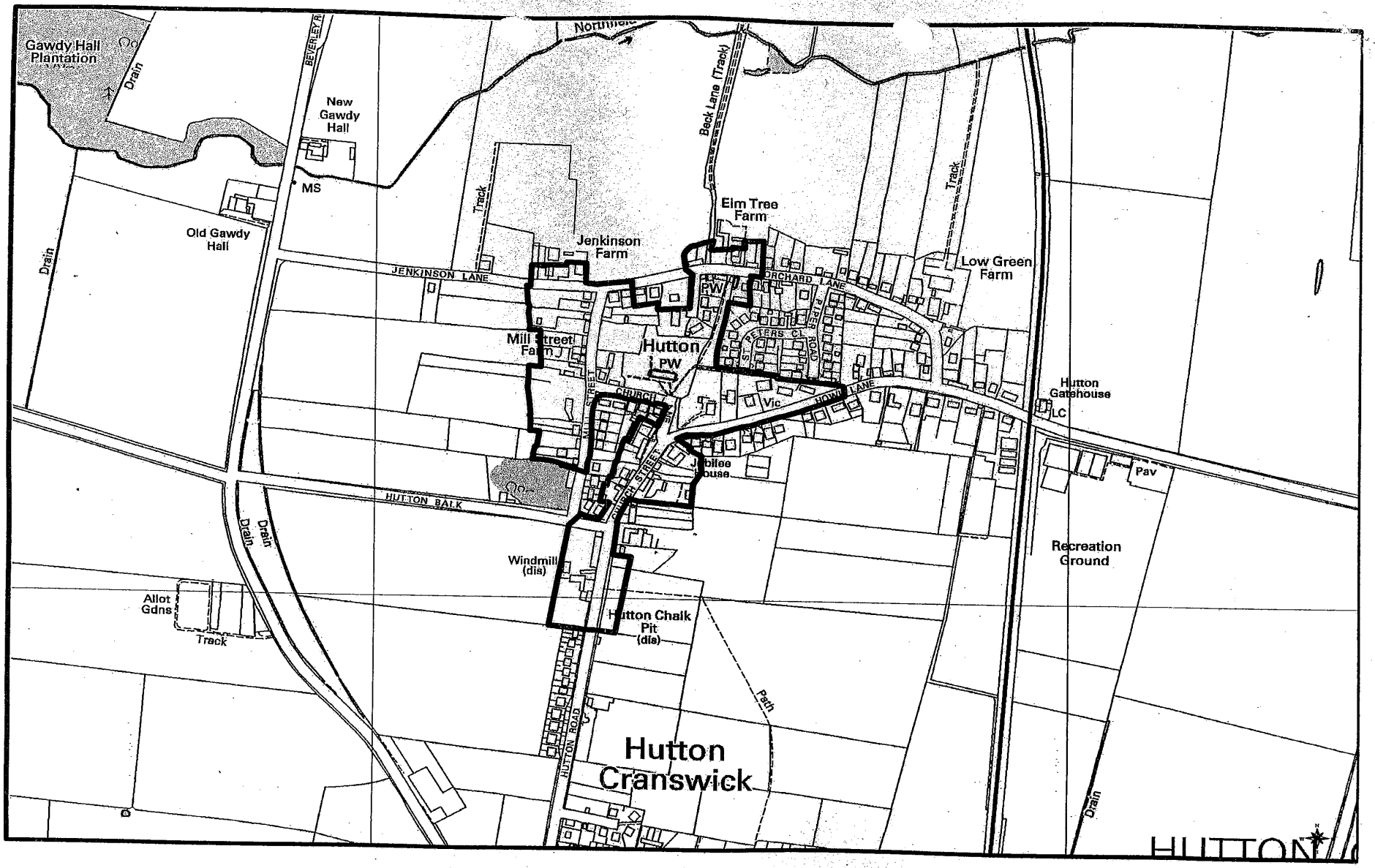

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