EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

LELLEY

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INTRODUCTION

The Conservation Area at Lelley was designated in 1991 by Holderness Borough Council.

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 the aim of National Government that Conservation Areas should be re-surveyed every five years.

DEFINITION OF LELLEY'S SPECIAL INTEREST

The special character and appearance of the Conservation Area at Lelley lies in the close-knit character of its development, often close to the back-of-pavement-edge, in a rural environment. Newer properties beyond the historic core have larger (more suburban) curtilages.

a) TOPOGRAPHY AND RELEVANCE

The hamlet of Lelley lies some five miles from Hull and two miles from Preston, in whose parish, historically, it was situated until reorganisation in 1935.

The Lelley 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 willows 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

Sited on a slight eminence Lelley is built largely on boulder clay and is around four

miles north east of the Humber estuary, and some 40ft above sea level.

The settlement probably came into being on this site to take advantage of the benefits which the drier land offered in a region which, before drainage, was often marshy and subject to occasional inundation.

b) DISPOSITION AND DEVELOPMENT

The majority of the properties are to be found on what was the road linking Burstwick (in whose manor Lelley traditionally lay), with Humbleton, close to its junction with the road from Hull (Sproatley and Preston). However, the situation for the hamlet changed markedly in 1982, when a bypass was created to the southwest.

This has had a considerable beneficial effect for the properties in the hamlet's centre, which now enjoys fewer disturbances from traffic.

Lelley's development has been in the linear form usually met within Holderness, developments in the last century taking the form of four council houses on the road to Humbleton and larger residential properties to the south west and northwest of the hamlet.

"Lelley Dyke" is listed in the Public Records Office as having 11 houses in 1438 and in 1672, the hearth-tax return listed 20 households at Lelley. It is not entirely clear whether Lelley Dyke was one place or two closely located settlements, but "Lelley" is the term usually applied from the end of the Middle Ages onward.

The population has fluctuated over the years being 107 in 1801, 122 in 1901 and 112 in 1931.

Bulmer's Directory for 1892 listed five farmers, a joiner/wheelwright, a steam thrashing machine proprietor, a victualler/steam thrashing machine proprietor, a cornmiller and two cowkeepers. From this it can be seen that until the increased mobility of the present century almost all employment was agriculture based.

c) RELEVANCE AND IMPORTANCE OF OPEN SPACE

Lelley is one of Holderness' smallest Conservation Areas. With the exception of Poplar Farm, which is away from the village street, the rest of the houses are tightly knit.

This causes the open spaces surrounding them to be particularly important for the contrast they provide. The flatness of the surrounding countryside coupled with the slight elevation which Lelley enjoys, allows the hamlet to be seen from a considerable distance, particularly from the south west and southeast.

This flatness 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).

Main Street

d) THE NATURAL ENVIRONMENT

The open expanse of the countryside surrounding the hamlet is a product of modern day agricultural methods which has resulted in the destruction of the majority of hedgerow trees.

The village and surrounding landscape is dominated by a small mature woodland which is situated on the western boundary of the Conservation Area. The woodland is largely made up of an avenue of Lime some Sycamore and with small pockets of regenerating Elm scattered throughout. Apart from a small number of single mature trees within the village centre the woodland is certainly the most important natural amenity within the Conservation Area and is also a very important feature of the surrounding countryside. Trees do not live forever and should not be regarded as a static feature in the way walls and buildings are. Provision for the perpetuation of the woodland must be forthcoming if this very important visual amenity is to carry on providing visual relief from the open expanse of the surrounding countryside.

The pond on the southern edge of the Conservation Area is shrouded by a number of large hawthorn bushes and has been planted with a selection of native species, which provides an important visual amenity for the village and the surrounding area.

e) TREE PRESERVATION ORDERS

Lelley Tree Preservation Order (1973) relates to an area of woodland at Poplar House, an area adjacent to Poplar Farm, and two groups to the east of Main Street containing trees of particular importance to the visual amenity of the hamlet. A further Order was made in 1999 on two trees in the grounds of Kenelm House.

As well as the specific Tree Preservation Orders 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 hamlet of Lelley and the now depopulated (Lelley) Dyke to the north formed a detached part of Preston parish to the east. Whilst Dyke is mentioned in Domesday Book in AD 1086, Lelley is first recorded in 1246, the place-name referring to 'a wood or clearing where twigs, switch or brushwood are found'.

Within the southern part of the Conservation Area there are the remains of ridge and furrow, the distinctive characteristic of medieval fields which once formed part of the open field system.

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

Although the first mention of Lelley Dyke is made in the 13th century, the Domesday Book mentions, under Preston, that Earl Tostig had, amongst other possessions, 4 carucates at Dyke. (A carucate is the amount of land that can be ploughed by one team of oxen in a year). These were soke to Burstwick Manor (i.e. under Burstwick Manor's jurisdiction).

In King John's reign a Hospital for Lepers was founded at Lelley, which continued until the time of Henry VIII, who dissolved the hospital and confiscated the revenues.

Later, Lelley was sometimes described as Lelley Manor but appears to have been usually acknowledged as part of Burstwick Manor. It therefore passed, with Burstwick, to the Crown in the late 13th century, from the middle of the 16th century devolving to the Constables, as Lord of Holderness.

During the time that Lelley was administered from Burstwick Manor, a reeve (who was also the ale taster) and a constable were regularly appointed and rotated among the tenants. The office was abolished at inclosure in 1770.

In 1935, Lelley was transferred from Preston Parish and together with Danthorpe and Elstronwick now forms Elstronwick Civil Parish.

There are records of a public house from the mid 18th century, and this appears to have been called The Bay Horse in 1823 and The Dragoon in 1843. The Stag (its current name) is shown on a map from 1852, and still exists.

Though a mile or so from the hamlet, the tower of Lelley's windmill still exists. There has been a windmill on this site for at least 700 years, the present one being built at the end of the 18th century. By the end of the 19th century it was using steam power, the chimney for which also still stands.

Christian worship at Lelley has had a chequered history. Poulson in his 1841 "History of Holderness" advised that during the reign of Edward III, in 1342:

"The inhabitants of Lelley and Dyke were ordered to repair to their parish church, the place being about three miles from Preston. The distance perhaps occasioned remissness in their attendance, which, at the period referred to, in the then state of Holderness, must have been an undertaking of some difficulty. Inconvenience from the distance is felt also in the present day, which has suggested the idea of building a chapel of ease, which it is understood to be in contemplation".

Poulson's information turned out to be well-founded for the chapel was indeed built on the Humbleton Road two years later, but closed after some 20 years and was later demolished. Its date stone is to be found in a wall in the Main Street.

A Wesleyan Methodist Chapel was built in 1859. It closed in the 1960's and was later demolished.

There is a record in 1833 of a school having 12 pupils and supported by parents. It appears still to have been in existence in the 1850's.

There was also a local means of support for the poor of Lelley, and in 1823 property seems to have been charged £1 a year for that purpose, but there is no further record after that date.

Although more recent opinion would have one believe that the name "Lelley" comes from a description of the natural features of the area (see Archaeology), Poulson provides a curious footnote, hinting at a more historically based origin:

"AD 267 - Lella, the faithful servant of Edwin, King of Northumberland, perceiving Eomer, a bloody villain preparing to stab the King interposed his own body, and receiving the stab, was slain".

It is not clear, however, whether this incident is supposed to have happened at Lelley.

h) BUILDING STYLE, AGE AND MATERIALS

There are just over two dozen residential properties in the Conservation Area, and of those over one-third are modern. Under different circumstances these might well have been excluded from the designation, but the close-knit character of the settlement, almost exclusively within the apex of the Burstwick and Humbleton roads made their inclusion desirable.

Of the remaining older properties, almost all are two storey, at least in part, the only exception being the recent residential conversion of outbuildings at Poplar Farm.

The majority of Conservation Area buildings have a brick (rather than painted or rendered) finish and the older properties exhibit the usual deep red-brown colouring typically found in this part of Holderness.

Although there is one example of a slate roof (and another part slate) the more usual traditional roof covering is clay pantile.

Few, if any, of the remaining buildings will predate the 19th century and reflect the

normal single pile, roof-slope-to-road pattern of development.

Worthy of individual mention is Hidcote, with its Mansard roof (having a steep lower slope and flatter upper portion), an architectural feature believed to be of French origin, named after a late 16th century French architect who cultivated the design.

Hidcote

i) BUILDINGS OF PARTICULAR SIGNIFICANCE

Listed Buildings (with grades)

(Within the Conservation Area)

Dovecote at Poplar Farm (late 18th Century) (II)

(Outside the Conservation Area, but within the Parish of Elstronwick)

Elstronwick Hall (mid 18th century and late 19th century) (II)
Danthorpe Hall (17th - 19th century) (II)
Bridge Farm House, Fieldend Lane (late 18th century) (II)
St Lawrence's Church, Front Lane (1875) (II)
Lelley Windmill, Mill Lane (late 18th century) (II)

Unlisted Buildings of special interest

The Garth
No 4 Main Street
No 7 Main Street
Hidcote
K6 Telephone Box*
The War Memorial Seat

* It is believed that the telephone box has been relocated from its original site.

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

It is in the region of roof coverings and window styles that Lelley has suffered most from modernisations to its older properties.

Concrete tiles have replaced pantiles in several locations - a development which not only alters the appearance of a property but which can be detrimental to its structure, given that concrete tiles are more weighty than traditional forms of roof covering and when laid on timbers which have not been designed to take them, can cause a roof to sag or, in exceptional circumstances, to collapse.

There are a number of flat roof extensions - a style of development which is as unsound in practical terms (given the relatively short lifespan of roofing felt) as it is visually detrimental.

Many original window styles have been replaced with top-hung casements or PVCu, and sadly these have not always retained the original window sizes.

Doors have had a more successful time, with a number of appropriate styles being retained, although these are sometimes in hardwood, which was not a material appropriate to other than major country and town houses in the 19th century.

Most of these problems are not peculiar to Lelley and can be seen with varying

incidence in most Conservation Areas in this region.

Specific to Lelley, though, is the short but unfortunate length of the wall between Rose Cottage and No. 7, undertaken in blockwork and later painted white. At such a focal point in the hamlet, this is particularly noticeable. It is understood that this is soon to be demolished

POLICY STATEMENT FOR THE LELLEY CONSERVATION AREA

1) LANDSCAPE AND STREETSCAPE

The special character and appearance of the Conservation Area at Lelley lies in the close-knit character of its development, often close to the pavement edge, in a rural environment in which such economies of land usage would seen irrelevant. It is only the smallness of the total number of properties and the sometimes off-parallel nature of their site locations which stops the effect from seeming almost urban.

The contrast in character between the properties and their environment on the north-south section of Main Street, when compared with those on the street lying east west (up towards Humbleton Road) is distinct.

The latter section presents itself far more as a country lane, in which the natural environment is at least as dominant as its built counterpart and in spring and summer this conspires to reflect a sheltered and, on occasion, almost enclosed feeling.

It is hard to suggest another settlement in which such a contrast in character and appearance come together at a bend in the road.

2) BUILDINGS WHICH CREATE A FOCAL POINT

The disposition of development at Lelley gives certain buildings a particularly high profile where they lie on corners and unshielded by hedges. These include:

The Stag Inn
No 7 Main Street
Hidcote
Woodcote Lodge
War Memorial Seat

These buildings are highlighted for 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 Stags Head Inn

3) THE SCALE AND SITING OF FUTURE DEVELOPMENTS

With nearly all the Conservation Area properties being of 2 storeys, the presumption would be that new development would reflect these heights.

Whilst it is difficult to see where development in the middle of Lelley might occur, in such locations the existing modest size of properties would be likely to need reflecting.

Beyond the Main Street where properties and curtilages are normally larger, developments might reflect a larger scale,

thought this would more likely be in terms of the area covered by a residential property rather than in overall height.

Once again there would be likely to be different considerations with regard to siting, dependent on location, and proposals for the north-south running section of Main Street would probably need to be different from those nearer to Humbleton Road.

Any development on Humbleton Road within the Conservation Area would probably need to be set well back to reflect the building lines of most of the properties already there.

4) RECOMMENDED MATERIALS

In Lelley the choice of materials will generally be determined by the location of the development.

Where the development is completely new, the materials will need to be sympathetic to those of the surrounding properties.

Roofing materials will almost always require to be clay pantiles and brickwork will need to be in harmony with the red-brown colour of the existing traditional brickwork.

Where development relates to extensions, detailing such as windows, doors etc. will be expected to reflect those appropriate for the "parent" property and its architectural period.

These are likely to include softwood sash-windows and four panelled doors - preferably in redwood or hemlock, which materials have an increased lifespan, subject to regular maintenance.

Gutters should be of cast iron or timber, with cast iron fall pipes. Where the property is modern, however, the use of plastic may be approved.

Garages should have timber doors, batten type and side-hinged where site conditions allow.

5) RECOMMENDED FEATURES

Most house windows (as opposed to cottages) will be recommended to incorporate vertical sliding sashes, with cottages using horizontal sliding sashes or side-hinged casements. Along with the front door, which is normally the focal point of a property's front elevation, these are the features having most immediate visual impact.

The style of doors is therefore important. Traditional doors are either four or six panelled, the upper of which can successfully be glazed where the location requires it.

Door thresholds should be of stone or concrete with weatherbar, where Building Regulations permit, once again giving emphasis to the building's focal point - the front door.

Brick chimneystacks with pots around 75cm (2'-6") high make a significant contribution to the skyline on domestic purposes.

Attention should also be given to window cills which, in the village, tend to provide a definite emphasis to the windows - indeed they almost underline them in a similar way to that which the doorsteps do to the front door.

Finally, paint colour is an item, which can either enhance or disturb architectural detailing. The colours in the Conservation Area are normally understated, particularly where there is painted rendering or brickwork on a large scale. Once again traditional colours usually provide the most harmonious arrangement - for woodwork, dark greens, browns, creams, black, white and grey.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Elstronwick Parish Council, Lelley Village Meeting 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 Lelley 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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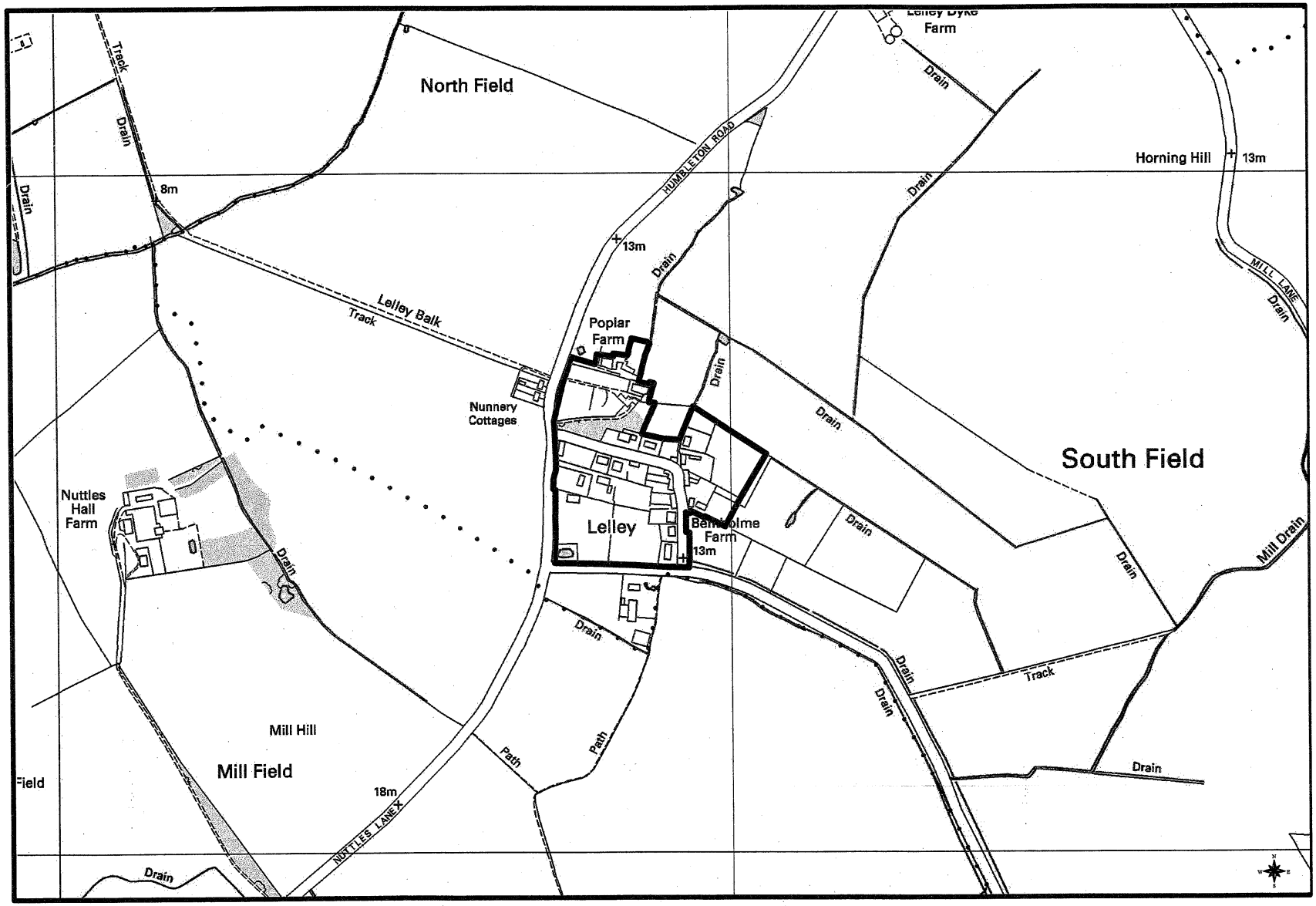

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