EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

LUND

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2007

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INTRODUCTION

The Conservation Area at Lund was designated by the East Riding of Yorkshire Council in 2001.

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 or 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.

This 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 current requirement of national government that Conservation Areas should be re-surveyed every five years.

DEFINITION OF LUND'S SPECIAL INTEREST

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT LUND

The special character and appearance of Lund is to be found in its development, creating a cohesive street-scape of traditional, mainly 18th and 19th century building types.

Its topography, with hill and hollow creates a sense of enclosure which would be lacking in a more level landscape.

Almost unique in the East Riding is the way in which the growing environment flows from gardens into the street, a character which is heightened by the fact that many properties are close to back-of-pavement-edge.

a) TOPOGRAPHY AND ITS RELEVANCE

To the east of the Lund Conservation Area is the "Lund Sloping Farmland" Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC 2005). The Landscape Character Assessment identifies this area of farmland between Beverley and Driffield as being slightly raised and gently undulating, with fields that are generally medium in size and rectilinear in shape, but arranged in an irregular pattern overall.

The Landscape Character Assessment also indicates that whilst this area continues to be dominated by intensive agriculture, there are examples of previously widespread wetland habitats, such as Bryan Mills Field SSSI which is an important area of spring-fed tall-fen which would have been a far more abundant feature of this landscape historically. The hedgerow network throughout this area remains an important aspect of the landscape, and hedges are dominated by Hawthorn, with Hazel, Ash, Blackthorn, Elder, Field Maple and Dog Wood.

To the west of the Conservation Area is the "North Wolds Plateau Farmland" Landscape Character Area, as identified in the East Riding of Yorkshire Character Assessment (ERYC 2005). The Landscape Character Assessment characterises this area as one which encompasses the northern extent of the Wolds dip slope and extends round the north side of Driffield to Bridlington with several villages dispersed across the area including Kilham, Garton-on-the-Wolds, North Dalton, Tibthorpe, Wetwang, Bainton and Middleton-on-the-Wolds. The landscape Character Assessment indicates that, although these settlements present within this landscape are each distinctive in terms of their individual character, when combined with the open rolling farmland nature of the area, they contribute to the distinctiveness of the landscape as a whole.

Cherry Garth, looking towards West End

There is relatively little woodland in this landscape area, although shelter belts are common around farmsteads and villages. Many of the settlements in the area are located in elevated positions which provide extensive views of the surrounding landscape. Farms in the area are generally large scale and can include tall built features such as silos which can be distinctive on the sky line. Such farm holdings tend to be the prominent features in the enclosure landscape of this part of the Wolds. Wide road verges are another important feature of the area and similar to much of the Wolds. Where they are correctly managed, they are able to support a variety of calcareous grassland species such as Salad Burnet, Wild Thyme and Common Rockrose.

b) DISPOSITION AND DEVELOPMENT

From outside the village, Lund is one of those settlements in the East Riding, (of which there are not too many,) which is visible within the landscape. Many villages are tucked into valleys or hollows (e.g. Etton or South Cave) and are well screened by trees (e.g. Bishop Burton or Walkington). Lund, however, is partly set on a ridge and partly in a hollow.

It is particularly noticeable from the east and west, where its length is strung out across the line of vision, in open countryside. It is less noticeable from the south and hardly at all from the north. In this raised position the roof-scape is very important, both collectively and individually.

The way in which the landscape runs right up to the back of the village on its west side is very apparent because of its being so publicly visible from the main road.

The basic road layout would appear to be Medieval, though there have been some changes since then. At one time there was a link between Damson Garth and West End, running parallel with and south of The Green. This change seems to have occurred in the early years of the 19th century. There is also the introduction of a road linking the Middleton and Bainton roads to the north-west of the village, which cut through the ancient Garths in the area. The result of this has been that Lund has been fortunate in that its historic core has remained relatively intact, and more recent (non-historic) development has, in the main, been confined to the village's periphery.

Although there are two exceptions - The Old Vicarage and Manor House Farm - the 18th and 19th century buildings are situated more or less at back-of-pavement-edge and use simple vernacular

building forms with gabled roofs; well over three quarters of these are built with dark red/brown bricks under traditional orange/red pantile roofs. They are generally small in scale.

Lund has the character and appearance principally of an historic farming village, but there is also a mix of 20th century buildings. However, as most of these are at the southern and northern extents of the Conservation Area, and because some of them are quite hidden from view, they do not disrupt the village's simple, historic character.

North Road

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

The Village Green

This is the hub and focal point of the village. It is the most famous and most photographed part, especially the view northward with the trees, the cross, the pub and the Church in the background.

In spatial terms it is quite unlike any other area in Lund: Space flows up and down with the gradients and with the road leading towards and away from it. The "island" buildings add to its dynamics, complexity and interest.

Elsewhere

There are few other public open spaces within the Conservation Area, but the Pond area is particularly precious and benefits greatly from the fact that there is no development around it, which provides it with an entirely rural setting.

d) THE NATURAL ENVIRONMENT

Lund village is a very good example of its kind; a typical Yorkshire Wolds settlement with its immediate characteristic, chalk countryside, mainly intact. Wildlife habitats within the Conservation Area include chalk grassland within the outer system of roadside verges, old pre-enclosure hedgerows (both rural and rural-domesticated), ponds (village, agricultural and garden), agricultural field systems, standard trees (in copses and single features) and mature gardens.

The main avenues of access into Lund differ intrinsically in terms of the corridors which they provide for wildlife. West End has the traditional hedge/verge/road/verge/hedge within trees profile. Combining three layers of vegetation, field, shrub and tree canopy. Lockington Road, which comes in from the east is more of a formal tree lined avenue. North Road is lined with dwellings and intersected by gardens. Levitt Lane, an ancient sunken track, leads into Lund from the fields. This shady tree lined access acts as a further wildlife corridor into the village.

There are several hubs for wildlife, each catering for different species. The village pond is a naturalised wetland, which is bound on three sides by trees, scrub and undergrowth. The mature grounds of Manor House provide the longstanding habitat used habitually by garden tolerant species. All Saints Church and its grounds provide a quiet oasis for birds and small mammals such as bats and hedgehogs. Within the Church grounds a mighty Sycamore dominates, whilst the shrub layer mainly consists of Holly and Cherry. Another habitat for wildlife in Lund is the various banks and amenity greens within the village. The bank from North Road up to All Saints Church, for example, provides two tiers of green connectivity.

Lund has a considerable number of standard trees, in the parkland, in the surrounding fields, and within the hedgerows, on green amenity sites within the village and in gardens. The rear garden of No. 20 Eastgate has a good variety of well-maintained Conifers, including a magnificent Cedar and Scots Pine. Some amenity planting has taken place in the public areas, such as the Silver Birch on The Green at Damson Garth.

The fields which immediately surround Lund (and are within the Conservation Area) are, in the main, grazed. Grassland agriculture generally holds a greater biodiversity than arable land and is of importance to over-wintering wild fowl.

e) TREE PRESERVATION ORDERS

There are two Tree Preservation Orders affecting the Lund Conservation Area. They are as follows:-

Lund 1992 - Relating to trees to the west of No. 12 Eastgate.

Lund No. 1 (2001) - Trees to the south of the junction between Damson Garth and Levitt Lanes, (only one of which is within the Conservation Area).

The Green

Notwithstanding this, trees within the Conservation Area are protected by the designation and anyone wishing to prune or remove a tree must give the Council six weeks' notice of their intention. The Council then have the opportunity to make a Tree Preservation Order to give the tree or trees longer term protection.

f) BOUNDARIES

The majority of curtilage boundaries are hedges. There are two very significant exceptions to this, namely the boundary walls at Lund House and the Manor House, and there is also some post and rail fencing on the Conservation Area's outskirts.

These hedges are essential to the preservation of Lund's special character, as their replacement with the hard landscaping of walls would erode this.

g) ARCHAEOLOGY

The settlement is set in a much older Wolds landscape, which has been extensively settled and farmed by man for the best part of the last 10,000 years: The Yorkshire Wolds are one of the most important landscapes for pre-historic remains in northern Britain, and much of the archaeology here is of either national or major regional significance.

Evidence from the adjoining Parishes suggests that occupation probably began here during the Mesolithic (Circa. 8,500 - 4,500 BC), if not before; however, the earliest material so far recovered from the area dates to the Neolithic period (circa. 4,500 - 2,000 BC). A possible mortuary enclosure has been identified from aerial photographs of the area around Lairhill House at the south-western end of the Parish; this is a type of funerary structure which can be paralleled elsewhere in the Wolds (e.g. at the Kilham Long Barrow, where one was radio carbon dated to the period around 3,000 - 2750 BC). Other evidence for Neolithic activity is represented by finds of worked plinths and stone axes.

There is extensive evidence for Bronze Age activity from the Parish (Circa. 2,000 BC - 650 BC). There are at least 16 round barrows, including 2 just to the east of the village, and a third just to its north-west; some of these survive as isolated barrows, but others are in cemeteries (such as a cluster at the western end of the Parish). The fact that there are so many barrows surviving suggests that this area supported a sizeable population in the Bronze Age, and that there would have been contemporary settlements. A major boundary was demarcated by a curving linear Bronze Age dyke, which still marks the boundary between Middleton Wold and Lund Wold, whilst Bronze Age finds include a barbed arrow head from Enthorpe House.

Evidence for permanent settlement becomes much more obvious in the Iron Age. Aerial photographs reveal extensive systems of enclosures, trackways and early field systems throughout the Parish; the crop-marks of one such ladder settlement are visible immediately to the south-west of the village, whilst an extensive early field system is visible just to the north-west. An important Iron Age funerary monument is represented by a possible chariot burial, which was founded in 1888 at Lairhill, during the excavation of a cutting for the railway between Enthorpe and Middleton.

Although very few of these crop-mark sites in the parish have been investigated, it is likely that the settlement pattern established in this area during the Iron Age was perpetuated through the Roman period. Confirmation of this can be seen in the recognition of a possible Roman road running between Lockington and Londesborough; there would almost certainly have been associated settlements.

Evidence for Anglo-Scandinavian settlement and land use is provided mainly by place-name evidence. Lund itself takes its name from the old Scandinavian *londr*, meaning a grove, or, perhaps, a sanctuary wood; whilst both Enthorpe and Lair Hill have names which date from this period. The *-thorpe* suffix meaning an outlying farmstead or settlement, and the *Lair-* element coming from an old Scandinavian word for clay.

Lund had clearly emerged as a permanent settlement by the late Scandinavian period, as in 1066 Morcar held an estate of 12 carucateshere as a Manor. In 1086 it was held by the Bishop of Durham, and was described as being waste; Domesday Book records that there was a substantial tracked of underwood, two furlongs long and one wide, forming part of the estate. Other major landholders here at this date were Gilbert Tison and the Count of Mortain.

Although there is no mention of a Church here in the Domesday Book, the dedication to All Saints is a very typical one for the Norman period. Hence, it comes as no surprise that a Normal square font survives within the present Church. Part of an early 14th century effigy is built into the west wall of the tower, and there are some later 15th century alabaster effigies on either side of the sanctuary. The oldest surviving fabric within the standing building is the Perpendicular west tower, s the rest of the Church was re-built in the mid 19th century; however, there are some sculptured fragments and funerary monuments still surviving from its predecessor.

The medieval croft boundaries are still visible in the properties on the western side of North Road, and, to a lesser extent in parts of its eastern side, whilst extensive earthwork remains of ridge and furrow cultivation systems survive around all sides of the village. There are earthworks of former medieval house platforms and enclosures at the south-western end of the village, reflecting the shrinkage of the original medieval settlement; there are also crop-marks of a line of rectangular house platforms just to the east of the village, which may also indicate that it was once larger than its current extent. Field work in Damson Garth has uncovered the chalk

footings of medieval houses, along with their associated rubbish pits and croft boundary ditches.

h) HISTORICAL SIGNIFICANCE AND ASSOCIATIONS

The name Lund appears to be derived from the old Scandinavian/Norse word 'lundr', meaning a small wood. The name was spelt 'Lont' in the Domesday Book.

The history of Lund has not yet been published in the Victoria County History Series, and there is no official authoritative history of the village.

Archaeological evidence suggests that the village may have been larger, especially at the north end, with back lanes at the east and west sides of the village running parallel with North Road. Many villages on the Wolds became deserted or shrank during the late Middle Ages and early 17th century and it is therefore possible that this could have happened at Lund.

North Road

By the end of the 17th century, however, any decline that may have occurred seems to have ceased, for the population appears to have consisted of around 50 households from the late 17th to the late 18th centuries. In the 19th century the population grew from 310 in 1801 to 505 in 1861 and then declined again to around 290 in the 1960's since when it has risen again to over 300.

One of the major landowners in the 17th century was the Remington family who occupied the Manor House which stood near the Church. It was replaced in the late 18th century by the present farmhouse (Manor House Farm), with only the boundary wall and gateway of the former dwelling remaining. The implication of this is that, by the end of the 18th century Lund was a village of Yeoman farmers, rather than an estate village, and this is supported by the Land Tax Returns in 1782 which listed 25 proprietors of land. Its remaining historic buildings also confirm this picture with eight farmsteads distinguishable and the remaining buildings being mostly ordinary housing. Only the Vicarage set in its grounds and behind its wall on North Road suggests a somewhat grander 18th and 19th century scale.

i) BUILDING STYLE, AGE AND MATERIALS

In spite of the different ages of the buildings, there is an overall cohesion within the village as a whole because of the predominance of red/brown brickwork and natural orange/red pantiles. With regard to roofing materials, although pantiles predominate there are several examples of plain tiles (Rosemaries) and of slate. Indeed, it could be said that the proportion of plain tiles is somewhat greater than would be encountered in most Conservation Area villages.

Most buildings are of unpainted face bricks, though it should be noted that there are a few coloured buildings - though the proportion of these to brick face buildings is probably less than elsewhere.

19th Century Parish Pump

There is no coherence to the colour and shape of chimney pots. These are a significant contributor to the character of a Conservation Area and in Lund though most are of terra cotta though there are a surprising number of cream coloured pots. Whilst most are cylindrical there are some example of square pots.

Also in evidence can be seen decorative barge boards.

The village has a surprisingly high proportion of buildings finished in white paint (or on occasion UPVC), with older buildings the use of off-white or cream can often be more sympathetic to the mellow colours of brickwork and roof-scape.

That having been said, the building materials used historically reflects what would have been available locally at the time, as materials were only transported over long distances for high cost, high status buildings.

j) BUILDINGS OF ARCHITECTURAL SIGNIFICANCE WITHIN THE CONSERVATION AREA

Listed Buildings (Including Their Grades):

Market Cross, The Green (II)
Church of All Saints (II*)
Gateway and Attached garden Wall at The Manor House, Lockington Road (II)
The Manor House, Lockington Road (II)
No. 15 (Ivy House) North Road (II)
No. 5 North Road (II)
No. 35 North Road (II)
No. 18 (Lund House) North Road (II)
K6 Telephone Kiosk, The Green (II)

Unlisted Buildings

It is usual in a Conservation Area Appraisal at this point to make reference to buildings which, although not of national significance, and therefore not listed, make a particularly important contribution to the character or appearance of a Conservation Area. It is one of Lund's strengths that a walk around the village core produces considerable numbers of buildings all of which contribute positively to the character or appearance of the Conservation Area. This makes more apparent those which do not, amongst which are one or two bungalows of the mid to late 20th century which are alien to the character of what is otherwise almost exclusively a two storeyed village.

k) MISCELLANEOUS FEATURES

There are several "miscellaneous features" which contribute positively to Lund's special character. These include the 19th century pump (and trough) on The Green, the Market Cross, the mounting block with attached distance marker, the various timber painted finger posts, and the "traditional" lighting standards. The loss of any of these would erode the Conservation Area's character.

View south from The Green

l) THREATS AND OPPORTUNITIES

The potential loss of the farmsteads is by far the greatest threat to Lund's character and appearance. This would be damaging in terms of the loss in itself, and would also cause a shift in the balance between old and new buildings - from predominance of old to a predominance of new. This would have the effect of changing Lund's essential character from being a traditional rural village with a

smattering of new houses, to being an area of new housing with a few old buildings.

The second factor in preserving the farmsteads is by ensuring that they are not cut off from the land to which they relate.

A third factor is by preventing new commuter/suburban housing in their immediate vicinity.

The loss of the spaces between buildings in the village would also constitute a very undesirable change in the character of the village, though some could be infilled without harm, even beneficially, but these are very few. The interplay of the built environment and the spaces between these building units is crucial to the character of the village.

The protection of existing trees and the planting of new ones is an important issue for screening purposes and for emphasising spatial definition.

POLICY STATEMENT FOR THE LUND CONSERVATION AREA

1. LANDSCAPE

As landscape is such a strong element in the character and appearance of Lund, it is important that it is preserved and enhanced. Large trees, hedges, grass verges and banks are primary elements which belong with the 18th and 19th century character of the village. Efforts should be made to avoid the use of urban concrete kerbs and lighting which can be so destructive of a settlement's rural character.

At West end, the village pond is a feature unique within the village and provides a significant rural element. Indeed, this part of the Conservation Area is well worthy of preservation and any "infill" new housing nearby could jeopardise this.

2. STREET-SCAPE

Lund's special character is created by the built and the natural environment which not only co-exist but are often so closely integrated as to be visually inseparable.

Helped by its topography, which brings about a scale which would not occur in more level settlements, it is essential that this balance is maintained for the future. It will be assisted by the careful choice and use of traditional materials and with new development reflecting a similar scale.

One of the significant peculiarities of Lund's street-scape is the way in which in places there are no pavements/footpaths, and many times, where pavements/footpaths do exist they are not immediately adjacent to the road and are divorced from it by a sometimes quite sizeable grass verge. This is a particular feature of importance and efforts should be made to retain it were it ever to be in jeopardy.

BUILDINGS WHICH CREATE A FOCAL POINT

Because of the general linearity of Lund's layout, there are not as many focal point buildings as might otherwise be expected. They include:-

Bracken Cottage (and the other buildings surrounding The Green)
No. 9 Cherry Garth
Nos. 15, 17 & 19 Eastgate
The cottages opposite the pond, (when viewed from the east)
The former meeting hall at the junction of The Green and West End.

The Cross on The Green

3. THE SCALE OF FUTURE DEVELOPMENTS

Within the Conservation Area, the scope for new development is relatively limited because of the close siting of the properties which already exist. Although some single storey properties are in evidence, those in the Conservation Area are predominantly two storey. Proposals would be expected to reflect this.

The bulk and the height of new properties will also be a matter of particular attention. Lund properties, even when two storeys, are of a low average height, which would need to be respected.

4. RECOMMENDED MATERIALS

This Appraisal has already made reference to Lund's materials' character. These are of red/brown clamp type bricks and orange/red clay (non-interlocking) pan tiles.

To preserve the character and appearance of the Conservation Area, traditional timber doors and windows are recommended, keeping styles simple as befits a rural location.

Guttering and fall-pipes should be of cast-iron, though some guttering may be of timber - often encountered in rural areas.

Thresholds should be traditional and of stone where Building Regulations permit.

5. BOUNDARY CHANGES

The Conservation Area's boundaries were drawn with the intention of including as much as possible of the village's historic core and as many as possible of its important features.

The Conservation Area was designated in 2001 and, as there has not been sufficient change to warrant these boundaries being amended, no alterations have been made in this re-survey.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with Lund Parish Council and members of the public. The comments made through this consultation process have been taken into account prior to the adoption of this document as Council policy.

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".

LOCAL GENERIC GUIDANCE

Beverley Borough Wide Local Plan, Policies E21 - E34.

Leaflet, "What is a Conservation Area?" published by East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9BA.

USEFUL INFORMATION AND CONTACT DETAILS

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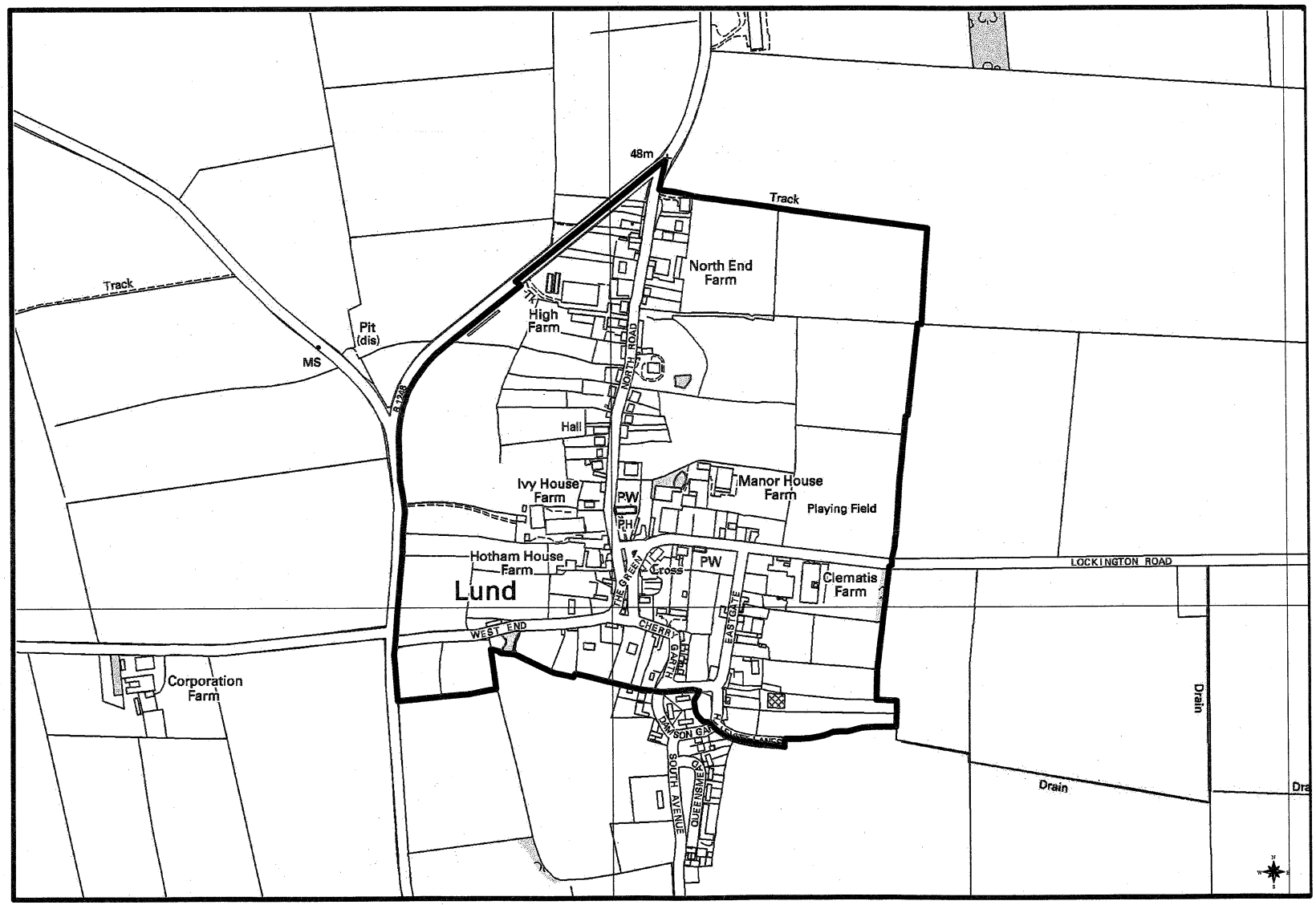
This document, which was written in November 2006, was approved by the Cabinet of The East Riding of Yorkshire Council on 4 April 2007.



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Lund