EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

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JULY 2006

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INTRODUCTION

The Paull Conservation Area was designated by Holderness Borough Council in 1991 following proposals for such a designation being included in the South-west Holderness Local Plan.

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 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 PAULL'S SPECIAL INTEREST

The special character or appearance of the Paull Conservation Area is one of a predominantly hard landscape within the village, in a unique estuarine location. It has a high proportion of rendered and/or painted properties, many under slate roofs, mostly at back-of-pavement-edge.

The Battery has its own unique setting and is now surrounded by a wealth of vegetation which conceals it within the countryside. Of quite different and more distinguished character to the properties within the village itself are the Victorian Officers residences which lie to the north of The Battery, and Anson Villas (the former married quarters).

a) TOPOGRAPHY AND ITS RELEVANCE

The layout of the Main Street (called Town Street on local plans) is particularly important to the Conservation Area, covering its historic core. With the exception of the slope running up to the Battery (Fort), the Conservation Area has topographically, no prominences. The village existed because of its proximity to the estuary, which provided the majority of its trade by way of ferries across to Lincolnshire, fishing and boat repair. It may well have come into existence because of its proximity to the mouth of the Hedon Haven.

The Paull Conservation Area lies in the 'Paull Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes how this area provides extensive views across the Humber Estuary whilst the Humber Bridge can be seen to the west. The industrial development to the east of Hull is visible and acts as a detractor on the edge of this pleasant landscape. Agricultural land adjacent to the Humber Estuary would have once consisted of wet pasture and, although much of this has now been drained, it still remains important for birds. This Character Area is significantly different to those

adjacent to it as it has a slightly more varied topography and relatively high density of buildings. Paull church is an important landmark and church at Hedon is also visible. Field systems are medium in size and relatively irregular in shape, bound by a combination of ditches and hedges.

The landscape Character Assessment notes how the village of Paull is on the site of a landing that dates back to Viking times and the site has been historically important for defence reasons. A battery was constructed in 1542 and the present complex, a very important military structure, dates from 1861. A submarine mining base was added in 1886-87 and this area is a Scheduled Ancient Monument, which also contains the remains of World War Two decoys, designed to attract bombs away from Hull. Paull Holme Tower, a 15th century manor house, is still partially present and is located on an area of higher ground away from the village

The Humber Tavern and the estuary

b) DISPOSITION AND DEVELOPMENT

The Conservation Area runs north-south, from the village centre in the north, to the Battery in the south. Of the remaining properties on Main Street, those on the west side are generally the older. There seems to be little left which predates the 19th Century. The majority of the east side is 20th Century, disappointing in both quality and potential for enhancement, except at the two ends of the street, which are generally 19th Century.

The population information provided by Poulson in his History of Holderness published in 1840 makes interesting reading. Within the "Township" there were 91 inhabited and 13 uninhabited properties, housing 92 families, of which 70 were chiefly involved in agriculture with a further 9 in trades, manufacturers and handicrafts, making a population of 473 people in all. (By comparison current figures for the Parish indicate a population of 840 and 316 houses), with current population of 765 in 322 households.

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

The neglected potential infill plots in the Main Street detract from the Conservation Area and it would enhance the street scene if they supplemented the built up elevation in a sympathetic cottage style based on traditional materials. Developments which started this process were begun in mid 1995. Further south, beyond the light-house, the open spaces assume greater importance. Particularly at the Sports Ground and beyond, they should remain open, as they are key the setting of The Battery which dominates the area.

The relative flatness of the surrounding area 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).

d) THE NATURAL ENVIRONMENT

The Main Street is noticeably lacking in vegetation except for the introduction of a few ornamental trees on its east side. Further south, towards the Battery beyond Anson Villas, the open aspect of the sports ground is bounded, to the east, by mature trees and hedgerows, in which sycamore predominates. There is a small woodland area to the north of the Battery and an

important group of Corsican pines to the extreme south of the Area. The Battery itself is effectively screened by mature self-seeded hawthorn and blackthorn. The foreshore is of considerable importance, though at the village end views of it are restricted by the height of the modern flood barrier.

e) TREE PRESERVATION ORDERS

There are no Tree Preservation Orders within the Conservation Area. Notwithstanding this, trees in 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) ARCHAEOLOGY

The Conservation Area includes Paull Point Battery, which is a Scheduled Ancient Monument, as well as 3 sites of particular interest:-

The chapel - approximately at No. 5 Town Street
The lighthouse - to the west of No. 7 Anson Villas
High Paull House - to the northwest of Paull Point Battery

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

The historical significance of Paull relates closely to its location beside the estuary immediately down-stream from Hull, causing it to become the selected site for a fort (battery) to protect both this part of the kingdom and the port from invasion. The Battery's origins date back to at least the mid 16th Century, and the site was in continuous military use until after the Second World War.

Looking south to the battery and the playing fields

h) BUILDING STYLE, AGE AND MATERIALS

The majority of remaining buildings originate from the 19th Century. Most of the earlier domestic dwellings are two storey of the two up, two down variety, built tight up to the road and utilising the full width of their plots providing a continuous built-up façade. The properties have brick elevations and the poor quality of such materials, where evident, may explain why there is such an incidence of rendered and painted elevations - one of the highest in the area.

"Original" doors, where they exist, are of softwood four panel, Victorian pattern or of vertical boarded batten type. The older windows are softwood, vertical sliding sash type, and, with the exception of the (listed) Light-house, there are no examples of horizontal sliding sashes, though undoubtedly some of the modern windows must have replaced them.

Guttering has been predominantly of cast-iron, though some timber examples still exist.

Roofing materials are of slate in nearly 50% of cases, some 30% being of concrete (replacements) and with clay pan-tiles in less than 10%. Several slate roofs have been tarred to prolong their life. Some chimney stacks have been surprisingly heavily corbelled, but most have retained their pots

which make a significant contribution to the sky-line.

i) BUILDINGS OF SPECIAL INTEREST

Listed Buildings and their grades

Paull Point Battery (II) (1861-4, remodelled 1894)
The Old Lighthouse (1836) and adjoining Keepers' Houses (II) (late 19th century).

The Old Lighthouse and keepers house

Listed Buildings outside the Conservation Area but within the Parish, and their grades

The Hall (formerly listed as Boreas Hill), Thorngumbald Road (II)
Boreas Hill – Stable adjoining coach-house approximately 40 metres east of The Hall, Thorngumbald Road (II)
Paull Holme, Paull Holme Tower, Thorngumbald Road (I)
Farmhouse on north side on foldyard at Old Little Humber Farm, Thorn Marsh Road (II)
Church of St. Andrew, Thorngumbald Road (I)
Thorngumbald Clough High Lighthouse, Thorngumbald Road (II)
Thorngumbald Clough Low Lighthouse, Thorngumbald Road (II)

Unlisted (other than contemporary) Buildings of Architectural Significance

1 Anson Villas
2 High Paull
High Paull Lodge
15 Town Street
Methodist Chapel
21 Town Street
Primary School
10 Town Street
The Royal Oak Inn
50 Town Street
68 Town Street

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

Concrete posts, chain-link fences and other unsympathetic barriers have much to answer for in restraining the village from achieving its potential. The untidy state of disused areas, and plots on the Main Street detract badly from the street-scene.

The buildings have, perhaps because of the village's exposed position, suffered worse than most by the introduction of unsympathetic materials such as modern-style casement and top-hung windows, concrete roof-tiles, modern exterior doors with debased fan-lights, plastic guttering and fall-pipes, and some flat-roof extension and dormers. A regrettable proliferation of uPVC also occurs.

POLICY STATEMENT FOR THE PAULL CONSERVATION AREA

1) LANDSCAPE

Paull village and its environs suffered in the later 1970's from the ravages of Dutch Elm disease, which decimated tree cover in the area. The remaining landscape features include woodland and tree belts to the north of Fort Paull. These natural areas are essentially monocultural and there is a need to improve species' diversity, by planting native species and encouraging regeneration.

2) STREETSCAPE

The village streetscape is essentially "hard" in character complementing the artisan nature of the architecture, and contrasts

with the surrounding countryside. Whilst efforts are needed to remove unnecessary clutter, within the Main Street actions to soften the Streetscape will be resisted, thus providing a contract with the softer areas of the Conservation Area beyond Anson Villas.

It must be remembered that Paull is the only village on the north bank of the Humber downstream from Hull which can be clearly seen from the estuary. This makes a positive contribution to the scenery of the area, and special attention will be paid to ensuring that development proposals are also considered from this point of view.

The shipyard at the north entry to the Conservation Area

3) BUILDINGS WHICH CREATE A FOCAL POINT

Most important of these are:-

The Old Lighthouse Keeper's Cottages (and 1 - 3 Anson Villas)
High Paull Lodge
1 and 2 High Paull
Numbers 1 and 3 Town Street
The Crown Inn and its extension
The Humber Tavern
The Royal Oak Inn
The School
The Methodist Chapel.

Particular consideration will be given to the development proposals which affect these buildings and their settings.

4) THE SCALE OF FUTURE DEVELOPMENTS

With exceptions (which have been included in the Conservation Area because of their geographical location), all residential buildings are two storey and small scale. Particular attention will be paid to maintaining the "portrait" style of the windows which provide a valuable contrast with the otherwise horizontal emphasis of the built-up façade(s).

5) RECOMMENDED MATERIALS

The enhancement of traditional, natural material values in Paull requires the use of red-brown bricks, wooden window frames, and slate roofs. Painted (not varnished) wooden doors, (4 or 6 panel style or vertical boarded) are appropriate.

6) RECOMMENDED FEATURES

Applicants should consider chimney stacks with full size pots with vertical sliding sash or casement cottage windows. The Conservation Area also has a number of small-scale, small-pane box-windows which are a significant feature of the village. The use of render or colour-wash is also to be supported, subject to location. In this context, harmony of colour in relation to surrounding buildings is of particular importance. The nearer the centre of the village so greater is the incidence of lean-to porch roofs, the majority of gabled porch roofs being beyond 1 - 3 Anson Villas.

COMMUNITY INVOLVEMENT

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

PLANNING POLICY FRAMEWORK

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 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 Paull 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 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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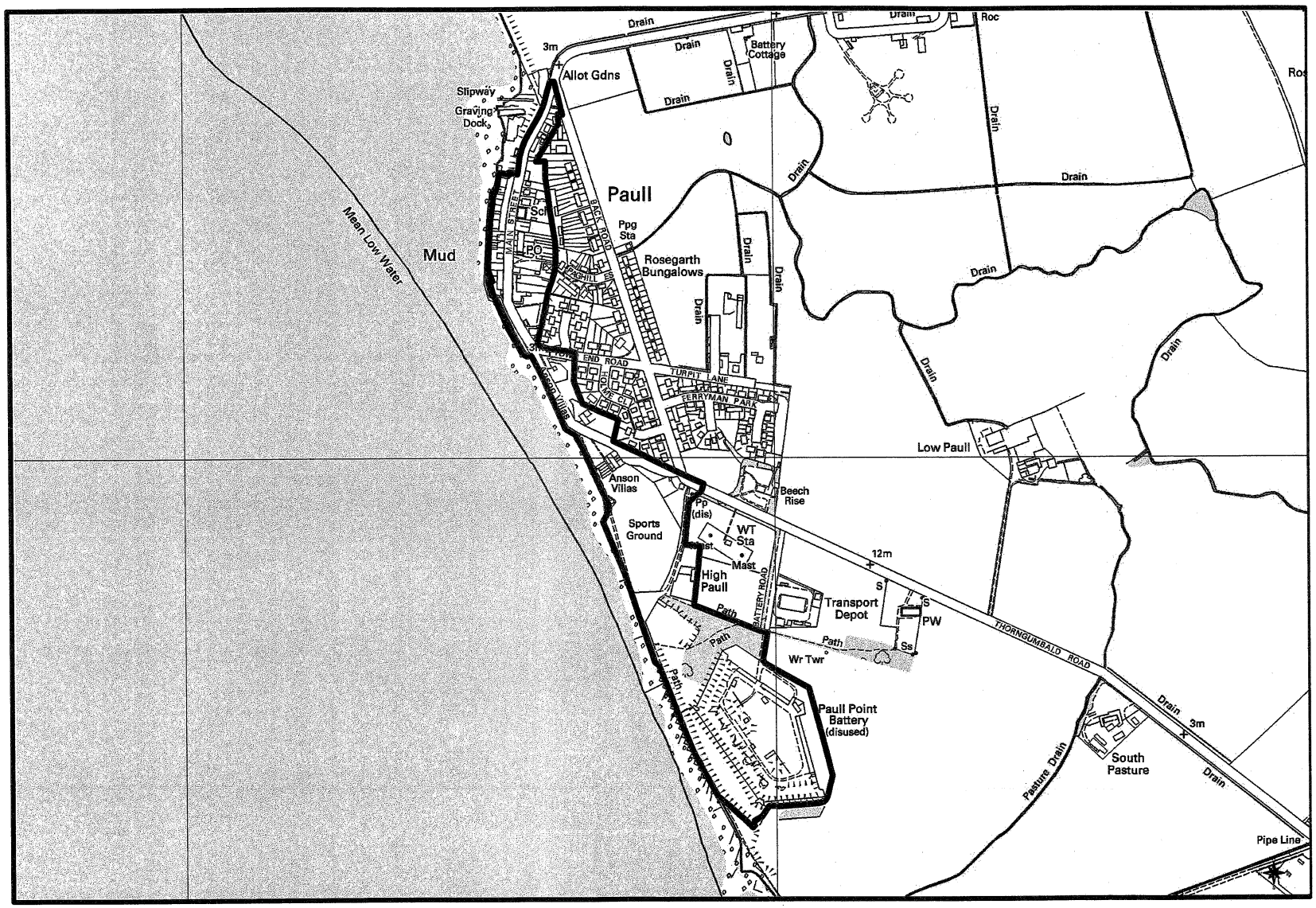

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Paull