EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

SEWERBY

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2009

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INTRODUCTION

The National Situation

The concept of Conservation Areas was established just over 40 years ago in the Civic Amenities Act of 1967.

The Town & Country Planning Act 1990 defines a Conservation Area as **"an area of special architectural or historical 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.

The purpose behind Conservation Area designation is not to prevent any further change; rather it is to ensure that whatever change does occur is carefully managed.

In the past forty years, in England, over 9500 Conservation Areas have been designated by local authorities.

The Local Situation

The Sewerby Conservation Area was one of the early conservation areas created in the East Riding and was designated by the East Riding County Council in 1972.

The re-appraisal was the first time that the Area has been formally appraised since it was designated, and the first time that it has had its boundaries reviewed.

In 2005 National Government required that local authorities should have up-to-date appraisals of all their Conservation Areas, and this appraisal of the character and appearance of Sewerby is the result of that decision. It has been undertaken in accordance with "Guidance on Conservation Areas" issued by English Heritage in August 2005 in order to meet the current requirements of national government for such designations.

The Sewerby Conservation Area in Bridlington has some 50 houses and 7 listed buildings. It is one of 95 Conservation Areas in the East Riding (as at October 2008).

It should be noted that this document makes reference to features that are beyond the boundaries of the Conservation Area, where these may have (or have had) an impact on it.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT SEWERBY

This document identifies the special architectural and historic interest of the character and appearance of Sewerby. It indicates how this should be preserved and enhanced and will be useful to potential developers, residents and businesses and to the Council in the making of Development Control decisions and environmental improvements.

DEFINITION OF SEWERBY'S SPECIAL INTEREST

The special character and appearance of the Sewerby Conservation Area is created by its linear pattern and hard landscaping. The dwellings within the Conservation Area are all similar in terms of size and orientation, and there is a clear vernacular pattern to Sewerby.

The village has a uniquely uniform appearance as it was developed as an estate village, where workers and servants to the nearby Sewerby Hall lived.

Sewerby's history as a settlement is of special interest for many historians. Nearby Danes Dyke was an early Iron Age settlement, the Romans and the Danes built settlements at Sewerby.

It became a permanent settlement when William The Conqueror's brother, Robert, Count of Mortain, built a mannor house on the site where Sewerby Hall stands today.

Terraced Cottages on Main Street.

a) Topography and its Relevance

The Sewerby Conservation Area lies within the 'North Holderness Open Farmland' Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment recognises that this area is typical of much of Holderness, being dominated by intensive arable farmland which serves to provide a landscape of open agricultural land with large field systems and little woodland cover.

Some small areas of semi-natural woodland that are present in this landscape are generally composed of species such as ash, field maple and rowan whilst in wetter areas, alder and willow species can be dominant. The woodland present at Burton Agnes is particularly important for its biodiversity. The hedgerows in this part of Holderness tend to be dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood also present.

This Character Area contains the villages of Lissett, Beeford and Bewholme and also includes the three former airfields at Carnaby, Lissett and Brandesburton. The airfield at Carnaby is now partly

used as an industrial estate and this has led to large-scale development to the northern edge of this character area which is regarded to impact significantly on views from the edge of the Wolds to the north.

Sewerby Village from the North Sands.

b) The Natural Environment

Whilst the village of Sewerby is set in rural surroundings, the Conservation Area comprises the historic core of the village which is almost entirely residential and built up.

From Main Street the views out to the north and south are fairly restricted. These are in most instances just narrow glimpses, but nevertheless they are part of a cumulative appreciation of the way in which the village remains linked to its countryside setting. In this area what would once have been former back gardens have mainly been lost to development. In marked contrast, the views to the east from this point are enhanced by the mature parkland of Sewerby Hall which, although outside the Conservation Area, add significantly to the interest of the wider landscape and helps to reinforce the rural character of this element of the Conservation Area.

To the south of the frontage of Main Street there are more frequent open views of the sea and surrounding countryside. Whilst this Area contains no significant public open space the properties do have large rear gardens which are not generally visible from Main Street. These are predominantly set to grass and incorporate sufficient space for integrated landscaping which provides a setting to the buildings and reinforces the spacious green character of the area. These gardens are important to the amenity of the residents as they provide a more rural feel to the locality. Enhancement of the garden habitats will also have wildlife conservation benefits, as they will sustain assemblages of garden birds and small mammals.

With the exception of the relatively small grassed area at the junction of Main Street with Cliff Road there is little public open space within the Conservation Area. Similarly, there are few notable landscape trees. There is, however, a fine Holm Oak growing in the garden to the front of the arched gatehouse to Sewerby Hall. This is a significant tree in a prominent position. Elsewhere, mature Sycamores within the car park of the Ship Inn and at the western end of the Area provide vertical structure to the ecological landscape composition.

Relict Hawthorn hedgerows have been retained on the southern boundaries of Nos. 28 and 34 Main Street. These were undoubtedly integral to a much more extensive hedgerow boundary that must once have defined the rear of the properties along Main Street and their origins may be attributable to the Sewerby cum Marton Enclosure Act of 1802. These hedgerows are historically and visually important to the character and appearance of the Conservation Area.

The spectacular views over Bridlington Bay in particular, the quality of landscape, and the visual integrity of the

surrounding countryside, ensure that views out of the Conservation Area are a valuable element to the specialness of the Area.

c) Tree Preservation Orders

As trees nearly always contribute positively to the character and appearance of a Conservation Area, they are protected from unnecessary felling or pruning. Therefore all significant works to trees in Conservation Areas need prior notification to be given to the Local Planning Authority.

If it is decided that the tree is worthy of protection, a Tree Preservation Order can be made.

In addition to this, there is one specific Tree Preservation Order within the Conservation Area.

TPO 1, at The Ship Inn. This TPO covers a number of trees to the south and east of the Ship Inn.

d) Open Spaces

There is a lack of open space within the Sewerby Conservation Area. Most of the public space is outside the Conservation Area. Sewerby has a small village green, which has mostly been tarmaced over, and used as off-street parking. There is also a small landscaped garden at the end of Riviera Close, which is a pleasant public space. The village of Sewerby is also in close proximity to Sewerby Hall, which has expansive parks and gardens that are open to the public.

There is also North Sands on Bridlington Bay, which is accessible from a public right of way from Sewerby village.

e) Boundary Treatment

The only visually significant boundaries in the Conservation Area are on Cliff Road. These are a mixture of privet hedges, brick walls, cobble and chalk walls, and wooden gates. There are some railings present but there are very few within the Conservation Area. There is no clear consistency with boundary treatments. There are however some historic boundary walls to the east of the Conservation Area, near the Ship Inn and Sewerby Hall.

Seagate.

f) Origins and Evolution

Sewerby was founded by Danish settlers. No records of Sewerby as a settlement exist until after the Norman Conquest in 1066.

There were eight holdings in Sewerby and the nearby hamlet of Marton which were recorded in the Domesday Book in 1086. Three of these holdings belonged to Robert, The Count of Mortain, who had a manor house built on what is to believe to be the site where Sewerby Hall stands today. Robert's brother, William the Conqueror, also had three holdings in the area.

After the establishment of the Mortain estate in 1086, the land and manor

house changed hands many times over the coming centuries. First it was passed to the Paynell family, with the nearby Boynton Hall. For some time after the Paynell's occupation, the estate at Sewerby passed to the Archbishops of Canterbury. Various other families controlled the estate in the Middle Ages until in 1588, when it was sold by Sir William Fairfax to Ralph Creyke, and thus became part of the Creykes estate at Marton.

The last family to own the estate was the Greames, who bought the estate in 1714, from Elizabeth Cariell and her son Henry. It was the Greame family that were responsible for the development of Sewerby as an estate settlement, and for enclosing the Hall in its parkland, as it stands today. Previous to 1850, the through road to Flamborough from Bridlington passed directly in front of Sewerby Hall, and ran through over the moor and out to Flamborough Head.

The final enclosure of Sewerby Hall started in 1811, and is responsible for the present day layout of the village and the roads running through it. The enclosure at Sewerby involved the removal of perhaps a dozen houses and the re-alignment of the road connecting the head of the village street with the back lane (see Historic Map at the end of the document). Some new cottages were built in the village to re-house the displaced estate working families, most notable of this new housing was a row of almost identical cottages lying at right angles behind the village street. Within this new framework an extensive area of parkland and plantations was created by 1850, to separate the Hall from the estate workers in the village. Before the Greame family carried out these separation works, Sewerby Hall was very much an integral part of the village. Sewerby Hall is now protected as a Grade I Listed Building.

Since 1931 when The Bridlington Corporation bought the Hall and the estate, the land has been used for recreational activities (including a cricket pitch) and other attractions for visitors. Since this time in the 1930's Sewerby developed in line with Bridlington's tourism industry. A caravan and camping park was developed at Charity (or Cowton's) Farm, and further housing was built on Cliff Estate, North Cliff and Riviera Estate, consisting of bungalows and chalets.

g) Archaeology

Sewerby is a relatively sensitive area in terms of Archaeology, because of its status as a very old settlement. The village lies close to the southern edge of the Flamborough Headland, to the north-east of Bridlington. This is the most easterly part of the Yorkshire Wolds, but on much of the headland the underlying chalk is covered with a thin mantle of alluvial deposits; hence, whereas the chalk outcrops to the west are highly susceptible to showing crop marks and soil marks, the subsoils on the headland reveal less on aerial photographs. Nevertheless, like the classic Wolds landscape to the west and south west, the headland has seen intensive human activity for much of the last 10,000 years.

There are several sites around Sewerby that are of archaeological interest. Firstly there is an Anglo-Saxon burial ground, probably a by-product of the first settlers from Denmark.

Secondly Roman remains were found near Sewerby Hall in the 1890's. The land around the Hall is extremely sensitive to any earthworks, not only for the fact that Roman remains have been found, but also because it is believed that a Norman Manor House was built near or on the site where Sewerby Hall stands today.

Other areas of the parkland are also sensitive as estate workers dwellings used to be closer to the Hall until the early 19th century, when some of the dwellings were demolished to enclose the Hall and divert the Flamborough road northwards to Marton.

The agricultural land to the north of the village is of significance, as a mill used to operate on the land between Sewerby and Bempton. The mill is first mentioned in the early 14th century, and the last records of the mill included a miller who worked until 1937, and when the mill became derelict in 1969.

h) Layout and Disposition

Sewerby is a linear village, with all the houses fronting the through road

There are many late Victorian and early 20th century estate cottages on Main Street, and generally these are packed closely together. It is this linear and uniform character which gives Sewerby its architectural and historic character, and is a feature worthy of preservation

i) Buildings

Sewerby has a wealth of impressive buildings, the most notable of these being the grade I Listed Sewerby Hall. The Hall was built circa 1714, and incorporated some older works. The bow fronted wings were added in 1808, as well as the semi-circular Doric portico which sits over the front entrance. Between 1841-1856 the wings were built up to three storeys, to match the height of the main dwelling. The Hall has very fine interiors including an impressive early 18th century staircase. The Hall also has a conservatory on its north elevation, which is listed in its own right.

At the time between 1811-1850, the Hall was being progressively divorced from the village, by the Greame family. Architectural firm, Scott and Moffat, were brought in to design and build the village school and church. The Church, dedicated to St. John The Evangelist, was built between 1847-8 in the neo-Norman style, with a broach spire, which is unusually side mounted against the eaves, rather than being mounted on the main ridge.

The school is now known as Leys House, and was built in the Gothic Revival style. It has some impressive lancet windows and stone detailing around the door and window openings.

The Ship Inn is a grade II listed building. It was built in the early 19th Century, in a design and scale which is completely different to any other dwelling at the eastern end of the existing Conservation Area. The Ship Inn is a high two storey late Georgian house; its most significant features are the doorway and the hung sash windows with large gauged arches and sills.

The Gatehouse to Sewerby Hall, is grade II* Listed, and is situated within the existing Conservation Area. The Gatehouse was built in the early Victorian period, and the architecture of The Gatehouse is Palladian. Its most significant feature is the large Doric archway and iron gates.

The Gatehouse, Church Lane.

32 Main Street is a grade II Listed building, and it makes an important contribution to the architecture of the Sewerby Conservation Area. It is built of locally sourced materials, including chalk and cobble stone.

17 Main Street is also an important grade II listed building. Otherwise known as Charity Farm, it is the only farmstead cottage within the village. The dwelling was originally built in the 17th Century, but has had many additions in the 18th and early 19th Centuries. The building has several vertical sliding sash windows and a fairly impressive front entrance, with timer pilasters and entablature.

j) Scale

The majority of the properties in the Conservation Area are a small two storey, or one and a half storey with the traditional sloping East Yorkshire dormers. There are a few modern infill properties on Main Street which are single storey, but most are of a small two storeys and they help to set the character of the village.

ii) Orientation

Most of the properties are front facing, and immediately abut the highway. They have all been built closely together, giving a quasi-terraced character to Sewerby's Main Street.

iii) Materials

Historically the use of building materials reflects what would have been available locally at the time the buildings were erected. Since heavy materials would only have been transported over long distances for high status buildings, such as a church or manor house

Sewerby's close proximity to Bridlington would have been of benefit in giving access to a greater range of materials, than would have been the case in more remote East Riding villages.

Nearly all of the buildings within the Sewerby Conservation Area are built in brick. There is only a small amount of cobble and chalk, which is surprising given Sewerby's coastal location. Where such materials would have been readily available, these materials are now confined only to relatively small areas of walling.

32 Main Street.

iv) Walls

Most of the properties within the Sewerby Conservation Area are finished to show a facing brick. The older ones tend to have a dark red/brown brick with the more modern properties using lighter shades. However, a lot of them are finished with render, and most of this render is painted. The render has been used as protection from the harsh coastal weathering that Sewerby is subject to during the winter months. The majority of the painted render is finished in white as a reflection of the area's chalk, and provides a significant element of the Conservation Area's character.

v) Roofs

The vast majority of properties within the Conservation Area have clay pantiles. There is a small amount of rosemary tiles found on the 1920 – 1930's properties. The more modern properties have concrete pantiles. There is no slate to be seen within the Conservation Area. This is probably because Sewerby was an estate village, and has developed in the shadow of Sewerby Hall, which is a high status building. The estate cottages would have used the most economically viable materials once thatch was no longer considered to be acceptable. They also would have had the benefit of a longer life.

vi) Windows and Doors

There is a mixture of timber-framed windows and UPVC double glazed windows in the Sewerby Conservation Area. Main Street is a through road from Bridlington to Flamborough, and gets a high volume of traffic flowing through it. All of the dwellings on Main Street immediately front the road, so residents have double glazing to reduce the noise levels generated by passing traffic.

Most of the front doors are of timber and are painted in a variety of colours. The UPVC doors tend to be on the more modern properties, where they look less out of place.

vii) Chimneys

Most of the chimneys on Main Street have ridge mounted stacks with tall round pots above the stacks. The pots vary in colour from cream/buff clay to red/terracotta. The chimneystacks rise above the roof ridges quite considerably, because of the low height of the buildings and this creates a significant individual character to the Sewerby Conservation Area.

k) Historic Buildings

Bridlington, (within which Civil Parish Sewerby lies), was last reviewed for listing purposes in 1976. Its has 189 listed buildings, which includes Bessingby as well as Sewerby, and in Sewerby there are 18 listed buildings, 15 of these being within the Conservation Area, and 3 outside it. They are:

Sewerby House, Church Lane I
Terrace balustrade, attached garden wall and archway at Sewerby House II*
Courtyard archway NW of Sewerby House II*
Conservatory E of Sewerby House II*
Stable Block NW of Sewerby House II*
Old Laundry, Sewerby House II*
Gate House, including archway, Lodges, attached forecourt wall & Gate piers to W, at Sewerby Ho. II*
Lodge No. 16 to Sewerby House II
Sewerby School, Church Lane II
St. John the Evangelist's Church, Church Lane II
The Ship Public House, Cliff Rd II
No. 4 Main Street II
No. 10 Main Street II
No. 17 Main Street II
Nos. 25 – 39 (odd) Main Street II
No. 32 Main Street II
Dane's Dyke Farmhouse, Moor Rd II
Outbuildings to Dane's Dyke Farmhouse II
Sewerby Grange, Sewerby Road II

Those **inside** the Conservation Area are highlighted in bold type.

Buildings which are Grade II listed are classified as being **of special architectural or historic interest,** with the Grade II* being of **even more important architectural or historic interest,** with the grade I being of

exceptional interest, (only 2 ½% of all Listed Buildings are Grade I listed).

For further information on the above (listed) buildings, including the descriptions, please refer to www.imagesofengland.org.uk

An old anchor at the Ship Inn, Cliff Road.

m) Unlisted Buildings of Interest

The principles of selection used by English Heritage for the listing of buildings seek to ensure that most buildings from 1700 – 1840 are listed. After this latter date there was a significant increase in the number of buildings erected nationally and therefore a significant decrease in the number of listings, these being limited to the best examples of particular building types. All the buildings of national architectural and historical interest within the Conservation Area are listed. A building of local interest (i.e. that is not listed) would include No 21 Main Street, which is a good example of a detached 1920's- 1930's style dwelling, with bay windows and rosemary tiles.

n) Street Lighting

It is important to note that Sewerby has some impressive streetlights on Main Street. Although the street lanterns are mid 20th century Victorian copies. They're impressive appearance contributes to the character of the Conservation Area. They should be maintained as an integral part of this Area.

POLICY STATEMENT FOR THE SEWERBY CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Sewerby Conservation Area.

Where the removal of trees within the Conservation Area is approved, the Council will endeavour to ensure that the Area's long term character and appearance is not thereby damaged, and that, unless there are accepted reasons to the contrary, replacement planting is agreed and undertaken.

New Developments

The Council will give special regard to development proposals which may affect the Area and its setting, to ensure that it is thereby preserved or enhanced.

Recommended Materials

With repair works where it is necessary to introduce new materials because those being replaced are no longer practical to re-use, materials should nearly always be the same as those which are removed.

With the materials for extensions and outbuildings, materials should usually reflect those of the 'parent' building.

For new build, materials that reflect the established character of the Conservation Area should be used. This would probably mean the use of a dark red brick, render, timber windows and doors, and pantiles for the roof.

Where it proves impossible to match an existing brick, it is a tip worth remembering that the second best option is to find a brick (of same size) which is darker in colour than those being matched, since it is the use of lighter bricks which normally looks more discordant and noticeable.

BOUNDARY ALTERATIONS

Since the designation of a Conservation Area in Sewerby in 1972, there has been no major change to the buildings within the area itself.

It is proposed that the Conservation Area boundary in Sewerby should be increased to include the core of the Sewerby Hall Estate, St Johns Church and Leys House. As well as a small public garden at the western end of the existing Conservation Area. The reason for this alteration is to recognise the historical significance of the Sewerby Hall estate, and the key role that it played in the village's development over the centuries. The boundary has also been amended to include and protect public open space of special interest.

COMMUNITY INVOLVEMENT

This appraisal was the subject of a consultation period with Bridlington Town Council and members of the public.

The comments received in the course of this consultation process were taken into account and as a result of this process, the Conservation Area boundary was extended to include Sewerby Hall and part of its parkland.

PLANNING POLICY CONTEXT

The principle 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 & Country Planning Act 1990.

Government policy and Guidance is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment" dated September 1994 and this document is available at:
www.communities.gov.uk/planning

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 (published May 2008) deals with the historic environment in Policy ENV9.

This is developed at the 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 the Sewerby Conservation Area are currently contained in the East Yorkshire Borough Wide Local Plan (adopted June 1997), Policy E19.
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 JSP will be incorporated into the Local Development Framework (LDF), which will also supersede the current

Local Plan in due course. This appraisal will be used as a background document in support of the relevant LDF Development Plan Document and as a material planning consideration in the determination of relevant planning applications.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan,
Policy E19.

Leaflet," What are Conservation Areas?" by East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9BA

USEFUL INFORMATION AND CONTACTS

Conservation Team, East Riding of Yorkshire, County Hall, Beverley, HU17 9BA
E-mail address: treesandlandscape@eastriding.gov.uk

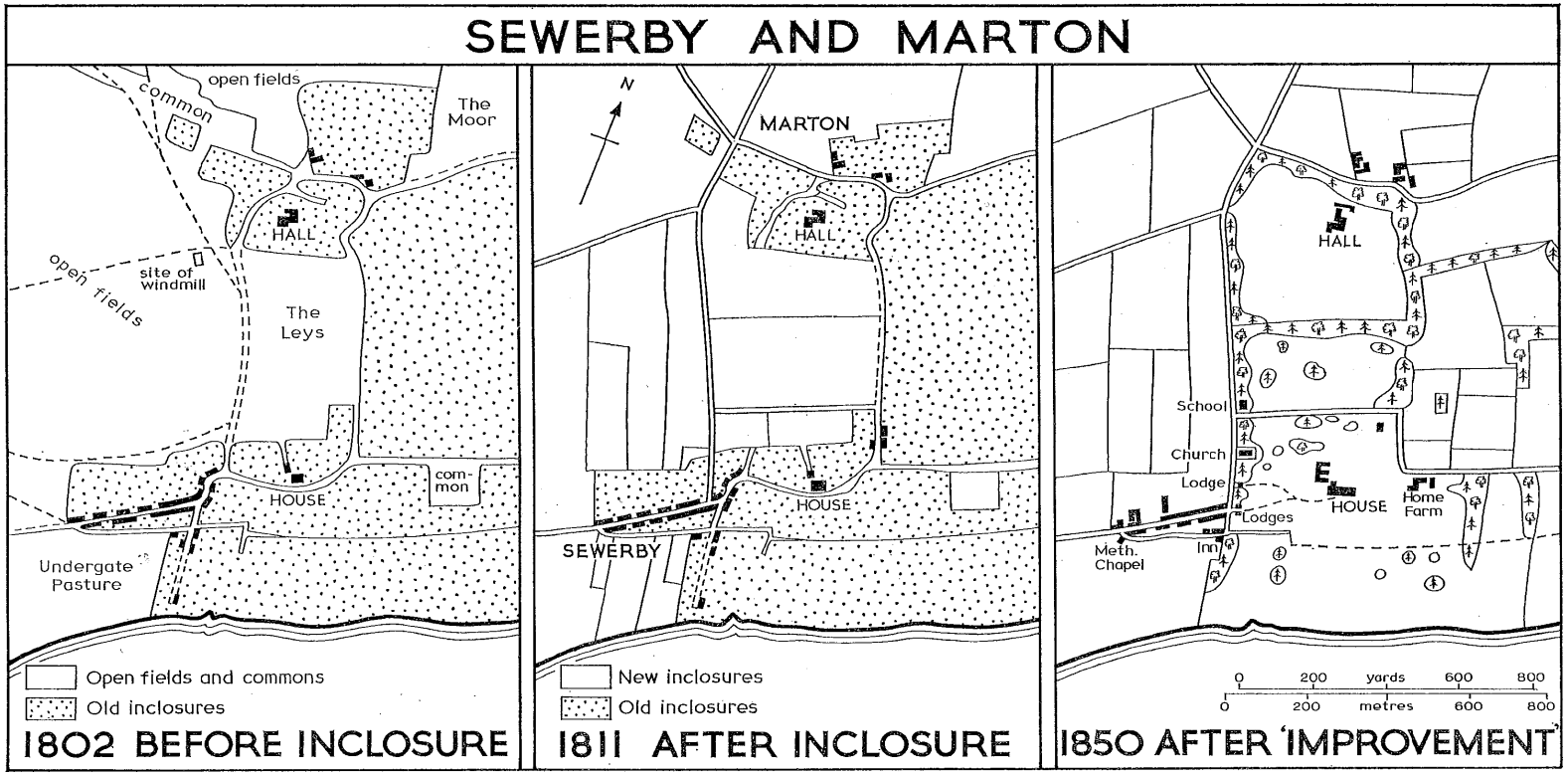
This appraisal has been undertaken with information provided by Humber Archaeology Partnership and specialist officers of the Council. Information on the Origins and Evolution of Sewerby was taken from the Victorian County History, Volume II.

Residents consulted on this appraisal are those whose addresses appear on the Unedited Register of Electors for 2009.

The photographs used in this document were taken in November 2008.

For further information about other East Riding Conservation Area Appraisals, please go to the Council's web page www.eastriding.gov.uk and follow links to Environment and Planning, then Conservation.

Date: Designated 7th October 2009.


SEWERBY AND MARTON
open fields
common
The Moor
HALL
site of windmill
open fields
The Leys
HOUSE
com-mon
Undergate Pasture
Open fields and commons
Old inclosures
1802 BEFORE INCLOSURE
N
MARTON
HALL
HOUSE
SEWERBY
New inclosures
Old inclosures
1811 AFTER INCLOSURE
HALL
School
Church
Lodge
Lodges
HOUSE
Home Farm
Meth. Chapel
Inn
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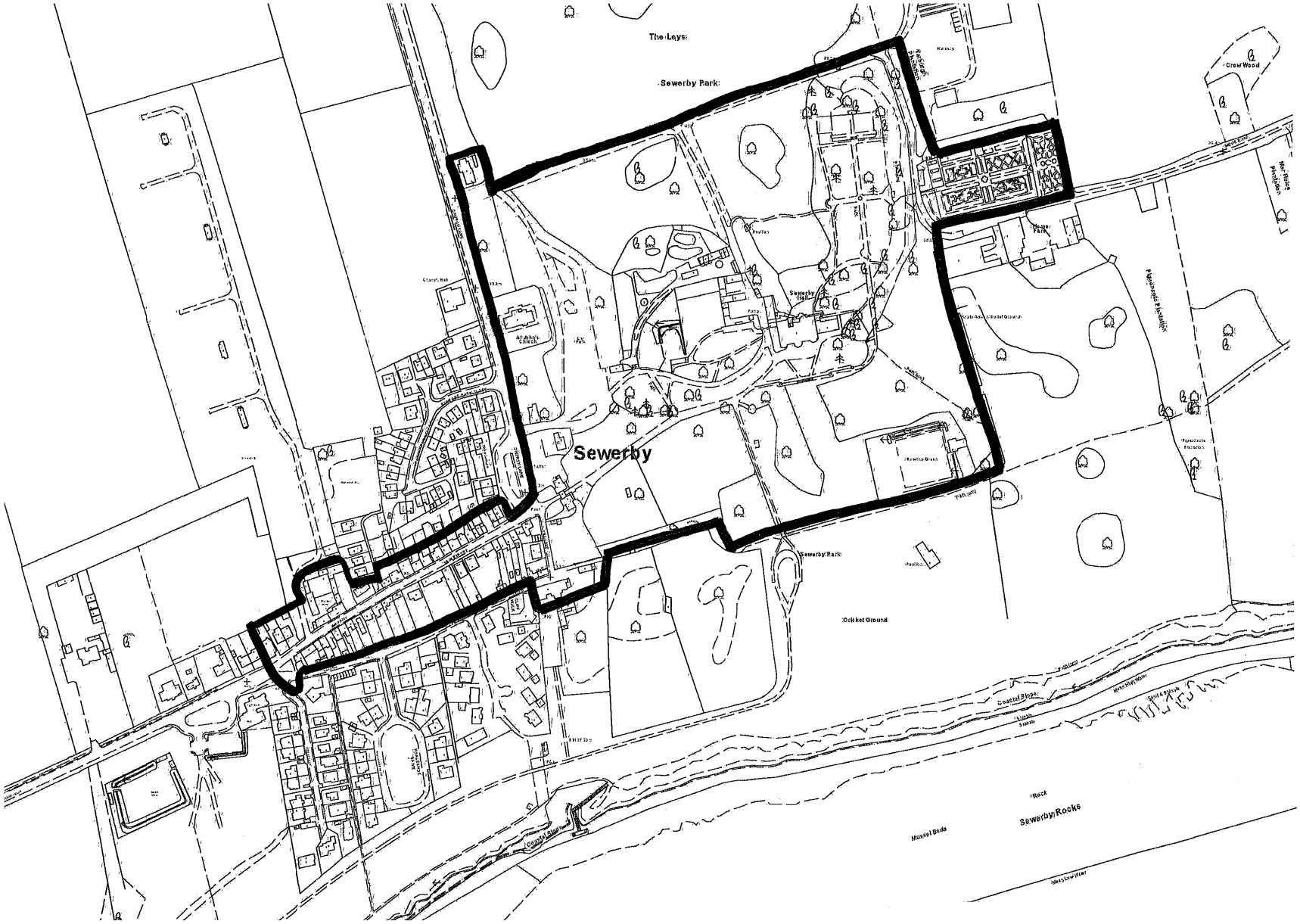
0 200 metres 600 800
1850 AFTER 'IMPROVEMENT'



SEWERBY CONSERVATION AREA designated October 2009