EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

SIGGLESTHORNE

St. Lawrence's Church (II*) listed

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MAY 2006

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INTRODUCTION

Sigglesthorne was designated as a Conservation Area by the former Holderness Borough Council in February 1986.

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 SIGGLESTHORNE'S SPECIAL INTEREST

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

The Conservation Area includes approximately 70% of the settlement of Sigglesthorne, taking in the majority of the older properties within the village. The character of the Conservation Area is very much that of a linear area set around Main Street/Rise Road, the character of which changes from the northern part of the Conservation Area where the linear development is more dense to the southern end of the Conservation Area where residential properties and farmsteads are set in generous grounds.

The Conservation Area features several areas of mature landscaping and is surrounded by open agricultural land to most sides.

ASSESSING SPECIAL INTEREST

LOCATION AND CONTEXT

Sigglesthorne is a small village set in the Holderness Plain lying three miles inland from Hornsea and ten miles from Beverley. Sigglesthorne has not suffered from the remoteness of some villages further to the south, but nevertheless it has no Post Office or public house, though it retains its Primary School. The character of the Conservation Area is defined by its linear pattern of development which is denser in the north, leading to larger properties set in extensive grounds to the south. The Conservation Area has a number of mature areas of landscaping within it which begin in the centre of the Conservation Area and run southwards along Rise Road.

Moving up the hill one comes to the first example of a detached property, once again, typical of the early mid 20th century, a bungalow of classic balanced design, with obvious attention paid to the quality of materials. Next come 19th century cottages, then the mid 19th century school, followed by terraces of 19th century cottages.

Above Old Lane come the larger detached houses (with an infill of recent semi-detached properties on its east side) - the only interruption to the otherwise ever increasing size and prestige of the housing stock.

Past Church Lane, the houses give way to what, at one time, would have been called "gentleman's residences" with their large curtilages, some now with cottages and outbuildings converted to residential use.

Still further south, the conscious classicism of The Hall, sufficiently grand to ensure its pre-eminence in terms of a small East Riding village, but still of modest scale, compared with the landed estates at Rise Park or Burton Constable.

At the heart of the Conservation Area to the west of Main Street is the imposing structure of St. Lawrence's Church with its surrounding Churchyard.

LANDSCAPE SETTING

The Sigglesthorne Conservation Area lies within the 'Catfoss Dyke' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes this area as a narrow corridor landscape where landform is dominated by a gently sloping shallow valley through which the watercourse draining Hornsea Mere would once have run. Catfoss Dyke is now a small watercourse that contributes to the drainage of the farmed fields but has little influence on landscape character and this area is distinctive due to the lack of water bodies other than the dyke itself. The Character Area links Hornsea Mere with the complex of former gravel pits near to Brandesburton. Hornsea Mere would once have drained westwards into this Character Area, but coastal erosion led to a change in the drainage system for the Mere which now drains eastwards towards the coast.

To the southern edge of the Sigglesthorne Conservation Area is the 'Central Holderness Open Farmland' Landscape Character Area. 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 area 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 willow 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.

A Conservation Area boundary normally delineates an area of historical and architectural interest with the principal component being buildings of architectural interest. Within the Sigglesthorne Conservation Area these prime elements are very much apparent, but it is significant that their presence alone would not be of importance without the environmental features that are formed by the mature tree cover in the area.

Within this Conservation Area trees are of major importance in the impact that they provide for the built environment. Important buildings such as The Hall,

Manor House, The Old Rectory and St. Lawrence's Church are contained within densely treed areas, much of this tree cover being protected by a Tree Preservation Order which acknowledges the aesthetic importance to the area.

The extensive curtilages to the above properties have allowed trees to establish and develop to specimen proportions, most notably the examples of Turkey oak, cut leaf Beech, evergreen oak, Lime and variegated Sycamore that stand in the grounds of The Hall.

Many of the trees to which the above paragraph refers can be enjoyed by the community throughout the Conservation Area. It is, however, noticeable that much of the tree cover in the area is mature and in many
cases over-mature. This may lead in time to significant changes in the appearance of the Conservation Area as trees of similar age groups come to the end of their natural life span. Visual amenity is of particular concern and though Preservation Orders may require trees to be replaced in time, it is of paramount importance that new tree planting is carried out on a regular basis to ensure continuity of the established natural environment.

The village is mentioned in the Domesday Book in AD1086 and at that time there was a Priest, Church, 14 villagers and five smallholders in Sigglesthorne. The land was owned by the Archbishop of York and the place name of the village is interpreted as referring to "Sigel's Thorne Bush". The Domesday Book mentions that Sigglesthorne had eight Carucates (a carucate is the amount of land that an ox team could plough in one season).

The Lordship and Patronage of the Church was given to the Collegiate Church of St. John of Beverley (to whom the village Church belonged). The Provosts continuing as Lords of the Manor until 1547. Thereafter it reverted to the Crown.

By the mid 19th century, the joint Lords of the Manor were the Constables (of Wassand) and the Bethells of Rise.

In recent years strong associations with an agricultural base have been diluted and the village settlement now is primarily one of residential dwellings.

Grey Cottage, Main Street

GENERAL CHARACTER AND PLAN FORM

The Conservation Area covers approximately 70% of the built up part of the village of Sigglesthorne. The Conservation Area has a linear form of built environment which is set around Main Street and Rise Road which runs north/south through the village. The Conservation Area also includes parts of two highways which runs east/west, being Old Lane and Church Lane.

At the northern end of the village, and outside the Conservation Area, the need for social housing as a reflection of housing policy in the mid 20th century has brought about a neat and cost - conscious development of Local Authority housing. Their styles typify the architectural and housing ideals for decent standards in that era

ARCHAEOLOGY

It is thought that the medieval predecessor to the present Manor House lay in an area immediately to the south-west; aerial photographs indicate that traces of earthworks survived here in the

1960's. To the north-west, the present Church of St. Lawrence, although restored in 1848, preserves some medieval, 13th century elements.

To the north-east of the Conservation Area there are further traces of slight earthworks of former, medieval settlements comprising building platforms, hollow ways and a possible moated site. In 1988, an archaeological survey was undertaken in advance of development in this area. Observations during development revealed information not only on the medieval remains, but on a hitherto unknown Romano-British settlement suggested by the discovery of a ditch containing Roman pottery.

Further details of these sites are held in the Sites and Monuments Record which is held by The Humber Archaeology Partnership.

SPATIAL ANAYLSIS

THE CHARACTER AND INTER-RELATIONSHIP OF SPACES WITHIN THE AREA

The Conservation Area of Sigglesthorne is characterised by a linear form of development laid around Main Street/Rise Road. At the heart of the Conservation Area is the Church and Churchyard which stand as a focal point to the Conservation Area. The Churchyard has a number of mature trees and these, together with the Church building itself form a most attractive setting. St. Lawrence's Church features a blend of red brick, ashlar stone and cobble walling which stand imposingly in the landscape setting.

To the east and south of St. Lawrence's Church are the "gentleman's residences" set in extensive grounds. The level of landscaping within this area is both extensive and impressive with many types of trees existing. This part of the Conservation Area is in marked contrast to the denser pattern of development in the northern segment of the Conservation Area.

Amber Cottage, Main Street

KEY VIEWS AND VISTAS

On entering the Conservation Area from the north the denser form of development around Main Street suggests the vista is entering a typical East Riding rural village. The land rises towards the centre of the village and there are views (between properties) out to the west over the rural landscape.

On approaching the brow of the hill the imposing mature landscaping around St. Lawrence's Church, The Old Rectory and the Manor House takes precedence.

The mature landscaping runs on the east side of Rise Road in a southerly direction encompassing Hall Farm and The Hall. This mature landscape setting is in direct contrast to the open rural landscape to the west of Rise Road which is not included within the Conservation Area.

CHARACTER ANLAYSIS

DEFINITION OF CHARACTER AREA AND ZONES

It is considered that the Conservation Area has three defined zones within it.

The first zone relates to that part of the Conservation area from its northern boundary up to its junction with Church Lane. The pattern of development within this area is denser than the remaining part

of the Conservation Area and takes the form of linear development, for the most part located in close proximity to Main Street.

The second zone is that comprising of St. Lawrence's Church, Churchyard and former Sunday School. This area features the Church and the Sunday School buildings in a Churchyard setting. The Churchyard extends to the north, west and south of the Church building and contains many examples of mature trees.

The third zone relates to development to the east of Rise road from its junction with Church Lane in the north to the southern boundary of the Conservation Area. This area is characterised by buildings set in extensive grounds with a mature landscape surround.

Cottages on Old Lane

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

The village of Sigglesthorne has in common with many Holderness settlements, to a great extent, lost its former strong connections with the agricultural activities which surround it.

Probably because of its geographical location, it has become accustomed to many of its residents having employment outside the immediate area, which has led to a number of former agricultural buildings being converted for residential use. This has been successful in ensuring their survival and therefore the retention of much of the historic character of the village, to its visual benefit.

In recent years the result of this has also been that new development is tucked away to the east of Main Street, thereby reducing its impact on Sigglesthorne's historic core.

THE ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS AND THE CONTRIBUTION THEY MAKE TO THE SPECIAL INTEREST OF THE AREA

St. Lawrence's Church is at the heart of the Conservation Area and its blend of brick, cobbles and ashlar stone, together with its landscape setting contributes to the special interest of this particular part of the Conservation Area.

The northern segment of the conservation area from its northern boundary to Church Lane contains properties of varying ages displaying a linear pattern of development along Main Street. The dwellings have a variety of styles about them, but with a uniformity of scale that characterises the area as a traditional East Riding village.

The area to the south of Church lane and east of Rise Road is characterised by much larger structures set in extensive grounds. Buildings such as the Manor House and The Hall would dominate the street scene if they were set in close proximity to the adjacent highway, but because they are set in extensive grounds and surrounded by mature landscaping, the buildings "peep" through the landscape setting.

THE CONTRIBUTION OF KEY BUILDINGS

The straight, linear nature of Sigglesthorne's main street development is such that the number of buildings which create a focal point are remarkably few. They include:-

Virginia Cottage,
Smithy Cottage,
Holly Cottage,
Amber Cottage,
Grey Cottage,
Gothic Cottages,
Beech House,
Cottage to The Old Rectory,

These buildings are highlighted because of the additional visual importance they have because of their location.

LOCAL DETAILS

St. Lawrence's Church displays an almost unique blend of facing walling materials with the use of red brick, ashlar stone and cobbles. These materials blend to make a most attractive and interesting building.

The predominant building material for the majority of properties within the village is brick. Some brickwork has been colour-washed in a variety of colours.

Roofing materials displayed within the Conservation Area are traditional clay pantiles, slate and a small sprinkling of concrete tiles.

The Conservation Area still displays examples of traditional vertical and horizontal sliding wood sash windows and wooden doors.

BUILDING MATERIALS

Brickwork has traditionally been used as the main walling material for the majority of properties within the Conservation Area. Brick colours, for the main part, tend to be of hues from red to brown.

A number of properties have been colour-washed or rendered and colour-washed in a variety of colours.

Window details have traditionally been wooden, vertical and horizontal sliding sashes. However, there has been a movement towards non-traditional materials within some of the properties within the Conservation Area.

Cottage, Main Street

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

The Conservation Area is well served by significant areas of mature landscaping. Individual trees and groups of trees contribute greatly to the character of the Conservation Area and are interwoven within the fabric of the built environment.

The grounds of the larger properties located to the south of Church Lane and to the east of Rise Road display a large variety of mature landscape. The variety of trees contributes greatly to the character of this part of the Conservation Area.

St. Lawrence's Church and Churchyard equally display a number of mature trees. When approaching the Conservation Area from the south or north the two areas of combined landscaping create a focal point which is at the heart of the Conservation Area's designation.

PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE

A number of twentieth century properties have been constructed within the Conservation area, some of which are more successful than others. It is considered that to retain the essential rural character of the Conservation Area

further new development should be resisted. Within the urban framework of the northern part of the Conservation area there are still odd gaps, but it is considered that the infilling of these gaps in the street scene would not enhance the character of this part of the Conservation Area.

The larger properties set in extensive grounds which form the bulk of the central and southern part of the Conservation Area should not be infilled with new development. Any new development would have a detrimental effect on the character and setting of this part of the Conservation Area.

The more modern residential development to the east of Main Street and located between Old Lane and Church Lane has at best a neutral impact on the Conservation Area. These properties are undeniably of a more modern design, but they do tend to be out of place in this Conservation Area setting.

The general condition of the Conservation Area is good and it is hoped that maintenance will continue in the foreseeable future.

The village of Sigglesthorne has essentially moved away from its origins as an agricultural centre to one now mainly providing housing accommodation. Its location away from established centres of population means that it is unlikely to see significant levels of further development. As with all settlements, there has been an increase in traffic flows over the years within the village, but it is considered that any traffic calming measures should not be introduced which would be to the detriment of the character of the village or any of its green verges.

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

COMMUNITY INVOLVEMENT

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

SUGGESTED BOUNDARY CHANGES

The character of Sigglesthorne is derived from the lie of the Conservation Area within a rural landscape, the unspoiled 18th and 19th century buildings and the abundance of mature trees. The boundary of the Conservation Area has been drawn with the intention of including as many as possible of these features and has not been confined to the intensely built up area of the village. It is not intended in this Appraisal to vary the boundaries of the Conservation Area.

MANAGEMENT PROPOSALS

The Holderness Plain has a high concentration of tourist visitors and the fact that Sigglesthorne is a settlement with a Conservation Area will attract such visitors. Accordingly, it is considered that within the main street areas there should be sufficient suitably designed litter bins.

In order to encourage residents to retain wooden window frames, grants could be considered which may arrest the advance of non-traditional window materials.

One noticeable feature within the Conservation Area is the existence of a number of wooden direction signs. In marked contrast there are a number of more modern metal signs. It is considered that the erection of any future direction signs should be more aligned to the wooden signs than the modern metal signs.

Any road improvement/traffic calming measures that are proposed for Sigglesthorne should not destroy the feature grass verges which run through parts of the Conservation Area.

Due to the high maturity value of much of the landscaping in Sigglesthorne, grants could be considered in order to achieve a rolling programme of new planting which in years to come will take the place of any mature landscaping that will be lost.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan policy EN 19.
Leaflet by East Riding of Yorkshire Council "What are Conservation Areas?"

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

USEFUL INFORMATION AND CONTACT DETAILS

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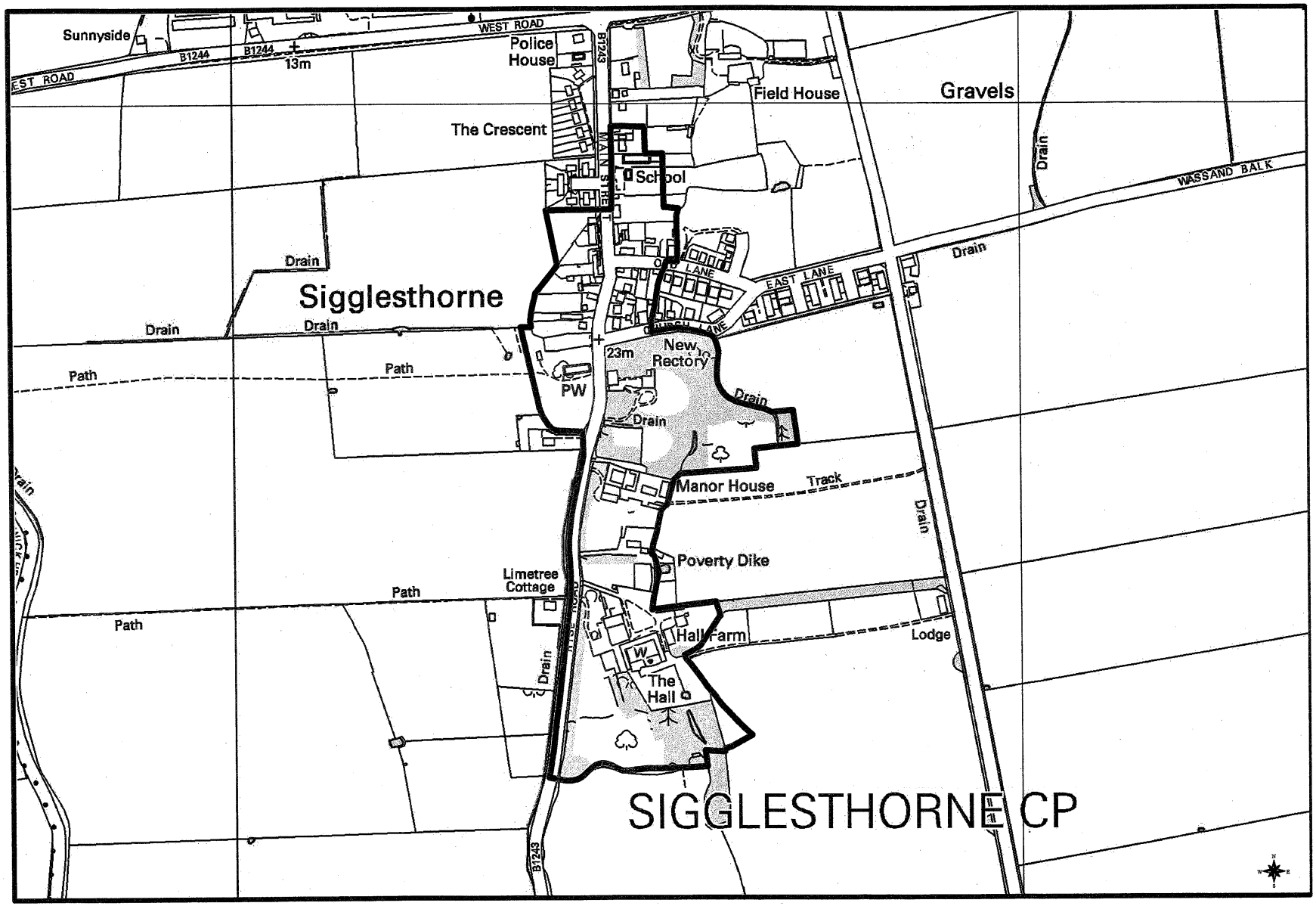
Published July 2006



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