EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

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MAY 2006

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INTRODUCTION

The Conservation Area at Swine originated in proposals included in the current South-west Holderness Local Plan, which resulted in a designation in 1991, which gave protection to the whole of the settlement's historic core.

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

DEFINITION OF SWINE'S SPECIAL INTEREST

The special character and appearance of the Swine Conservation Area lies in its integrity as a settlement which has remained largely immune from the usual post World War II developments.

Because of its "estate village" history it has retained many of its traditional joinery and roofing materials and a uniformity of maintenance and boundary treatment.

a) TOPOGRAPHY AND ITS RELEVANCE

The settlement of Swine lies some four miles north north-west of the centre of Hull and approximately one mile to the west of the A615 Hull to Bridlington road.

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).

The northern edge of the Swine Conservation Area is adjacent to the 'Central Holderness Open Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). This Landscape Character Area is made up of the area that surrounds the two parkland Character Areas of Rise and Burton Constable and includes other villages such as Leven, Routh, Long Riston, Great Hatfield, Withernwick, Skirlaugh, Ellerby, West Newton, Sproatley and Humbleton. The Landscape Character Assessment describes this landscape as being one that is dominated by the influence of agricultural intensification within the River Hull floodplain and that, as is typical of much of Holderness, significant areas of woodland are scarce. Those areas of semi-natural

woodland that are present in this landscape are dominated by ash, oak, hazel, hawthorn, elm, field maple and rowan. Fragments of wet woodland are also features of the landscape and these are dominated by alder and willows species. The fragment of ancient woodland at Bail Wood, near Aldbrough, provides an indication of the type of woodland that would have been more widespread in this landscape area historically. Its hedgerows are typical of Holderness and are dominated by hawthorn with hazel, ash, blackthorn, elder, field maple and dogwood also present.

The southern edge of the Swine Conservation Area is adjacent to the 'Hedon, Preston and Bilton Farmland' Character Area. The Landscape Character Assessment describes how the urban edge of Hull impacts on the character of this agricultural landscape because of the stark interface between development and the countryside. This landscape is low lying and generally well drained with little significant tree cover. Field systems tend to be medium to large in size and are generally regular in pattern with hedgerows and drainage ditches acting as boundaries. The open nature of this landscape provides good views to the west over the skyline of Hull while to the east, landmark buildings such as the churches at Hedon and Preston are important landscape features. The cooling towers at Salt End are also a very dominant and highly visible feature of the southern skyline.

Swine is the site of a former Cistercian nunnery founded in the mid 12th century and extensive areas of associated earthworks are still present. The village and surrounding farms were rebuilt after 1865, all with near identical design. The church represents part of the nuns' church and the churchyard, as with others in this Character Area, supports a variety of plant species such as tufted hairgrass, primrose, snowberry and yew.
Swine has its historic core around the village Main Street, running in a westerly direction from its junction with Dancing Lane and Coniston Lane - for a matter of some 300 yards. The land rises nominally toward its west end, but is predominantly flat. To the north and west of the village until the mid 18th Century, the area included both woodland and marshland, which is acknowledged in the names of some of the farms.

In general though the area was, and still is, agricultural and originally (post Conquest) belonged to the Archbishop of York. Before the reign of King Stephen, a Cistercian Nunnery (Priory) was established, and by the time of the dissolution, the prosperity of the village was well established. It has remained broadly agricultural ever since.

b) DISPOSITION AND DEVELOPMENT

The Conservation Area runs east-west. The majority of the properties are on the north side of the Main Street and all are, or appear to have been at some time, either semi-detached or terraced cottages.

On the south side the properties are more substantial with the exception of the semi-detached pair at the east end which again reflects the cottage style.

Abbey Garth Cottages

Poulson in his History of Holderness (1841) says "Swine has undergone very little change, there has been neither a house nor cottage erected in it for the last 40 years".

Even today, one can almost repeat the statement - only one, most unsympathetic property adjacent to the Churchyard, having been built since the early part of the last

century. This has resulted in uniquely open prospects between the houses, in which only the occasional garage or garden shed has been erected.

St Mary's Church

The population information provided by Poulson in his History of Holderness (1841), makes interesting reading. Within the "Township" there were 15 inhabited and 1 uninhabited properties, housing 15 families, of which 15 were chiefly involved in agriculture with none in trades, manufactures and handicrafts, making a population of 105 people in all. (By comparison current figures for the Parish indicate a population of 180 and 66 houses).

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

For the reasons described in the above paragraph, Swine has come to derive much of its present day character from the sporadic nature of its development and the way in which open land, both arable and pastural penetrates the village at various points, leaving large gaps between pockets of development and significantly altering the character of these often not particularly rural looking properties.

Of comment-worthy significance in this respect is the field between Holly Tree Cottage and Priory House on the south side of the Main Street. Not only has this field particular archaeological significance (q.v.) but also it has become the traditional site for many of the village's community activities - summer fair, bonfire etc.

d) THE NATURAL ENVIRONMENT

The main approaches to the village are flanked by mature field hedgerows, which contain a variety of native species including hawthorn, beech, privet and recently introduced conifers that are purposefully maintained, giving a feeling of care and respect for natural surroundings.

The village retains a natural air of peace and quiet. This sometimes subdued atmosphere is enlivened by the ever-changing appearance of trees, hedgerows and verge-side flowers, through the seasons. Much of Main Street is flanked by well-tended grass verges giving views into gardens which are contained by mature hedgerows. Tree cover is very important to the tranquillity of this village.

The quiet is doubtless a contributory factor to the evidence of wildlife and local sightings of kingfishers and a night heron.

Within the curtilage of Priory House are several important specimen trees, most notably a mature Oak which affords significant amenity value. Its presence is not only important to the interpretation of the village centre, but also to the skyline which it dominates.

Tree cover extends through the village to its western edge terminating at Abbey Garth Farm. A variety of species exist, including native Oak, Ash, Birch, Beech, Horse Chestnut and Sycamore.

e) TREE PRESERVATION ORDERS

Swine No. 1 Tree Preservation Order made on the 8 July 1992, makes reference to eight trees in the grounds of Priory House. Apart from these specifically protected trees, any owner wishing to prune or remove any tree within the Conservation Area, must give six

weeks notice to the Council before carrying out any such work.

f) ARCHAEOLOGY

To the west of the Conservation Area, the Priory earthworks are already scheduled as an Ancient Monument. To the south of Abbey Garth lies a series of earthworks on the site of former fish ponds. Due south of the former Vicarage extend the remains of a demolished hall with, to the east, well-preserved earthworks of its formal garden complex. A number of medieval artefacts have been unearthed in various locations around the Conservation Area. Roman coinage has also been found near the site of the road which in those times linked Spurn with York.

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 name of the village is suggested by Poulson to have been given in Saxon times in commemoration of the town of Zwine, near Stettin which had a river of the same name. There is also an Old English word "swin" meaning a creek or channel (which tends to dry up). This leads to a suggestion that Swine may, at one time, have been connected by a navigable creek to the estuary.

The medieval historical provenance of Swine and its importance in monastic circles has already been touched on in paragraph (a).

The Parish Church was originally an adjunct to the Cistercian priory and includes an impressive seven-light perpendicular east window, as well as important monuments in alabaster dating from the 14th Century.

Following the dissolution of the monasteries, the manor of Swine passed through the ownership of various families until by the end of the 18th Century it came into the possession of the Earl of Shaftsbury to whom it had passed from the Micklethwaytes (via the Ewers). Fleetingly, the manor had belonged to the Constable family in Queen Mary I's time.

In the mid 19th Century the estate was sold to the Crown, in whose ownership the land and several of the village properties still lie.

h) BUILDING STYLE, AGE AND MATERIALS

Nearly all the buildings in the Conservation Area date from the 19th and very early 20th Century. They are two-storey, and most are set back nominally from the road behind a verge or footpath within individual hedged curtilages.

The insignia of the Crown are built into the facades of some houses, bearing the date 1868.

The properties are of brick, those from the mid 19th Century being of a dark red-brown colour, the School house being somewhat lighter, as are the early 20th Century properties.

In the main the designs are plain, though Priory Cottages are quite decorative by contrast, with their feature of hanging tiles at first floor level. (Stone drip-mouldings over windows on Corner Cottage and its neighbour are a relatively rate local embellishment).

Nearly all roofs are of slate, often with prominent chimney stacks (occasionally axial), and square cream-coloured pots. These make a significant contribution to the sky-line.

"Original" doors where they exist are of vertical boarding, batten type or Victorian four panel, the windows being side-hung casements with small panes, although there is evidence that four-pane Victorian sliding sashes preceded some of these.

Guttering has been cast-iron, though occasional timber examples survive. Where hedges are not in evidence, fencing of vertical timber palisades to a low level and mostly painted white successfully reflects the rural feeling.

Priory House (the former Vicarage) makes an exception to many of the generalisations referred to above. Its elevation is dominated by four-pane vertical sliding sashes with prominent white-painted lintels below two substantial corbelled brick chimney stacks.

The dormer bungalow, (built as a replacement for Priory House and first used as a Vicarage) presents a discordant note in both style and materials, having been incorporated in the Conservation Area because of its geographical location - such inclusion should therefore not be taken to infer recommendation of its design or materials for the Conservation Area.

Main Street and the Old School

i) BUILDINGS

Listed Buildings within the Conservation Area

St. Mary's (Grade I)
Swine Cross (Grade II)

Unlisted Buildings of Architectural Significance

The unassuming style of the village properties presents a difficulty in highlighting any which contribute a disproportionate amount to the Conservation Area.

Priory House is a good example of a late 19th Century Vicarage and is noticeable by virtue of its contrast with the more humble nature of the other village properties. The curious oval brick work on the south elevation of the Smithy is a feature unique to the area.

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

It says much for the quality of the Conservation Area that it is not easy to provide a list of inappropriate features, and most examples are singular rather than multiple.

Amongst these, however, would be the occasional modern tubular metal gate, asbestos flue, PVC and modern style windows. (Reference to the New Vicarage has already been made).

The large number of timber telegraph poles also detracts from the street scene.

POLICY STATEMENT FOR THE SWINE CONSERVATION AREA

1) LANDSCAPE AND SREETSCAPE

The terrain around Swine is typical of the hummocky nature of the Holderness landscape in general. It is exacerbated by the archaeological deposits which are apparent in several locations. The slight rise of the Main Street towards the Church contributes towards the feeling of enclosure as the trees and buildings in turn get larger or closer to the traveller. Particularly when the trees are in leaf this achieves a funnelling effect which is important in creating a change in mood as the street progresses.

The village scene is dominated by the Church, which stands on elevated ground, to which the slender verticality of the

Gothic War Memorial Cross acts as a fitting contrast.

The tree cover is particularly important to the impression of rural tranquillity which the village exudes - visits in winter when the trees are bare being in marked contrast to their luxurious and varied colour of the foliage in summer.

The meandering quality of the lanes leading to the village acts as a pleasing foil to the comparative straightness of the Main Street, thereby helping to emphasise the sense of "arrival" when Main Street is reached.

Every effort will be made to preserve these features, and to re-plant those natural features which may be diminished by old age and demise.

The Main Street, looking east

2) BUILDINGS WHICH CREATE A FOCAL POINT

Of particular importance in this context are the Old School House, which closes the view on leaving the village, Threeways Cottage, which attracts the attention on entry, and Corner Cottage.

Priory House, though semi-hidden among trees attracts the eye because of its contrasting style of architecture - as does the new Vicarage, with less happy results.

St. Mary's Church commands attention by dominating the sky-line at a distance outside the village and, once remembered, attracts the curiosity when, on entering the Main Street is has all but disappeared, not re-emerging until the traveller has almost reached it.

The traditional timber sign-post with idiosyncratic directions is a significant and pleasing feature - the bus shelter less so.

These features are deemed to be of more than usual importance and development proposals for them, (or their settings) will be the object of particular attention.

3) THE SCALE OF FUTURE DEVELOPMENTS

At the present time a non-selected settlement, additional residential development should only be by infilling. It is however, important that every effort is made to see that the outspread nature of the village and the Conservation Area is preserved by protecting the open spaces wherever possible, otherwise the special character of the Conservation Area will be diminished and eventually lost. Where new development is allowed it must sympathetically reflect the small-scale and unassuming character of the present architecture.

4) RECOMMENDED MATERIALS

The use of traditional materials in and around the Conservation Area is essential to achieving its preservation and enhancement.

In this context the following materials are considered appropriate:-

Roofing - Within the Main Street, Welsh slate, though clay pantiles may be appropriate elsewhere.
Concrete tiles should be avoided.
Brick - Red/brown-preferably reclaimed clamp bricks.
Chimney pots - Cream, perhaps crown-style.
Windows - Side hung casement type, small paned, and in timber. UPVC is not acceptable.
Sills - Stone, natural or pre-cast.
Steps - Stone or concrete.

Doors - Plain boarded, batten type or 4 panel Victorian in which the top two can be plain glazed if desired. UPVC is not acceptable.
Door furniture - Rustic.
Rainwater Goods - Guttering of cast-iron or timber, down pipes in cast iron.
Fencing - Where hedges are not available or appropriate, white palings are a suitable alternative.
Floor Surfaces - Gravel is most suitable to the rural environment, but tarmac with chippings can also be satisfactory. The suburban effect of setts, concrete slabs or brick paving is not appropriate.

5) RECOMMENDED FEATURES

The incorporation of chimney-stacks in domestic designs (because of their profile) makes an important contribution to the village scene. New development should include them, and applications for their demolition on existing buildings should be resisted.

The village properties are mostly lacking in external porches, and where they exist they tend to be contemporary after-thoughts. Preference should be given to canopies, porches being restricted to the rear of properties.

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 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 Swine 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. Swine also has a Village Design Statement (VDS) which has been prepared to guide development decisions in the village.

The RSS will be reviewed soon and the JSP will be incorporated into the Local Development Framework, which this will supersede the current Local Plans in due

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Swine 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

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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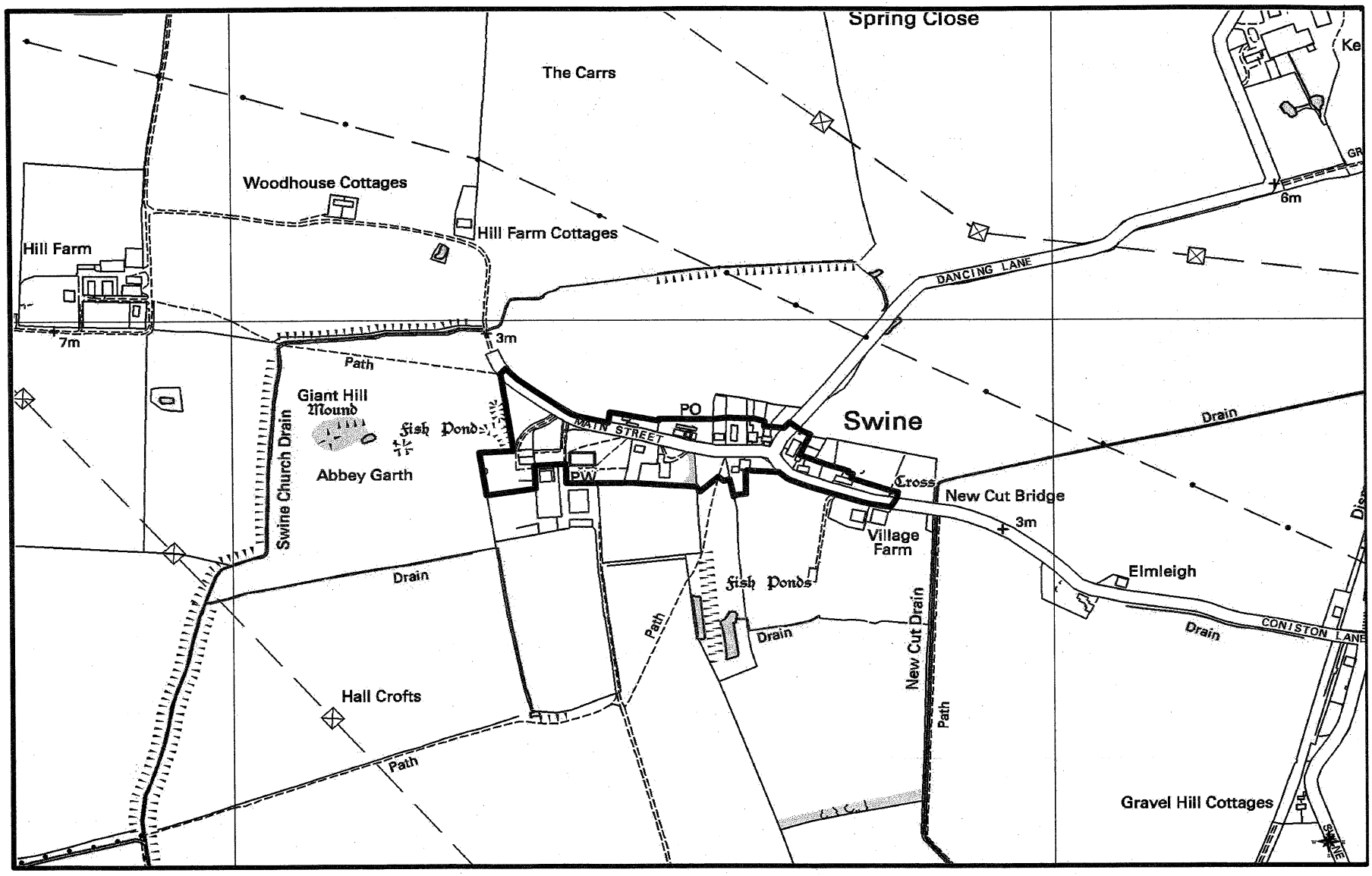
Published July 2006



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