EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

WINESTEAD

Winship and Willow Cottages

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JULY 2006

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INTRODUCTION

In May 1991 Holderness Borough Council designated a Conservation Area at Winestead to protect its special character, being one of the few unspoilt estate villages on the Holderness peninsular.

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 was 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 WINESTEAD'S SPECIAL INTEREST

The special nature of the character and appearance of the Winestead Conservation Area devolves, from the independent establishment of cottages within generous curtilages, usually large enough to avoid any suggestion of overcrowding, yet not so large as to lose the sense of overall community. It remains one of the few unspoilt former estate villages in Holderness.

a) TOPOGRAPHY AND ITS RELEVANCE

The hamlet of Winestead is just over 12 miles east of Hull, nearly all its properties lying just north of the main Hull - Withernsea Road and some 3 miles from the coast.

Until the 18th century, ings belonging to the parish reached to the bank of the estuary, but with the reclamation of Sunk Island and North Channel, the Humber is now as far off as the sea.

The Winestead Conservation Area lies within the 'Burstwick to Withernsea Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment recognises that, in contrast to the large field systems closer to the coastline, examples of medieval field systems can be observed at Preston, Hedon and Bilton and several moated sites and deserted medieval villages are present. St Patricks' Church at Patrington is one of the biggest and architecturally significant churches in the area and the spire is an important landmark on the skyline of Holderness. Wetland habitats are also present in this Character Area, especially dykes and ponds with fenland plants including greater water parsnip and greater spearwort. As with other parts of Holderness the hedgerows are dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood also present.

Most of the settlement is on ground which rises from the south, and from 7.5m - 22.5m above sea level. The higher ground is of boulder clay and is in the form of open fields, with meadows and pastures at lower levels. According to Poulson in his History

of Holderness (1841), during medieval times Winestead's southern flank had been protected from inundation by a bank. This had apparently become neglected by the mid 16th century, resulting in flooding. The Drain, formerly referred to as Winestead Fleet, had a haven at its mouth, where in 1752 it was agreed that charges made at a staith should be at parity with those at nearby Patrington Haven.

It is likely that it was the natural advantages which the area afforded which prompted the Post-Reformation development. Winestead having become the seat of the Hildyard family from the 16th century, an association lasting until the late 20th century.

Winship and Willow Cottages

b) DISPOSITION AND DEVELOPMENT

Nearly all the properties in the Conservation Area (which covers most of the hamlet), lie on a north-south axis along Bydales Lane and its northern extension. In this respect they reflect the pattern which is typical of so many Holderness settlements, namely a linear layout, and are little changed either in location or disposition from those shown in the map of 1636 - even to the extent to which most of them lie to the west side of the road.

To the roads themselves there are 2 significant changes - first the introduction of the present road running towards the coast coupling into the Hedon - Withernsea road approximately 1 m to the east of Batty's Corner, and second the former existence of a link from the north end of the village street running westward, connecting once more with the road to Halsham East End.

Of the present-day cottages, the oldest are from the 18th and 19th centuries and several are, or were before alteration, single storeyed.

There are no shops, post office, school or public house at Winestead.

The population information provided by Poulson in his History of Holderness (1841) advises that within the "Township" there were 19 inhabited and no uninhabited properties, housing 19 families, of which 16 were chiefly involved in agriculture but none involved in trades, manufactures and handicrafts, making a population of 145 people in all.

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

The impact of open spaces around the individual properties which make up the Conservation Area is very important, and further reference to this feature is to be found under Landscape and Streetscape in the Policy Section below, because it makes a major contribution to the special nature of this Area. This probably arose due to a tradition of small-holdings throughout the hamlet, each family having the capacity for self-sufficiency in basic foods.

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 hamlet has no village green or community area, but the ribbon-like pattern of development with open fields to east and west contributes to the impression of

spaciousness. Broad grass verges with minimal kerbing reinforce the rural feeling.

d) THE NATURAL ENVIRONMENT

Within its rural setting this Conservation Area has many natural features that afford important visual amenity to be enjoyed by passers-by and residents alike. In the summer months the scattered dwellings are clothed by a shroud of greenery. The most common feature in the area are the hedgerows. In Bydales Lane can be found well-tendered hedges of conifer, rosa, hawthorn and privet and in contrast lengths of hedgerow left free to mature from the sucker growth of Elm and other hedgerow species such as Sycamore, Ivy and Elder.

Most of the properties in the area support between them a vast number of different species of broadleaf and evergreen trees including purple Beech, Horse Chestnut, Lime, Laburnum, Eucalyptus, Silver Birch, Poplar and several variety of Rowan. Many of these trees are semi mature and their gradual development to maturity will do much to ensure a continuity of tree cover in the area.

Manor Farm Cottage

e) TREE PRESERVATION ORDERS

There are no Tree Preservation Orders in effect within the Winestead Conservation Area. Nevertheless, any owner wishing to prune or remove a tree must give six weeks notice to the Council.

f) ARCHAEOLOGY

The earliest documentary reference to settlement at Winestead dates to AD 1033 when, along with an estate in Patrington, lands in Winestead were granted to the Archbishop of York by King Cnut. At the time of Domesday in 1086, 7½ carucates in Winestead were held as a berewick of the archbishop's manor of Patrington. The place-name 'Yinestede' derives from the Old English word for 'wife' and probably means the 'women's place'.

Within the Conservation Area, the settlement has a distinctive linear form running from north to south, lying between Bydales and Winestead Lane. The two former open fields lay immediately to the east and west and the Church and medieval moated site lie further south, beyond the main road. The fabric of St. German's Church suggests that it was in existence by the 12th century and the medieval manor is believed to have occupied the moated site. This house was succeeded in the 16th century by a house north of the village thought to lie in the vicinity of Winestead Hall.

Evidence of medieval settlement may survive below-ground within the Conservation Area, although the current buildings are post-medieval in date. Of particular interest is the Old Rectory which has origins in the 17th century. Documentary evidence records an earlier, thatched rectory house which had decayed by 1616.

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

Winestead is the birth-place of perhaps Holderness' most famous son - dealt with by the Victoria County History in just seven words and two dates: "Andrew Marvell, poet (1621 - 1678) was born at Winestead."

Poulson and J.E. Morris in his 1906 "East Riding of Yorkshire", are somewhat more forthcoming, the latter referring to the (then) Rectory, (now the Old Rectory), as the "house which was possibly the birthplace …… of the poet patriot, Andrew Marvell. His father was rector of Winestead at the time, but 3 years later he moved to Hull." Morris probably visited the Rectory in September 1903, as he goes on to say, "the lawn in the front is variegated …. with the delicate lilac blossoms of the beautiful meadow saffron (Colchicum autumnale).
The long association between the Hildyard family and Winestead has already been touched on, the estate passing, following foreclosure in 1886, to James Reckitt who gave it to his son. Thereafter it passed via Horsley Smith & Co in 1918 to Hull Corporation who sold the entire estate in 1932. The control which these several owners exercised on development may well have been responsible for the relatively intact state in which Winestead has reached the closing years of the 20th century.

Traditional signage on Winestead Lane

h) AGE, BUILDING STYLE AND MATERIALS

Much of the charm of Winestead stems to a great extent from its wealth of small, low, usually detached cottages, many of great character and individuality. The majority of these were undoubtedly farm labourers' dwellings whose occupants worked on the larger farmsteads of which there are three (2 listed), within the Conservation Area. (There appears to have been hardly any non agricultural employment in Winestead).

The Old Rectory, listed, comes almost within a category of its own, relating to the Church of St. Germain, which lies beyond the Conservation Area's southern boundary, (and to which J.E. Morris draws attention for being the only pre-Victorian Church without a tower or spire in Holderness).

The surviving properties are almost exclusively built of local brick - the 3 miles from sea and estuary being sufficient to ensure that there is little or no incidence of Holderness cobble. There is one grey brick property in the Conservation Area, Manor Farm, possibly from the same source as the brick used for The White Hall, near to but outside the Conservation Area. Two-thirds are finished in brick, and there are eight properties with a rendered or painted finish. Traditional coverings are mainly of clay pan-tiles, thought there is one example of Welsh slate, Manor Farm.

Worthy of note is the high incidence of single and 1½ storey properties - two-thirds of those surveyed fell into this category - a proportion unlikely to be matched in any other hamlet or village in Holderness,
because of this there is a corresponding high incidence of dormer windows; over a quarter of the properties have these.

Several properties have relatively deep eaves with deep barge-boards. Gutters are mainly half round sectioned. Cottage windows would originally have been Yorkshire sliding sashes, with plain, vertical boarded batten doors. Originally a number of properties would undoubtedly have been thatched.

i) BUILDINGS

Listed Buildings (Within The Conservation Area)

Grange Farmhouse (II) (mid-late 18th century)
The Old Rectory and its Coach-house (II) (17th century origins, 18th and 19th century)
Four Urns of the 18 and 19th centuries in the grounds of the Old Rectory (II) (late 18th century and early-mid 19th century)

Manor Farmhouse (II) (c.1800)
The Old Post Office
Rose Cottage (II) (late 18th century)

Unlisted Buildings of Architectural Significance

Jasmine Cottage
Barn to the east of Manor Farmhouse
Brick farm buildings to the north east of Grange Farmhouse
Winship and Willow Cottages
K6 Telephone Box
NB There are several other cottages which would have been included in this section, but for unsympathetic alterations and modernisations.

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

It says much for the quality of the setting of the Conservation Area that there is relatively little which detracts from its intrinsic values. The worst of these is, without doubt, the continual festoons of overhead wires on wooden posts which disfigure the east side of Bydales Lane.

By comparison, the impact of unsympathetic modern introductions - the occasional, unattractive flat roof, replacement windows and doors, plastic guttering, pre-cast random stone and concrete tiles, pale into insignificance - though these are still important.
There are also a small number of modern style properties, whose erection predated Winestead's Conservation Area status and which, regrettably, have paid scant regard to the settlement's traditional materials and/or the proportions of features such as dormers, windows etc. Whilst having been incorporated into the Conservation Area because of their geographical location and their relationship to in the Area as a whole, their inclusion should not be assumed to indicate an acceptable precedent for further development of such nature, and future applications will be urged to respect, more accurately, the scale and features which have created the special character and appearance of the Area.

Listed Urn (II) at the Old Rectory

POLICY STATEMENT FOR THE WINESTEAD CONSERVATION AREA

1) LANDSCAPE AND STREETSCAPE

The appearance of the cottages - diminutive, unassuming, yet rarely devoid of interesting features - amplifies the opportunities afforded by the hamlet's character enabling each property to be visually assessed in its own right. The occasional incidence of a much larger property should not be overlooked, though these are within much more expansive curtilages as befitted their original status.

The well-ordered gardens, usually put down to grass, with well-tendered hedges, shrubs and young trees completes the rural setting.

(Anyone who appreciates and admires the special qualities of Winestead is recommended to visit Withernwick Lane, Great Hatfield, where - on a smaller scale - several of the features which are so endearing to the character of Winestead can be seen replicated).

2) BUILDINGS WHICH CREATE A FOCAL POINT

Winship and Willow Cottages
1 and 2 New Cottages
K6 Telephone Box

Grange Cottage
Farm buildings to the north east of Grange Farmhouse
Grange Farmhouse
Totley's Barn
Manor Farm Cottage
Jasmine Cottage
Manor Farm House
The Old Rectory
Fir Tree Farm
Outbuildings to the south of Fir Tree Farm
Fir Tree Cottage

These buildings are highlighted because of the additional visual importance they have because of their location. Planning applications which relate to them will therefore be considered against the criterion that their design, and detailing should reflect the importance of their location.

3) THE SCALE OF FUTURE DEVELOPMENTS

With the original analysis of the residential properties in mid 1993 showing such a high proportion of single and one-and-a-half storey properties, the Council will seek to retain this unique feature of the Conservation Area's character.

The heights of nearly all the properties are minimal and many typify the traditional long and narrow plan of traditional Holderness properties, which allows their gables to be steep relative to their width.

In Winestead the retention of its diminutive scale of its cottage architecture is likely to be of paramount importance.

4) RECOMMENDED MATERIALS

In order to preserve and enhance Winestead's special character and appearance, it will be expected that applications for development will respect the traditional materials already in evidence.

This will require the use of a sympathetically coloured clamp-type brick, painted (not varnished) sliding sash timber windows and batten type external doors, clay pan-tiles and guttering of cast-iron or wood, with cast-iron fall pipes.

External doors should also incorporate traditional thresholds with stone or concrete steps and weather bars, where Building Regulations allow.

Garages should reflect the materials of the parent property and have timber doors, side hinged, batten type where possible.

Winestead has some interesting and attractive examples of gates and gate-post finials. The contribution they make to the character and appearance of the Conservation Area is significant and encouragement will be given to proposals to develop and extend this feature within the Area.

5) RECOMMENDED FEATURES

Development applications should consider relatively tall and corbelled chimney stacks with full height cylindrical pots for new residential development, but not for the conversion of agricultural buildings, where chimneys are unlikely to have been an original feature. Gutter boxes and shoes can make attractive features where they can be incorporated.

Because of the limitations of scale, dormer windows of appropriate size are likely to be required, and gables can successfully reflect the barge-board feature referred to above.

COMMUNITY INVOLVEMENT

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

LEGISLATION AND 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 Winestead 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 this 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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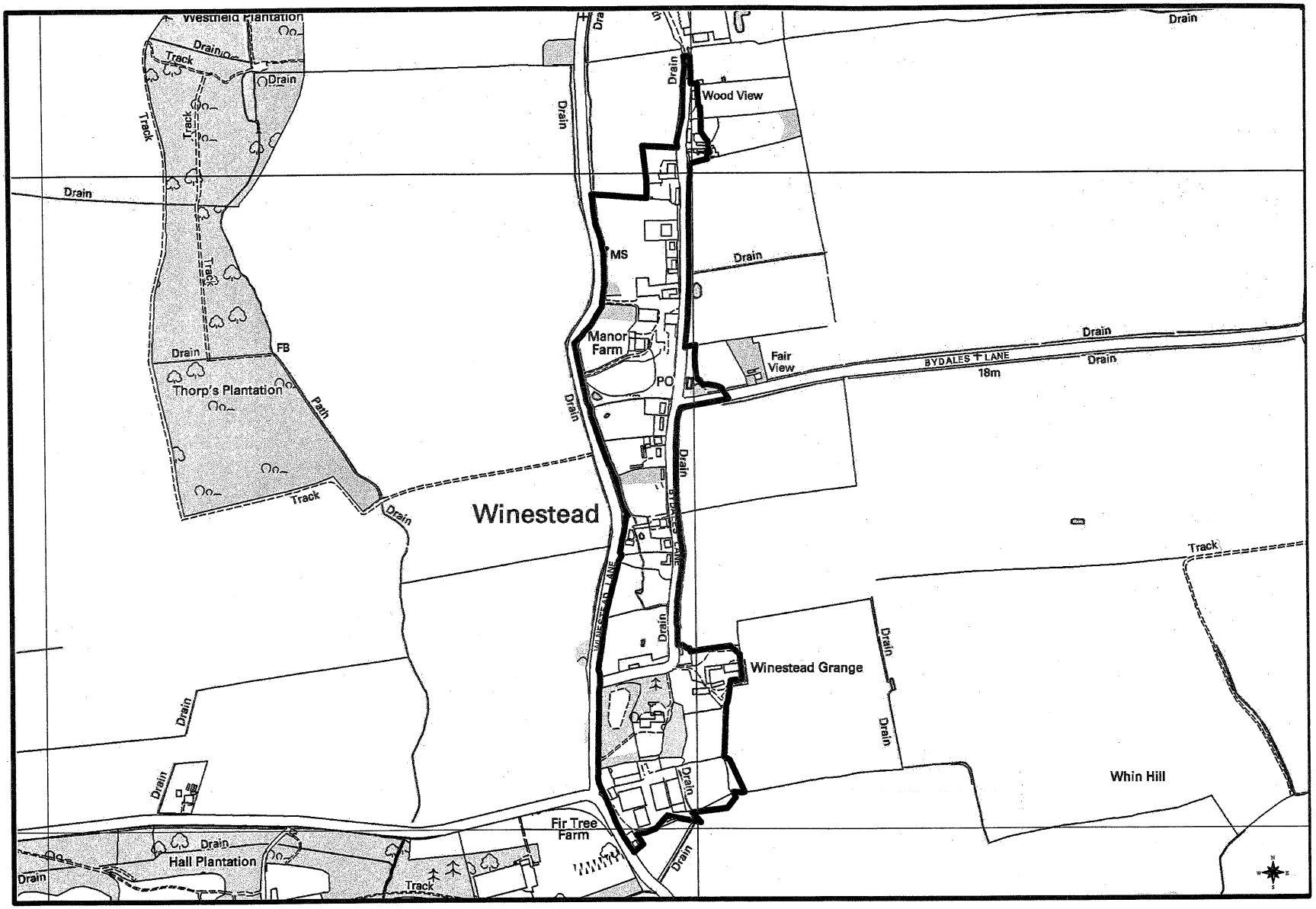
Published July 2006



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Winestead