EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

WOLD NEWTON

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INTRODUCTION

Wold Newton was identified as one of 14 villages in the East Riding which it was considered had features making them worthy of being designated as Conservation Areas; and in 2005 formal approval was given by the Council for work to proceed on them.

An approach was made to the Parish Council early in 2006 to seek their support for the principle of designating a Conservation Area in the village. This has resulted in the production of proposals for its potential designation, which, if agreed, would result in approximately two thirds of the settlement being given additional protection.

The Town and Country Planning Act 1990 defines a Conservation Area as **"An area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."** For the designation of conservation Areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

This 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 requirements of national government.

The Wold Newton Conservation Area covers some 65 properties and approximately two thirds of the village.

DEFINITION OF WOLD NEWTON'S SPECIAL INTEREST

The special character and appearance of Wold Newton's historic core, is to be found in the interplay of several different elements.

Certainly its topography, with its gradually ascending Front and Back Streets is of importance, heightening the sense of enclosure in the village, and with the Mere and the public open space surrounding it acting as a focal point where they meet.

Its tree cover is particularly precious, assisting in heightening still further that sense of enclosure referred to above.

And finally its architecture, which reflects the village's history and former social structure from the grander of The Hall, its classic Victorian Vicarage, Old School, Chapel and Church, its several farmsteads, its Inn and its artisan housing. Although several of these have had to adapt to different usages in the 20th century, all the basic elements of the village are still there and recognisable for what they were.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT WOLD NEWTON

a) Topography and its Relevance

Wold Newton lies some eight miles north-west of Bridlington in the valley of the Gypsey Race, extending upwards on the south facing slope of The Wolds. Its location can be readily appreciated in views from the south (q.v.), from which one can deduce the drainage and shelter benefits which this would have produced.

The Conservation Area lies in the "Gypsey Race Corridor, Wold Newton to Rudston" Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC 2005).

Back Street, Looking south

The Landscape Character Assessment identifies this area as one being dominated by the Gypsey Race which is a chalk stream that runs across the northern part of the Wolds, through the northern tip of Holderness to Bridlington.

It is a relatively broad valley, (the sides of which rise to approximately 150 metres AOD) with a generally flat bottom (at approximately 50 metres AOD). Within the valley lies several notable historic sites such as the planned medieval village of Wold Newton, a Neolithic monument known as Willy Howe, a burial mound on the edge of Wold Newton and Neolithic sites around the Parish of Rudston.

The Landscape Character Assessment notes that land use in the valley is generally arable with some areas of grassland and with field patterns that are rectilinear as a result of the Inclosure Act period and the associated re-alignment of roads in the late 18th century.

Hedgerows are the dominant field boundary and whilst these provide corridors for wildlife, many are now fragmented due to lack of management. The Gypsey Race Corridor also contains several Churchyards which support a variety of plants such as Black Knapweed, Wild Carrot, Ox Eye Daisy, Sheeps Fescue, Bulbous Buttercup, Meadow Buttercup and Germander Speedwell.

To the north of the Conservation Area is the "Bempton, Grindale and Wold Newton Farmland" Landscape Character Area. The Landscape Character Assessment identifies this area as being located to the north-west of Bridlington which is separated from other character Areas by the Great Wolds Valley which dissects the Wolds dip slope to the west of Bridlington. This area supports species-rich calcareous grassland with species including Quaking Grass, Upright Brome, Yellow Oatgrass, Carline Thistle and Kidney Vetch. Several species of Orchid have been recorded here, including Pyramidal, Bee and Fragrant varieties.

b) Spatial Analysis

The Mere represents the focal point of the village, from which all roads radiate. This open space is a major component of the specialness of the village as it is a feature replicated in few other East Riding settlements. The village is fortunate in having broad grass verges which help to create the spaciousness which is part of the village's character and these combined with the sense of elevation and the diversity of its architecture as one moves northwards up Front and Back Street coalesces to create a street-scape of quality and significance.

c) The Natural Environment

The village of Wold Newton is situated deep in the Yorkshire Wolds. Its position is of significant ecological importance. Wold Newton is both a green and blue stepping stone in an arable wilderness. Nestled in the Gypsey Race Valley at the foot of North Cotes Wold to the north and Thwing Wold to the south, Wold Newton with its many mature trees and green spaces is an oasis for wildlife. Gypsey Race runs east-west past the south end of Wold Newton where it intermingles with other village watercourses.

Wold Newton has a variety of hedge types ranging from the ecologically friendly Hawthorn hedgerow to the alien Leylandii. Some wildlife will adapt to Leylandii, the opportunistic blackbird for example, and use it as a habitat. Holistically, hedgerows bound 50% of the curtilages in Wold Newton.

The barns around Highfield Farm and the house itself are an excellent habitat for swallows and bats. Another good artificial habitat for bats is Wold Newton Hall. Grey Partridge, a Local Biodiversity Action Plan target species, inhabit the Wold Newton hinterland.

The central isle of the village is made up of (from south to north) Wold Newton Hall, All Saints Church, and the rears of Front and Back Street. This isle-like hub is raised and is mainly demarcated by bank and hedgerow. The trees round the south-western edge of the garden of Wold Newton Hall, are designated a Site of Nature Conservation Importance (Ref: TA07/EY 15), with a specific interest in the bird communities. All Saints Church has some magnificent species of mature trees from Yew to Sycamore to Box. Two of the best trees in All Saints' Churchyard, a couple of Copper Beeches, stand on either side of the eastern entrance. Not only do these trees dominate the eastern area of the Churchyard, but also the village-scape of Back Street. A line of fine Scots Pine bring order to the northern edge of the Churchyard.

The green area of the village comprises The Mere, Butt Hills, The Weir and the southern nib of Wold Newton Hall. There is lots going on for wildlife in this area. Butt Hills are burial mounds of unimproved grassland separated from The Green by a thick Hawthorn hedge and newly planted trees (Alder, Ash, Horse Chestnut and Sycamore). The manicured Mere provides wild fowl habitat for such species as Mallard, Moorhen, Canada Geese and Feral Duck. The Mere connects to Gypsey Race via The Weir, which can be used to maintain and control water levels. The Green connects to Gypsey Race via the hedgerow, which runs along the western edge of Rainsburgh Lane. This combination of blue and green connectivity feeds up to the grounds of Wold Newton Hall, which in turn takes up enviro-links into the rest of the village.

Contrasts: The Bus Shelter and Wold Newton Hall

d) Tree Preservation Orders

There are five Tree Preservation Orders within the Conservation Area:

TPO 359

Tree Preservation (Back Street, Wold Newton) Order 1986, Back Street, Wold Newton - 21 trees.

TPO 504

Tree Preservation (Wold Newton No. 4) Order 1998. All trees within the grounds of Wold Newton Hall, Wold Newton - one area.

TPO 829

Tree Preservation (Wold Newton No. 5) Order 2004. Land to the east of Field House, Back Street, Wold Newton - one group.

TPO 966

Tree Preservation (Wold Newton No. 6) Order 2005. Within the grounds of Glebe House, Front Street, Wold Newton - two trees and one group.

TPO 976

Tree Preservation (Wold Newton No. 7) Order 2005. The Haven, Back Street, Wold Newton - one group.

Field House

e) Boundary Treatment

Within the Conservation Area, there is less commonality of boundary treatment than one would have expected. Although the overall impression is of a hedged settlement in fact several properties - being at back-of-pavement-edge - have space for little or no boundary treatment, and of those which are set further back many are separated from the footpath or pavement by brick walls. Elsewhere hedges predominate and help to keep the rustic character of the village which, were boundary walls every to achieve a majority, would be lost to the harsher street-scape which they would inevitably create.

Curiously, there is no picket fencing which one might expect to have found in a typical East Riding village.

f) Origins and Evolution

The village was probably an Anglian settlement, when its name meant "New Farmstead in The Wolds". From the late 12th century it was sometimes known as Newton Rochford after the family who owned the Manor. In 1776 the Gypsey Race was defined by a new channel cut on the instructions of the Commissioners at the time of Inclosure. The Mere at the southern end of the village was chiefly fed by the Race. This and various wells provided the water for the village.

The houses lie along Front and Back Street, at the south end of which the roads intersect with Laking and Butt Lanes, going east and west respectively, and Rainsburgh Lane to the south.

On the edge of the grassed area adjacent to The Mere are two pre-historic barrows, (mistakenly) known as Butt Hills.

There are hearth tax records dating from 1674 which show 37 households registered for Wold Newton and Fordon. By 1743 there were 16 families and by 1764, eighteen. In 1801, (still including Fordon), the population was 106, and by 1821, 177 (now excluding Fordon).

Later figures are:

1841 - 245
1861 - 351
1901 - 274
1931 - 265
1951 - 289 (again including Fordon)
1961 - 247 (again including Fordon)

By comparison the latest figure for Wold Newton, in 2001, and excluding Fordon, is 291.

Although the Manor passed through the hands of various families, by the mid 17th century it came into the hands of the Osbaldeston family, who held it until 1907. It then became part of the Calder estate which was subsequently sold in several lots - much of it in 1920.

The open fields and other common lands were inclosed in 1776. In 1823 there were six farmers and smallholders in the Parish, though this had increased to 12 by the 1930's.

There was a Water Mill in the village in the early 13th century, and a century later a miller is again mentioned. In 1620, one tenant had a horse-mill and by the early 19th century there was a windmill in the north-west of the Parish. A mill was last mentioned in 1893, and it still stood, disused, in 1910. It has since been demolished.

In the early 19th century, the "Parsonage House" was replaced by a superior residence, and continued in use as a Vicarage until 1928, after which it has been known as The Hollies. The earlier house, single storey and of chalk, was subsequently used as a Church room.

All Saints Church is of stone, and dates from the 12th century, but with major extensions and alterations in the 19th century, including the weather-boarded bell tower.

Non-conformity in Wold Newton was first regulated with the licensing of a house as a meeting place in 1788. In 1839 land was required for the erection of a Wesleyan Chapel, which was erected that same year.

A Primitive Methodist meeting place was built in 1841, but by 1865 the Primitive Methodists were said to be using the school room and a cottage, but a Chapel was built some ten years later. Although still in use in the early 20th century, it has since been demolished.

Rudimentary education was available in the village from 1764, and in 1832 a school was built in Front Street. This was replaced by a new two roomed school close by in 1872. Subsequently the former school became a residential cottage.

In 1967 another new school was built for children from Wold Newton (and Thwing).

Commercial economic development has, in common with most villages, shown a steady decline. At the turn of the 19th to the 20th century there were two shops, a Post Office, three wheelwright/joiners, a shoe maker, rope maker, two dressmakers and a tailor. All have now gone.

The top end of Front Street

g) Archaeology

The valley of the Gypsey Race on which Wold Newton lies was immensely important to early man, and, as a result, a large number of pre-historic monuments are sited along it, or converge upon it: This is one of the most important landscapes for pre-historic remains in Northern Britain, and much of the archaeology here is of either national or major regional significance. As the village during the medieval period extended to the very banks of the Gypsey Race, and may even have straddled its far bank, it comes as little surprise that some of these monuments are located within the enclosures of the present settlement.

Evidence from the adjoining Parishes suggests that occupation probably began here during the Mesolithic (Circa. 8,500 - 4,500 BC), if not before; however, the earliest material so far recovered from the area dates to the Neolithic period (Circa. 4,500 - Circa. 2,000 BC). A large Neolithic bowl barrow can be seen at the southern end of the village, next to Bridge Farm; this is one of the few barrows in

this area known to date from this early period, and was partially excavated in 1894. It is now a Scheduled Monument. In addition, four leaf-shaped arrow heads, four flint chisels, four stone battle axes, a stone mace head and a polished stone axe from the Parish are held in local museum collections.

There is extensive evidence for Bronze Age activity (Circa. 2,000 BC - Circa. 650 BC) throughout the parish and this part of the Gypsey Race valley. Several Bronze Age dykes survive as linear earthworks, crop marks or soil marks on the slopes of the valley; these probably formed significant land boundaries, and at least ten are known from the parish, the most impressive of which survive as double or triple dykes. In addition, there are a large number of ground barrows, including two at the southern end of the village - the better preserved of which is a Scheduled Monument.
The northern end of the Conservation Area has been extended beyond the area which was previously considered in order to include pasture which includes part of the original pattern of the medieval tofts and crofts of the village.
Some of the barrows survive as isolated examples, but others are grouped in clusters, suggesting cemeteries, often on the valley slopes and the Wold tops. Originally, all would have been recognisable as prominent earthwork mounds, but a century or more of ploughing has resulted in most having been flattened; many are now known as a result of aerial photography revealing the crop-marks and soil-marks of the ring-ditches which formerly surrounded these barrows.

Evidence for permanent settlement becomes much more obvious in the Iron Age. Aerial photographs reveal extensive systems of enclosures, track-ways and early field systems within the parish. In addition, there is also evidence for contemporary Iron Age funerary monuments in the form of square barrows, at least three of which have been recognised by aerial photography.

Although very few of these crop-mark sites in the Parish have been investigated, it is likely that the settlement pattern established in this area during the Iron Age was perpetuated through the Roman period. Two burials found alongside Burton Fleming Road in 1991 may be of Roman date.

Evidence for Anglo-Saxon settlement and land use is provided mainly by place-name evidence; both Wold Newton and Fordon have Old English descriptive elements (Fordon meaning "The Farmstead in front of the Hill"), and are presumably Anglian in origin. Both were clearly in existence as permanent settlements in 1066, as the details of the then landowners are recorded in the Domesday Book.

At the northern end of the village an analysis of aerial photographs and cartographic evidence has enabled the original pattern of the medieval tofts and crofts to be re-constructed. This area has been included within the designated Area to confirm its significance and location.

White House Farm

h) **Layout**

The pattern of the roads in the village is a simple cross, equivalent to the four cardinal points of the compass. Front Street runs northward over The Wold to Fordon, with Rainsburgh Lane going south to Thwing. Laking and Butt Lanes

go east and west to Burton Fleming and Foxholes respectively.

The Conservation Area boundaries keep close to what appears to be the historic core of the village.

The location of the eight Listed Buildings, which date from the 19th century or earlier, would suggest that Front Street was the original street along which development came about.

j) Buildings

The chief residential building of note in the village is Wold Newton Hall, Listed Grade II, and erected between 1797 to 1809 by William Hutchinson who married the daughter of the Lord of the Manor, in 1795.

Most of the residential properties in the village are of brick and date from between the 18th and the 20th century. Several, however, incorporate chalk in their walls and this commodity is much in evidence on the associated farm buildings.

Other buildings of note have already been mentioned, including the Wesleyan Methodist Chapel, subsequently used as a village hall, the Old Vicarage and The Hollies, and the Anvil Inn.

The Mere

i) Scale

Most residential properties in the village's historic core are of two storeys, though there are some one and one-and-a-half storey examples.

ii) Orientation

Most residential properties are sited so that they face the road. Most are relatively close to the roads' verges, their locations enhancing the sense of spaciousness. More recent dwellings tend to be set a little further back.

iii) Materials

With Wold Newton's historic buildings, the use of building materials reflects what would have been available locally at the time, as materials were only transported over long distances for high cost and high status buildings.

Chalk would have been the original indigenous walling material, with thatch used for roofs, but in the 17th and 18th centuries the use of brick became more commonplace and thatch was gradually replaced by clay tiles - both these materials being produced locally.

Slate did not arrive for general domestic use until its transportation (from Wales) was facilitated by the advent of the railways, well into the 19th century.

Looking at the roofing materials in evidence in 2006, compared with other Conservation Area villages, Wold Newton's roofs are surprisingly diverse in their coverings. Although the impression left is of a mainly (clay) pantile roof-scape, there is a high proportion (about one third) of residential properties with concrete tiles, and a goodly number of slate. There are hardly any plain tiles in evidence.

iv) Walls

Though predominantly in the local red/brown clamp facing brick, there is a number of painted and rendered properties, around 20 of which enliven the street-scape in various shades of cream and white, and therefore add to the diversity of the village's character.

v) **Roofs**

The majority of Wold Newton's buildings have clay pantile roofs, though there are examples of plain tiles and slate, with some of the more modern properties having concrete tiles.

vi) **Windows and Doors**

Compared with other East Riding villages, there is still a high proportion of timber windows compared with UPVC. This does much to enhance the character of the village, as do the traditional style doors.

Several properties have also avoided the use of white paint, whose stark qualities often vi against mellowness of older roofing materials and brickwork.

vii) **Chimneys**

Although there is a diversity of chimney types, it is red cylindrical relatively tall pots, which predominate.

k) **Significant Historic Buildings**

The following buildings in the Conservation Area were listed when the village was last surveyed on behalf of the Department of the Environment in 1985.

(Before that, the Church and The Hall had been listed in 1966, and the telephone box was listed in 1989).

All are listed Grade II with the exception of the Church which is Grade II*

Pear Tree Farmhouse, Back Street
K6 Telephone Kiosk

Wold Newton Hall, Front Street
Church of All Saints, Front Street
Wesleyan Chapel, Front Street
The Hollies, Front Street
The Old Vicarage, Front Street
Old Hall Farmhouse, Front Street
Anvil Arms Public House and Cottage to left, Laking Lane.

POLICY STATEMENT FOR THE WOLD NEWTON CONSERVATION AREA

The special character and appearance of the Conservation Area can be found, in part, in its lack of intensive development, which has resulted in the majority of the historic village character and appearance being retained intact.

The character of the settlement is such that new development should seek to reflect the informal and understated nature of its more historic properties and should use traditional materials.

Designation would provide a degree of protection from the possible threats that exist and allow the Council to pursue a limited degree of enhancement.

New Developments

Within the Conservation Area, the scope for new development is relatively limited because of the close siting of the properties, which already exist. Although some single storey properties are in evidence, those in the Conservation Area are predominantly two storey. Proposals will be expected to reflect this.

The bulk and height of new properties will also be a matter of particular attention. Wold Newton properties, even when two storeyed, tend to be of low average height, which would need to be respected.

Recommended Materials

This Appraisal has already made reference to Wold Newton's materials' character. These are of red/brown clamp type bricks and orange/red clay non-interlocking pantiles.

To preserve the character and appearance of the Conservation Area, traditional timber doors and windows are recommended, keeping the style simple as befits this rural location.

Guttering and fall-pipes should be of cast-iron though some guttering may be of timber - often encountered in rural areas.

Thresholds should be traditional and of stone where Building Regulations permit.

Chimneys should be included which, to reflect the character of the village, would need to be cylindrical, red, and approximately 75cm (30") high.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with Wold Newton Parish Council and members of the public.

In the light of these discussions the Area was extended to the north and to the south to include items of acknowledged archaeological importance. (Please see Section (g) for more details.)

Although the residential properties at these (north and south) ends are in general of relatively recent date and therefore do not have the character of those in the village's historic core, they do contribute to probably the most important vistas in and out of the village and have therefore been included for this reason.

The comments received through this consultation process have been taken into account in the final published version of this document.

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 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 the Wold Newton Conservation Area are contained currently in the East Yorkshire Borough Wide Local Plan (EYBWLP) (Adopted June 1997), Policy EN19. Other policies in this Plan can also affect Conservation Areas, 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 Plan in due course.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan (EYBWLP) (Adopted June 1997), Policy EN19

Leaflet by East Riding of Yorkshire Council "What Are Conservation Areas?" June 2006
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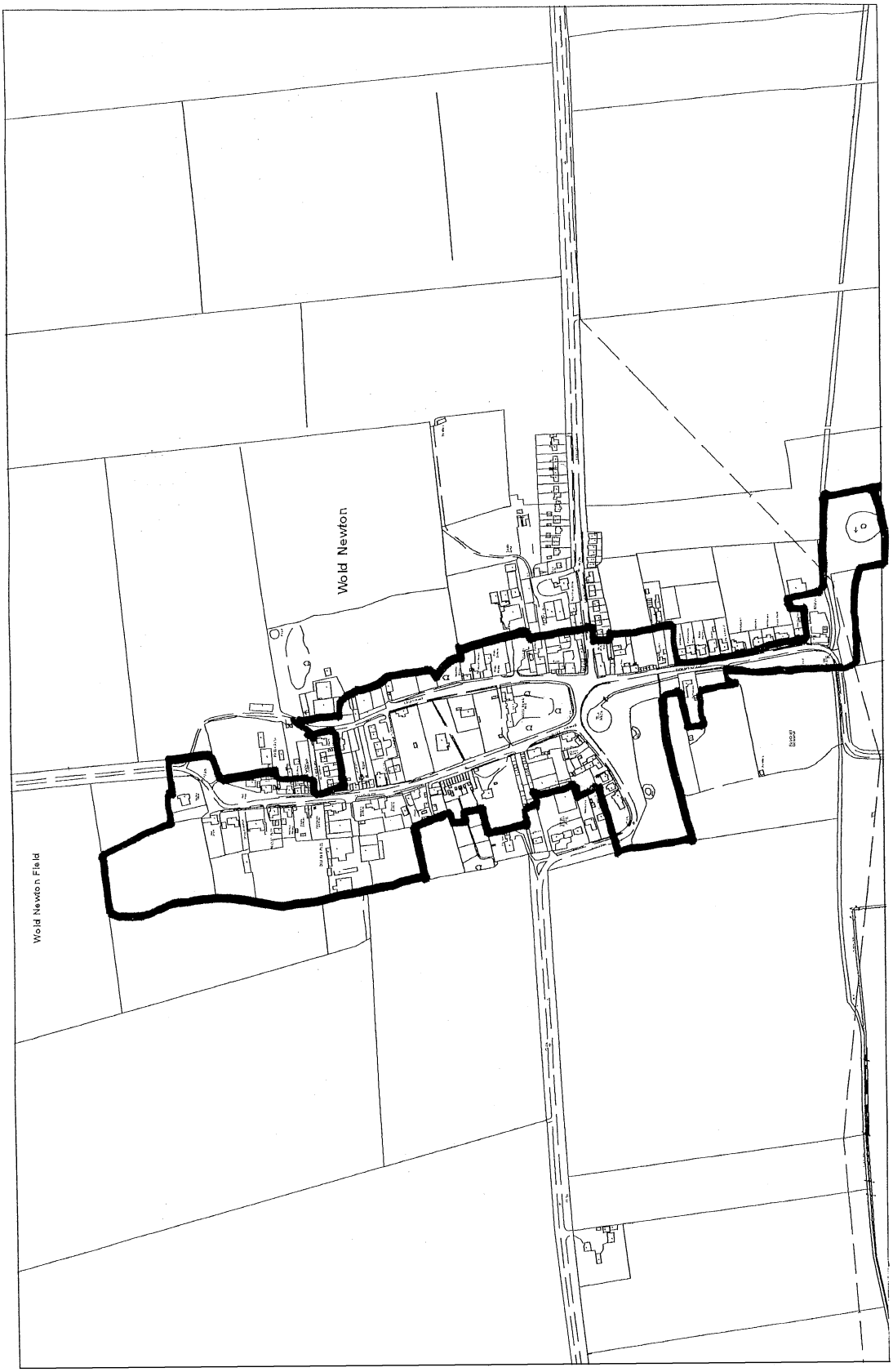
This document, which was written in December 2006, was approved by the East Riding of Yorkshire Council and designated as a Conservation Area on 4 April 2007.



Wold Newton Conservation Area