EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

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INTRODUCTION

The Conservation Area at Wyton originated in a designation by Holderness Borough Council in 1991, which gave protection to the historic core of the settlement and its setting.

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 WYTON'S SPECIAL INTEREST

The special character of the Wyton Conservation Area lies in the visual impact of its development from a rural settlement to being within easy reach of the city of Hull.

There are still remnants of its agricultural past, but the introduction of its more "landed" properties whilst the rural settlement declined, has left a landscape in which larger properties are open to view even though they are set back from the road running through it.

The opportunity that this afforded for the growth of mature trees unfettered by the threat of adjacent development has resulted in an important treed landscape.

a) TOPOGRAPHY AND ITS RELEVANCE

"Wyton is a very pleasant village, and being situated on the late high road from Hull to all parts of Holderness, has a particularly cheerful looking spot". So says Poulson in his 1841 "History of Holderness". Over one hundred and fifty years later, the description still holds good.

The Wyton Conservation Area lies within the 'Central Holderness Open Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The 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. 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.

Situated five miles north east of Hull, the hamlet is built on a base of rich loam, resting on marl clay, on a gentle south facing slope.

These advantages secured Wyton's establishment as a settlement based firmly on agriculture, all but one of the major residents in the late 19th century being classed as farmers or yeoman farmers.

Wyton Lodge

Whilst now, because of Wyton's proximity to Hull, the number of farmer-residents has decreased, the area remains predominantly agricultural, with commuter-residents increasing in numbers, whilst Wyton Abbey, still a farm one hundred years ago, is now a nursing home.

b) DISPOSITION AND DEVELOPMENT

Although, as will be noted in section g, (Historical Significance and Associations) Wyton is an old settlement with medieval antecedents, the present day properties are exclusively from the 18th century and later.

The pattern established is one of larger properties set back from the road elevated on the slope, with smaller ones nearest to the road. The styles of the properties are remarkably diverse, both in detailing and materials, their curtilages reflecting their owners' prestige.

Wyton probably owed its quality of development to its accessibility. In times when roads in Holderness were often impassable for months on end, Wyton lay little more than a mile from the main road to Hedon from Hull which came past Wyton Bar. (The direct route from Hull-Hedon was not created until the mid 19th century).

It therefore represented a suitable rural location for those involved in commerce and for whom continual access to the port of Hull was important.

The population information provided by Poulson in his History of Holderness published in 1840, makes interesting reading. Within the "Township" there were 17 inhabited and 2 uninhabited properties, housing 18 families, of which 13 were chiefly involved in agriculture with none in trades, manufactures and handicrafts, making a population of 93 people in all. (By comparison current figures for the Conservation Area indicate 16 houses and a population which is probably far less than it was 150 years ago).

c) RELEVANCE AND IMPORTANCE OF OPEN SPACES

As identified in the description of the special character and appearance of the Conservation Area, the vistas towards Wyton from east, south and west are particularly important. It was acknowledgement of this which led to the designation incorporating quite sizeable sections of open land.

The way in which the hamlet is sited on a gradually rising south-facing slope in the middle of an otherwise flat landscape emphasises the visual importance of the properties and their settings.

Following restoration of Wyton Hall in the 1990's, it has become one of Holderness's

most noticeable buildings when travelling from the south.

d) THE NATURAL ENVIRONMENT

On entering Wyton's Conservation Area from Bilton and travelling through to Sproatley one sees a small but memorable set of natural features, such as the magnificent Beech and Sycamore in the grounds of Red House. There is also a line of mature Horse Chestnut trees which adds to the visual amenity of the area.

Many of Wyton's natural features exist in the grounds of Wyton Abbey, Wyton Hall and Wyton Lodge. The grounds of these listed buildings were once parkland which were managed for hunting, riding, shelter and wildlife habitats. The majority of existing trees are now over-mature and are in a state of rapid decline. However, Wyton Hall has recently been extensively landscaped with the creation of a large woodland on the northern boundary of the Conservation Area. There are also plans for extensive landscaping to be undertaken in the grounds of Wyton Abbey. It is hoped that the landscaping projects that have been undertaken will perpetuate the tree cover in the area so that future generations can see Wyton's magnificent collection of listed buildings in their former splendour.

e) TREE PRESERVATION ORDERS

There are no Tree Preservation Orders within Wyton Conservation Area. Notwithstanding this, trees in the Conservation Area are protected by the designation and anyone wishing to prune or remove a tree must give the Council six weeks' notice of their intention. The Council then have the opportunity to make a Tree Preservation Order to give the tree or trees longer term protection.

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f) ARCHAEOLOGY

Recorded in Domesday book in 1086 AD as Widetun, land here was part of the fee of Drogo de Brevere. The place-name is thought to be of Old English origin and meaning 'women's farm'

Within the Conservation Area, there are remnants of ridge and furrow, the distinctive characteristic of medieval fields which once formed part of the open field system. South of Poplar Grange and south-west of Wyton Lodge are other earthworks which may be evidence for an early, medieval settlement and a possible moated site.

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

First references are to "Widetun, a soke of Mapleton of four carucates". (A carucate is the amount of the land that can be ploughed by one team of oxen in a year).

Following this there are several medieval references:-

In the reign of Henry II. "In confirmation of the grant to the abbot of Thornton of the gift of Robert, son Eruisii in Wyton, one bovate, and one toft with all its appurtenances, of the gift of Bernard, son of Ham, lands in Witon and Thornton, and common pasture in Witon, as the charter of the said Mernard testifies.

In the reign of Henry III. "John of Wyton held a hall situated below a certain messuage here of the king in capite, with lands in South Skirlaw, as the Hon of Alb by the service of the 9th part of a knight's fee, doing suit and service at the wappentak court".

In the reign of Edward I (1281) Kirby returns Henry de Wineton as holding in Wineton (Wyton) five carucates and a half,

where 48 carucates make a knight's fee. Henry de Wineton held a messuage and one carucate and a half of land here, paying castle ward at Skipsea.

In Edward II's time (1316) John de Wyneston and Wm de la Twyer are the principal holders of land in this place, and under Henry VII, Robert Constable, of Burton Constable, gave to six trustees all his lands in Wyneton.

By (1544) the Brigham family is first mentioned as holding this manor, the family retained possession until after the death of Wm Brigham in 1767, when the manor and 400 acres of enclosed lands with two farm houses were sold at public auction.

After that the manor was held by the Raines family, whom Poulson believed were originally from Essex and who had lived (and held property) at Wyton since the early 17th century.

h) BUILDING STYLE, AGE AND MATERIALS

The small number of buildings in the Conservation Area makes any generalisation concerning style, difficult to justify.

Apart from the several modern bungalows which are to be found along the north side of the main road, which exhibit a variety of roof forms and brick colours, and are not typical of the Conservation Area, the remaining "north side" properties are highly individualistic examples of the architecture spanning the period of little more than a lifetime (1750-1820).

On the south side, the properties are fewer, with one exception all are from the twentieth century.

Most of the properties in the Conservation Area are of brick, though of markedly different colours and some are rendered and painted.

Pan-tiles are the roofing material of most buildings, though the most modern have concrete tiles and a few have slate. Traditional materials will be preferred for any new development.

Windows mostly have retained their traditional styles and are of soft-wood although there are examples of uPVC replacements which are less than satisfactory in reflecting the detailing which they have replaced.

i) BUILDINGS OF PARTICULAR SIGNIFICANCE

Listed Buildings, (within the Conservation Area) and their grades

Wesleyan Chapel c 1850 (II)
Wyton Abbey mid 18th century (II)
Wyton Lodge early 19th century (II)
The Red House late 18th century with later alterations (II)
Wyton Hall rebuilt 1785 (II)
Wyton Hall Ha-ha late 18th - early 19th century (II)
Southfield Farmhouse mid 18th century with later rear wing (II)

The Red House

Unlisted Buildings of Architectural Significance

Poplar Grange Farmhouse
Traditional outbuildings to Poplar Grange
Wyton Cottage
Gateposts at Wyton Hall
Ivy and Rose Cottages
Traditional outbuildings at Southfield Farm
Manor Farm and outbuildings flanking the Main Road

j) ASPECTS CONSIDERED INAPPROPRIATE TO THE CONSERVATION AREA

The Wyton Conservation Area has been more successful that many of its counterparts in avoiding what might be described as detrimental development.

Clearly the B1238, which is a not insignificant thoroughfare to north east Holderness, has been responsible for an element of urbanisation - hard kerbing, lay-by etc which is alien to the rural tranquillity which Wyton would otherwise enjoy.

That aside, the most discordant note is set by the redundant agricultural buildings, south east of Wyton Hall.

On the south side of the main road at Manor Farm, though set back, various agricultural outbuildings have been built in materials which are unsympathetic to the more traditional buildings nearer the road.

The use of brick setts for drive-ways to the Conservation Area's older properties creates a suburban impression which is at odds with this rural location.

POLICY STATEMENT FOR THE WYTON CONSERVATION AREA

1) LANDSCAPE AND STREETSCAPE

The special character and appearance of the Conservation Area at Wyton is created by the interplay of several large and individual properties standing in large (generally) treed curtilages, almost all the result of 18th and early 19th century development.

There is no village centre as such, the dependant properties being restricted to an occasional lodge, or stabling which incorporated accommodation.

The character of the natural environment is particularly significant and unique in Holderness. More details of this are provided under section d.

2) BUILDINGS WHICH CREATE A FOCAL POINT

Where buildings are highlighted because of the increased visual importance they enjoy, due to their location, planning applications which relate to them will be considered against the criterion that their design and detailing should reflect the importance of their location.

However, the nature of the development at Wyton is such that it could be argued that no buildings create a focal point as they are nearly always at 90° from the direction of travel.

When viewed from afar, though, the elevated nature and sheer scale of Wyton Hall ensures that it is a landmark whether viewed from the Preston to Bilton or Preston to Sproatley roads.

3) THE SCALE OF FUTURE DEVELOPMENTS

The scale of future developments would depend upon the location of the site and size of the plot.

To retain the character of the Wyton Conservation Area any sizeable property would require sufficient curtilage to enable the development to be all but isolated within its setting.

The Wesleyan Chapel

Smaller properties would be expected to be closer to the main road, a location which tends to enhance their scale. Even here,

however, curtilages tend to be well screened with hedges to retain their seclusion and to appear as individual entities.

Near the road, single storey properties would seem to be appropriate, further back, two storey.

4) RECOMMENDED MATERIALS

In a Conservation Area as diverse in architectural styles and materials as Wyton, it is difficult to offer with confidence, advice as to what materials are suitable - particularly where brickwork is concerned.

Roofing materials should probably be clay pan-tiles, although slate may be appropriate dependant on location.

Windows are recommended to be of soft-wood, painted, and rain-water goods of cast iron.

This advice is given in order to preserve the traditional character of the Wyton Conservation Area, the appearance of which would be jeopardised by the use of plastic and uPVC substitutes.

5) RECOMMENDED FEATURES

Most houses, as opposed to bungalows or cottages (where side hinged casements are usually appropriate), will be expected to have vertical sliding sash windows in soft-wood.

Traditional doors tend to be four or six panelled, and are particularly important since they usually form the focal point at the front of a property. Their upper panels can often be successfully glazed to give additional light where this is required.

Brick chimney stacks with pots around 75cm (2'-6") high make a significant contribution to the skyline on domestic properties.

Gutter box hoppers, where appropriate, can provide a sympathetic traditional feature, as can fall-pipe shoes.

Attention should also be given to window cills which tend to provide a definite emphasis to the windows - indeed they almost underline them in a similar way to that which the door steps do to the front door.

Finally, paint colour is an item which can either enhance or disturb architectural detailing. The colours in the Conservation Area are normally understated, particularly where there is painted rendered brickwork on a large scale. Once again traditional colours usually provide the most harmonious arrangement - for woodwork, dark greens, browns, creams, black, off-white and grey.

6) PRESERVATION AND ENHANCEMENT SCHEMES

The Council will encourage the drafting of appropriate proposals which will preserve and enhance the special character and appearance of the Wyton Conservation Area in the context of Holderness.

These will include consideration of additional protection to encourage the restoration of lost features and the restoration of traditional building materials.

Efforts will also be made to encourage the replanting of species in order to perpetuate the tree cover in the Area, which is so important to the setting of the various listed buildings.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with the Bilton 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 the document.

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 Wyton 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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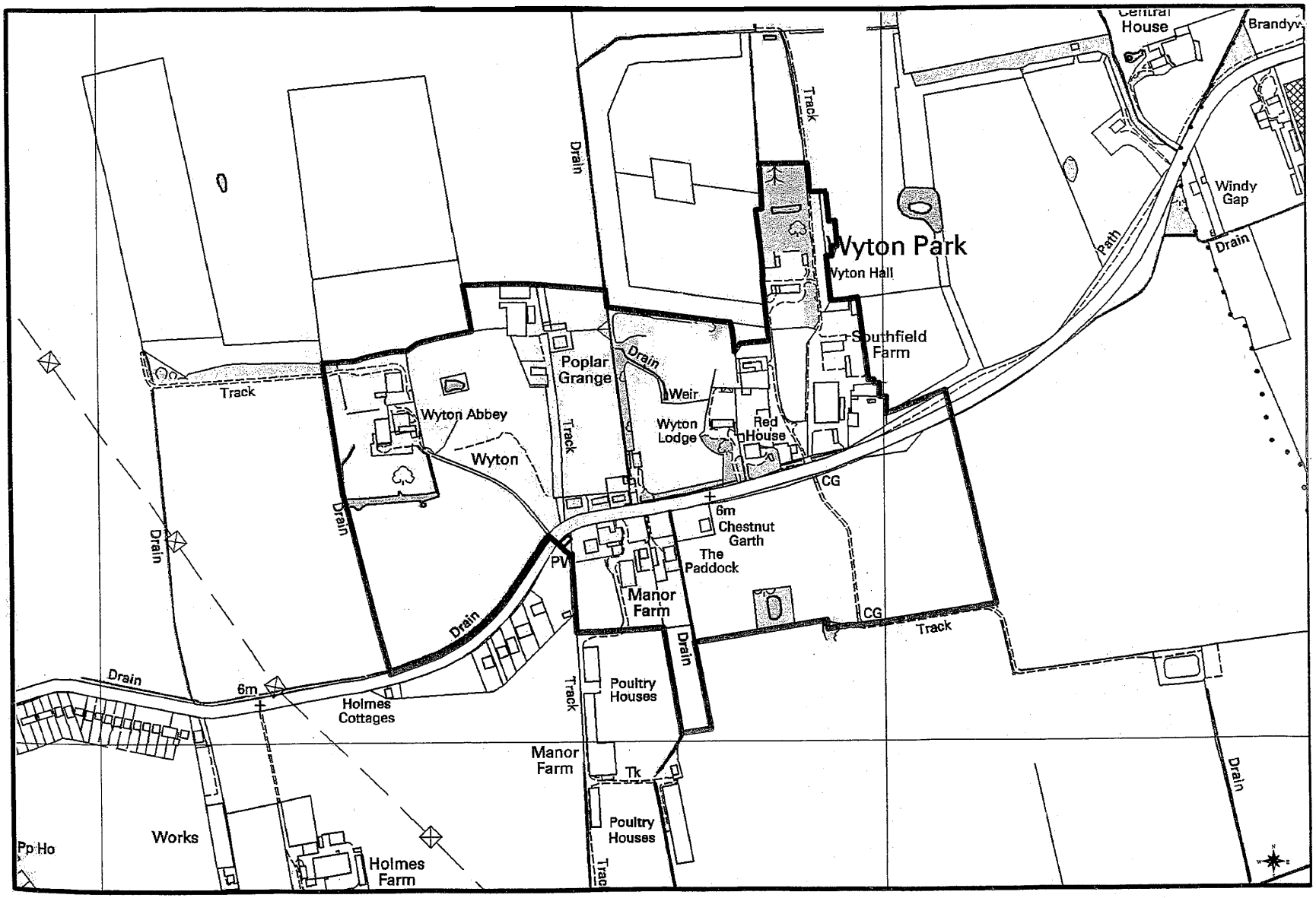
Central House
Brandyw
Windy Gap
Path
Drain
Track
Wyton Park
Wyton Hall
Southfield Farm
Poplar Grange
Weir
Wyton Abbey
Wyton Lodge
Red House
Wyton
CG
6m
Chestnut Garth
The Paddock
PV
Manor Farm
Poultry Houses
Holmes Cottages
Tk
Works
Pp Ho
Holmes Farm

Wyton