



EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

HILSTON



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NOVEMBER 2007



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INTRODUCTION

The concept of Conservation Areas was established 40 years ago in the Civic Amenities Act of 1967.

In the early 1990's some work had been undertaken on a potential Conservation Area for Hilston, but this had not been followed through to completion. It did, however, enable the original plans to be re-evaluated and re-used as the basis of the current designation.

In 2006 the Roos Parish Plan included a commitment to seek Conservation Area Status for parts of Roos and Hilston, and this designation is part of its result.

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, 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.

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.

DEFINITION OF HILSTON'S SPECIAL INTEREST

The special qualities which make Hilston worthy of its designation, are to be found in its tranquil dispersed visual character. To approach the settlement from the west is to travel along one of Holderness' lovelier country lanes.

At its east end, all its properties are to the north side of the road, elsewhere they are all to the south – Admiral Storr's Tower being too far off to make any impact on this otherwise unique situation.

This Tower is, however, unique to the Holderness area and has been included in the Hilston Conservation Area in spite of the fact that it is detached from the rest of the village because of the important contribution it makes to the Area's special character and appearance.

The characters of the two ends of the village are different too. To the west, houses are well spread out and protected by tree cover; to the east, buildings tend to be closer to each other and far more exposed. Due to the abundant hedges there is always a sense of enclosure, with a sudden and unexpected dip as one crosses the stream between Church Farm Bungalow and Ivy Cottages.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT HILSTON

This document identifies the special architectural and historic interest of the character and appearance of Hilston.

It indicates how this should be preserved and enhanced and will be useful to potential developers, residents, businesses and to the Council in the making of Development Control decisions and environmental improvements.

a) TOPOGRAPHY AND ITS RELEVANCE

The Hilston Conservation Area lies in the 'Hornsea to Withernsea Coast' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes how caravan sites are prominent on the southern edge of Hornsea and the northern edge of Withernsea and with several other sites scattered in between, these are a major feature of this Character Area. In addition to these caravan sites, a long, linear golf course is present in the coastal corridor to the south of Hornsea. In terms of the undeveloped landscape, this is defined as having generally low levels of woodland, except at Grimston, where there is a significant area of plantation woodland. Field systems tend to be large and rectilinear with smaller fields located close to settlements, some of which may date back to medieval times.

To the west of the Hilston Conservation Area is the 'Central Holderness Open Farmland' Character Area. 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 willow 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.

The character of the land in the Parish is typical of that found in the Plain of Holderness - hummocky, but generally level. This requires particular attention to be paid to planning applications which would seek to introduce buildings of more than two storeys in height. These, whether within the Conservation Area or at some distance from it, have the propensity to have an impact out of all proportion to more usual considerations of height. This is because of the way in which Holderness' low horizon ensures that anything which rises above it cannot help but be within the line of vision.

b) SPATIAL ANALYSIS

The settlement at Hilston has evolved along a single road running east – west off the B1242 Ulrome – Withernsea road. Originally a through-road to

Tunstall, its closure a few years ago due to the continuing coastal erosion has resulted in the road being little more than a loop road eventually rejoining the B1242 at Roos North End.

The volume of traffic passing through the hamlet – though never great – must have been diminished because of this.

c) **THE NATURAL ENVIRONMENT**

The properties in this village are, in most cases, generously spaced and set in their own grounds. This has produced a lot of green space within the village, not just in the surrounding farmland, giving it a spacious feel and providing a lot more area for wildlife to exploit.

To the east, at the edge of Hilston, St. Margaret's Churchyard contains semi-mature Oak and Ash trees, which form a line next to the west wall of the Church. The winding road leading into Hilston past the Church is bounded on one side by a mature tall Hawthorn and Blackthorn hedge that also includes Oak and Holly.

Slightly further down the road, opposite Church Farm Bungalow, there is a pond near a small patch of gorse that has become overgrown with grass but is still boggy and provides a useful habitat. In front of the pond are three young Horse Chestnut trees and at right angles to this area and running under the road is an old land drain.

Continuing along the length of the village, bordering farmland, are more Hawthorn and Blackthorn hedges, with semi-mature and mature standard Ash trees periodically spaced along its length. Behind the hedge on the far side of the road, in between Ivy Cottage and Mount Farm, a border of saplings has been planted around the field comprising

several species including Oak, Beech and Hawthorn. Just within the field in which Admiral Storr's Tower stands is one of a number of small ponds in the village, which contributes to the local wildlife and may contain amphibians such as Newts, Frogs and Toads. Mount Farm is opposite this pond and the main feature of its front garden is the border next to the road consisting of a row of mature Sycamores.

Further on, at Hilston Cottage, the front garden contains several mature trees and is bordered by a Hawthorn hedge intermixed with Holly. The trees include Ash, Beech, Oak and Sycamore and to the left of them is another pond set back from the road. This Cottage is one of the most wooded properties with a large front garden and adds to the feeling of the managed but natural character of the village.



View looking West down Tower Road

d) **TREE PRESERVATION ORDERS**

There are no Tree Preservation Orders within or close to the Conservation Area.

e) **BOUNDARY TREATMENT**

Within the village, the great majority of properties are enclosed by hedges, and these, in turn, are mostly of hawthorn, though there are examples of privet and other, less dominant species.

Nevertheless the greenness, which they display, reinforces the rustic character of the settlement and has a positive impact.

There are also examples of post & rail at certain points, which could be described as neutral, whereas the two examples of railings – one at each end of the village, introduce a suburban, and therefore a disappointingly alien character.



View looking East down Tower Road

f) **ORIGINS AND EVOLUTION**

In a charter dated 1272 the hamlet is called Hildofston, then Hildeston. In the Domesday Book the area is returned as "waste and uncultivated". This would suggest that it may have been depopulated as part of William I's Harrying of the North, when he ruthlessly put down all forms of resistance to the newly established Norman rule.

By the 17th century the Storr family possessed the Manor and by the late

18th century ownership had passed to Sir Christopher Sykes.

The old Church, dedicated to St. Margaret, was one of the smallest Parish Churches in Holderness.

Hilston Mount, Poulson advises (in the mid 19th century) to be "*a considerable eminence a little to the north of the village, on which is an octagonal tower of light brick, with a circular turret on its north side, surmounted by a flagstaff and vane, well known at sea as a landmark. The building has a chamber above the ground floor which is inhabited as a cottage; it has a winding staircase within the circular turret. It was built by Mr Justice Storr, with his arms and the date of erection, 1750, being sculpted on a stone over the door.*"

The old house was taken down about 40 years ago. In 1783 there were only 6 houses in the village, the Admiral's, the Rector's, a poor house included. At present a good farmhouse stands near the Church and there are a few other respectable farmsteads and a few cottages."

Further research by a local resident has established that the Admiral's House referred to is probably now Mount Farm and the Rector's is Hilston Cottage. The "good farmhouse" referred to is most probably The Gables

The Gables, now a private residence, which lies to the north of the Church has a core which dates from the 18th century with 19th century additions, but with the front facade re-faced in commons in the mid- twentieth century, the gables being of Dutch influence, and a re-build of those originally put up in the 19th century. There are also some good brick and pantile farm outbuildings, these now being in separate ownership. To the west are a number of significant properties including Mount Farm, Glebe Farm and Hilston Cottage all dating from the early 18th century, though with later additions.

The Church, dedicated to St. Margaret, is at least the third church on the site. Built by Francis Johnson in 1956 –7 to replace its predecessor, which had been bombed in 1941, the latter had already been rebuilt once in 1862 by J L Pearson for Sir Tatton Sykes, (the fourth baronet).

g) **ARCHAEOLOGY**

The early background for the landscape in which Hilston is set has much in common with its neighbours, Roos and Tunstall, to the south and south-east. Most of the immediate area around the village comprises well drained higher ground between 15 and 27 metres above sea level; but, a small valley runs across the middle of the old ecclesiastical parish, and the lower land in this valley is covered with sand and gravel. The main streams run westwards, ultimately draining into the Humber.

To the south of Hilston one of the earliest evidences of human activity is a possible Neolithic long barrow which is suggested by crop marks which can be seen on aerial photographs.

The Bronze Age in this area is characterised by a number of round barrows on the better drained higher ground between Hilston and Tunstall; most of these are visible as circular crop marks (ring ditches); one of these lies in the field immediately to the east of Church Farm, and a second may lie just to the north. In all some thirty round barrows are recorded on aerial photographs either as isolated burial mounds or in small groups of cemeteries of up to six barrows.

Iron Age activity in the area is represented by three possible square barrows just to the east of Roos village.

Experience from elsewhere in Holderness suggests that there may also

have been a number of small "ladder settlements" (small farms or hamlets formed by rectangular enclosures flanking a trackway) established on the better drained south facing slopes during the later Iron Age and the Romano-British periods.

Evidence of Anglo-Saxon and Anglo-Scandinavian settlement and land use is provided mainly by placename evidence. It is believed that this settlement's name probably dates to this period. The modern style, Hilston, had been adopted by 1385, but its earlier forms include *Hildolfstun* and *Hilderston*; these stem from an Anglian and Scandinavian hybrid meaning "Hildolf's Farm".

The origins of most modern villages and hamlets in this area probably stem from the middle and later Saxon period, when a pattern of widely spaced, but nucleated settlements began to emerge. Hilston is a typical example. In 1066 Morcar held the Manor of Hilston, which comprised four and a half carucates.



Hilston Cottage

By 1086 this was under the ownership of Drew de Beviere, and was lying waste and uncultivated. It later passed to the Counts of Aumale. They granted two carucates to one of their stewards and from him this estate descended to the Constable family. In about 1500 the estate was said to comprise four houses,

six bovates and other land. A second smaller estate extending into Owstwick, belonged to a cadet branch of the Ros family. By the 17th century part of the estate had descended to a Mrs Carlisle, whose house, at the east end of the village had five hearths and the second major holding was that of the Storr family. This was based at the western end.

Mount Farm is thought to be a former grooms cottage of the Storr estate, with Hilston Cottage being the chief house on the estate after 1700.

Aerial photographs show extensive tracts of ridge and furrow cultivation surrounding the village and from this it would appear there is no evidence of previous house platforms to the north of the east-west section of Tower Road. Nor are there any obvious traces in between the surviving buildings which might have confirmed that the village was once much larger in population.

There is no documentary evidence of any mills at Hilston. A disused pit to the south of the village may attest to old gravel workings; and gravel was certainly extracted to the west at the north-eastern end of Owstwick in the 19th century.

The latest archaeological sites in the area are military defences from the 20th century. These include pill boxes, a ROC base, anti-tank blocks, anti-tank ditches, weapons pits, anti-glider blocks, bombing ranges and markers, an anti-aircraft battery, a military camp, a minefield, and beach defences - most dating from World War II.

h) **LAYOUT**

Mention has already been made of the special character of the disposition of the settlement's properties being, at the

north west end, all on the south side of the road, whilst at the east end they are all to the north.

This means that nowhere does one have the sense of enclosure which, by virtue of properties being more or less opposite one another, is the more usual character of a village or hamlet.

The result of this is strong pastoral and linear elements which pervade Hilston from end to end.



View looking West down Tower Road

j) **BUILDINGS:**

i) **Scale**

The majority of the properties in Hilston, certainly the more historic ones, are constructed within generous curtilages. The houses are on the whole large detached farmstead properties with a minimum of two storeys.

These buildings often have later additions and extensions to their original shells.

ii) **Orientation**

The residential properties in Hilston do not always have, as is usually the case, an apparent association with the road. The winding nature of Tower Road may be the significant contributing factor in

this. Set back in their own grounds, the properties together give a sense of the open space of the village.

iii) **Materials**

Brick is the predominant building material in Hilston for the construction of the housing. Flat clay tiles and pantiles are used for roofing material. These materials predominate throughout the village on both the historic and more modern properties. There is a surprising lack of cobble, given the settlement's close proximity to the sea - so different from Tunstall, only a few miles to the south.

iv) **Walls**

Walls are constructed predominantly in red/brown clamp facing brick. There is a number of rendered properties also within the Area. The shades of render are all light in tone, but vary immensely in colour, with green and yellow being present amongst the more traditional whites and creams.

v) **Roofs**

There is a variation in roof pitch styles within the Hilston Conservation Area. There are properties, such as at the Mount Farmhouse which are multi-pitched. The majority of the properties have their roof pitches running parallel with the street and are roofed with clay pantiles, though flat clay tiles are also present, these appearing to be the more historic for the area.

vi) **Windows and Doors**

Though PVC is present in the Conservation Area, many of the properties retain their original wooden windows, often in sash window form. Whether they are UPVC or painted and

wooden, on the whole the windows are white.

The predominant historical characteristic when it comes to the doors are painted wooden doors. The doors often are housed in ornate casements, which are usually in white and therefore in keeping with the windows of the Area. The doors themselves can vary in colour, examples including white, green and blue.

vii) **Chimneys**

The chimneys within the area on the whole have a rectangular stack. The pots have various forms, being red or cream in colour, and round or square in shape. The stacks have some odd exceptions, such as the very long and ornate stacks on 'The Gables'!



The Gables, Hilston

k) **SIGNIFICANT HISTORIC BUILDINGS**

The following buildings in the Conservation Area were Listed when the village was last surveyed by the Department of the Environment in 1987:

The Cottage, Hilston (II)

Mount Farmhouse (II)
 Glebe Farmhouse (II)
 Admiral Storr's Tower (II)

(There are a further 14 Listed Buildings within the Parish of Roos, but only those listed above fall within the Hilston Conservation Area.)



Mount Farmhouse, Hilston

These buildings are highlighted because of the additional visual importance they have due to 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.

With the properties being set back from the roadside, often behind trees or hedges, they do not often establish themselves as focal point buildings. Those that do though are Glebe Farm, when on the western approach into the village and the Church of St. Margaret, this being a focal point when travelling south-east after Tower Road curves around.

UNLISTED BUILDINGS OF INTEREST

The main unlisted buildings of interest within the Conservation Area include St. Margaret's Church. The Church was rebuilt after being the victim of a World War II bomb. Even though the Church is reasonably modern, the brick built

structure is of importance to the Conservation Area due to its location and its re-use of some of the ruined Church's masonry within its fabric.



St Margaret's Church, looking north east

Also of interest is the 'The Gables'. This property stands out because of its unusual architectural character. Although unusual this is not unique and can be found in Hornsea's Old Hall, further up the coast, and appears to be based on Dutch architectural styles. (This may also explain its ornate chimney stacks.)

BOUNDARIES

The boundaries of the Conservation Area have been drawn to include all of the village's built environment. Although certain aspects – particularly some modern outbuildings – are felt to detract from the Area's character, they are not in sufficient quantity to jeopardise the benefits of including ALL of the village in the designation.

Two further comments need to be made:

- 1) Admiral Storr's Tower has been included because it is such an unusual and visually significant

part of Hilston's history. In order to give it coherence with the rest of the Conservation Area its boundary has been extended to take in not only the Tower, but also the historic location of the track to it, as found on the Ordnance Survey Map of Hilston, dating from the 1850's.

- 2) The field to the east of Church Farm has been included as it is both the site of a probable Bronze Age round Barrow and is one of the better preserved areas of ridge and furrow cultivation traces surrounding the village.

POLICY STATEMENT FOR THE HILSTON CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Hilston Conservation Area.

Where the removal of trees within the Conservation Area is approved, the Council will endeavour to ensure that the Area's long term character and appearance is not thereby damaged, and that, unless there are accepted reasons to the contrary, replacement planting is agreed and undertaken.

New Developments

Within the Conservation Area properties are predominantly two storeyed and proposals for new developments will be expected to reflect this.

The bulk and height of new properties will also be a matter to which particular

attention is paid, since Hilston properties within the Conservation Area tend to be of low average height, which would need to be respected.

Recommended Materials

This Appraisal has already made reference to Hilston's materials' character. These are 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, will need to be cylindrical, red, and approximately 75cm (30") high.



Pasture House, Hilston

COMMUNITY INVOLVEMENT

This Appraisal is the subject of public consultation with Roos Parish Council and members of the public.

The comments received through this consultation process will be taken into account in any 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", dated September 1994, and published by HMSO Print Centre.

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 the 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 Hilston 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 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 Plans in due course. This appraisal will then be used as a background document in support of the relevant Development Plan Document.

LOCAL GENERIC GUIDANCE

Holderness District Wide Local Plan Policy Env24 - Env26.

Leaflet by East Riding of Yorkshire Council "What Are Conservation Areas?" (June 2006).

USEFUL INFORMATION AND CONTACTS

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PROPOSED HILSTON CONSERVATION AREA - 2007

