



EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

ROOS



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OCTOBER 2007



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INTRODUCTION

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

By 1975 the East Riding County Council and its successor Authority, Holderness District Council, had designated six Areas within Holderness and were considering a further four, one of which was to have been at Roos.

Over the following years, Roos became the only one of the four on which no further action was taken.

In 2006 the Roos Parish Plan included a commitment to seek Conservation Area status for "parts of Roos, south of Lamb Lane incorporating Dents Garth, All Saints Church and parts of Rectory Road."

This Appraisal is the result of that commitment.

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 ROOS'S SPECIAL INTEREST

*There are **two** proposed Conservation Areas, and their characters – in spite of their being only a few hundred yards apart - are quite different.*

The core of the central Area, which is referred to in this document as "Main Street", in order to distinguish it from the more rural southern Area, has a generally hard landscape, in which are to be found several examples of shopfronts, the joinery detailing of which far transcends the village character of the Area, and which is on a par with any commercial premises to be found in the whole of the Holderness area.

By contrast, the southern Area is distinctly rural, well treed with green verges, and reflective of its agricultural environment. Many of its properties are in larger curtilages. Also in this Area and unique to Holderness is an avenue of yew trees leading through the churchyard. These are believed to be more than 100 years old.

THE CHARACTER AND APPEARANCE OF THE (PROPOSED) CONSERVATION AREAS AT ROOS

This document identifies the special architectural and historic interest of the character and appearance of Roos. It indicates how this should be preserved and enhanced and will be useful to potential developers, residents and businesses and to the Council in the making of Development Control decisions and environmental improvements.

a) TOPOGRAPHY AND ITS RELEVANCE

The proposed Roos Conservation Areas lie within the "Central Holderness Open Farmland" Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). This Landscape Character Area is made up of the area that surrounds the two parkland Character Areas at 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. Its hedgerows are typical of Holderness in general and are dominated by hawthorn with hazel, ash, blackthorn, elder, field maple and dogwood also present.

To the east of the proposed Roos Conservation Areas is the "Hornsea to Withernsea Coast" Character Area. The Landscape Character Assessment describes how caravan sites are prominent on the southern edge of Hornsea and the northern edge of Withernsea 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.



View looking north up Rectory Road

To the south of the Roos Conservation Areas is the "Burstwick to Withernsea

Farmland" Landscape Character Area. 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. Patrick's Church at Patrington is one of the biggest and most 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.

The character of the land in Roos 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 Areas or at some distance from them, 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's low horizon ensures that anything which rises above it cannot help but be within the line of vision.

b) SPATIAL ANALYSIS

The settlement of Roos is focused around two main streets with its spine running between Main Street and Rectory Road (running more or less parallel to it to the west). Main Street is the focal point for most of the commercial activities of the village, with the exception of its farms. These two

main roads are joined together by various small link roads including Lamb Lane and Hodgson Lane which run roughly on an east to west alignment.

From the fact that the location of the Church is at the south end of the village with the archaeological remains of Roos Castle even further to its south, it can be assumed that the earliest parts of the village were based there. The 19th century properties on Main Street suggest that the village expanded in this direction at a later date, probably during a period of economic prosperity.



View looking South down Main Street

c) THE NATURAL ENVIRONMENT

The central part of Roos around Main Street does not contribute significantly to any particular natural habitat and there are no stands of trees. The village is quite linear and lacking in areas of centralised green space, so there are just a small number of grass verges. Vegetation of any value is located within gardens or as hedges, but as a point of interest there are quite a few sparrows present in the Area.

There are no lengths of hedge longer than 30 metres, but the sections that are present are all well established. Some are made up of privet but over half are made up of Hawthorn and Blackthorn, which contain other species mixed in, such as Holly and ivy.

At the entrance to the driveway to Rosneath House there are two mature Yew bushes which are the only ones of their kind in the immediate area. Along the driveway of Rosneath House there are also numerous bushes, including Holly and a mature Ash tree.

As far as significant trees are concerned, there are some that have houses named after them. There is a row of Willow trees along Southend Road which line up along the front garden of The Willows property and there is a large Atlantic Cedar in the back garden of Cedar House. Other trees include semi-mature Ash trees in various gardens throughout the village, including several in the Roos Arms car park, and examples of ornamental species and various Prunus.

By contrast the proposed Southern Roos Conservation Area, running along Rectory Lane, has several points of interest from a nature conservation point of view.

All Saints Church has a large number of mature Yew bushes on either side of the walkway to the west end. In the spring and within the grounds to the south of the Church there are a large number of snowdrops, which look particularly striking in early spring. To the left of the Church (north side) there is a small copse of mature trees mainly consisting of Oak and Turkey Oak. The ground is covered with a mixture of ivy and small woodland plants. Within the woodland there are piles of dead wood and also standing dead wood which is a valuable habitat for various birds, and insects

such as stag beetles. On the opposite side of the road to the Church, around The Elms, the spring snowdrops continue and are later supplanted by bluebells and primroses; and when driving into Roos from the southern end of Rectory Lane they are a notable feature in the scenery.



View towards the west end of All Saint's Church

Throughout the Southern Area there are various examples of mature and semi-mature trees such as Oak, Ash, Horse Chestnut, Alder, Beech, Weeping Willow and Sycamore, which are within gardens and farmland. There are well established lengths of Hawthorn and Blackthorn hedge with ivy growing through in various places and standard trees of Oak, Ash and Sycamore. A ditch runs along part of the hedge and the grass verges along the roadside are not just made up of amenity grass but also include small herb species such as buttercup, violet, thistle, plantain, clover, cranesbill and daisy, with a scattering of crocus.

There are old farm buildings in the area which could well be the site of nesting and roosting birds and for owls and bats, and there are two ponds within the proposed Conservation Area which are

generally considered as beneficial to the whole range of wildlife, including many animals and plants.

d) **TREE PRESERVATION ORDERS**

Within the proposed southern Roos Conservation Area there is one Tree Preservation Order, (TPO), called Roos No. 1, which covers trees within the grounds of The Chestnuts.

In the proposed Main Street Roos Conservation Area there is a further TPO, namely Roos No. 3, which covers trees within the grounds of Roseneath, South End.

Between the Main Street and the southern Conservation Areas there is one more TPO, namely Roos No. 2, which covers trees within the paddock of Grassmere, Rectory Road.

e) **BOUNDARY TREATMENT**

With there being two different Conservation Areas proposed for Roos, their boundary treatments vary and by doing so help to reflect their individual characters.

In the village's central Area many of the properties are located at back-of-pavement-edge and so have no boundaries between these properties and public space. Where boundaries are present dwarf walls are common thereby emphasising the "urban" character of the Area. Less common, but of which there are several examples, are wooden fences and small leafed hedges.

In Roos's Southern Area, the boundaries are predominantly hedges or fences behind grass verges. This befits the rural nature of this part of the Area and once again is helpful in emphasising its "green" credentials.

f) **ORIGINS AND EVOLUTION**

The name Roos came as either Roos or Ross meaning British ling, moorish or watery land.

Until the 16th century Roos was in the possession of the family of de Ros or Roos who, as Lords of Roos, were granted The Manor by Henry I. It then passed via the Earls of Portland, Rutland and Exeter until the early 18th century when to re-pay debts it was sold to a Hull merchant, Mark Kirby. It subsequently passed to the Sykes family of Sledmere.

In the mid 19th century in his History of Holderness, Poulson reports significant archaeological finds in the area to the south of the Church, where the former Roos Castle used to stand.

He goes on to say that the village had a girls school and a parochial library, along with two Methodist Chapels, one Wesleyan and the other, for the Primitive Methodists, built in 1826.



The south side of Pilmar Lane at its junction with Main Street

Mention is also made of the Rectory, which "was built in white brick about the year 1820 and enjoys the reputation of being the largest and most commodious parsonage in Holderness. It is perhaps situated too near the turnpike road, from which however it is

secluded by judicious planting and ivy covered walls. The grounds and gardens have been laid out by the present Rector, with that refined taste which results from a cultivated mind and classical discernment."

g) **ARCHAEOLOGY**

It is believed that the earliest activity in the area is likely to relate to a pattern of seasonal hunting, fowling and fishing, and from the Bronze Age onwards there is evidence of the formation of distinct settlements on the better drained drier areas. This (Bronze) Age is characterised by a number of round barrows on the better drained higher ground to the north end of the Parish. Most are visible as circular crop marks on aerial photographs, of which there are some thirty, either isolated burial mounds, or in small groups of cemeteries of up to six barrows.

Also during this Age the Roos Valley reverted to being part of a salt marsh and creek system from which it had evolved, and in the early Iron Age the celebrated Roos Carr figures were deposited in the peat bog. These were found in 1836 and comprised at least eight carved figures and a miniature boat, in pine wood. These are of international importance being one of only seven such pre-historic wooden finds from the British Isles. They have been carbon-dated to between 606-509BC. They are the most important Bronze Age finds ever to have been found in Holderness; they are now on permanent display in the Hull and East Riding Museum.

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

The origins of most modern villages in this area stem from the middle and later Saxon period when a pattern of widely

spaced but nucleated settlements began to emerge. Roos is a typical example. In 1066 there were two Manors here, comprising three carucates and five bovates; a further three carucates were held as sokeland, as part of Morcar's Manor of Kilnsea.

By 1086 the two previous Saxon Manors had been combined. There was a Church, a Priest and one villager; the land was worth only one-third of what it had been valued at 20 years before - an indication of how much damage had been done in the Harrying of the North.

For much of the Middle Ages the Manor of Roos was held in demesne by the Ros family. A Manor House was first recorded in the 13th and 14th centuries; it was probably disused in 1416 and last mentioned in 1421. Today its site is preserved as the moated "Roos Castle", at the bottom end of the proposed southern Conservation Area and it is protected as a Scheduled Ancient Monument.

Since at least the 16th century if not earlier, Roos had two centres of settlement, known respectively as the North and South Ends.



View looking North up Main Street

The village had shrunk by the 17th century, remained relatively constant in the 18th and 19th centuries, but has increased substantially over the last 50 years, mostly at South End.

In the Jeffreys 1775 map there was a windmill to the west of Rectory Lane with the main bulk of the buildings lying in a close-knit block between Rectory Lane and Main Street.

A Wesleyan Methodist Chapel was built in Main Street in 1080 and demolished in 1977. The Primitive Methodists had a Chapel here in 1826, later replaced by a second (in Pilmar Lane) in 1868-9; this second Chapel was demolished around 1970.

Three schools existed in Roos in 1818, and by 1833 this had increased to four. One stood near The Old Rectory House whilst a second was situated at the junction of Main Street and Pilmar Lane. In 1866 they were re-organised into a single school on Pilmar Lane (now part of the site occupied by The Old School House and Cottage).

A windmill was recorded at Roos in the 13th century; this may have occupied the same site as one recorded in 1403. From the 16th century a windmill stood in West Field, but was disused by 1908 and demolished soon afterwards, being replaced by a steam mill.

A brickworks existed at Roos by 1823 but was closed around 1880. An agricultural machinery business flourished briefly in the later 19th century but was in decline by 1913.

h) **LITERARY ASSOCIATIONS**

Following injuries received in the First World War, J R R Tolkien was stationed at Renish Farm near Withernsea and subsequently billeted at The Old Rectory in Roos. It is believed that it was whilst he was there and following walks in the nearby woods that he had the inspiration for the tale of Beren and Luthien in the Silmarillion. It is also

suggested that the Passage of the Marshes in Book 2 of the Lord of the Rings - The Two Towers - may have been based on his impressions of Roos Bog.

j) **BUILDINGS:**

i) **Scale**

Most of the properties in the proposed Areas are of two storeys. Some of the larger buildings have loft conversions giving them an extra half storey. In spite of this seeming uniformity there are significant differences in the scales of some of the properties, with two storey buildings ranging from cottages of mediocre height to taller Georgian and Victorian properties.



The Folly, Main Street

ii) **Orientation**

The majority of the properties, and certainly those within the Area covering the village's centre are sited so that they face the road, to which most are relatively close, if not actually at back-of-pavement-edge.

In the southern Area there is much more space between the properties and the roadside and in contrast several buildings are orientated so that their front elevations do not face the main road, but are at right angles to it.

iii) **Materials**

As with most East Riding settlements the choice of building materials would have revolved around what was available locally.

Perhaps for this reason, the main building materials used in the Roos Conservation Areas are surprisingly uniform, possibly because historically they came from a limited number of local brickyards.

iv) **Walls**

The buildings of the Roos Conservation Areas are mainly constructed of red/brown clamp facing bricks. Though the majority of these still retain this finish, some properties have been rendered or are painted brick. Where this occurs it is usually in white or pale colours.



Row of houses on the East side of Main Street

v) **Roofs**

In the Main Street Area the buildings have their roof pitches running parallel to the highway, with almost no exceptions. Most have red clay pantiles, though the odd example of a slate roof can also be found.

In the Southern Area this linear emphasis is less noticeable because

several of the properties are set at right angles to the road.

vi) **Windows and Doors**

There is a disappointingly high proportion of UPVC windows and doors, though there are still some excellent examples of original windows in the Areas. These include examples of Georgian sash and ornate bay windows on Main Street which contribute significantly to the historic character of this proposed Conservation Area.

Particularly worthy of mention are some of the elaborate shop fronts located on Main Street. Their timber detailing, mainly from the Victorian period, serves as an excellent reminder of the prosperity of this Area. In this context worthy of special mention is the "Ella D" wedding dress shop at Melbourne House on Main Street.



Melbourne House, Main Street

Many of the traditional doors in the Areas have been replaced with modern designs. But those which do remain include some highly ornate 19th century door casements, often decorated in a classical Renaissance style much like the shop fronts mentioned earlier and these give an individuality to many of the more significant houses on Main Street.

Where original doors are present they are usually of wood with four or six panels.

In terms of colour the majority of the doors, windows and shop fronts are painted in white or a light colour. There are some examples of dark paintwork, but this is quite rare.

vii) Chimneys

The chimneys in the Areas usually consist of plain oblong stacks sometimes painted white with cylindrical pots of between 30cm and 75cm in height. Square pots are also present, but in a substantial minority. Most are red, but some are buff.

k) SIGNIFICANT HISTORIC BUILDINGS

The following buildings in the proposed Conservation Areas were Listed when the village was last surveyed by the Department of the Environment in 1987. The Listing of the Church and The Elms pre-date this and were originally Listed on the dates shown in brackets.

Church of All Saints (1966)	(I)
The Elms (1952)	(II)
Dents Garth	(II)
The Bungalow, Lamb Lane	(II)

(There are a further 13 Listed Buildings within the Parish, but only those listed above fall within the proposed Conservation Area.)

l) FOCAL POINT BUILDINGS

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.



The Bungalow, Lamb Lane

Due to the nature of the settlement,(i.e. that Roos has 2 significant roads running on a North – South alignment, and being joined together by smaller roads,) many of the focal point buildings are located on the junctions of these roads. Examples of this are The Black Bull Inn, on the southern corner of Main Street and Hodgson Row, and the Old School on the South side of Pilmar Lane, near the junction of that Lane and Main Street.

When travelling into the Main Street Conservation Area from the north, Ivy House and its attached former shop are significant because of their location at a point where the road bends to the right. Further along Main Street it bends sharply at its junction with Pilmar Lane, making the row of terrace cottages on the western side of Main Street a focal point, even though they are of quite unassuming character.

m) UNLISTED BUILDINGS OF INTEREST

The principles of selection for the listing of buildings seeks to ensure that most buildings from 1700 - 1840 are Listed. After this date there was a significant increase in the number of buildings erected nationally and therefore a significant decrease in the number of listings, these being limited to the best examples of particular building types.

This increases the importance of Conservation Area designation for Roos since, without the added protection that Conservation Area status gives, many buildings would be available for demolition without prior consent and this could be very damaging to the village's character where there are several visually important but unlisted buildings dating from the mid 19th century up to the Great War.

There are many buildings within Roos that add to the character of the village and the Conservation Area, though some that are unlisted require special mention.

Among these are Melbourne House, on Main Street. This is a very grand and distinctive house, with its associated shop front being one the most ornate and eye-catching, not only in the village but also for miles around.

Also of note is The Old Rectory, built by Temple Moore between 1892-3 in what is sometimes called a "Wrenaissance" style. This also has heightened interest because of its associations with J R R Tolkien (see paragraph (h) Literary Associations).

Of particular note is the 19th century Oratory which is found to the south of a narrow pathway which links Main Street with Rectory Road and runs to the south of Hodgson Lane. This building is of simple design but is a rare example of a

particular form of construction called Rat Trap Bond. This is where bricks are laid on edge, with their larger faces in a vertical position interspaced with headers and an inner leaf similarly laid, providing an early form of cavity construction.

Other examples of architecture that are unlisted but are worthy of note include; The Folly on Main Street, The Old School and the row of terrace cottages on the western side of Main Street.

Mention should be made of the K6 telephone box dating from the 1930's and the pillar box, both of which add significant splashes of colour to the Main Street Conservation Area.



Focal point row of terrace cottages on the western side of Main Street.

THE CONSERVATION AREA BOUNDARIES

Since at least the 16th century, if not earlier, Roos has had two centres of settlement, known respectively as the North and South Ends. By the 17th century the village had shrunk, but during the last 300 years its core has been moving steadily towards the east and around the bend in the road where the B1242 turns east towards Withernsea - Pilmar Lane.

Because of their differences in character, two Areas have been proposed for designation - one around Main Street,

with its mainly 19th century architecture, the other at the South End, where its historic character remains more or less intact.

POLICY STATEMENT FOR THE (PROPOSED) ROOS CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Roos 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

The Council will have special regard to development proposals which may affect the Area and its setting, to ensure that it is thereby preserved or enhanced.

Within the proposed Conservation Areas 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 Roos properties within the proposed Conservation Area tend to be of low average height, which would need to be respected.

Recommended Materials

This Appraisal has already made reference to Roos'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 proposed 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 or square, approximately 75cm (30") high.

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation with Roos Parish Council and members of the public. In the light of this, nominal adjustments were made to the boundaries of both Areas, and the comments received through this consultation process were taken into account in this final published version of the 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

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 proposed Roos Conservation Areas 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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ROOS SOUTH CONSERVATION AREA



