



EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

COTTINGHAM



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Reviewed & Redesignated

July 2010



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INTRODUCTION

The National Situation

The concept of Conservation Areas was established over 40 years ago in the 1967 Civic Amenities Act. It enables the importance of **areas** rather than individual buildings to be recognised.

The Town & Country Planning Act 1990 defines a Conservation Area as **“an area of special architectural or historical 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.

The purpose behind Conservation Area designation is not to prevent any further change; rather it is to ensure that whatever change does occur is carefully managed.

In the past forty years, in England, local authorities have designated over 9500 Conservation Areas.

The Local Situation

The Cottingham Conservation Area was designated by Beverley Borough Council in 1974.

It was reviewed in 1983, at which time it was extended along Hull Road.

In 2005 National Government required that local authorities should have up-to-date appraisals of all their Conservation Areas, and this appraisal of the character and appearance of Cottingham is the result of that decision. It has been undertaken in accordance with “Guidance on Conservation Areas” issued by English Heritage in August 2005 in order to meet the current requirements of national government for such designations.

The Conservation Area in Cottingham has more than 200 houses and 25 listed buildings. It is one of 103 Conservation Areas in the East Riding (as at July 2009).

This is the first time that the Area has been formally reappraised since it was designated, and the first time that it has had its boundaries reviewed since 1983.

It should be noted that this document makes reference to features that are beyond the boundaries of the Conservation Area, where these may have (or have had) an impact on it.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT COTTINGHAM

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

DEFINITION OF COTTINGHAM'S SPECIAL INTEREST

Cottingham is popularly known as the largest village in England, though in fairness it has several of the characteristics of a small town. Beyond the shopping area, Cottingham's character soon becomes residential, with the larger historic dwellings, normally with larger gardens, being found to the south of its central core.

In the 20th century the University of Hull has also impacted on the village both with its Halls of Residence and in affording those associated with it a convenient and attractive place to live.

Architecturally diverse, but with a similarity of scale and materials, the village has retained a cohesion which has allowed its historic core to remain relatively intact.

The village's close proximity to Hull has not yet resulted in its urban and suburban expansion overwhelming the innate village character of Cottingham and it is important that this separation is maintained.

It is essential that the Conservation Area continues to retain these differences, as this forms part of the village's special character.

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"The village, though only a few miles from Hull, and for many generations a favourite place of residence for Hull's merchants, has lost little of its original character; and still bears the stamp of the small country town rather than of the featureless suburb."

This is a quote from *The East Riding of Yorkshire* by Joseph Morris dated 1906. Although there has been further encroachment of development since then, and particularly on the Hull side over the past hundred years, the essence of what he said still holds good today.

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Although this appraisal deals with the character and appearance of the Conservation Area **as a whole**, it should be recognised that within the Area, there are sub-areas of distinctly different character.

Perhaps the most obvious of these is found in the visual contrast between the green and leafy south side and the more urban village centre, dominated by its shops and other commercial activities. And further north, Northgate exudes a far more close-knit hard-edged character (which continues all the way round to the east until the junction with Middle Dykes Lane is reached).



King Street – at the heart of the village and its Conservation Area

a) Topography and its Relevance

Cottingham Conservation Area lies within the South Cottingham Farmland Character Area as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC 2005). This describes how this area provides a valuable role in separating areas of built development and helps to create a setting for the built-up areas of the Haltemprice villages and of Kingston upon Hull.

The landscape accommodates both agriculture and recreation provisions with many of the fields now dominated by improved horse-grazed grassland, much of which is coarse with tall ruderal vegetation. The sward in these areas consists mainly of grasses such as cocks-foot and sweet vernal grass, with associated plants such as self-heal and black knapweed. The areas of tall ruderal vegetation tend to be dominated by stinging nettle and creeping thistle.

Beyond these areas of improved grassland, there are some areas where the sward is more species-rich, for example the neutral grassland at Priory Meadows and Snuff Mill Fields. These permanent pastures have been traditionally managed for hundreds of years and have become botanically rich, containing species such as cowslip, pepper saxifrage and adders tongue. Its ponds, ditches and areas of wet grassland also provide important aquatic habitat.

To the north of the Area lies the North Cottingham Farmland Character Area. This identifies how the farmland character here is heavily influenced by industrial-scale horticulture and by the density of development scattered across the landscape. The noticeable diversity of development contributes towards an appearance that is often complex, influenced directly by large scale horticultural glasshouses, residential dwellings, farm holdings and

accommodation associated with the University of Hull, along with linear features such as main roads and power lines, some of which are prominent features in the landscape.

Apart from this variety of development, the very flat topography of this area means that it is dominated by arable farmland, fields of improved grassland that have been re-seeded with perennial ryegrass and improved horse-grazed pastures. The road verges in the area provide a useful wildlife resource although they are generally narrow and species-poor, with cocks-foot and other coarse grasses, common cats-ear, ribwort plantain and dandelion. Field networks in the area tend to be defined by ditches and hedgerows, for example at North Moor, where there are notable mature hedgerows dominated by hawthorn, elder and dog-rose with ash standards, whilst there are important wet ditches in the Dunswell area. Such ditches often support tall ruderal vegetation consisting of species such as bramble, great willow herb and creeping thistle.

To the west of the Cottingham Conservation Area lies the South Wolds Rolling Farmland Character Area. Here the landscape is generally below 150m AOD, covering the southern dip slope of the Wolds. This area is dominated by open rolling farmland and contains little tree and woodland cover. Primary woodland present in this southern part of the Wolds is usually dominated by ash and field maple but this is scarce here and tree cover tends to be in the form of shelterbelts around farm holdings. However, small areas of calcareous grassland are present and there is often associated hawthorn and gorse scrub, providing valuable wildlife habitat.

b) The Natural Environment

Whilst the Cottingham Conservation Area is located in an area dominated by

the built environment, it nevertheless possesses a variety of important areas of natural environment interest. Although there are no statutorily designated wildlife sites close to the village, there are a number of locally important sites nearby, such as the areas of wetland habitat at Mill Beck, the geology and grasslands of Eppleworth Quarry and the hedgerows of Wood Lane and Willerby Low Road. The area also contains sites of emerging interest such as the woodland establishment sites at Oppy Wood and to the north of Castle Hill Hospital. Whilst these wildlife-rich areas are generally fragmented and isolated in the wider landscape, large areas of agricultural land to the north, south and west of the village are currently under Environmental Stewardship schemes which help to enhance the wider local landscape and provide a link between sites of wildlife interest.

Within the Conservation Area itself, an important characteristic is the relationship between built urban form and those areas of publicly accessible open space. These small open spaces are dispersed throughout the village, for example those found at Beck Bank, Granddad's Park, West Green and the small area adjacent to the Methodist chapel. Whilst providing valuable open spaces, these areas tend to be well maintained which presents a dominance of species-poor amenity grassland, but also provide a setting for significant mature tree cover.

Another example of this is the Dene. This too is well-managed and evinces an area of publicly accessible broad-leaved woodland in the middle of an otherwise built-up area. As well as helping to create a setting for the built environment surrounding it, it is worthy of Conservation status in its own right.

Its woodland is dominated by ash with beech and oak, and has a rich shrub layer which includes hazel, hawthorn and elder.

The site also contains both standing and fallen deadwood which is of value to invertebrates and birds. In the middle of the site is a seasonally wet former medieval fish-pond. Also of note is the attractive boundary created by the edges of the woodland which adds to the character and distinctiveness of the streets around it.



Cottingham Club, South Street, (Grade II listed)

Allied to these public open spaces are those areas that are private and/or enclosed areas of natural interest. Examples of such areas include Baynard Castle, the grounds of Thwaite Hall with its woodlands, open water and mature trees, Needler Hall, the botanic gardens and Cleminson Hall, although the latter is currently unoccupied, pending development.

These all provide relatively large, important natural 'punctuations' in an otherwise heavily developed village-scape.

There is also a range of large gardens in the village and whilst these are inevitably variable in terms of their natural interest, many contain mature standard trees that contribute greatly to the wider character of the area, and also add to an enhanced diversity of their wildlife. Gardens are often delineated by stretches of native hedgerow and these provide a valuable component for the wider quality of the Conservation Area.



St Mary's Churchyard – off Hallgate

Whilst the majority of these open spaces are well maintained, which to some extent diminishes their wildlife interest, the Conservation Area also contains a number of small areas of natural interest. These can provide a valuable opportunity for wildlife within the village and examples of such sites include the embankments along the railway line, the small agricultural enclosures at the north end of Priory Road, intermittent areas of unmanaged scrub, and also the churchyard.

The churchyard is well maintained which, whilst befitting of its use, generally reduces its wildlife interest. However, there are areas of dense tree and shrub coverage here and the grass is less frequently cut in places, which serves to make it an interesting and potentially valuable wildlife feature.

Another important element of the Conservation Area's natural interest is the important role of mature trees in the streetscape. Parts of the Conservation Area, notably along Thwaite Street and Cottingham Road, are defined by the dominance of native tree cover that helps to create a distinct 'sense of place' in the area. Species such as lime, beech, cherry species, yew and the non-native sycamore are often dominant in the village's streetscapes.

All of these features – be they public open spaces, enclosed green spaces,

mature trees and hedgerows or areas of habitat - help to enhance the natural environment interest of the Conservation Area and serve to link the heart of the village with those areas of wildlife interest outside it. Accordingly, they should be conserved and enhanced wherever possible.

c) **Tree Preservation Orders**

As trees nearly always contribute positively to the character and appearance of a Conservation Area, they are protected from unnecessary felling or pruning. Therefore all significant works to trees in Conservation Areas need prior notification to be given to the Local Planning Authority. Then, if it is decided that the tree is worthy of protection, a Tree Preservation Order (TPO) can be made.

As is to be expected, given the pressures for development and the value of the natural environment to the Conservation Area, there are a large number of TPO's in the area. These range from Orders covering individual trees to ones covering larger groups, such as those near to Cleminson Hall, on Thwaite Street.

In all there are around 30 such Orders in the Conservation Area alone.

d) **Open Spaces**

Within the village centre there is only one (public) open space of significance, and that is the Market Place, with the next nearest being the smaller West Green, a triangle of grass at the west end of Hallgate.



West Green

Better hidden is the open space formed by the Scheduled Ancient Monument known as Baynard Castle, of which the inner ditch survives along with a mound on which the Manor House stands. Of the outer ditch little survives, having been mostly destroyed and built over.

These apart, the openness of the area between King Street and the former Junior School and the Church give the centre of the village an airiness which many similar sized settlements lack. This is particularly valuable because it is in marked contrast to Hallgate (West) and King Street (South).

e) **Boundary Treatment**

As is to be expected in a village of the size of Cottingham, there is a varied selection of boundary treatments to be found.



18th century cottage at No.188 King Street (Grade II listed). Note the estate type fencing.

The general impression, however, is of a green environment, created either by hedges, or by railings which allow views of hedges and shrubs behind. Even when there are walls, these are often low and have hedges or other greenery behind. In the inter-war years privet was a favourite hedging plant, and the number of properties dating from this era ensures that this species, usually well trimmed, makes a sizeable contribution to the boundaries.

All these help in creating a softer streetscene than would often be encountered in a settlement of Cottingham's size, and is therefore of benefit to it.

f) **Origins & Evolution**

Cottingham is believed to have been an Anglian settlement and was included in the Domesday Book of 1086.

An idea of its relative size can be gained from data that in 1334 the assessed wealth of Cottingham was £330, when Hull's was £334 and Beverley's was £500, though the village was detrimentally affected by the Black Death and by flooding.

The area was run under a manorial system with three manors, which were eventually sold up in 1650 to various local men.

Although there were significant wooded areas around the village, there were also extensive commons, some 1000 acres. The woodland was extensively felled by the early 17th century, and the common land was inclosed in two late 18th century Acts of 1771 and 1791. As a result of these acts the ownership of farmland became further fragmented.

Agriculture was a significant contributor to the local economy so that by the first half of the 19th century, there were more than 50 farmers recorded.

Allied with this there were records of a water-mill in the 11th century and various windmills up to and including the 19th century.

There was also a sizeable market-garden trade which had evolved to service the needs of Hull.

The 19th century also showed an increase in non-agricultural trades, including a turner, a rope-maker and a brick-maker as well as three brewers.

From the early 20th century a small industrial estate had grown up near the station. Cottingham had its own gas-works before the manufacture of oil-press bagging began on the Station Mills site in 1904. Since then there has been yarn and carpet manufacture, a timber yard, crane hire and a bacon warehouse.

Local charities for the poor had existed since 1653, and Cottingham had its own workhouse, built in 1729. This continued for more than a century and part of the site passed through various hands until it became St. Mary's Church Hall.

There was a church at Cottingham by 1150 when a parson is mentioned but the church that survives today dates from the early 14th century.

Of other religions, evidence of Roman Catholicism is sporadic, and only regularised by the establishment of a Roman Catholic parish in 1917, with the Church of the Holy Cross being built in Carrington Avenue in 1929.

Non-conformity was far more prolific with around 700 dissenters in the parish in 1676. The 18th century chapel was replaced by a new one, the present Zion Chapel in 1819 in Hallgate. A barn in Northgate was also used for worship by Methodists, which was replaced, in

Hallgate, by a new place of worship in 1879.

As for education, there were several schoolmasters licensed at Cottingham in the 17th century. After 1718 a Free School to the memory of Mark Kirby was opened and this continued for more than a century. After various disputes the school was rebuilt about 1861, closing in 1878.

The new National School came into being in 1835 and there were several other public and private schools in the village during the late 18th – early 19th centuries.

A School Board was formed in 1877 and in 1893 a new school for all pupils was built in Hallgate. In 1902 – 3 it had an attendance of nearly 500.

The population of the parish in 1801 was 1,927 and by 1881 had reached 6,228. After that, comparisons are more difficult as land was transferred to Hull, causing the numbers to fall. However this is unlikely on a like-for-like basis and by 1991 the population was 16,528 and had risen to 17,263 by 2001.

The village gained a reputation for its several alehouses and in 1743 as being a centre for Sunday tipping, chiefly by men from Hull.

In the late 1920's the (new) University of Hull bought property in the village and this marked a prolonged association which has brought a large number of students to the village. This has resulted in the use of several of the larger village properties for residential purposes and the building of several Halls at the Lawns – outside the Conservation Area. It has also had a significant impact on the demography of the village, and therefore on its character and services.



Hull University's Needler Hall, King Street (1962 –4)

The village's growth caused the blossoming of numerous social institutions in the 19th and 20th centuries. Among these were two Friendly Societies, the Cottingham Humane Society, the Cottingham United Friendly Society and this later amalgamated with the National United Order of Free Gardeners. There was also an Oddfellows Lodge and a private Lunatic Asylum, Cottingham Floral & Horticultural Society, Cottingham Horse Show, and the Cottingham Literary & Reading Association.

There was briefly a theatre in Broad Lane, a cinema, a brass band and a silver band, an Orchestral & Dramatic Society, a golf course, a bowling green, tennis courts, a Local History Society, a Darby & Joan Club and Cottingham Memorial Club (from 1924).

Many of these had an impact on the use of buildings and land in and around the village.

g) Archaeology

There is one Scheduled Ancient Monument in the Area which is shown in the County List, which lies within the Conservation Area – Baynard Castle.

First referred to in the late 12th century, but ruinous by the mid 14th century, this seems to have been replaced by four

manor/farm houses which were still extant in the 17th century.

Only The Old Manor House remains today, with the archaeological site being known as Baynard Castle.

The scheduling of monuments is undertaken by the Secretary of State assisted by English Heritage. To be included in the County List a monument must be of national importance and it has to be considered that scheduling is the most appropriate method of protection.

The use of metal detectors on scheduled monument sites has to be sanctioned in writing by English Heritage and is otherwise a legal offence.

h) Location, Layout and Disposition

The Definition of the Conservation Area's Character & Appearance on page 2 has referred to the impact that its closeness to Hull has had on its development. Less than 5 miles from the city centre, even in the early 19th century it was separated by 3 miles of open country.



Newgate Street - A typical Cottingham streetscape with its mix of elements from the natural and the built environment.

Turning to the village itself, by 1600 the pattern of the main streets in Cottingham had been pretty well established in their

present positions. The principal street ran from the church to the manor-house site with the parallel streets (now Northgate and South Street) also in evidence. By the 15th century these were known as Hallgate, Northgate and Newgate.

The first detailed map of the village is from 1839 and shows older houses abutting the streets in Broad Lane, Hallgate, King Street and Northgate. Smaller groups are to be seen in Back Street, Beck Bank, Finkle and Thwaite Streets.

Newer houses were set back in their gardens.

About this time George Street and Crescent Street were laid out between Northgate and Hallgate.

The inter-war years saw the development of several new streets in the remaining open areas within the village and around its edges. Two new roads, Bricknall Avenue and Priory Road, were built improving connections with Hull.

After World War II a major expansion of housing in both council and private estates took place, particularly on the north, south and west sides of the village.

Whilst the attempt at a concise description of Cottingham's specialness on page 2 referred to "a cohesion", it has to be acknowledged that underlying this is a number of sub-areas, each with its own distinct contribution. The Civic Society has done some valuable work on this, and has discerned no less than six of these within the **present** Conservation Area, which are as follows:

1. West Green
2. Baynard Castle
3. The Village Centre
4. Hallgate (East)
5. Thwaite Hall
6. South & Newgate Streets

7. Hull Road

Being "the largest village in England" means that Cottingham is bigger than several of the country's (and the county's) smallest towns, and because of its continuous growth over many centuries this has ramifications on the character of its built environment.

Most villages tend to expand progressively from a central historic core, so that new development is almost always on the settlement's perimeter. However, in Cottingham's case, possibly due to the length of the period of expansion, new development has come about throughout the village. Compare this with other East Riding small historic towns and the difference is there to be seen. The result is that in Cottingham (with the exception of the development between Kingtree Avenue and Arlington Avenue), it is difficult to walk any reasonable distance without coming upon a closely-knit pattern of differing periods and styles.

From the 19th century, (or earlier), only one terrace of length with a cohesive design is to be found – in Arlington Avenue – a valuable and impressive contributor to the character and appearance of this part of the Conservation Area.

This terrace also reflects another aspect of Cottingham's specialness. It seems as though any property with an aspiration of status, had to have a bay window. They come in all shapes and sizes and have also been included in more modern designs where one would not necessarily expect to find them. In short there are far more bays in the village than one could find in other similar (or smaller) sized settlements.

j) Buildings

The building of larger houses seems to have begun in earnest in the late 18th century. Many of these were built along the south side of the village where there was ample space for their grounds. Although in the 20th century several of their grounds have been built on, the south side of Cottingham still has many mature trees.



Cottingham Railway Station

The arrival of the railway in 1846 doubtless stimulated further development which was mostly along the existing streets, and the evidence of which is still to be seen today. These were smaller houses than described above and were probably aimed at the new middle class who, thanks to the rail link, now found Cottingham to be an attractive and viable place to live whilst working in Hull. Whilst some larger properties continued to be built, it was in smaller, usually terraced, housing that the greater expansion took place. Examples of such developments can be seen along New Village Road and date from the 1860's onwards into the early years of the 20th century.

The twentieth century has also seen developments which add to the quality of the Conservation Area, amongst these being Overland Road and those close to the Dene built by Percy Buckle, and the

excellent art-deco property of 1936, at 128 Thwaite Street.

Acknowledgement should be given to the contribution made to the village by the University of Hull, (which was already mentioned in paragraph f). Not only was this of sociological significance, but it also had an impact on the village's built environment. Cottingham has probably the most significant proportion of significant contemporary architecture dating from the second half of the twentieth century.

In the East Riding there very few buildings from this period which are listed and the fact that most of these are in Cottingham (with others that are unlisted but of importance,) suggests that the village will continue to be of special interest in the future for its role in charting the differences that these styles have introduced.

i) Scale

Cottingham is a predominantly two-storeyed village. However there are examples of three-storey residences, though in these cases the third level often has gabled windows at eaves level, or within the roof.

ii) Orientation

Most properties face onto the roads that they front, but a few examples of side facing properties can also be found, usually where the gable end is in a back-of-pavement edge location.

iii) Materials

There is of course, with a village of this size, a great diversity of materials and detailing. However, historically, the use of building materials reflects what would have been available locally at the time, as materials would only have been transported over long distances for high

cost and high status buildings such as the church.

With all the next four sections – walls, roofs, windows & doors and chimneys, comments made can at best only be generalisations, since all these aspects of buildings’ designs are fraught with exceptions.

iv) Walls

Where walls are finished in fair-faced brickwork, this is normally of a deep orange/red/brown colour, and clearly resulted from the use of local clays.

However the palette does not stop there and (rather like Beverley) the village has a higher than normal incidence of colour-washed buildings, the colour applied either direct to the bricks, or to render, or to pebble-dash. Perhaps reflecting the surge of development in the late 19th or early 20th centuries, the number of such dwellings, pebble-dashed either in part or in total, is high.

Comment should also be made on the fashion for mock Tudor half-timbered effects which can be seen in several parts of the village – once again dating from around 100 years ago.

v) Roofs

Here again there is a wealth of diversity in the materials used. These range from the East Riding’s most common traditional roof covering – the clay pan tile, through to the use of slate and plain (Rosemary) tiles.

Because of the difficulty of transportation, it is believed that slate (usually but not exclusively from Wales) did not reach the area until the arrival of the railways in the mid 19th century.

Plain (Rosemary) tiles tend to be later, being particularly popular in the first half

of the 20th century and therefore are much in evidence in the village’s residential peripheries.

vi) Windows and Doors

As with most villages which have not been subjected to a centralised (estate) control, Cottingham has lost many examples of historic windows and doors from its buildings.

Sometimes these have been replaced by more modern styled timber “householder improvements” and sometimes by equivalents in uPVC.

Whatever the material, (and inevitably with older buildings the use of timber is more authentic,) to accurately replicate the historic styles is always to be preferred and will result in retaining the integrity of the dwelling, which is important not only to itself, but also to the other buildings with which there is a shared setting.

Reference has also been made in paragraph (h) with regard to Cottingham’s bay windows, which make a significant cumulative impact on the village.

vii) Chimneys

Yet again, with Cottingham’s chimneys, there is no strong character to be referred to. As a generalisation pots tend to be of terra cotta and of medium height, though there are also many cream coloured pots, some of which are polygonal.

Of particular note are the stacks on the Station Master’s House in Station Road (at the back of the western platform). These date from 1846 and are “paired axial stacks with strainer arches to the main range”.

k) Historic Buildings

The Parish was last reviewed for listing purposes in 1988. Those listed buildings which lie within the Conservation Area are:

No. 28 Beck Bank	II
Nos. 24 & 26 Beck Bank	II
No. 270 Hallgate	II
Coach House & Stable at No. 270	II
The Old Manor House, Hallgate	II
The Manse, Hallgate	II
Zion United Reform Church, Hallgate	II*
Arlington Hall, Hallgate	II
Church House, Hallgate	II
Mark Kirby's Free School, Hallgate	II
Church of St. Mary, Hallgate	I



St. Mary's Parish Church, Hallgate (Grade I listed)

No. 5 Hull Rd	II
No. 188 King Street	II
Nos. 7, 8 & 9 Market Green	II
Newgate House & Gate Piers, Newgate Street	II
Eastgate House, Newgate Street	II
Stable & Coach House at Eastgate House	II
Elmtree House, South Street (Cottingham Memorial Club)	II
No. 22 South Street	II
Railway Station, Station Rd	II
Station-master's House, Station Rd	II
Goods Shed at Cottingham	

Station	II
Green Wickets & Gates & Railings, Thwaite Street	II
Nos. 100 & 102 Thwaite Street	II

However, some lie outside the Conservation Area and these are:

Tower on Castle Hill, Beverley R	II
Beech House, Northgate	II
Sarum House, Northgate	II
Snuff Mill House & Railings, Snuff Mill Lane	II
Southwood Hall, Southwood Rd	II*
Reckitt Hall, The Lawns	II*
Nicholson Hall, The Lawns	II*
Morgan Hall, The Lawns	II*
Lambert Hall, The Lawns	II*
Grant Hall, The Lawns	II*
Downs Hall, The Lawns	II*

Those which are Grade II listed are classified as being of **special architectural or historic interest**, with Grade II* buildings being **particularly important** and the Grade I Church being of **exceptional interest**. (94% of all listed buildings are Grade II designated).

l) Unlisted Buildings of Interest

The principles of selection used by English Heritage for recommendations for the listing of buildings seek to ensure that most buildings from 1700 – 1840 are listed. After this latter 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.

In Pevsner's Buildings of England series, the volume covering Cottingham and the East Riding, he makes reference to no less than 24 buildings in the village which are unlisted. This is a sizeable number when compared with other similar settlements which he reviews and confirms the way in which Cottingham

continued to grow in the Victorian era and the early 20th century.



A distinctive 100 year old property on the corner of Newgate Street and Carrington Avenue

This increases the importance of Conservation Area status to Cottingham, since otherwise many buildings would be available for demolition without prior consent and this could be very damaging to the village's character where, due to English Heritage's practise of listing many fewer post-1840 buildings, Conservation Area protection is the only safe-guard available to them.

m) Focal Point Buildings

Certain buildings have an additional visual importance due to their prominent location. Planning applications which relate to them will therefore need be considered against the criterion that the quality of their design and detailing should reflect the importance of their location.

n) Traffic

Like most large villages and small towns in England, Cottingham suffers from a surfeit of traffic.

Whilst this is of value in contributing to the prosperity of the village, it is nevertheless of detriment to the visual appreciation of the village centre. The number of off-street car parks is also limited which increases the number of vehicles travelling around looking for a kerb-edge parking place.

BOUNDARY ALTERATIONS

As part of the appraisal process, it is necessary for the existing boundaries, many of which were created in 1974, to be reviewed, and this resulted in various additions which it was felt would improve the protection of the Area.

These include:

1. An extension of the Conservation Area boundary around the Baynard Castle site. In 1974 this was very tightly drawn and should be extended on its north & west sides to include the associated earthworks. It would now include properties on the south side of West End Road and numbers 317 – 325 Northgate (other properties on the south side of Northgate are already within the Conservation Area).
2. The inclusion of the Playing Fields behind the School opposite the church on Hallgate. This is a significant open space of public amenity close to the heart of the village and is valuable for those reasons.



19th Century Gothic Revival Cottage at the east end of Northgate.



Semi-detached properties in Overland Road.

3. Apart from providing protection to a group of 19th century residential properties at the east end of Northgate, (several of which are in a Gothic Revival style), this extension particularly seeks to preserve the late 19th century and early 20th century commercial buildings at the northern end of the industrial area which form an important part of Cottingham's commercial history.

It is acknowledged that this area presents particular challenges, as it is important that the development of businesses is not impeded by specific Conservation Area requirements. Applications relating to these will receive attention to ensure that whilst paying attention to **commercial** pressures to contain costs, whilst still safeguarding the significant qualities of the historic buildings on the site.

4. The inclusion of the inter-war properties on Overland Road. This is noteworthy for its uniformity, and though some of the detail has changed due to householder improvements, its overall appearance is impressive and worthy of the 'acknowledged importance' which designation gives it.
5. Adjustments to the southern boundary along Thwaite Street to the east of Beck Bank. This boundary as previously drawn did not include the highway, which is clearly of importance to the Conservation Area's streetscape and needs to be included for that reason.
6. Adjustments to boundaries along the south side of Newgate Street between the grounds to Cottingham House and Newgate House. The frontage of these properties is important to this (sub) area and indeed to the Conservation Area as a whole. It is acknowledged that the trees that front Cottingham House are covered by a Tree Preservation Order (TPO), but this adjustment enabled the Area to be of similar depth all along the rest of Newgate and South Street.

7. The inclusion of properties and land known as the Dene, the properties being those on the west side of West End Road between Dene Road and Eppleworth Road (nos.17 – 33), those on the south side of Eppleworth Road at its east end (nos.1 – 17), and those on the north side of Dene Road (nos.2 – 36). Seventeen of these (at the east end) date from the mid – late 1930's and have the same provenance as the houses in Overland Road, referred to in paragraph 4 of this section, above which is a photograph of those houses.

The importance of the Dene (park) is described on page 5 in the Natural Environment Section – paragraphs 3 & 4 (which please see).

8. The inclusion of a small area between New Village Road, the Grounds of Thwaite Hall, Cornwall Street and Jesmond Road, known locally as Pimms Trod. The frontage properties are the oldest on New Village Road and date from the 1860's. Some were built for market gardeners and dairymen. Behind them lies a lovely secluded group of houses, representing a small area of semi-rural calm hidden from the main road.
9. Nos 1 – 8 Linden Avenue are eight semi-detached houses designed by W Clarke Robinson and built c.1887. They are good quality examples of this “high” period of Victorian architecture and are the only ones in Linden Avenue which date from the 19th century. They reflect positively on the Conservation Area and strengthen the examples of this period in the village.

All nine alterations either represent significant additions which add value to the Conservation Area, or are in the category of nominal amendments to bring the Area in line with present legislative requirements and current boundaries.

POLICY STATEMENT FOR THE COTTINGHAM CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Cottingham 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 are not thereby damaged, and that, unless there are accepted reasons to the contrary, replacement planting is agreed and undertaken.

New Developments

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

Recommended Materials

With repair works, where it is necessary to introduce new materials because those being replaced are no longer practical to re-use, materials should nearly always be the same as those which are removed.

With the materials for extensions and outbuildings, materials should usually reflect those of the ‘parent’ building.

For new build, materials that reflect the established character of the Conservation Area should be used. This would

probably mean the use of a dark red brick, timber windows and doors, and pantiles or slates for the roof.

Where it proves impossible to match an existing brick, it is worth remembering that the second best option is usually to find a brick (of same size) which is darker in colour than those being matched, since it is the use of lighter bricks which normally looks more discordant and contrastive.

COMMUNITY INVOLVEMENT

This appraisal and its proposed revisions were the subject of formal consultations with Cottingham Parish Council and the Conservation Area's residents. Advice and recommendations from them and from Cottingham Civic Society and Cottingham Local History Society have also been included.

The comments received in the course of this consultation process were taken into account prior to the adoption of the document as Council policy.

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 & Country Planning Act 1990.

Government Policy and Guidance is set out in Planning Policy Statement 5, Planning for the Historic Environment, issued on behalf of the Department for Communities and Local Government by

The Stationery Office. This is available online at:

<http://www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/pps5>

Its sister document is PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide, issued jointly by the Department for Communities and Local Government, English Heritage and the Department for Culture, Media and Sport. It is available from the Customer Services Department of English Heritage at customers@english-heritage.org.uk

Both documents were issued in March 2010.

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 (published May 2008) deals with the historic environment in Policy ENV9.

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 Cottingham Conservation Area are currently contained in the Beverley Borough Local Plan (BBLP) (adopted June 1996), Policies E21, 22, 25 - 34.

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 JSP will be incorporated into the Local Development Framework (LDF), which will also supersede the current Local Plan in due course. This appraisal will be used as a background document in support of the relevant LDF

Development Plan Document and as a material planning consideration in the determination of relevant planning applications.

LOCAL GUIDANCE

Beverley Borough Wide Plan,
Policies EN35 – EN48.

Leaflet, "What are Conservation Areas?"
by East Riding of Yorkshire Council,
Customer Services, County Hall,
Beverley, HU17 9BA

USEFUL INFORMATION AND CONTACTS

Conservation Team, East Riding of
Yorkshire, County Hall, Beverley, HU17
9BA

E-mail address:

treesandlandscape@eastriding.gov.uk

This appraisal has been undertaken with information provided by specialist officers of the Council, Pevsner's Buildings of England, the Victoria County History, Cottingham Parish Council, Cottingham Civic Society and Cottingham Local History Society.

It has been written in accordance with "Guidance on Conservation Areas" issued by English Heritage in August 2005, in order to meet the current requirements of national government.

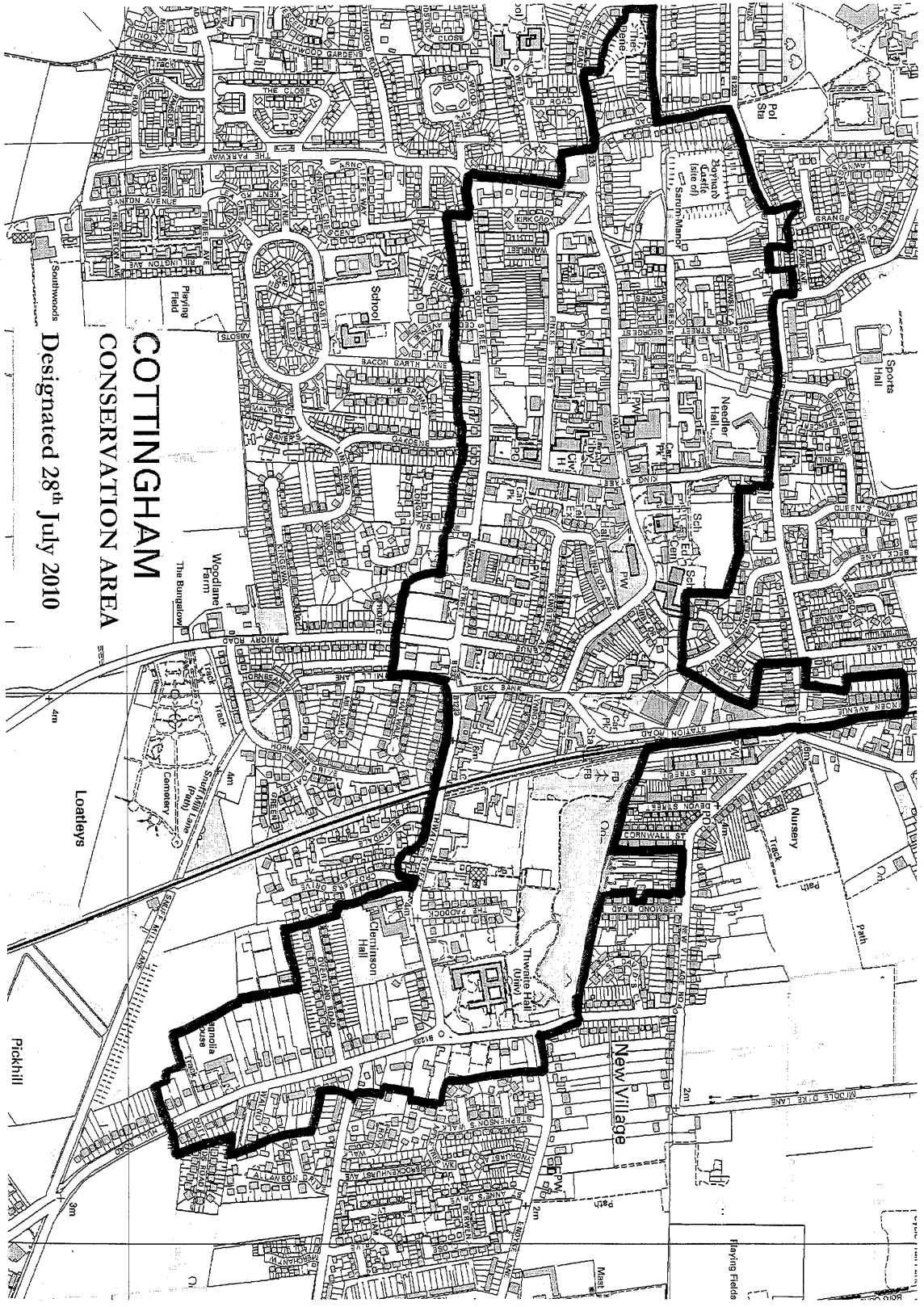
Residents of the Area consulted on this appraisal are those whose addresses appear on the unedited Register of Electors for 2009.

The photographs used in this document were taken in late 2008 and early 2009.

Those interested in more detail of the Conservation Area's buildings are recommended to consult COTTINGHAM HOUSES, a complete list of Houses, with dates of building, and names of Architects, Builders and Owners by K J Allison, published by Cottingham Local History Society in 2001.

For further information about other East Riding Conservation Area appraisals, please go to the Council's web page www.eastriding.gov.uk and follow the links through Environment & Planning – Conservation Areas – Conservation Area Appraisals.

**Reviewed & Redesignated:
28th July, 2010**



COTTINGHAM
CONSERVATION AREA

Designated 28th July 2010