

Brantingham

Conservation Area Appraisal and Management Plan

Brantingham is a place of special architectural and historic interest.

This appraisal sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement.



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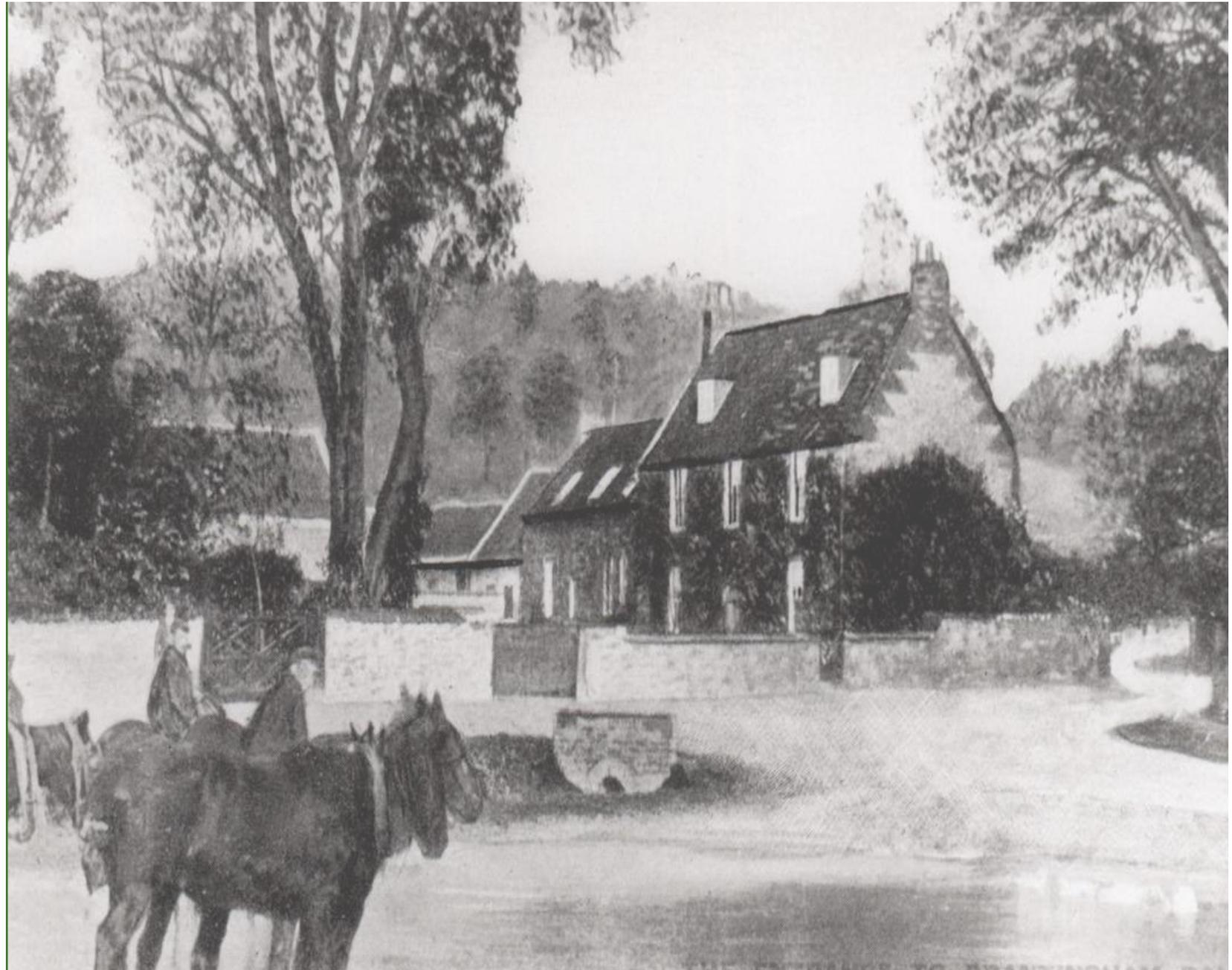
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1. Special Interest and Character Statement

Brantingham represents a typical East Yorkshire Rural Village.

Half the village was created as an Estate village to Brantinghamthorpe Hall, whilst the other half grew around the small village green and the duck pond.

Locally sourced materials, (random limestone below pantile roofs) adorn the many buildings with the presence of handmade brick and tumbled gables.

The village also has influences of gothic architecture (which is becoming increasingly rare now with new development).

The village also benefits from not being on a major traffic route, meaning that its infrastructure does not have to withstand the pressures from traffic which are so apparent elsewhere.

However it is becoming increasingly apparent that this rural village is moving into a 21st century commuter village and therefore sympathetic development is inevitable for its survival.

Fig 1. View of Cottages from the Green

2. Introduction

2.1 The Character and Appearance of the Conservation Area at Brantingham

1. This document identifies the character, setting and appearance of Brantingham in terms of its special architectural and historic features. The appraisal states how these special features should be preserved and enhanced and will be useful to potential developers, residents and businesses and to the Council in the making of development management decisions and environmental improvements.

2.2 Reappraisal notes

1. The Brantingham Conservation Area was designated in 2005, with the reappraisal done in 2011, then updated in 2016. The original Conservation Area appraisal and map covered the core elements of the Conservation Area and several areas of adjoining open land. Over the past decade little has changed, apart from small amounts of infill development with larger houses, than is characteristically usual of the Conservation Area and the small built estate of Wandells View.

2.3 Definition of Brantingham's Special Interest

1. The special interest of the Brantingham Conservation Area is its progression from an Estate Village to a more Commuter village and the retention of its rural character, in what is seen as an ideal rural Conservation Area. The Village layout has been created through an amalgamation of its history and evolution and also based on its topography. This is formed of open spaces, buildings and the natural environment, which are defined in this appraisal document and the following Brantingham Special Interest and Character Statement.
2. The Central Governments National Planning Policy, (16) para 186, states "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".



Fig 2, Hall Farmhouse and Brantingham Hall gates



Fig 3, Painting of Brantinghamthorpe Hall by Alexander Francis Lydon, taken from a book dated 1870

3. Extent of the Conservation Area

3.1 Extent of the conservation area

1. This conservation area review for Brantingham closely follows the framework for an appraisal in Historic England's Advice Note 1: Conservation Area Appraisal, Designation and Management (February 2019).
2. The survey work was carried out between September 2020 and January 2021. Current guidance states that conservation area boundaries must be clearly based on analysis of the architectural and historic character of the area. For this reason any boundary must reflect the character defined in this appraisal. It would not be acceptable to include part of an area of a specific character and not another.



Fig 4, Pond View Cottages, Photo from East Riding of Yorkshire Parish Files

3. Inclusion of a character area within the conservation area must depend on an analysis of its historic importance and significance.
4. Conservation area designation is primarily used to set a standard of development. It is not intended that development in conservation areas is prevented altogether, but that it be monitored and controlled to ensure that proposals within or adjacent to the proposed conservation area are sympathetic to its special character, and that it does not cause the destruction of key features that are essential to fully appreciate this important site within its historical and architectural context.

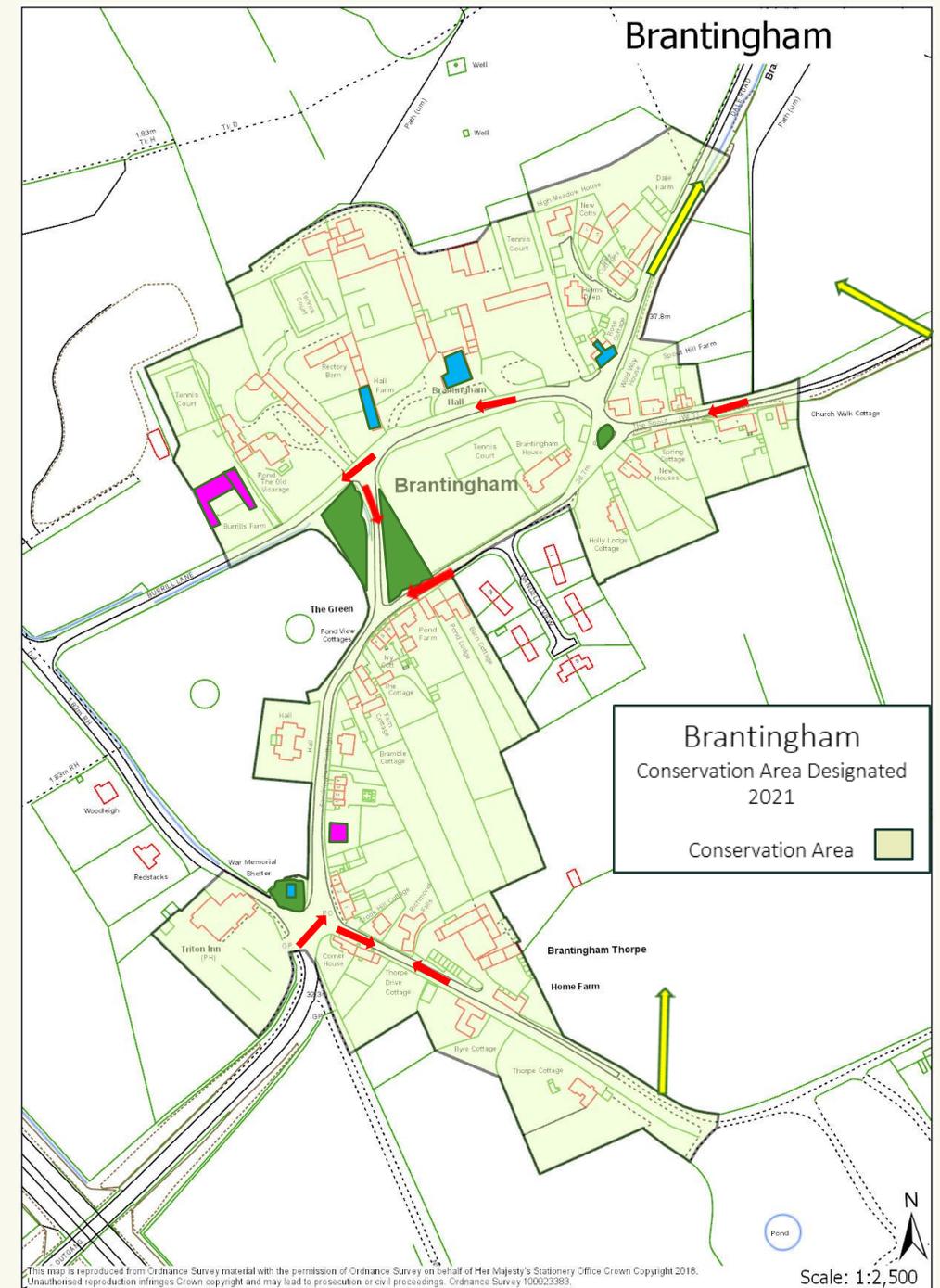
Green Spaces (private & public)
 The 3 main green spaces are:
 The Green (the village pond)
 The War Memorial Green and screen
 The Green at the bottom of Spout Hill

Listed Buildings (not including curtilage)

New Build Property (residential) (not yet shown on OS Map)

Key Mid-Distance Views

Long Distance Views



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4. Assessing the Special Interest



4.1 Summary of Special Interest

1. Brantingham represents the small Rural and historical, settlement which was once indicative of much of East Yorkshire. The special interest of the conservation area can be summarised As follows;
 - Brantingham has a long, varied history with prehistoric origins. The village originated in two parts as an estate village to Brantinghamthorpe Hall and as an isolated agricultural community. This developed into a more traditional village scene with a duck pond and house around a green. Throughout the 18th and 19th Centuries the village grew, eventually becoming one village as seen Today.
 - Brantingham still retains the feel and character of an independent historic village Despite being located close to the edge of the Urban Sprawl of Hull.
 - The majority of development is from the 18th and 19th century, including small estate cottages with distinctive wooden porches, larger detached village homes, small Terrace rows and historic farm Buildings. The fact that farming is not as widely practised within the village as it once was, and the village is no longer part of the estate, does not detract from the rural Character of it.



Fig 6, East Riding of Yorkshire Photos: Past in Print

- History, architecture, the surrounding Countryside and the character of space within the conservation area are all Positive elements of Brantingham. These help to shape its distinctive Character, one that is well worthy of Protection. One of the less usual features found in Brantingham when compared with other East Riding villages is the adoption of the Gothic Revival. This detailing is not confined to its grander buildings and can also be found on several smaller cottages.
- Brantingham's rural setting enables the village to retain the feel of an Isolated village, with Key Views into open countryside and across to the Humber, further emphasising this.

4.2 Summary of Issues

1. Brantingham justifies its conservation area status through its special architectural and historic interest. The area has been affected in the past by developments which may not be in keeping with the historic character. There is therefore a need for guidance to preserve and enhance the area. The protection of the special character of the conservation area depends on positive conservation management provided in this document. The following key issues have been identified;
 - *Risk of inappropriate infill development.*
 - *Inappropriate materials used on new build properties.*
 - *Poor choice of materials during the replacement of historic features.*
 - *The loss of positive architectural features (notably gothic revival and estate village characteristics)*
 - *Inappropriate development affecting important views both towards, away from and within the conservation area.*
 - *Demolition and re-development of properties on a larger scale.*
 - *Boundary features, i.e walls (both stone & brick), fencing and hedges around properties and elsewhere, should be preserved*

4.3 Assessing the Special Interest

4.4 Location and Setting

1. Brantingham is a village and Civil Parish in the East Riding of Yorkshire, 12 miles (19 km) west of Hull. It is located on the edge of the Urban Sprawl coming from Hull and is just off the A63 towards South Cave.

4.5 Layout and Disposition

1. The layout of the village comes from the merging of two medieval settlements. The layout and disposition seen today was established around the middle of the 18thC through the Inclosure Act (as shown on the 1765 Inclosure Award Map). The post-medieval village poor houses were sited close to the church as well as a Sheep Wash with the bridge further down the road, on the east side of Dale Road, as shown in the 1855 & 1890 OS maps. The village pump, at the foot of Spout Hill, is Victorian in date and was restored in the 1990's. The Village Hall dates from 1933. With the exception of the War Memorial and Village Hall there were no other public buildings in the village, as its educational needs and meeting houses for non-conformists were met by neighbouring villages such as Ellerker, Elloughton or Brough. The 20th century's changes saw the building of new houses and developments such as Wandell's View.
2. Perhaps even more significant to the character of the village has been the loss of several working farms, not also forgetting the loss of gothic architectural and estate village features which once prevailed throughout the village.

3. One of the unusual features of Brantingham is that its Victorian church does not lie at the heart of the village. That aside, it is a typical estate village, with House, Hall, Vicarage, Farms and Cottages around the pond and village green, not forgetting the village inn (18th Century), sited at its southern end. Many of these elements can be put down to the influence of the Sykes family, who bought the Brantinghamthorpe Hall and estate in the 1860's.
4. In terms of public open green spaces, the most notable is The Green (an area of amenity grassland with a typical village pond. The grass area itself is well-maintained which creates a dominance of species-poor amenity grassland of only marginal ecological interest. There are two smaller greens, one in front of the War Memorial and one at the bottom of Spout Hill. Again, these features are managed for their public amenity value, although the beech trees behind the War Memorial are notable.
5. In addition to these public open spaces are those areas that are private and/or enclosed areas of natural interest. For example, many of the dwellings in the Conservation Area have extensive gardens and these not only contain mature standard trees that contribute greatly to the wider character of the area, but also add to an enhanced diversity of wildlife. There are also a number of small enclosed areas of farmed land, either within or directly adjacent to the Conservation Area, notably the space to the west of the village hall and the land adjacent to Crook Hill.



Fig 7, cottages looking from The Green



Fig 8, gothic style window on Dale Farm



Fig 9 Stone gate posts with Crown



Fig 10, outbuildings from Pond Farm

4.6 Geology, topography and landscape setting



1. Brantingham lies on the western flank of the southern end of the Yorkshire Wolds, its surrounding area having different characters to the east (Vale of York and to the west Yorkshire Wolds). A local landmark is Spout Hill, named after an old water spout located at the bottom. The road from there leads steeply up to a height of about 330 feet (101 m), offering a westerly view towards the Vale of York. The Yorkshire Wolds Way National Trail, a long distance footpath, passes through the village. The Brantingham Conservation Area lies within the 'Brantingham Thorpe Estate Parkland' Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2018).
2. The landscape here is defined by the mature parkland of Brantingham Thorpe Park, notable for the Georgian Brantinghamthorpe Hall which is located in the park and built on the site of a former Elizabethan manor. Brantingham Dale (classed as a Site of Special Scientific Interest) to the north of the village is extensively wooded and this contributes to a landscape that is enclosed by both trees and geological landform. From the village, small, narrow minor roads meander northwards up the dales towards the elevated farmland surrounding. The Landscape Character Assessment describes how this area is located along the corridor of the A63 as the Jurassic Hills near the Humber Estuary and also includes the southern edge of the Yorkshire Wolds slope to the west of Hull. This provides extensive views of the Humber Bridge to the southeast, which is important to the character of this area. Brantingham reflects its historical antecedents in its well-ordered layout, its generous green infrastructure and its general impression of being at ease with itself. Development pressure in the area is regarded to have led to the loss of much of its traditional rural character.
3. Despite these areas, there is only limited green space left separating the settlements of Elloughton, Brough, Welton, Melton and North Ferriby. To the west of the Brantingham Conservation Area lies the 'Intermediate Sloping Farmland' Character Area, identified as forming the southwestern edge of the Yorkshire Wolds. Brantingham Dale provides a good example of a species rich chalk grassland, scrub and woodland mosaic.
4. This area is regarded to be one of the most floristically diverse areas in the Yorkshire Wolds, and species such as common rockrose, wild thyme and salad burnet are locally abundant with clustered bellflower, felwort and lady's bedstraw also present. Areas of scrub are generally dominated by hawthorn, whilst woodlands are predominantly ash. There are remnant pockets of acid grassland and heathland within this landscape. To the north and east of the Brantingham Conservation Area lies the 'South Western Wolds Sloping Farmland' Character Area. The Landscape Character Assessment identifies this area as being characterised by its dry dales which result in more open character to the area.⁷

4.7 Historic Evolution and Development

1. Brantingham it is thought to derive from the Old English word 'brant' (or in Norse Brett), meaning 'steep', referring to the village's location at the mouth of the dale which is at the foot of the Wolds. This would have been helpful to travellers in describing the settlement in the days before signposts and when travellers may not have been able to read. The 'ingham' would suggest an even earlier description of a settlement, dating back to Anglo-Saxon Times.

2. Prehistoric Origins

The area around Brantingham has been occupied since the prehistoric period. Whilst no evidence of Mesolithic or Neolithic activity has been identified with the village, a number of flint implements and a stone axe from these periods have been recovered in fields to the south. Activity from the Bronze Age period within the village itself is attested by the discovery of two crouched inhumation burials identified during the construction of dwellings (Wandells View) at Spout Hill in 1950. The same site also produced evidence of Romano-British and medieval wall footings, whilst pottery recovered from the site dated from the Iron Age to the medieval period. Aerial photographic analysis of the surrounding landscape has revealed extensive Bronze Age, Iron Age and/or Romano-British trackways, funerary monuments, enclosures and field systems.

The Roman walled town of Petuaria, which lies in the modern day village of Brough, brought with it a network of Roman roads that spread across the East

Yorkshire landscape. One such road, which linked Petuaria to Eboracum (York), lies to the west of Brantingham. Alongside this road, to the south-west of the village, two mosaics were discovered during quarry works in 1948. Excavations on the site in 1962 confirmed the presence of a villa. Further excavations on the remains adjoining the western side of the villa revealed evidence of Iron Age settlement overlain by 3rd and 4th century A.D buildings. Today the site is protected as a Scheduled Monument, thereby classifying the site to be of national significance. Roman activity within the village itself is limited to the wall footings and pottery recorded at Spout Hill in 1950.

3. The Medieval Period

The village of Brantingham is recorded in the Domesday Book as two separate settlements – Brantingham & Brantingham Thorpe. The latter is today preserved in the name of Brantinghamthorpe Hall, which lies to the south-east of the modern village. During the early medieval period, settlement of the landscape around Brantingham is likely to have continued. The only remains being the early medieval wall footings found at Spout Hill. However, isolated finds from the village and the fields surrounding have been dated to the early medieval period. These include an incomplete copper-alloy brooch, an incomplete cast copper alloy strap end and a copper alloy pin decorated with ring and dot ornament. There are also unconfirmed records that fragments of metalwork dating from the 5th or 6th centuries were recovered from fields near the present



Fig 12, Threshing, at the Triton Inn, photograph from Brantingham Parish Council Archives



Fig 13, The Triton Inn as seen in 2021 is still a hub of community activity

4. Late Medieval

By 1066 records show that Brantingham was part of a large single Manor held by Morcar. At the time of the Domesday Survey of 1086 the manor was owned by the Bishop of Durham, Nigel Fossard from the Count of Mortain and Robert Malet. The Meaux Chronicles record that various stone quarries existed along the Roman road in the mid-12th century when these and other parcels of land were given to Meaux Abbey. The Church of All Saints, which now lies detached from the main focus of the modern settlement originated in the 12th century. Originally the church would have formed a major focal point at one end of the village, linked by the Poor Houses and Church Cottage, the Poor Houses now demolished (shown on the OS 1855 Map). Many Medieval Villages had a Sheep Wash, which were by rivers, ponds or becks. Sheep washing on a greater scale usually involved driving the flock over a bridge and through a fenced off section of running water. A renovated sheep wash can be seen outside the All Saints Church, on the outer edge of the Conservation Area.

5. The 18/19th Century

There are no recorded structures within the village which date from the medieval period, the earliest still surviving dating from the 18th century. Examples of these include Brantingham Hall, Rose Cottage, Hall Farmhouse and the Triton Public House. The Poll Tax returns in 1377 assessed the village at 15s, paid by 45 tax payers and was the 81st highest total in the Wapentake of Harthill and Howdenshire. The main route through this village was past Thorpe Cottage (originally a former coaching Inn), this road was re-routed in 1835 by Captain Richard Fleetwood-Shawe, to move it away from his residence being BrantinghamThorpe Hall. The Hall has played its own part in shaping the village. Estate Railings, timber cottage gates, rustic timber porches and stone gate posts

with elaborate finials are all present throughout the village and are part of its 'Estate Heritage'. Further structures of historical interest date from the 19th century and are recorded on the first edition ordnance survey maps. The Church of All Saints was largely rebuilt in 1872 by G.E. Street using old materials. There are 2 wells in the conservation area of the village, both associated with private properties such as the renovated well in the front garden of Fern Cottage.

6. Modern Developments

The Village has seen a shift to a more affluent commuter village with a collection of holiday cottages in recent years. With it, has come significant changes to the village and its characteristics. Small Cottages and farm buildings have been renovated, demolished and or significantly increased in size, losing their setting on the village as a whole. With these larger developments comes the need for safeguarding characteristics atypical to the village, such as vertical slat wooden porches, tumbled gables, large gardens with open views across fields and gothic arch windows. Today Brantingham still retains the majority of its historic character, but there are opportunities to enhance the historic significance and beauty of the area as well as to safeguard it against unsympathetic development.



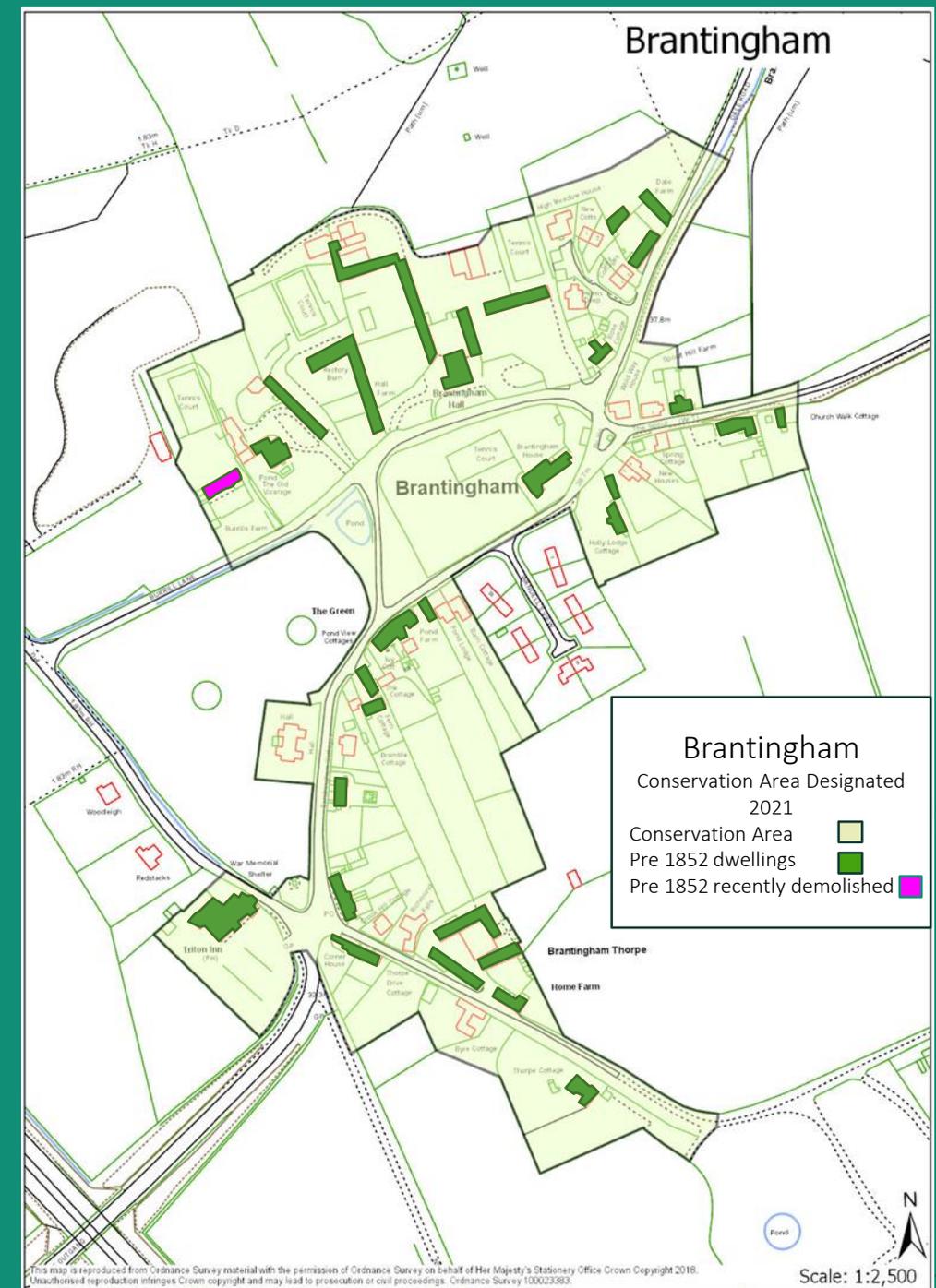
Fig 14, The Water Spout at the bottom of Spout Hill



Fig 15, The Bottom of Spout Hill from Brantingham Parish Council, Archives 2 & 3 Spout Hill can be seen in the background

4.8 Pre 1852 Dwellings

The map on this page illustrates the areas where pre 1852 buildings are located within the Brantingham Conservation Area. By looking at the older dwellings we can determine the historic layout of the village, its density and how the village was established from two distinct settlements. The first being the estate village the second being more of an independent agricultural village. The map can also be used to determine where pockets of new development have sprung up over the last century, which when looking at the map it becomes clear that much of the village has remained largely unchanged and new development has been on a small scale. The pink highlighted buildings are those (pre 1852) which have been recently demolished but are still present on the OS Maps.



5. Character Analysis



Fig 16, Brantingham Village Hall

5.1 Character Analysis - Spatial Analysis

5.2 Settlement form

1. The village of Brantingham developed from an Estate Village and a rural agricultural village set within open countryside, within a tranquil Dale with which it shares its name. The development and origins of the village today started around these two villages eventually merging into one. The Church of All Saints is now detached from the village by open space and fields, but was once attached by the row of Cottages (Poor Houses) and Church Cottage sited alongside Dale Road. The value of the village's grass verges should not be overlooked, these contribute positively to the rural charm of the village. Brantingham has a collection of narrow streets enclosed either side with high walls (stone or handmade brick) or traditional high hedges of a mix species variety. These would have originally only been intended for horse and carts, and is a very important feature in the conservation area.
2. When stood at the top of Spout Hill looking out towards the village and then across to the Humber, the sky line of Brantingham is mainly of red pantiles on pitched roofs.
3. All buildings are surrounded by either green space or generous gardens. Variations in this roof line is the Church now separated from the village, and a three storeys high new build next to Brantingham Manor of the a similar style and status. The majority of the buildings are late 18th century to early 19th century with tumbled brick

gables and wooden sash windows. The War Memorial can be seen by the Triton Inn and is made of materials from the demolished Hull Town Hall in 1912. New developed includes the cul-de-sac housing development located on Wandells View. The majority of the buildings are arranged in a formal manner alongside the road, set back from wide grass verges or gardens.

5.3 Character of Spaces

1. The character of spaces in the Brantingham Conservation Area is abundant in variation, with open green space, countryside views and tree lined rows all interacting to form an area of great spatial interest. The majority of the village is defined by high verges or handmade brick walls, creating strong build lines (especially Burill Lane and Dale Road). The houses in the estate part of the village have much more open space around them, sitting alongside key green spaces such as wide grass verges and large gardens. Between properties, glimpses of the countryside surroundings, increase the importance of the conservation area and its setting. This character of space further emphasises the historic development of the important natural environment of the conservation area and its surroundings. Yet all around this area are glimpses through the trees and hedgerows to the expansive countryside beyond. The development of the village is almost horse-shoe shaped with the open area of The Green at its heart.



Still surviving is the Telephone Box (fig, 17), sited near the village pond, and unusual for its being close enough to Hull to be in Kingston Communication's cream colour. This pattern was designed by Sir Giles Gilbert Scott in 1935, and is made in cast iron. Throughout the East Riding, several of these are listed, but not the one in Brantingham.

Below is a row of estate cottages on Crook Hill (Fig 18)



5.4 Key views

1. Key Views range from short term to long term. Short term, from walking around the Conservation Area include looking up Crook Hill from Main Street into the Estate Part of the village. Views from the Main Street including the Post Office Row Cottages, War Memorial and the Village Hall. Views around the green and duck pond with the White Telephone Box, Pond View Cottages and The Old Vicarage and Hall Farm. Long Term Key Views include from the top of Spout Hill looking down towards the Victoria Pump and then from here down Dale Road to Rose Cottage then as you carry on towards the Church.



Fig 19, The War Memorial Grade 2 Listed

5.5 Activity and layout

1. The unusual and spread-out plan of the village today reflects its complicated manorial descent, and the fact that two discrete medieval settlements have coalesced into one. Its overall layout and disposition was more or less established by the middle of the 18th century and the 1765 Enclosure Award Map and the 1855 OS map show only minor alterations. The village pump, at the foot of Spout Hill, is Victorian in date and was restored in the early 1990's. The Village Hall dates from 1933. The conservation area is almost entirely domestic, creating a mixture of vehicular and pedestrian activity throughout. The 20th century's changes have been in many ways more significant, including the building of new houses and developments such as Wandell's View. One of the unusual features of Brantingham is that its Victorian church does not lie at the heart of the village, but is some distance away from it. That aside, it is a typical estate village, with House, Hall, Vicarage, Farms and Cottages around the pond and village green, not forgetting the village inn, sited at its southern end and has 18th century origins. Many of these elements can be put down to the influence of the Sykes family (not least at the nearby Brantinghamthorpe Hall which house and estate was bought by them in the 1860's).



Fig 20, Brantingham nestled into Brantingham Dale, with views to the Humber in the distance

5.6 Local details

1. As Brantingham developed in a distinctly rural location, much of the architecture is of a vernacular nature, i.e. red brick and tumbled gables. Later structures relating to the estate part were of a purely domestic nature and saw an increase in the level of ornate detail, as opposed to those which had an agricultural origin. Those properties with ornate detailing (gothic windows and doors, rustic vertical boarded wooden porches).

5.7 Character Analysis

Built Environment

1. Architectural Characteristics

An important feature of the Brantingham Conservation Area is the majority of its buildings range between the 18th century to the 19th century. There are various architectural characteristics which make a positive impression on the appearance of the area;

- The design of the dwellings ranges from the simple to the ornate, with the majority of the smaller positive buildings having little architectural ornament (apart from Gothic features) and the ornate seen on the Estate part of the village and the Larger Houses. The lack of ornament in some of the smaller buildings is key to the retention of the rural and historic character and appearance of the area.
- There is variation in style and origins of the buildings, including historic farm buildings, terrace cottage rows, large detached villas and Manor Houses. This variation highlights the development of the conservation area from rural farming village to estate village and then commuter village over a period of time.
- Domestic properties are consistently of Wold Stone (the older ones) to red brick, generally two storeys with regular and symmetrical fenestration (including a significant amount of 2-part windows or wooden sashes, with the exception of some gothic arch windows).
- Properties are arranged around various side streets, most are located at the back of large grass verges or gardens and set back from the pavement edge, with the majority set behind hedgerows.

2. Materials

The materials that have been used in Brantingham generally reflect what would have been available locally at the time, hence the use of stone and brick products. More specific details are provided in the building elements described below:

3. Walls

The oldest building material in the Conservation Area is local wold stone, described in the listings as 'oolitic limestone rubble'. Several houses and cottages in this material survive. Others are brick, ranging in colour from the elegant red of the Hall to the more usual red/brown clamp brick of the 19th century and then to the lighter colours of more modern properties. The interposition of painted properties has not affected Brantingham to the extent that it has in many other East Yorkshire villages. There is an interesting use of galt (grey/green/yellow) brick, used as a quoin at the corners of some of the local stone buildings. This suggests a date from the first half of the 19th century when this colour of brick was most popular and most readily available. A few gable ends show evidence of tumbling. This is where a building has a raised brick verge, and the bricks are put on end in a quasi-herringbone effect. This is believed to be Dutch in origin and was from the period when such buildings would have been straw thatched, with the verge being used to hold the bundles in place.



Fig 22, Pond Farm



Fig 21, Rose Cottage grade 2



Fig 23, Brantingham Village Hall

4. Roofs

Terracotta tiles are the dominant roofing material of the Conservation Area. Pantiles are predominant, but there are also significant numbers of properties with plain tiles, or Rosemary's as they are often called. Other buildings have Welsh slate, a material that would not have been available before the arrival of the railway (at Brough) in 1840. Visually heavy barge-boards can be seen on some gables and several dormers. These too contribute to the individuality of the Conservation Area.



Fig 24, Typical Estate style Village Gate (Sandringham Cottages)



Fig 25, Brantingham House Gates



Fig 26, The Sheep Wash next to All Saints Church

5. Windows, Doors & Porches

The windows and doors to most Conservation Area properties remain in timber, and this is valuable in preserving its character and appearance. The larger properties mostly have vertical sliding sash windows, though the smaller ones often have side hinged casements that look as though they may have been changed from former horizontal-sliding sashes. One of the less usual features found in Brantingham is the adoption of the Gothic Revival. This detailing is not confined to its grander buildings and can also be found on several smaller cottages. This is a dormered village and the impact of these gabled roof windows is made all the more prominent by the deep barge-boards used on their eaves. Doors are predominantly in timber and of the six panelled Georgian type,

often with the top two panels glazed, to allow additional light into the interior. Brantingham is a village with lots of porches, often of an overtly rustic variety which complement their rural setting.

6. Chimneys

Some Conservation Area villages have a dominant character to their chimneys (and particularly to their pots). But Brantingham is not one of them. There are differences in height, in shape and in colour, though it is probably worth noting that several are square and several are cream. What needs to be noted is that a chimney (and its pot) enhances the verticality of a building and that they make an important contribution to the interest of the sky-line. Anyone who doubts this should look at the photo of the Old Vicarage, (found on page six) and imagine how much poorer it would look without them.



Fig 27, Looking down Spout Hill

5.8 Streetscape and public realm

1. Important Streetscape features, which are important to the Character of the Conservation Area include;

- Strong boundary treatments, predominantly handmade brick walls, dry stone walls and mature dense hedgerows, which create robust build lines in the streetscape.
- Variation in types, status and scale of buildings (including farm buildings, cottages, large houses and Halls) have a diverse and positive influence on the Brantingham Conservation Area.
- Mature trees, dispersed around and in gardens, especially the older properties, (being Brantingham House, around Hall Farm and to the front of the War Memorial). The mature trees are interspersed with the properties and some used as boundary treatments, this adds variation to the character of the conservation area.
- Strong views of the surrounding countryside add to the rural character of the area (including Ellerker North Wold and South Wold Plantation).
- Dutch architectural influences, including Tumbled gables on the end of Brick Properties. This is believed to originally have held thatch for the roof (the most prominent being The Triton Inn, Rose Cottage, Pond Farm, Hall Farmhouse and The Cottage formerly attached to Ivy Cottage). Tumbled Gables are a unique vernacular feature to the East Riding and have been used to a positive effect on new builds (including Orchard Lea). As well as Dutch Gables (being on the Village Hall and Corner Cottage).

- Gothic architectural features, mainly arched windows seen on Dale Farm, Brantingham Hall and Hall Farm. Unfortunately, with new development these have become less common or have been removed or altered (creating a negative effect).
 - Ornate gate posts (connected to the estate part of the village or to the grander houses). These can be seen at the bottom of Crook Hill, or the original entrance to Brantingham House or next to the Village Hall.
2. The public realm elements each have an impact on the conservation area both individually and cumulatively.
- Pavement surfacing is mainly concrete in the conservation area. Road surfacing is undertaken in concrete and tar macadam and as such has a neutral appearance.
 - There is a very small amount of signage in and around the conservation area which creates a positive effect and adds to the rural charm of the Village. Lampposts are painted black and have historic features.



Fig 28, Dale Farm on Dale Road showing Gothic Architectural Features

3. Greenscape

The rural landscape setting of Brantingham is one of its main features to the character of the conservation area setting. The abundance of long distance views, glimpsed between dwellings and the profusion of green spaces around the village helps reflect the rural character of the surrounding countryside. The abundance of hedgerows and mature trees along boundaries and in gardens throughout Brantingham make a positive contribution to the natural character and appearance of the conservation area, such as along Dale Road and Burrill Lane. This character setting is enhanced by wide grass verges and small village greens including the duck pond being the largest, then the Green around the War Memorial followed by the Victorian Pump at the bottom of Spout Hill being the smallest. The most prominent grass verges being in front of Post Office Cottages, around Brantingham House, along Thorpe Drive and around the junction of Burrill Lane to Dale Road (around Rose Cottage).



Fig 29, View of the Church of All Saints from the rear

5.9 Positive buildings

1. The adjacent map of Brantingham highlights the positive buildings.

Listed Buildings:

War Memorial and Screen Wall (HE List no. 1103349) Grade 2
Built 1922, Constructed from reclaimed material after the demolition c1914 of Cuthbert Brodrick's Hull Town Hall of 1862.

Rose Cottage (HE List No. 1347035) Grade 2
Late C18. Constructed of squared oolitic limestone rubble to front elevation and coursed rubble.

Hall Farmhouse (HE List no. 1103348) Grade 2
Late C18 with early C19 addition. Coursed oolitic limestone rubble, th brick dressings. Tumbled-in brick to raised gables. Contains, Gothic glazing under a cambered brick arch.

Brantingham Hall (HE List no. 1103347) Grade 2
Mid-late C18 with Red brick in a Flemish bond. Contains examples of Gothic arched doorcases and 16-pane sashes with Gothic glazing and sills under flat brick arches.

All four of the above lie within the Conservation Area, the four below do not.

Brantinghamthorpe, Thorpe Park Gateway & Garden Walls of the above (grade 2)

Nos.43 & 45 Cave Road (grade 2)

All Saints' Church, Dale Road (grade 2)*

The Positive Buildings are:

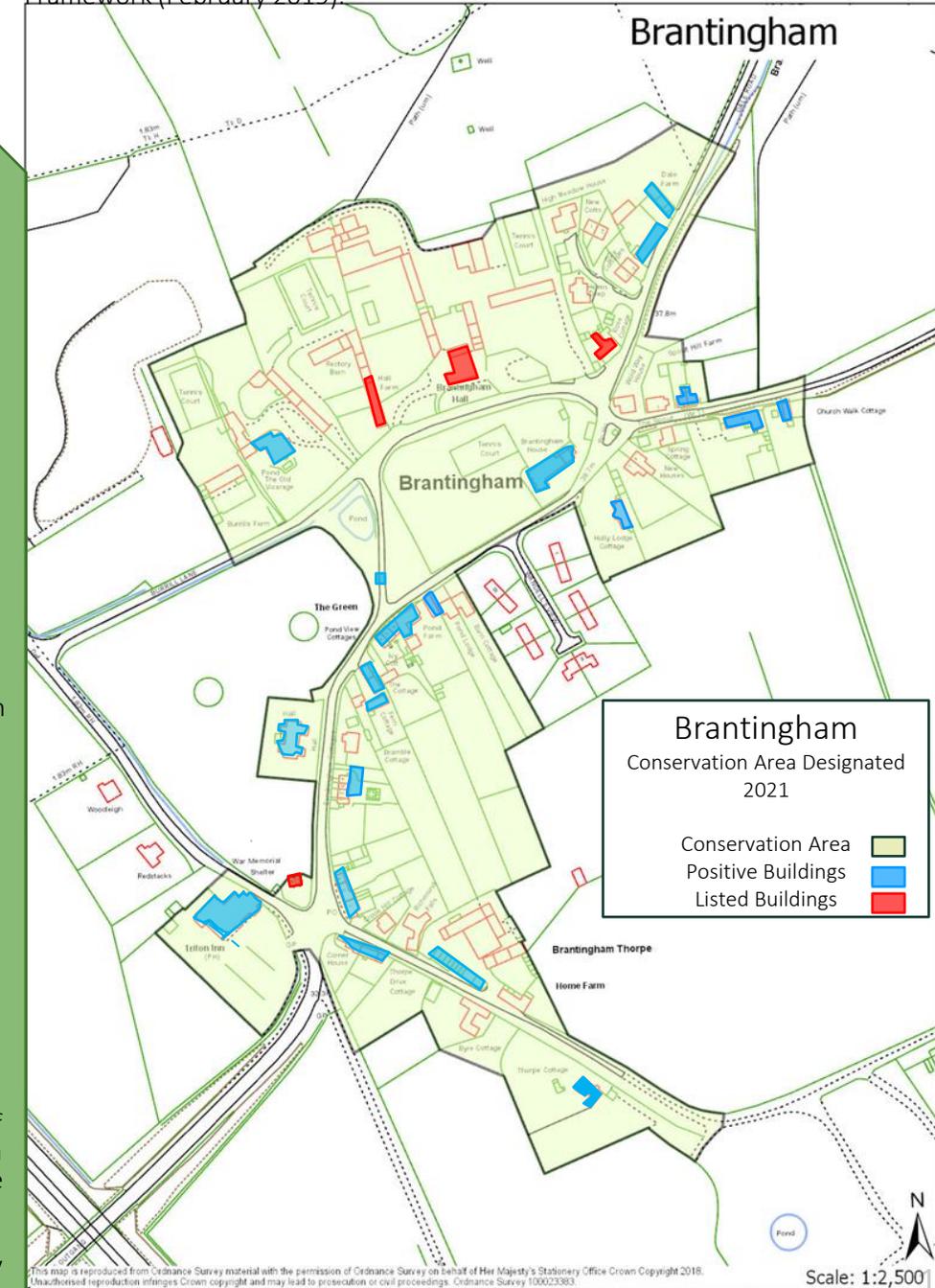
Thorpe Cottage
Corner House
Post Office Row 1-4
The Triton Inn
The Village Hall
Farm Cottage
The Cottage
Pond Farm
Pond View Cottages
The Old Vicarage
Brantingham House
Dale Farm
Church Walk Cottage
Telephone Box in Kingston Communication's cream (on village green)
Holly Lodge Cottage
2,3 & 4 Spout Hill
Church Walk Cottage
Sandringham Cottages

2. All of the above buildings add greatly to the character of the Brantingham Conservation Area and should be preserved to the highest ability possible. A positive building is a building of special interest and is one that makes a positive contribution to the character of the conservation area. This positive contribution can come under the following categories:

- Buildings with vernacular (unique to the East Riding) architecture or of architectural merit
- Buildings that contribute to the areas history (or historical associations) or development.
- Landmark buildings
- Collections of buildings which together make a positive contribution to the streetscape.

3. There should be a presumption in favour for the retention of positive buildings in all but exceptional circumstances. Loss of a building that makes a positive contribution to the setting of the conservation area and any application to alter or demolish it will require adequate justification taking into account the considerations at paragraph 201 in the National Planning Policy

Framework (February 2019).



5.10 Key Characteristics of the Area

1. Positive Characteristics

The Brantingham Conservation Area is surrounded by greenbelt land and open countryside, giving scenic views and a picturesque location. The Conservation Area is close to Hull and the Urban Sprawl but from its greenbelt land surrounding it is also separated from it.

- Although all significant works to trees in Conservation Areas need prior notification to be given, there are no Tree Preservation Orders (TPOs) in or close to the Conservation Area. However, a distinct characteristic of the area is the tree cover, with many mature trees around the Conservation Area and the older houses.
- Wide grass verges along the roadsides all add to the character of the conservation area. Examples include along Dale Road and Burrill Lane.
- A mix of historic boundary treatments including dense hedgerows, handmade brick and dry stone walling, which all add to the rural charm and character of Brantingham.
- Key vernacular features are crucial for the character of the area, including tumbled gables, gothic architectural features and vertical wood boarded porches.
- The amount of farm buildings throughout the

Conservation Area is a key representation of the past agricultural links of the village.



Fig 30, Spout Hill Looking towards Brantingham House

2. Negative Characteristics

- The car park in front of the Triton Inn is vast and largely has an open expanse onto the Conservation Area, this can detract from the rural surroundings and Historic Building, also being one of the first things you see when coming into the village. More mature planting, would shield the car park from the village.
- The loss of historic architectural features, such as Gothic (arched windows and doors) and Vertical Boarded Porches.

- The loss of the large gardens surrounding older properties, which add to the rural characteristics of the village and shows views of the surrounding countryside from the inside of the Village. These gardens are being lost to either extensions, garages or new builds.

Key ways to retain character:

- *New development should be sympathetic in character to surrounding positive buildings.*
- *Keys views onto open green space and rural surroundings should not be compromised. These include space and gardens in between buildings.*
- *Continued use of traditional roofing materials with chimney stack and pots to articulate the roofscape.*
- *The traditional massing and scale of the village needs to be kept.*
- *Preservation and enhancement of green spaces.*
- *Permeability through the conservation area via footpaths and green spaces.*
- *The retention of historic architectural features, noticeably gothic features, estate gates and fences, tumbled brick gables and wood boarded porches.*
- *The retention of the large mature trees and wide grass verges around the Brantingham conservation area.*

6. Management Guidelines



Fig 31, All Saints Church



6.1 Management Plan— Opportunities for management and enhancement

1. This section sets out a strategy for ways to improve and enhance the character and setting of the Brantingham Conservation Area. Conservation Areas can always be improved upon therefore this list is by no means final.

2. New Development

It is of the utmost important that all new development conforms to the character and setting of the Conservation Area. Inappropriate development can spoil the setting and special significance, as well as creating a detrimental affect to key views and buildings. Often infill development does not take into account the scale, massing and proportion of structures in the area. All new development within Brantingham needs to be aware of the local character of the conservation area, including its vernacular features. Development should be mindful of this while at the same time addressing contemporary issues such as sustainability. A particular hazard is the inclination for a new build to be designed of suburban form and built in lower quality materials than the surrounding positive buildings. Spaces between the structures are also important, especially with views onto the open countryside surrounding being such an important factor in the Brantingham Conservation Area. All of these criteria are important in maintaining the character of the area. The failure to ensure that these characteristics are upheld can

result in developments that will have a detrimental effect on the character and setting of the conservation area.

To protect and further enhance the character and setting of the Conservation Area development should:

- *New developed must be sensitive to the character of the conservation area and its vernacular architectural features.*
- *Adhere to the scale and massing of neighbouring properties*
- *Respect the open countryside setting as well as the lie of the Land and its Geography. Whilst also respecting the key views.*
- *Use high quality building materials and methods suitable for existing positive buildings.*
- *Blend into the form of existing development and routes through and around the Conservation Area*
- *Opportunities for enhancement of key views and open spaces in the Conservation Area as well as creating new views which can add to the setting.*

3. Boundary Treatments

The Boundary walls in Brantingham are a mix of traditional methods and materials. Including, handmade brick walls, estate railings, mature trees, dense hedgerows (with a variety of species) and dry stone walls. Many of these boundary treatments are historic and represent the past layout, therefore all new boundary treatments should be sympathetic with those in existence in order to protect the character of the Conservation Area.

4. Public realm enhancements

The Brantingham Conservation Area has very little street clutter, this adheres to its rural charm. Consideration should be given to the sensitive design, siting, scale and grouping of fixtures, fittings and markings.

Particular issues that could benefit from enhancement include:

- *Appropriate treatment for street furniture (streetlights painted black) and the retention of historic lamp posts.*
- *The sympathetic development and enhancement of surface treatments on public highways.*
- *Ensuring all public realm is consistent and uniform.*



Fig 32, A stone mounting block outside Thorpe Cottage, a former Coaching Inn

5. Energy performance and the historic environment

The need for properties to improve their energy efficiency say by decreasing carbon emissions and decreasing the strain on fossil fuels is now a must.

The National Planning Policy Framework states: “The planning system should support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure”.

The retention and reuse of heritage assets avoids the material and energy costs of new development. The Council also encourages home owners and developers to find solutions to improve energy efficiency. This can be undertaken by simple maintenance and repair of properties, ensuring that they are draft free and in good condition, as well as the use of micro regeneration equipment and energy renewables. Conservation areas and listed buildings can be sensitive to this form of development though, so every care should be made to ensure that the installation of items such as wind turbines and solar panels should sit comfortably in the historic environment and should be sympathetic to their surroundings.

6. Protect surviving historic architectural details

The protection and enhancement of traditional and vernacular architectural detailing is a must for many conservation areas. The loss of these (such as windows, doors, roof coverings etc) can create a negative affect when not done sympathetically to the character of the Conservation Area.

It should be encouraged that the maintenance and preservation of these historic architectural details is important and where they

cannot be retained or they have been lost they should be replaced and reinstated in appropriate, traditional materials and designs. The preservation and reinstatement of these traditional style materials will create a positive effect in the Conservation Area and lend to its ‘Sense of Place’.



Fig 33, Brantingham Village Pond on The Green

7. Tree management

In the village of Brantingham, trees form an important positive feature. A tree with a trunk diameter of 7.5cm when measured 1.5metres above the ground is protected within a Conservation Area. There are an abundance of mature trees in Brantingham, but unfortunately non have these have Tree Preservation Orders (TPOs). A replanting strategy should also be considered in order to manage the Impact of the loss of trees through over maturity. This can be considered prior to the end of the life of the trees to ensure continuity.

6.2 Key Points

- The impact of development outside the conservation area that might affect the character and appearance of the conservation area should be considered. This will ensure the character and setting of the conservation area is not compromised.

- *Boundary Treatments which are seen as being positive to the Conservation Area have a strong value and need to be retained where possible. It is encouraged that all new boundary treatments are sympathetic and adhere to the traditional nature of those already in existence.*

- *To make sure all Public Realm works respect the special significance of the Conservation Area and that where opportnites and funding permits, look for oppotunites to enhance them.*

- *The installation of micro regeneration equipment on a property should conform to its surroundings and it should be ensured that it does not have a negative impact on the special character and appearance of the conservation area.*

- *Development on historic structures should look to retain and repair historic features or if not possible, they should be sympathetically replaced using traditional type methods and styles.*



Fig 34, Yorkshire Wolds Way Marker

7. Appendix

National Planning Policy Framework

Photos: The photos on pages: Assessing the Special Interest (View down Spout Hill) and Geology, topography and landscape setting (Harvest at Brantingham) were taken by Richard Powell of Brantingham Parish Council

The Town and Country planning (Development Management Procedure) (England) Order 2015

Planning (Listed Buildings and Conservation Areas) Act 1990 (69, 70, 71 & 72)

Historic England Advice Note 1 Conservation Area Appraisal, Designation and Management (2019)

East Riding Local Plan (adopted April 2016)

Map Sources: OS Map 1855, OS Map 1890, 1765 Inclosure Map

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Policy

In adopting and managing the conservation area the Authority are obliged to determine Planning Applications in accordance with statutory planning legislation and national and local planning policies.

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 requires that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Paragraph 192 of the NPPF advises that in determining applications, local planning authorities should

take account of a) the desirability of sustaining and enhancing the significance of

heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. Paragraph 193 of the NPPF advises that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Paragraph 201 of the NPPF notes that not all elements of a Conservation Area will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole.

East Riding Local Plan Policy ENV3 – Valuing our Heritage - Part B advises that the significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated should be conserved, especially the key features that contribute to the East Riding's distinctive character including those elements that contribute to the special interest of the Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal.

In achieving high quality design for new development in conservations areas applications should be submitted to comply with the requirements of Policy ENV1 – Integrating High Design – of the East Riding Local Plan and Section 12 of the NPPF, most specially paragraph 127 and 130. Full details of these policy requirements are included with Appendix 1. The adopted appraisal document is written to reflect the above referenced Policy requirements.

Management Overview

Development Control

The Local Planning Authority are dedicated to managing Conservation Areas in accordance with the above detailed Planning Policy and Legislation. Development in a Conservation Area is controlled under the requirements of the General Permitted Developments Orders, Town and Country Planning

Act 1990, Town and County Planning (Control of Advertisements) Regulations 2007 and the Planning (Listed Buildings and Conservation Areas) Act 1990. Advise on development within a conservation area is available on the Authority's website. It is also recommended to submit a 'pre-planning application' to determine if planning permission is needed and any constraints upon development, before submitting an application.

Archaeology

Developments on a small and large scale have the potential to impact upon archaeological remains. Any application for development will be subject to meetings archaeological requirements in the submission, determination and post-decision periods. The Authority's Historic Environment Records and specialist archaeological advice is managed by the Humber Archaeology Partnership.

Nature Conservation and Wildlife

The Authority will determine applications for development in accordance with the Hedgerow Regulations 1997, The Conservation of Habitats and Species Regulations 2017, section 15 of the NPPF (Conserving and enhancing the natural environment) and Policy ENV4: Conserving and enhancing biodiversity and geodiversity of the East Riding Local Plan.

Trees

Trees in the Conservation Area are protected by the designation where they have a stem diameter greater than 75mm (3 inches) when measured at 1.5 metres (5 feet) above ground level. Anyone wishing to prune or remove a tree must seek the necessary permissions from the Authority. Enquiries can be made to the Trees Department via the e-mail treesandlandscape@eastriding.gov.uk.

Building Conservation

The building Conservation team provide specialist advise on development to listed buildings and within Conservation Area. General enquiries can be sent to buildingconservation@eastriding.gov.uk and applications for specialist pre-application advice can be submitted via the Authority's website. Information on Conservation Areas www.eastriding.gov.uk

