

CONSERVATION AREA APPRAISAL

BARMBY MOOR



EAST RIDING OF YORKSHIRE COUNCIL

OCTOBER 2007



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INTRODUCTION

Barmby Moor has for some time been identified as one of the villages in the East Riding which it was considered had features making them worthy of being designated as Conservation Areas; and in 2005 it was one of 14 for which formal approval was given by the Council for works to proceed to bring this about.

An approach was made to the Parish Council late in 2006 to seek their support for the principle of designating a Conservation Area in the village.

This has resulted in the production of proposals for designation, which should result in additional protection being given to the village's historic core.

The Town and Country Planning Act 1990 defines a Conservation Area as follows:-

"An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance."

For the designation of Conservation Areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community. Such judgements should be based on a

thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

The purpose behind Conservation Area designation is not to prevent any further change; rather it is to ensure that through a detailed appraisal of its character whatever change does occur is carefully managed.

This survey has been undertaken in accordance with "Guidance on Conservation Area Appraisals," issued by English Heritage in August 2005 in order to meet the current requirements of national government for a consistent approach to be taken in such matters.



Hall Spout, looking south

It should be noted that the document makes reference to features and occurrences beyond the boundaries of the Conservation Area, where it is felt that they may have (or have had) an impact on it.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT BARMBY MOOR

This document identifies the special architectural and historic interest of the character and appearance of Barmby Moor. 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 BARMBY MOOR'S SPECIAL INTEREST

It is the inter-relationship between the built environment and open spaces within the core of the village which is responsible for Barmby Moor's special interest.

Enhanced further by the presence of water and mature trees, it has created a character which is rare in an East Riding context. The properties which provide the backdrop for the open spaces have a pleasing uniformity of scale and simplicity of design, being generally understated, but in a variety of coloured finishes which bring spontaneity and variety to the scene.

a) TOPOGRAPHY AND ITS RELEVANCE

Situated in a classic area of wetlands, in part of the north-eastern section of the Vale of York, just to the west of the Wolds, and in a landscape which has been extensively exploited by man for the best part of the last 10,000 years, Barmby Moor lies 11 miles east of York close to the market town of Pocklington. Low lying, it grew up at the junction of the Roman roads from York and Stamford Bridge to Brough beside a stream running from Keld or Skel Spring.

The Church and the moated Manor House site stand together at the centre of the village. The Common lay to the west of the village, but was inclosed in 1783. There were two projections of the Common which encroached into the village and these were left as "greens", one alongside the main street, the other around a parallel street beside the beck.

These two streets are connected by short cross lanes which flank the Manor House site, one called Hall Spout by the mid 19th century, and by a third lane at the west end of the village along the former Commons edge.



The Green, looking west

In addition to the two greens there are wide grass verges beside other streets in the village and this forms part of the Conservation Area's special character.

b) LANDSCAPE

The Barmby Moor Conservation Area lies in the "Barmby Moor Farmland" Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes this Character Area as being largely arable with areas of commercial development to the south of the A1079 and at the airfield south of Pocklington. Fields are in general medium in size, reflecting the scale of the landscape, and there are a few small rectilinear blocks of woodland scattered across the area. Several minor roads run through the area and there is a relatively high density of scattered development.

The village of Barmby Moor probably originated as a Scandinavian settlement and there is a medieval moated site in the centre of the village. The Landscape Character Assessment identifies that the Church was largely re-built in the early 1850's, but the 15th century tower and stone spire were retained. Enclosure of open fields and common land largely took place in the late 18th century and that field pattern remains today, although there is an area of rectilinear Roman fields (now visible only as a crop mark), designated as a Scheduled Ancient Monument to the west of the village.

To the south of the Barmby Moor Conservation Area is the "Newton-upon-Derwent, Allerthorpe and Hayton Farmland" Landscape Character Area. The Landscape Character Assessment notes that this is a flat to gently undulating arable landscape, centred around the villages of Newton-upon-

Derwent, Wilberfoss, Allerthorpe and Hayton. The A1079 - which follows the route of the former Roman road from Brough to York - passes across the northern boundary of the Character Area and a Roman fort was located at Hayton where evidence of Iron Age and Anglo-Saxon activity has also been found.



St Catherine's Church, looking north

The Landscape Character Assessment notes that the nearby village of Allerthorpe was enclosed by agreement in 1640 and the field pattern seen today retains pockets of the original enclosure pattern. Long narrow closes are observed at the edge of Allerthorpe. These demonstrate the reverse 's' shape that is often seen with early enclosure and it is the pattern that has resulted from enclosing open field furlongs and strips.

Pocklington Canal is an important feature in this Character Area and the canal head is an attractive area that is well used by the public. Blackfoss Beck and Sails Beck run from north to south through the area and drain into Pocklington Beck. These two small watercourses meander through the intensive arable landscape and provide some variation in field pattern. There are scattered blocks of woodland throughout this area with Allerthorpe Common an extensive area of coniferous planting on land that was formerly heathland. A small area of

heathland still survives, composed of species including heather, cross leaved heath, cotton grass and purple moor grass.

537	population	1861
437	population	1881
768	population	1971
1065	population	2001

c) DISPOSITION AND DEVELOPMENT

The village is only loosely built up with the older houses dating from the 18th and 19th centuries. The medieval plan form of the village consisted of the Church and the site of its Manor House at the centre of the village, with two principal east-west streets - Main Street to the north, and Beckside to the south. These two streets are connected by short cross lanes on either side of the Manor House site. As long ago as 1772 Kimberley House and other buildings occupied an island garth on the Beckside Green, and by the later 18th century there was a substantial West End, with a large number of houses lining the two forks of the old Roman roads as they entered the village, and the eastern margins of the common beyond.

In 1775 the Jeffreys Map shows buildings lining Main Street, the Beckside, and various cross streets linking these two major streets; some buildings still stood at the West End, but a certain amount of shrinkage had already taken place there.

By the mid 19th century there had been erosions of the green, but the area has continued to be used for Parish functions.

The growth in population over the centuries has also obviously impacted on the size of the village:

91	Poll Tax payers	1377
62	Households charged Hearth Tax (with a further 17 exempt)	1672
60	families in the Parish	1743
75	families in the Parish	1764
321	population	1801

d) THE NATURAL ENVIRONMENT

Considering that Barmby Moor is so close to the A1079 York to Hull Road, it is surprisingly green. The most prominent feature of the village is a small stream running next to Beckside, which is bordered by a stretch of open amenity grass and a row of weeping willows.



Beckside

Next to the stream stands St. Catherine's Church, which has a large churchyard containing a number of different trees, including Turkey oak, blossom trees, ash, beech, pine, mature yew, sycamore and holly.

The Manor House grounds provide the other large open area in the centre of the village, but this is walled and screened from public view. The rear entrance to the house has a small field with a mixture of trees on its border, including beech, ash and sycamore. Within the walls, the house is surrounded by a moat on two sides.

The eastern half of Main Street has a wide grass verge on one side with a

number of mature blossom trees along its length.

Overall, most houses in the village do not have large front gardens and so these include numerous ornamental plantings, but few mature trees.

e) TREE PRESERVATION ORDERS

There are two Tree Preservation Orders within the Conservation Area. These are:-

Barmby Moor No. 8, Wayside Cottage, Becksides;
Barmby Moor House Closes.

Outside the Conservation Area, but close by, are four further Tree Preservation Orders, as follows:-

Briarsfield, Land Adjoining.
Barmby Moor No. 4 - The Briars, St. Helens Square.
Barmby Moor No. 11 - The Bungalow, North Back Lane.
Back Lane and Coach House Garth.

f) RELEVANCE AND IMPORTANCE OF OPEN SPACES

The open spaces within the Conservation Area play an important part in its special character, since they create a sense of spaciousness which most other East Riding villages lack. This is of course especially true in the area around Becksides which also affords much of the heart of the Conservation Area's tranquil and relaxed qualities.

The broad grass verges provide visual benefits to the north side of Main Street at its west end and also around St. Helen's Square.



St Helen's Square, looking North

g) BOUNDARIES

Within the Conservation Area there is a variety of boundary treatment. Several of the properties are set directly at back-of-pavement-edge whereas others have their own private curtilages at the front. However, even when the properties are close up to the road they are often set behind wide grass verges which enhances the feeling of open space.

Where boundaries are in evidence they are usually by way of hedges or low brick walls.

h) ARCHAEOLOGY

The earliest archaeological evidence from the Parish dates to the Mesolithic period (c.8,500 - 4,500 BC), and comprises a *petit tranchet* arrow-head and some scrapers from Greenlands Farm; this is not surprising for a site on sands and gravel on the edge of the Wolds.

Neolithic activity is represented by three leaf-shaped arrow-heads, some flint scrapers, a flint sickle, and fragments of seven polished stone axes, and a flint axe. All of this material attests to substantial human activity in the area,

with the number of axes suggesting some woodland clearance and the sickle then suggesting the onset of cultivation, and accompanying permanent settlement.

Some early Bronze Age activity is indicated by the find of a barbed-and-tanged flint arrow-head from Greenlands Farm; this type of arrow-head is characteristic of the Beaker culture; however, other sites and finds of the earlier and middle Bronze Age are so far absent.

With the Roman Conquest of the area in AD71, the intensity of settlement and activity increases noticeably. Not only did many of the existing settlements continue to be occupied into the Roman period, but many more such settlements were founded, and the volume of archaeological finds demonstrating occupation increases substantially. Two major Roman roads run past the south-western edge of the medieval village, one from York to Brough, the other to Stamford Bridge, but its eastern extent is less certain. Roadside settlements developing alongside Roman roads were a common phenomenon; however, as two Roman roads intersected just to the west of the village, there may have been good grounds for a Roman settlement to develop close to that crossroads. One of these sites is a Scheduled Ancient Monument and aerial photographs reveal a courtyard building, which is probably a Roman villa. Several coins from the Roman period have been found in the vicinity as well as brooches, a strap end, a rotary quern and substantial quantities of Roman pottery.

Evidence of Anglo-Saxon and Anglo-Scandinavian settlement and land use is provided mainly by the place name evidence. The place name *Barmby* was originally *Barnby*, and comes from the old Norse from "Barne's Farmstead".

The modern form of Barmby Moor is a contraction of Barmby-upon-the-Moor and was not officially adopted until as late as 1935. Archaeological finds of this period are represented by a bronze 9th century copper alloy oval strap end and a copper alloy coin.



Entrance leading towards Manor House

The origins of most modern villages and hamlets in this area probably stem from the middle and later Saxon period, when a pattern of widely spaced, but nucleated settlements began to emerge. Barmby is a typical example. Before 1066 Ulf gave seven carucates and two bovates in Barmby to York Minster; hence in 1066 and 1086 the Archbishop held this land. The estate was given to the Prebend of Barmby before 1233, and it was held as a prebendal manor until around the mid 16th century, after which it was leased, the core of the medieval village being the church and the manor house sites.

j) HISTORICAL SIGNIFICANCE AND ASSOCIATIONS

Economic History

The economic history of Barmby was almost exclusively agricultural, and the volume of produce was enough to support a weekly market before 1823, when an annual fair was also still held.

The former village cross stood on land which now forms The Laurels, at the junction of Main Street and Beckside, and it is presumed that the market may have been held in this area.

A windmill is recorded at Barmby in c.1295, but its site is unknown. Weavers were recorded here in the 1390's, and weaving was still being practised as a trade in the late 18th and early 19th centuries. In the mid 19th century, retting was practised on the former common, providing flax for a mill in Pocklington; a large concentration of these retting pits is visible on aerial photographs of the land to the south-west of the village, near the north-eastern end of Grays Plantation and Frog Hall.

There were gravel pits in the north-east of the Parish in the mid 19th century, and sand and gravel were being extracted at Barmby Grange in the early 20th century.

The 20th century also saw the growth of industry close to the village including the repair of agricultural machinery, and garages and a café were opened beside the A1079 main road.

A major change in the 20th century came when Pocklington Airfield to the east of the village was opened for the RAF in 1941. Following its closure in 1946, it was developed as an industrial estate after 1965 with a small part of the airfield still being used by a gliding club.

Religious and Educational Development

The present Church, St. Catherine's, which dates from 1850 - 1852, was largely re-built, its predecessor being described as decayed in the late 15th and early 16th century. The Victorian

building did, however, retain the old tower with its stone spire, a 15th century upper stage and west window with a probably earlier lower stage.

In 1664 there were five non-conformists in Barmby. A Quaker meeting house was licensed in 1707. By 1779 an Independent Meeting House was registered. This was followed by a Wesleyan Methodist Chapel in 1807, subsequently re-built in 1869. A Primitive Methodist Chapel was registered in 1834. This was later converted for residential use.



Chapel Street, including the Methodist Chapel

Religious instruction was provided by the Parish Clerk from 1743. By 1835 there were two schools in which 38 paying pupils were taught. These increased to three schools by 1844. In 1845 a National School was built and enlarged in 1859. By the early 20th century attendance had grown to about 70, falling back to 55 during the Great War, but rising to 87 by 1931. Enlarged, it accommodated 140 children by 1934. After the second World War senior pupils were transferred to Pocklington.

k) BUILDING STYLE, AGE AND MATERIALS

Scale

Within the ed Conservation Area the great majority of properties are two storeyed, though there are a few examples of single storey dwellings also.



Main Street, North side

Orientation

Most properties are sited so that they face the road. Many of these have their frontages directly onto the public highway with others being set behind quite deep grass verges or within their own grounds. This is particularly true of the dwellings around Becksid and The Green, giving a spacious feeling to Barmby Moor's residential development.

Materials

For Barmby Moor's historic buildings, the material of choice for their construction has been brick. This may be due, historically, to the material's local availability, but although with improvements to the road and to transport enabling materials to be brought in from much further afield - sometimes from overseas - the character of the materials used has not significantly changed

Roofs

There is a wide diversity of roofing materials in Barmby Moor. Clay pantiles make up the majority of its roof coverings, but there is a substantial number of Welsh slate covered buildings in the Area. A few properties have concrete tiles.

Windows

The vast majority of windows in the ed Conservation Area are of traditional timber and are usually painted. There are a few examples of UPVC - normally on the more modern properties - such as on the south side of Main Street. The majority of the windows, be they UPVC or timber, are finished in white or a similar light colour.

Doors are mostly constructed of timber and are generally of a more traditional character.

Walls

Almost without exception the properties within the Conservation Area are constructed of red/brown clamp facing bricks. A high proportion are finished in render or are of painted brick - usually cream.

This has the benefit of helping to break up what would otherwise be a brick dominated street-scape and adds to the Area's varied character.

A few properties also exhibit less usual paint colours. These include the use of soft yellow and pink finishes along the more usual creams and whites.

Chimney Stacks

There is a surprising uniformity of chimney pots within Barmby Moor compared with other Conservation Areas. Round, red or cream, small to medium size pots predominate, there being only a few square pots. Neither is there the contribution of large pots one would expect to see elsewhere in Areas of similar age.



Barmby Moor House, from the south east

m) BUILDINGS OF SIGNIFICANCE WITHIN THE CONSERVATION AREA

Listed Buildings

These are defined as "buildings of special architectural or historic interest" and those in the Barmby Moor area were last reviewed as part of a national survey in 1987. However, before this, Barmby Moor already had three Listed Buildings, the former Barmby Moor House Hotel on the A1079 having been listed in 1952, and the Church and the Manor House in 1967.

Listed Buildings within the Conservation Area are:-

Laurels Farmhouse	II
House Adjoining (to right)	II
Barmby Moor House Hotel	II
Church of St. Catherine	II*
The Manor House, Hall Spout	II

Other Listed Buildings outside the Conservation Area, but within the Parish are:-

Milestone Opposite The Squirrels	II
Barmbyfield House, Keldspring Ln	II
Former Gatekeepers House at Keldspring Crossing, Keldspring Ln	II

Unlisted Buildings of Architectural Interest

There are a few buildings within the Conservation Area, that are of architectural or historic interest, even though they are not listed. These include;

The Briars, St Helen's Square
Northwood House, St Helen's Square
The Methodist Chapel, Chapel Street
Westfield House, The Green
Nottingham Farm, Beckside
The K6 Telephone Box
Holborn Farm, Main Street.

These buildings all significantly contribute to the historic nature and character of the Conservation Area.



Westfield House

Buildings Which Create a Focal Point

These buildings are highlighted because of the additional visual importance they have due to their location. Planning applications which relate to them will therefore be considered against the criterion that their design and detailing should reflect the importance of their location.

Included in these are;

Barmby Moor House – This property is significant when turning into The Green from the A1079.

Westfield House – When travelling North up The Green.

Cedar Lodge, when travelling south down Hall Spout.

Brandene on Chapel Street is also in an important location as it is placed on the junction between Chapel Street and Becksides.

The village shop and the Boot and Shoe pub, on the west and east sides respectively of St Helen's Gate at the Junction with main street both also form important focal points.

It should be noted that much of the focus of the village though is taken by the open green spaces and the large and impressive hedgerows and trees that form boundaries within the Conservation Area.



Chapel Street, north side

CONSERVATION AREA BOUNDARIES

The boundaries of the Conservation Area have been drawn to include the village's remaining historic core, whilst omitting those areas of recent development which reflect a more modern character.

This criterion could have been used to exclude The Laurels development from the Conservation Area, but it was felt that because of its location right at the heart of the village's historic core, although of modern design, it should still be included.

The Conservation Area therefore includes the majority of the archaeologically important aspects of the village which are worthy of protection.

POLICY STATEMENT & MANAGEMENT PROPOSALS FOR BARMBY MOOR

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

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

The special character or appearance of the Conservation Area can be found in part in its lack of intensive development, which has resulted in the majority of the village's historic character and appearance being retained intact.

The character of the settlement is such that where new development is allowed, it should seek to reflect its informal nature and use traditional materials.

Designation would provide a degree of protection from the possible threats that exist and allow the Council to pursue a limited degree of environmental enhancement.

NEW DEVELOPMENTS

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

The special character or appearance of the Conservation Area can be found, in part, in areas that do not have intensive development. The character of the settlement is such that new development should seek to reflect the informal and understated nature of its more historic properties and should use traditional materials.



The Green

COMMUNITY INVOLVEMENT

This Appraisal has been the subject of consultation with Barmby Moor Parish Council and members of the public. The comments made in the course of this consultation process have been taken into account (prior to the

adoption of the document as Council policy for the Area). As the result of suggestions made by the Parish Council and respondents, this led to the inclusion of The Laurels and Northwood House, (the former Vicarage,) being incorporated into the Conservation Area.

PLANNING POLICY CONTEXT

The principle legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides the framework for their designation, review and appraisal.

There are also provisions within the Town and Country Planning Act 1990.

Government policy and guidance is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment", dated September 1994, and published by HMSO Print Centre.

The planning policy affecting Conservation Areas within the East Riding is set at the Regional, Sub-regional and Local level. The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (adopted December 2004) deals with the historic environment in Policy N2.

This is developed at a Sub-regional level by the Joint Structure Plan (JSP) for Kingston upon Hull and the East Riding of Yorkshire (adopted June 2005) in Policy ENV6.

At a local level, policies relevant to the Barmby Moor Conservation Area are contained currently in the East Yorkshire Wide Local Plan (EYBWLP) (adopted June 1997), Policy EN19. Other policies in this plan can also affect the Conservation Area, including those dealing with new residential and

commercial development, Listed Buildings and Archaeology.

The RSS will be reviewed soon and the JSP will be incorporated into the Local Development Framework, which will supersede the current Local Plans in due course. This appraisal will then be used as a background document in support of the relevant Development Plan Document.

LOCAL GENERIC GUIDANCE

East Yorkshire Borough Wide Local Plan (EYBWLP) (Adopted June 1997), Policy EN19.

Draft Leaflet by East Riding of Yorkshire Council, "What Are Conservation Areas?" June 2006

USEFUL INFORMATION AND CONTACT DETAILS

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DESIGNATION COPY

(designated by Council - 20th February, 2008)



BARMBY MOOR CONSERVATION AREA
 DESIGNATED 20TH FEBRUARY, 2008

Date
 SLA
 Scale

26 September 2007
 Not Set
 1:3706