



EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

LOCKINGTON



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2009



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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. This 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.

The Local Situation

The Lockington Conservation Area was first designated in 1974, and was then updated again in 1980. Since this date no formal appraisal has been made about what makes Lockington a settlement of special historic and architectural interest.

This appraisal of the character and appearance of Lockington is a result of the need for such a statement, and 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 proposed Conservation Area in Lockington has some 200 houses and 7 listed buildings. It would become one of 95 Conservation Areas in the East Riding (as at March 2008).

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 IN LOCKINGTON.

This document identifies the special architectural and historic interest of the character and appearance of Lockington. 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 LOCKINGTON'S SPECIAL INTEREST

A large part of Lockington's character is strongly influenced by the Bryan Mills Beck that runs through the village, with several fords and a road bridge, and this is in many ways the village's focus. The houses and the green verges are often set around the beck, which creates a very pleasant rural setting.

Lockington is an Anglo-Saxon settlement, St Marys Church has Norman stone features, and the dwellinghouses within Lockington contribute to the large diversity of architecture. Lockington has a wealth of impressive Georgian and Victorian Cottages, and has managed to retain its character as an estate village.



Bryan Mills Beck and Front Street.

a) Topography and its Relevance

The Lockington Conservation Area lies within the 'Lund Sloping Farmland' Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes how this is a slightly raised and gently undulating landscape between Beverley and Driffield. This area is dominated by intensive arable agriculture and field systems here tend to be medium in size, rectilinear in shape and arranged in an irregular pattern overall. Dominant built features include the Hull to Scarborough railway line which crosses this character area in a north-south direction and also Normandy Barracks/Leconfield Airfield to the north of Beverley.

Some small areas of semi-natural habitat intersperse this landscape. Hedgerows are prevalent throughout this area and are dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood. Some small, isolated areas of wetland habitat are present and sites such as these would once have been widespread in this landscape. For example, Bryan Mills Field is a biological SSSI comprising of spring-fed tall fen surrounded by planted trees and containing typical fen community vegetation such as common reed, reed sweet-grass, meadowsweet, great willowherb, lesser pond sedge and greater tussock sedge.

b) The Natural Environment

Whilst the Lockington Conservation Area is located in an area largely dominated by intensive arable land-use, the village itself contains a variety of important areas of natural environment value. Whilst there are no statutorily designated wildlife sites close to the village, there are a number of locally

important sites, such as the areas of woodland at Thorpe Lane, Windmill Whin and Lockington Wood and the wetland habitats associated with Bryan Mills Beck. Whilst these wildlife-rich areas are generally fragmented and isolated, large areas of agricultural land to the northeast and west of the village are currently under Environmental Stewardship schemes which help to enhance the wider local landscape.

Within the Conservation Area itself, an important characteristic is the relationship between built form and large areas of enclosed open spaces. The open spaces are generally in the form of ancient enclosures set within the heart of the village. Of these, some are unimproved/grazed, others are cultivated and others are dominated by rank grassland and where these enclosures reach the edge of the village there is often a stark frontier with the intensive arable land-use beyond. Perhaps the most important of these is the large area of open space between the school and the church. This area of unimproved pasture is significant in scale and contains a number of valuable veteran trees. Towards the church, the tree cover becomes more predominant with areas of mature woodland present. The churchyard itself includes a valuable area of unimproved grassland with great botanical potential.

Allied to these seemingly ancient enclosures are small, compact areas of green open space scattered throughout the village. These provide the location for mature trees which are often dominant in Lockington's streetscape, with species such as ash and willow being foremost. The dwellings in the village are generally served by well-sized gardens and these not only contain standard trees that contribute greatly to the wider character of the area, but also add to an enhanced diversity of wildlife.

Perhaps the most dominant natural feature of the village is Bryan Mills Beck which runs alongside Main Street before meandering out of the Conservation Area. This watercourse is relatively wide and generally fast flowing. The width of the banks varies along its length and this tends to define the potential wildlife interest of the marginal vegetation and mature trees contiguous to its course.

Many of the boundaries within the village are in the form of traditional native hedgerows, some of which have been assimilated successfully into domestic curtilages. Lockington contains several narrow lanes and winding, enclosed footpaths and the character of these is largely dictated by the natural hedgerows which define them. These hedgerows provide a valuable component of the quality of the Conservation Area. Adjacent to many of the hedgerows are grass verges, some of which are wide and others narrow, and these add to the natural, rural character of the village.

All of these linear features – be they hedgerows, verges or the beck - help to link the natural features within the Conservation Areas, such as the large enclosures of open space, to those areas of wildlife interest outside it and these 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.

If it is decided that the tree is worthy of protection, a Tree Preservation Order can be made.

In addition to this, there are four specific Tree Preservation Orders and one proposed TPO covering trees within the Lockington Conservation Area:

- TPO 95 The Haven and High Wood, Church Lane.
- TPO 96 Cedar House, Church Lane.
- TPO 97 The Cottage, Church Lane.
- TPO 1103 The Cottage, 63 Front Street
- TPO 1179 South side of Field near Thorpe/Church Lane. Expected to be confirmed in May 2009.

d) Open Spaces

Lockington has plenty of open space and this contributes towards the Conservation Area's character. It is dispersed over quite a large area of land. There are many green pastures in and around the village, between Hall Garth and Church Lane, and also between Church Lane and Thorpe. There are also large areas of open space to the south of Holly Farm and Lockington Primary School.



The Paddock between Front Street and Thorpe.

e) Boundary Treatment

There is an interesting contrast of boundary treatments in the Lockington Conservation Area. Privet hedges are

used to the front boundaries of properties for the most part. Also there is a variety of boundary walls. The height and the bricks used vary considerably, and this helps to create a rural character, as the boundaries are not uniform.

f) Origins and Evolution

The place name, Lockington, like many in the East Riding, is of Anglian origin and means "Loca's Farm".

Thorpe however, meaning a homestead, comes from Scandinavian, a fuller version of which was "Gunmundetorp".

The Domesday Book (1086) mentions two landowners, a local under-tenant, nine villagers, and a mill. No church is mentioned and one does not appear to have existed till about 1150.

By 1377 there were 177 poll-tax payers in Lockington, suggesting it was a substantial and important settlement. The presence of the Norman church made the village an important meeting place.

By the early 16th century, the Bigod family were the village overlords, but their property was forfeited after 1536 when Francis was one of the leaders of the ill-fated Pilgrimage of Grace.

By the 1730's, the estate passed to the Hothams of South Dalton, who began a major rebuilding of the village of which No. 63 Front Street still survives.

Non-conformism came to Lockington in the form of a Wesleyan Methodist Chapel built in 1812. It was however rebuilt in Chapel Street in 1879. The Primitive Methodists built a chapel in 1825 and rebuilt it on Front Street in 1862. It was the ARP Headquarters in World War II and disused by 1989. It has recently been the subject of a

planning application for conversion to a dwelling.

A National School was built in 1844, however the village school is now based in a modern building in the east side of the village.

Non-agricultural historical occupations have included quarrying, brick-making and milling.

g) Archaeology

The earliest activity in the area is likely to relate to a pattern of seasonal hunting, fowling and fishing by hunter-gatherer communities.

Burial sites are a good way of providing evidence of resident settlements and three possible Bronze Age barrows to the north-east of the village and Iron Age activity are indicated by a small group of square barrows south of Brickyard Farm.

Pottery found at Lockington School suggests that there was a late Roman Settlement nearby and a pottery kiln near Woodhouse Farm was probably producing wares for use in a number of settlements in the area.

There are two Scheduled Ancient Monuments within (or partly within) the Parish. These are Hall Garth motte and bailey, and Barf Hill moated site.

Scheduling 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 monuments has to be sanctioned in

writing by English Heritage and is otherwise a legal offence.

h) Layout and Disposition

Lockington is a dispersed village. It has expanded away from its historical roots, which lie to the south of the village around St Marys Church and Hall Garth.

The general layout of the dwellings is linear, as the properties tend to be front facing along the roads. There are currently greater numbers of housing to the north of the village along Front Street, which is the settlement's main thoroughfare. The layout and disposition also follows the Bryan Mills Beck, which runs parallel to Front Street then bends south past the old historic core of Lockington.

i) Buildings

The Church of St Mary has a 12th century nave, an early 13th century west tower, (which was rebuilt in the 17th century), an early 14th century nave chancel and a 14th century nave chapel which was rebuilt in 1635. All these various features built in different periods gives St Marys a wealth of architectural styles, justifying its grade I listing.



St Marys Church, Church Lane.

Lockington House is a fine example of a late Georgian Hall. It was originally used as the rectory, given its close proximity

to St Marys Church. Its impressive architectural features include a Tuscan pillared portico, stone cornicing and large sliding sash windows.

The Rockingham Arms (52 Front Street) was until its recent closure, the only public house in Lockington. The building is a late Georgian farmhouse and has some unique sliding sash windows. The building is grade II listed.

Another good example of a late Georgian farmhouse is 54 Front Street. The front façade has the symmetry typical of Georgian architecture, with a pillastered door case and five large sliding sash windows.

Other late Georgian farmhouses that are grade II listed within the Lockington Conservation Area include 82 Front Street and Ivy House on Thorpe.

Hall Garth is one of the oldest farmsteads within the Lockington Conservation Area. The date stone above the door reads 1685. This was the same year that King Charles II died and James II started his four year reign. The building's architectural features include coped gables, a projecting porch and two light mullioned windows.



Ivy House Farm, Thorpe.

j) Scale

The majority of dwellings within the Lockington Conservation Area are of two storeys. There are some single storey dwellings on Thorpe Leys and South Glebe, with some old one-and-a-half storey properties along the eastern end of Front Street that have old East Yorkshire style dormer windows.

ii) Orientation

Most houses in the Lockington Conservation Area are front facing, but there are some exceptions along Thorpe, Chapel Street and Dead Lane, where there are a number of side facing properties.

There are also farmsteads at Hall Garth and Holly Farm, which are set back, away from the access roads.

iii) Materials

Historically the use of building materials reflects what would have been available locally at the time, since heavy materials would only have been transported over long distances for high status buildings.

Lockington's fairly close proximity to Beverley may have been of benefit in giving access to a greater range of materials. Nearly all of the properties within the Lockington Conservation Area are built from brick, and it is perhaps surprising that hardly any Wold stone is found in the village.

iv) Walls

Most of the properties in Lockington are finished to show a facing brick. The older properties tend to have a blend of dark red/brown clamp bricks with the more modern properties using lighter shades. Weathering has also contributed to the difference in the colour of bricks in the Conservation Area.

There are a number of rendered and painted houses on Chapel Street, with the odd few along Front Street.

v) Roofs

There is a variety of roofing materials within the Conservation Area. The majority of properties use clay pantiles, with a small number using clay single roman tiles, (sometimes referred to as a French tile). The modern properties within the Conservation area tend to use concrete tiles. Very little slate is found in Lockington, so the very few slate properties need Conservation Area protection.

vi) Windows and Doors

Just over half of the window frame material in the Lockington Conservation Area is timber. There are some fine examples of Yorkshire sliding sash windows on some of the Georgian and early Victorian cottages in the Conservation Area. Once again the modern properties tend to use modern materials, so a fair amount of UPVC windows can also be found in the Conservation Area.

The majority of external doors on properties are timber, only some houses, mainly built after the 1960's have UPVC doors.

vii) Chimneys

There is some diversity of chimney pots in the Lockington Conservation Area. The most impressive, from an architectural perspective, are the old barley-twist, ridge-mounted stack chimneys, which are a special feature of the Conservation Area. The best examples of these can be found on some of the oldest properties situated on Front Street.



Barley Twist Chimneys, Front Street.

The Area's pots vary, both in shape and colour. The majority of them are round red clay pots. Occasionally there are some square buff coloured pots, but these square pots tend to be found on the older properties.

k) Historic Buildings

The parish of Lockington was first surveyed for listings in 1972. Those which are Grade II listed are classified as being of **special architectural or historic interest**, with the Grade II* being **particularly important** and the Grade I being of **exceptional interest**. (94% of all listed buildings nationally are Grade II designated). The village's Listed Buildings are:

- Hall Garth, Grade II.
- Church of Saint Mary, Church Lane, Grade I.
- No 37 Church Lane, (Lockington House), Grade II.
- No 52 Front Street, (The Rockingham Arms), Grade II.
- No 54 Front Street, Grade II.
- No 82 Front Street, Grade II
- Ivy House, Thorpe, Grade II.

All of these Listed Buildings are within the Conservation Area.

For further information on the above (listed) buildings, including the

descriptions, it can be found on www.imagesofengland.org.uk



52 (The Rockingham Arms) and 54 Front Street.

1) Unlisted Buildings of Interest

The principles of selection used by English Heritage for the listing of buildings seek to ensure that most buildings before 1840 are listed. After this date there was a significant increase in the number of buildings erected nationally and therefore a significant decrease in the number of listings, these being limited to the best examples of particular building types.

BOUNDARY ALTERATIONS

There have been three separate areas identified in the re-appraisal whose character could be argued not to contribute positively to the special character or appearance of Lockington. These areas are South Glebe, Thorpe Leys and Rectory View. However, due to their importance within the context of the village, and as in some of these areas there are mature trees that contribute positively to the appearance of the village, it is important that the sub-areas are retained within the Conservation Area to be, so that future changes can continue to be carefully managed. Particularly where they could effect the Area's overall character. It is important to note that the design of these dwellings do not reflect the special

interest of Lockington, and they should not be considered to set a precedent for future development within the village.

Therefore, no changes have been made to the boundary, which has remained as first designated in 1974.

POLICY STATEMENT FOR THE LOCKINGTON CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Lockington Conservation Area. Where the removal of trees within the Conservation Area is approved, the Council will endeavour to ensure that the Area's long term character and appearance is not thereby damaged, and that, unless there are accepted reasons to the contrary, replacement planting is agreed and undertaken.

New Developments

The Council will 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, they 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 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 is more noticeable.

COMMUNITY INVOLVEMENT

This appraisal was subject to a public consultation process with Lockington Parish Council and the residents of Lockington who are affected by it. 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 (TSO) and available online from www.tsoshop.co.uk

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 Lockington Conservation Area are currently contained in the Beverley Borough Local Plan (adopted June 1996), Policies E21, E22 and E25 through to E34.

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 GENERIC GUIDANCE

Beverley Borough Local Plan, adopted June 1996, policies E21, E22, and E25-E34.

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

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This appraisal has been undertaken with information provided by Humber Archaeology Partnership and specialist officers of the Council.

It has been written in accordance with "Guidance on Conservation Areas" issued by English Heritage in August 2005.

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

For further information about other East Riding Conservation Area Appraisals, please search for Conservation Area under the Environment and Planning link on the Council's web page www.eastriding.gov.uk

Designated : 13th April 2010

