



EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

CHERRY BURTON



EAST RIDING OF YORKSHIRE COUNCIL

REVIEWED

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CHERRY BURTON CONSERVATION AREA APPRAISAL

INTRODUCTION

The National Situation

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

The Town and Country Planning Act 1990 defines a Conservation Area as **"an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance."**

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

Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

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

In England, over 9500 Conservation Areas have been designated by Local Authorities. (In the East Riding there are now over 100 which have been designated between 1969 and the present day).

The Local Situation

The Cherry Burton Conservation Area was designated in 2005, and this is the first re-appraisal of the Area since that date.

Consideration of the designation of a Conservation Area in Cherry Burton goes back more than 20 years.

The former Beverley Borough Council produced draft plans for one in the early 1990's, but by the time the Borough Council became part of the East Riding of Yorkshire Council, (in 1996), no designation had been submitted.

It was therefore not until 2003 that this Council was able to approach the Cherry Burton Parish Council with a formal proposal. This was followed by a Public Exhibition, when residents gave their views on it, prior to designation.

In the light of the comments received, amendments were made to the original proposals and the Area was designated on 29th June 2005.

This appraisal has been undertaken in accordance with "Guidance on Conservation Areas" issued by English Heritage in August 2005 with a view to meeting the requirements of national government for the protection of the historic environment.

DEFINITION OF CHERRY BURTON'S SPECIAL INTEREST

Cherry Burton is a Wolds village and has most of the ingredients that make it typical of such venues.

Within this linear layout there are several aspects that make it special:

- 1) The parkland of the Hall & Cherry Burton House at the east end of the village.*
- 2) The significant presence of trees which soften the harder character of its buildings.*
- 3) The historic character of the buildings on High Street and Main Street, many of which are unlisted.*
- 4) The remaining elements of its historic antecedents – pumps, pond, village green etc.*

This continually changing mix of buildings, hedges and open spaces give variety, interest and individuality to the landscape and streetscape, and it is unusual to encounter such diversity of character in such a short linear stretch.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT CHERRY BURTON

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

It should be noted that the document makes reference to features which are beyond the boundaries of the Conservation Area, where these may have had an impact on them.

The Conservation Area has three distinct sub-areas:

1. The Eastern approach between the Hall & Cherry Burton House.

2. The central (lowest) area including the village pond and green.

3. Highgate.

These inform and contrast with each other with, once the walls between the Hall and Cherry Burton House are reached, a constricted channel-like entry dropping into the central valley area where the open green spaces of pond and green help to give a more relaxed and open character.

And after the road has climbed away from its low point and Bishop Burton Road and Etton Road are passed, the character in Highgate is once more of a constricted street frontage with properties being at, or close to, back-of-pavement-edge - until it bursts out into open countryside at the western end of the village.

a) Topography and its Relevance

The East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005) is a valuable document in describing this topic. It advises that to the east of the Cherry Burton Conservation Area lies the 'Lund Sloping Farmland' Character Area, identified as a slightly raised and gently undulating landscape between Beverley and Driffield which is dominated by intensive arable agriculture. 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 are interspersed in this landscape.

Hedgerows are prevalent throughout and are dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood also present. Some small, isolated areas of wetland habitat are present and such sites 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 willow herb, lesser pond sedge and greater tussock sedge.



The sylvan character of the Conservation Area's west end

To the west of the Cherry Burton Conservation Area lies the '*South Wolds Rolling Farmland*' Character Area. The Landscape Character Assessment identifies this area as covering the southern dip slope of the Wolds, with land generally below 150m AOD. The landscape is one of open, rolling farmland which contains little woodland cover. Native woodland here tends to be dominated by ash and field maple which is indicative of the southern part of the Wolds whilst planted woodland is present in the form of shelterbelts around farm holdings.

Calcareous grassland is an important aspect of this landscape. For example, former chalk pits, such as that found at Kiplingcoates, can support important plant communities with species such as

pyramidal orchid, hairy rock-cress, clustered bellflower, fern grass, autumn gentian, small scabious and wild thyme found here. Often hawthorn and gorse scrub is present amidst these chalk grasslands and this provides valuable associated habitat. Another important wildlife resource is the Beverley to Market Weighton disused railway which runs through this character area. Disused railway lines of this nature support biodiversity and also act as important green corridors that link areas of semi-natural habitat which may otherwise be isolated amidst the intensively farmed arable landscape. Plant species typical of such a habitat include biting stonecrop, silver hairgrass, marjoram and thyme-leaved sandwort.

To the south of the Cherry Burton Conservation Area lies the '*Bishop Burton Estate Farmland*' Character Area. The Landscape Character Assessment identifies this area as being distinct from neighbouring landscapes due to the blocks of broad-leaved woodland and scattered mature trees in the vicinity of Bishop Burton. This character area is dominated by the estate of Bishop Burton College which is situated on the site of a former palace of the Archbishop of York. The remains of the palace's medieval deer park are still present, notably the former deer enclosure structure known as 'The Rein'. The village of Bishop Burton is a settlement of considerable landscape history interest including its village pond, known as 'The Mere', which is a distinctively-large example of a feature characteristic of many villages in the Wolds, the parish church which dates from the 13th century and the visible remains of the 18th century agricultural enclosures in and around the village.

b) The Natural Environment

Although the Cherry Burton 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 interest. Whilst there are no statutorily designated wildlife sites close to the village, there are some locally important sites, such as the area of woodland at Lambfold Wood and the grassland and scrub interest along the disused Beverley-Market Weighton railway line. Although such wildlife-rich areas are generally fragmented and isolated, large areas of agricultural land surrounding the village are currently under Environmental or Countryside Stewardship schemes which helps to enhance the wider local landscape.

Whilst the surrounding landscape is dominated by agriculture which undoubtedly contributes to the setting of the Conservation Area, the village itself contains a number of small-scale features of natural interest. There are a series of small, public open green spaces, notably the land adjacent to the junctions along Highgate with The Drive and Highcroft and those along Main Street with Linton Garth, Canada Drive and The Meadows, which are dominated by grassland and mature trees. The grass areas themselves are well-maintained which creates a dominance of species-poor amenity grassland of only marginal ecological interest but the tree stock helps to form features of interest that contribute to the character and distinctiveness of the Conservation Area. There is a small village green, and again, this is managed for its public amenity value, although the cherry trees surrounding it are notable. The churchyard is another area of open space that helps to create the complimentary relationship between built and natural form.

In addition to these public open spaces are those areas that are private and/or enclosed sites of natural interest. For example, many of the dwellings in the

Conservation Area have expansive 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. Perhaps the most notable private open space in the Conservation Area is the parkland of The Hall and Cherry Burton House. Here, large expanses of grazing pasture are present with a series of very significant mature standard trees, including notable horse chestnuts and oaks, that are typical of such an area of estate land.



The Village Pond – a valued natural feature in the heart of the village

Also within the Conservation Area are a series of small areas of wildlife interest. The village pond presents a significant expanse of open water habitat whilst the scrubby, marginal vegetation surrounding it enhances its wildlife potential. Roadside verges and banks throughout the village offer important areas of unimproved grassland and these are especially significant where they run alongside native hedgerows. These verges and hedgerows also serve to link the Conservation Area to the wider landscape, notably as Highgate leaves the village to the west.

Another important element of the Conservation Area's natural interest is the valuable role of mature trees in the streetscape. In parts, and particularly along Main Street as it approaches the village from the east, the Conservation Area can be described to be dominated

by trees and the mature cover that is present helps to create a discernable character and distinctiveness here. Species such as cherry, birch, field maple, sycamore, lime, ash, yew, beech, willow species, and rowan provide an interesting diversity in the tree stock present.



Cherry Trees – resplendent in Main Street

Many of the boundaries within the village are in the form of traditional native hedgerows, some of which have been assimilated successfully into forming domestic curtilages. Species such as hawthorn, elm, holly and beech make for a diverse range of hedgerows and these provide a valuable component of the quality of the Conservation Area, adding to the natural, rural character of the village.

All of these features – be they hedgerows, verges or mature trees - help to link the natural features within the Conservation Area, such as the areas of open space, to those sites of wildlife interest outside it and these should be conserved and enhanced wherever possible.

c) Tree Preservation Orders

Although all significant works to trees in Conservation Areas need prior notification to be given, there is one Tree Preservation Orders (TPO) within the Conservation Area, which covers

trees on land to the east of 186 Canada Drive. The Order was initiated in 2002.

There are three further Tree Preservation Orders dating from 1973, 1984 and 2005, all of which cover trees that are close to the Conservation Area. These are at Old Pits Plantation, Manor Cottage and to the front of 2, Highcroft.

The main criterion for the making of a TPO is in the interests of amenity. This is assessed on the basis of visibility, individual impact and wider impact.

d) Open Spaces

The two parklands at the eastern end of the village are the most notable open areas that impact on this entry point to the Conservation Area.

Once within the village, only the village green and the village pond offer examples of significant size. This is not, however, to overlook the valuable contribution made by the several grass verges that are encountered and which, together with its trees and its hedges, (which are referred to in the following section), do much to soften the harder profiles of the settlement's buildings.

e) Boundary Treatment

Much of the village has a visually strong front boundary line, which is in part why the village has such a distinct linearity. Where these boundaries occur, they are mainly of brick or as hedges, though there are also examples of timber fences. And there are of course many properties that have no separate front boundary at all, as they were built at-back-of-pavement-edge.

f) Origins and Evolution

The 'Burton' part of the village's name would suggest that this was an Anglian occupation, which prospered by the

Middle Ages when it was known as North Burton (South Burton being what is now known as Bishop Burton). Cherry Burton seems to be first mentioned in the 15th century and believed to be the result of the number of Cherry trees growing in the area.



A Terrace of 19th century cottages in Main Street

At that time, and up to the 20th century, the village was almost exclusively agricultural with several farms along the main street. Although the railway arrived just outside the village in mid-Victorian times and therefore improved mobility, at that time it was an estate village, a character which it maintained until the estate was sold in 1916. And it was only in the second half of the century that commuter residential development took off to the north and south of Main Street, compromising the village's strong linear form.

An indication of the development of a village can often be gleaned from population information. Although the basis of the compilation of this information has changed over the centuries, the information for Cherry Burton is as follows:

In 1377 there were 154 Poll tax payers.

In 1672 there were 58 households, of which 40 had one hearth, 14 had two hearths and 4 had between 4 – 7.

In 1801 the population was..... 296

In 1861.....	502
In 1901.....	391
In 1931.....	321
In 1951.....	396
In 1971.....	935
In 2001.....	1473

The above figures show, (and the shape of the Conservation Area gives a graphic representation of,) the way in which the village has absorbed a large amount of new residential development in the second half of the 20th century with, in the central area and at the west end, its historic buildings being confined to little more than the street frontage. Only at its east end have the curtilages of the Hall and Cherry Burton House protected the village from further encroachment.

g) Archaeology

Before the Ice Age, the Wolds formed the eastern shoreline of England, with the result that, along with the lower-lying wetland at their southern end, these areas have been exploited by man for the best part of the last 10,000 years, when the earliest activity is likely to have related to a pattern of seasonal hunting, fowling and fishing by hunter-gatherer communities.

To the west of the village, where the Wolds rise to more than 120m. there are a dozen tumuli, confirming the existence of population in the area from the distant past.

It is believed that there was an Anglian settlement by the beginning of the 5th century, and references are made to the founding of a church in the late 7th century.

It is likely to have been affected by the Danish invasions of the 8th and 9th centuries, and is referred to again in the Domesday Book of 1086, at which time land here was held by the Church of St.

John of Beverley. (This remained so until the dissolution in the 16th century).

After that, the Manor was held by a number of secular families until the 20th century, when the estate was broken up and sold.

h) Layout and Disposition

Lying on the lower slopes of the Wolds, some 3 miles north of Beverley, Cherry Burton has a distinctly linear form, its main road running east – west, with two lesser roads to Etton and Bishop Burton cutting across it to north and south respectively.

There are short spurs of historic buildings along these side-roads, but it is the east - west axis which has, historically, provided the overwhelming majority of plots for development.

Of the historic buildings, nearly all are on the street frontage, whereas the 20th century buildings are mostly set further back, which provides a greater private curtilage for the enjoyment of their residents. This recessing has what is probably an unplanned-for benefit in that in the linear views, it gives precedence to the more historic buildings and therefore heightens their impact.

And since many of the older properties are linked, or in terrace form, their impact, and therefore the contribution they make, is even further enhanced.

j) Buildings

There are around 60 residential buildings within the Cherry Burton Conservation Area.

k) Scale

In Cherry Burton the height of the houses (with the exception of 20th

century bungalows) is generally low, either one-and-a-half or two storeys.



Jasmine Cottage and the eastern approach to the heart of the village

ii) Orientation

In the older parts of the Cherry Burton Conservation Area, properties are at back-of-pavement-edge, with gardens at the rear. The younger the property, the more likely it is to have some garden to the front.

iii) Materials

Historically, the use of building materials generally reflects what would have been available locally at the time they were built, as materials were only transported over long distances for high cost and high status buildings.

In this context it is interesting to note that there is only one stone building of significance in the village - the church.

iv) Walls

A red-brown clamp-type brick is that most usually found within the Conservation Area. It is perhaps surprising that there is not a greater use of Wolds stone to be seen. Examples can still be found, but only to a small degree.



One of the few remaining examples of Wolds stone walling, at Manor Farm

v) Roofs

The preferred roofing material for Cherry Burton, as in most rural East Yorkshire settlements, is the clay pan-tile, though there are also examples of plain tiles, slate, and (more modern) concrete tiles.

vi) Windows and Doors

Cherry Burton is fortunate that so far it has been able to preserve a fair number of its historic window patterns, which are either vertical sliding sashes, or cottage-type horizontal sliding sashes, often referred to as Yorkshire Lights.

There is also the (inevitable) intrusion of UPVC windows (and doors) which often do not sit comfortably in old buildings, though it has to be said that, of recent years, the ability of UPVC window manufacturers to accurately replicate the detailing of more historic windows is much improved.

The remaining problem with UPVC is however that the owners are constrained by the colour that the window frames are made in. This is usually either brilliant white or a timber effect, neither of which is appropriate to historic buildings in the East Riding, where softer painted colours are far more in harmony with times before World War II, when most of the Conservation Area buildings were built.

A survey of the doors in the Conservation Area shows, as one would expect, that many have been changed for modern variants – not all of which are successful in reflecting the character of the buildings into which they have been installed. Of those houses that have retained their doors, predominantly these are of the six-panelled Georgian type. Others are four-panelled Victorian variants, and both types, on occasion are with their top panels being replaced with glass to give more light into an inner hall.

More humble dwellings have timber vertical-boarded doors, which are typical of those found in many East Riding villages. These too sometimes have small glazed lights to improve the quality of light inside.

vii) Chimneys

The village has the usual ridge-mounted chimney stacks, normally at gable end, and these are relatively plain with no, or only nominal, corbelling.

Chimney pots are also relatively plain, nearly always in terra cotta (though there are some cream) and cylindrical. Often, with former estate villages, there is a definite pattern to the pots used, but in Cherry Burton there are lots of varying heights – some of them much taller than others, with little decoration other than perhaps a single band towards the top of the pot.

Manor Farm, at the south west end of the village, however, has more ornate, square, cream-coloured pots, these obviously being considered more appropriate to this higher status building.

k) Historic Buildings

The Parish has seven Listed Buildings and all of them are in the Conservation Area, which was last reviewed for listing purposes in March 1987.

They are:

Elmtree Farmhouse, Etton Road
No.15 Highgate (Highgate Farmhouse)
No.1 Highgate (The Old School House)
St. Michael's Church, Main Street
Nos.2, 4 & 6 Main Street
Park Farmhouse, Main Street
Cherry Burton House, Main Street



Saint Michael's Church

All of the above buildings are Grade II listed, meaning that they are classed as being of "special" architectural or historic interest. (Approximately 94% of all listed buildings in England are Grade II).

1) Focal Point Buildings & Features

Such buildings are of particular significance because of the additional visual importance they have, due to their locations. These are often at road junctions which cause them to be more noticeable.

Planning applications which relate to them will therefore be considered against the criterion that their design

and detailing should reflect the importance of their locations.

Because of the linear nature of Cherry Burton's Conservation Area, it does not have many focal point buildings. However, those around the crossroads in the heart of the village and those met with at the entrance to Cherry Burton from east or west have added importance.



One of the village's historic pumps

Other features which create focal points are the village pond, the pumping station and the two water pumps, as well as the 1930's K6 Telephone Box.

m) Unlisted Buildings of Interest

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

This increases the importance of Conservation Area designation to

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

POLICY STATEMENT FOR THE CHERRY BURTON CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Cherry Burton 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.

Conservation Area status provides a degree of protection from the possible threats that exist and allows the Council to pursue a limited degree of environmental enhancement.

Recommended Materials

With extensions to existing properties, it is almost always best to use the same or similar materials to those of the parent property. Where, particularly with brickwork, it proves impossible to get an exact match, it is usually preferable to opt for a darker rather than a lighter brick, as these tend to stand out less and therefore are less disruptive visually.

With new buildings it is usually expected that materials would reflect those that are part of the village's vernacular, once again so that they fit harmoniously in the Conservation Area.

Of course, contrasting designs and materials can be approved, but only when it is accepted that these would not be disruptive to the character of the Conservation Area and provided that their appearance and quality is as good as those of other Conservation Area buildings.

New Developments

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



Rectory Barn – An excellent example of how to convert a redundant agricultural building into a 21st century dwelling, without losing its character.

COMMUNITY INVOLVEMENT

This Appraisal was the subject of public consultation with Cherry Burton Parish Council, affected residents and other interested parties.

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

When proposals to preserve or enhance this Area are drafted, they will be submitted to a local Public Meeting, as required under Section

71 (2) of the Planning (Listed Buildings & Conservation Areas) Act 1990.

PLANNING POLICY CONTEXT

The principal 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 and 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 (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 Cherry Burton Conservation Area are contained currently in the Beverley Borough Local Plan (BBLP) (adopted June 1996), Policies E21 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 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 be used as a background document in support of the relevant Development Plan Document.

LOCAL GENERIC GUIDANCE

Beverley Borough Local Plan (BBLP) (adopted June 1996), Policies E21 through to E34.

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

USEFUL INFORMATION AND CONTACTS

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The photographs used in this document were taken in May 2010.

The consultation draft was dated 19th May 2009

RE-APPRAISAL AVAILABILITY

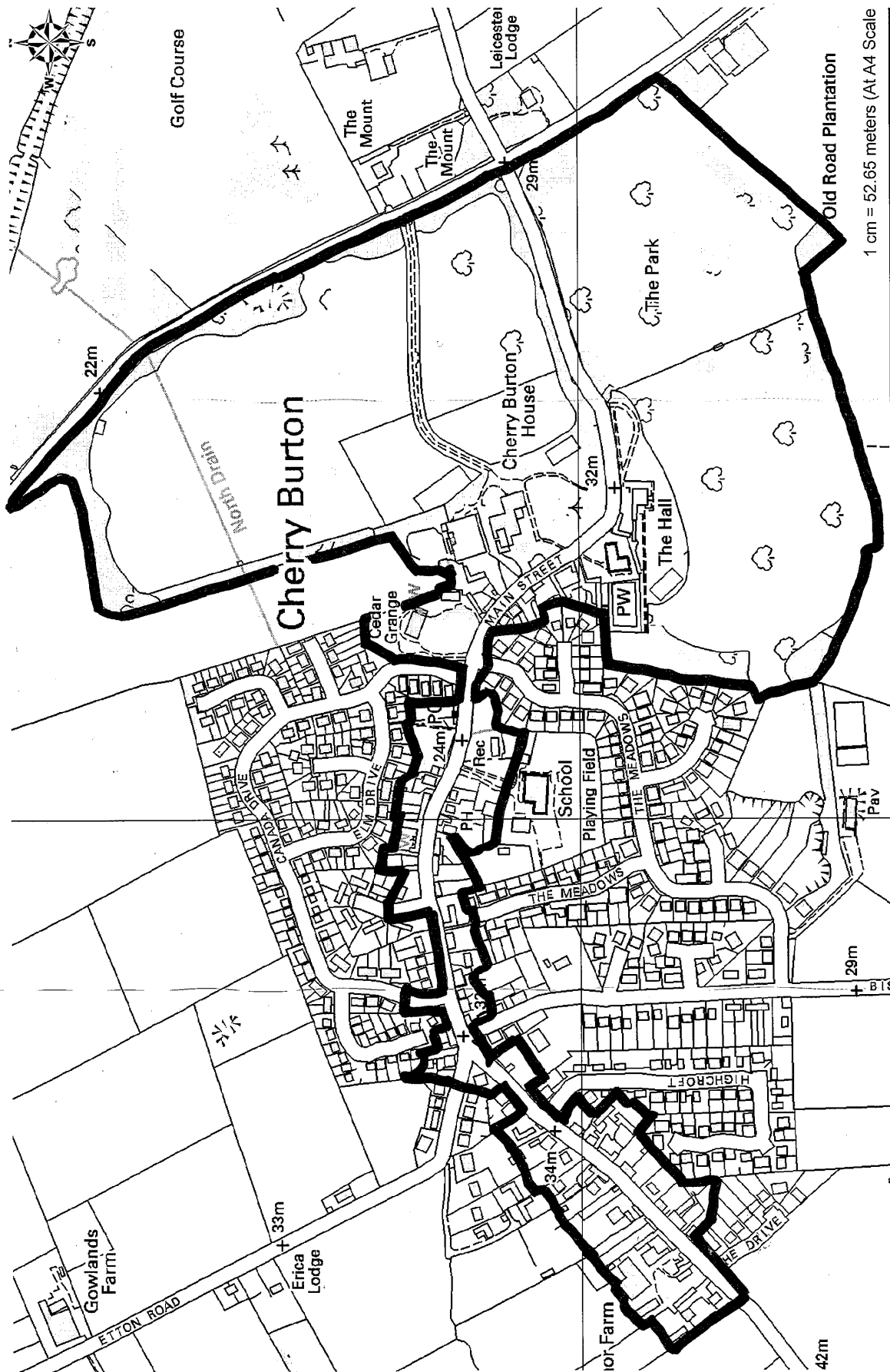
The draft document was made available on-line for the benefit of residents of the Area, Cherry Burton Parish Council and other interested parties during the consultation period and comments on it were taken into account before the reappraisal was submitted to this Council for adoption.

This final version, which was approved by the Council's Cabinet on 1st March 2011, replaces the 2005 appraisal for the Cherry Burton Conservation Area.

Information on this and other East Riding Conservation Areas can be found under 'Conservation Area Appraisals' on the Council's website:

www.eastriding.gov.uk

(At this date more than 90% of the Council's Conservation Areas have up-to-date appraisals.)



1 cm = 52.65 meters (At A4 Scale)

EAST RIDING
OF YORKSHIRE COUNCIL

Map of The East Riding of Yorkshire Cherry Burton Conservation Area

Planning and
Economic Regeneration
Director: Alan Menzies

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