



**EAST RIDING**  
OF YORKSHIRE COUNCIL

## **CONSERVATION AREA APPRAISAL**

### **CRANSWICK**



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**JULY 2006**



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#### INTRODUCTION

Hutton Cranswick is a large village some eight miles north of Beverley and four miles south of Driffield. The village consists of two distinct settlements; Hutton to the north is the smallest of the two and has as its focal point a restored medieval Church, Cranswick to the south is centred on a large village green with streets radiating from it. The settlement of Cranswick is surrounded on all sides by open agricultural land. The Conservation Area is located in the centre of the settlement and constitutes approximately 15% of the settlement's area.

The Conservation Area in Cranswick was designated by the East Yorkshire Borough Council on 9 December 1976.

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 and 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 village of Cranswick is substantial in nature containing a varied road pattern

through which runs the main Scarborough to Hull railway line. The village has a historically agricultural background, but in more recent times a number of farming enterprises have moved out of the village and land has been lost to agriculture being developed for residential purposes.

The 2006 re-survey has been undertaken in accordance with Guidance on Conservation Area Appraisals, issued in August 2005 by English Heritage, in order to meet the aim of the national Government that Conservation Areas should be re-surveyed every five years.

#### DEFINITION OF CRANSWICK'S SPECIAL INTEREST

The village of Cranswick is a large settlement which has grown up around an agricultural base and economy. The agricultural base has been diluted in recent years and the prime purpose of the village is now that of a residential settlement with some local industry and business.

The Conservation Area includes the historic part of the village which is located around a large area of green. The link between the green and the main Beverley Road to the east of the Conservation Area has been included within the Conservation Area. The character of the Conservation Area is very much tied into the village green.

#### LOCATION AND CONTEXT

Cranswick is a large village settlement located eight miles north of Beverley and four miles south of Driffield. The smaller village of Hutton is located close to the northern boundary of the settlement. The

Conservation Area is located in the central part of the village and includes the village green, the development clustered around it, including parts of Main Street, Hobman Lane, Southgate and The Green. The Conservation Area also includes a part of Main Street which extends the Conservation Area in a north-westerly direction towards Beverley Road.

## **GENERAL CHARACTER AND PLAN FORM**

The Conservation Area is centred around the large green area which serves as a focal point for both the village and the Conservation Area. The Green is surrounded on four sides by highways which are built up, for the most part, with development in close proximity to the highway opposite the main Green. Hobman Lane runs into the south-western corner of The Green whilst Southgate runs into the south-east corner of The Green. Main Street runs essentially east/west across the top of The Green and this street links Beverley Road to the west with the extended village and railway line to the east.

The form of built environment along Main Street takes the form of linear development built in close proximity to the back of the highway. Hobman Lane runs along the western edge of The Green and has a different pattern of development along it with dwellings set back from the highway in close proximity to the more dominate Hutton Cranswick Primary School building.

The predominant built environment consists of two storey dwellings, shops, pubs and in the area around The Green, apart from the Primary School, there are no dominant buildings.

## **LANDSCAPE SETTING**

The Cranswick Conservation Area lies within the 'Lund Sloping Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005).

The Landscape Character Assessment identifies this area of farmland between Beverley and Driffield as being slightly raised and gently undulating, with fields that are generally medium in size and rectilinear in shape, but arranged in an irregular pattern overall.

The Landscape Character Assessment also indicates that whilst this area continues to be dominated by intensive agriculture, there are examples of previously widespread wetland habitats, such as Bryan Mills Field SSSI which is an important area of spring-fed tall fen which would have been a far more abundant feature of this landscape historically. The hedgerow network throughout this area remains an important aspect of the landscape, and hedges are dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood.

The village of Cranswick has expanded rapidly in the last 40 years and as a consequence mature landscaping towards the fringes of the settlement is not well established. Within the Conservation Area the main areas of established landscaping take place within the Village Green and there are a number of areas of mature trees within what is essentially an open green landscape. A large village pond exists adjacent to Main Street on the northern boundary of The Green and this consists of an area of water surrounded by a footpath with a central raised area containing a Willow.

## **HISTORIC DEVELOPMENT AND ARCHAEOLOGY**

### **THE ORIGINS AND HISTORIC DEVELOPMENT OF THE AREA**

Hutton Cranswick is a large village consisting of two distinct settlements, Hutton to the north is the smallest of the two. Cranswick to the south was first mentioned in the Domesday Book in 1086 and came to prominence in the area in the

Middle Ages. In the 14th century Hutton Cranswick was the 12th wealthiest settlement in the East Riding. The wealth came, no doubt, from the markets and fairs at Cranswick which were the subject of a Royal Grant in 1310. Perhaps the size of The Green reflects the scale of the markets and fairs and it would seem likely that up until the 17th century, when they had ceased, the weekly markets were held on The Green. Cranswick still has the atmosphere of an independent market village with its shops, school, Chapel and Friendly Society halls.

During the last 40 years Cranswick has been selected for development within a succession of Development Plans for the area. This has led to an expansion of the village and significantly diluted the historic nature of the original settlement.

### **ARCHAEOLOGY INCLUDING ANY SCHEDULED MONUMENTS**

There are no Scheduled Monuments within the Conservation Area.

### **SPATIAL ANALYSIS**

#### **THE CHARACTER AND INTER-RELATIONSHIP OF THE SPACES WITHIN THE AREA**

The Conservation Area of Cranswick is characterised by the large Village Green area around which development is grouped. Development on the north side is tightly knit but that on the south side was more loosely grouped and consisted of cottages with open views between. This has been eroded to some degree by new buildings and extensions but still retains a distinctly different character. From The Green there are sweeping vistas of Main Street, Hobman Lane, The Green and Southgate, but because of the development enclosing the Green there are few opportunities for views beyond the boundary of the Conservation Area.

Main Street runs through the village settlement linking the eastern part of the

village with the western part of the village on the other side of the railway line. The north-eastern part of Main Street included within the Conservation Area and runs towards Beverley Road. The form of development is again tightly knit property located in close proximity to the back of pavement.

### **KEY VIEWS AND VISTAS**

Because of surrounding development there are few long range public views of the Conservation Area from the outside. The main views and vistas are obtained in the central part of the Conservation Area around The Green. The Green displays a 360 degree panorama of the built environment located around it.

### **CHARACTER ANALYSIS**

#### **DEFINITION OF CHARACTER AREAS AND ZONES**

It is considered that the Conservation Area has two defined zones within it.

The first and primary zone relates to The Green and the development around it. The character of the area is established by the large area of green and the development surrounding it on all four sides. The road pattern, for the most part, tightly encircles The Green area. The Green contains a number of mature trees and a pond feature abutting onto Main Street.

The second zone comprises of the north-western portion of Main Street between The Green and Beverley Road. The pattern of development is characterised by tight knit development in a linear form built in close proximity to the back of the highway. The Conservation Area boundary skirts an area of modern terraced properties which front onto Main Street and these do not contribute to the character of the area.

## **THE INFLUENCE OF HISTORIC LAND USE ON THE PATTERN OF DEVELOPMENT AND BUILDING FORM**

The village of Cranswick is now primarily residential in character with a number of shopping, commercial and business uses within it. Within the Conservation Area there is little evidence of its former reliance on agriculture. In times gone by Cranswick was a centre for markets and fairs and The Green would have been the area upon which most of these would have been held. The legacy for today is that there is a large, flat clear area of green landscaping right at the heart of the village and Conservation Area.

## **THE ARCHITECTURAL AND HISTORIC QUALITIES OF THE BUILDINGS AND THEIR CONTRIBUTION TO THE AREA**

There is no building within the Conservation Area that appears to be of a date before the 18th century, and the majority of buildings would seem to be as a result of re-building after 1800. The buildings within the Conservation Area exhibit few architectural features though tumbled gables occur and the use of barge boards. The buildings within the Conservation Area are predominantly two storey in nature with pitched roofs and the tightly knit form of the built environment contrasts with the open aspect of The Green.

## **LISTED BUILDINGS AND THEIR GRADES (WITHIN THE PARISH)**

Church of St. Peter, Church Lane (II\*)  
87 Pit Top Farmhouse and Adjoining Walls, Hutton Road (II)  
Windmill to Pit Top Farm, Hutton Road (II)  
Sunnyside (No. 67), Main Street, (II)  
No. 105, Station House, Main Street (II)  
War memorial on Cranswick Green (II)

Holding Sheds (Known as Cranswick Garage, Main Street) (II)  
No. 14a Station Road (II)  
Sunderlandwick House (II)  
Stables to Sunderlandwick House (II)

## **THE CONTRIBUTION OF KEY UNLISTED BUILDINGS**

There are a number of properties located throughout the Conservation Area which, although not listed, contribute to its character.

The Green  
Nos. 5, 9, Infants School and Church House, Foresters Hall, Meginson Shop, Fair View, Oddfellows Hall, Beverley's Hair Salon, Cottages to the North of the School and the Primary School.

Main Street  
Packhorse Inn, Nos. 32, 34, Cross Keys Public House, No. 15, Womens Institute Hall and Heselton House.

## **LOCAL DETAILS**

Brick is the predominant walling material and roofs display a mixture of pantiles and slate. There is render in evidence, displaying a mixture of colours and painted brickwork also exists within the Conservation Area. Much of the architecture is relatively plain, that in itself contributes much to the character of the area. Chimneys are featured on many buildings. Tumbled gables occur within the Conservation Area and dormers are not a common feature. Sash windows, with or without glazing bars, are the traditional window. Although many of these have been replaced by more modern materials.

## **THE CONTRIBUTION MADE TO THE CHARACTER OF THE AREA BY GREENERY AND GREEN SPACES**

The Conservation Area is centred on the significant area of The Green. The Green is an extensive gently undulating area of landscaping containing mature trees, a War Memorial, a pond area and a play area. Within recent times the Church Rooms have been demolished at the north-east corner of The Green and the area has been reinstated with landscaping. The extent of The Green is the key component of the Conservation Area, together with the way in which buildings are tightly knit around the four sides of The Green.

The village pond has a somewhat harsh exterior with a concrete path running on three sides of the pond within The Green area. The pond contains a raised area with a maturing Willow and this in time will not doubt contribute greatly to the character of the area. Proposals to soften and recreate a more natural look to the pond would be encouraged.

There are a number of groups of mature trees within The Green which break up the expanse of the area.

A play area has been constructed in the south-western segment of The Green and this does introduce slightly discordant features. However, as The Green is a public area it is not unreasonable that play facilities be provided for children within it.

## **PROBLEMS, PRESSURES AND CAPACITY FOR CHANGE**

The Conservation Area has been drawn to exclude much of the new development that has taken place within the village of Cranswick. However, certain areas of new development do not contribute to the character of the Conservation Area and indeed some can be said to detract. An example of this is the two terraces of

modern town houses constructed to the south side of Main Street between 16 and 26 Main Street.

There are examples of other more modern properties, particularly on the south side of the Green, which contribute little to the character of the Conservation Area.

The loss of the Church Rooms to the north-eastern portion of The Green is regretted, although an excellent job of landscape reinstatement has been made.

It is considered that there are no areas which can be described as truly neutral within the Conservation Area as the odd buildings which jar the eye, mainly commercial and retail properties, are the very buildings which are likely to be subject to external changes in a more rapid fashion than those of an individual dwelling. Opportunities do exist in the future to bring these buildings back more in line with their historical origins.

The general condition of the Conservation Area is good apart from isolated examples of buildings. The condition of the Conservation Area indicates a prosperous and healthy local economy.

The village of Cranswick has essentially moved away from its origins as an agricultural centre to one now mainly providing housing accommodation with a limited amount of job opportunities. Over the last 40 years the village has been the subject of growth as it has been selected as a settlement where growth should take place, primarily because of its location adjacent to the main Beverley - Driffield Road and the main Scarborough - Hull railway line running through the village. It could be argued that the village has now reached a size wherein further development should be restricted to enable the large areas of modern housing to mature and assimilate into the rural landscape.

The maintenance of The Green is one area which will need constant attention. This is in the ownership of the Parish

Council so its future should be secure in the long term.

It is likely that there may be development pressures for intrusions of new development into The Green, i.e. car parking facilities. These should be resisted as the pond and play area already have, to some extent, intruded into the landscape setting and the further intrusion of none green elements would be a retrograde step.

## **COMMUNITY INVOLVEMENT**

This Appraisal has been the subject of public consultation with the Hutton Cranswick Parish Council and members of the public. The comments received through this consultation process have been taken into account in this the final published version of this document.

## **THE 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 Guidance Note 15 (PPG15) "Planning and the Historic Environment".

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 Cranswick Conservation Area are contained currently in the East Yorkshire Borough 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 which 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.

## **SUGGESTED BOUNDARY CHANGES**

Village Greens of the scale of that at Cranswick are not common in East Yorkshire and one the size of Cranswick's is probably unique. It is this and its attractive appearance that make it the obvious basis for a Conservation Area. Though The Green has streets coming into it at each of its four corners, it is only that at the north-west corner that it is wide and straight enough to be visually part of The Green. Thus the boundary of the Conservation Area is substantially drawn around, where possible, property boundaries of those buildings which overlook The Green. With an extension to take in the buildings along Main Street as far as the Copper Beeches half way between The Green and the Station, where there is a break in the line of older buildings.

The Conservation Area is also extended north-westward along Main Street to include the very fine Methodist Chapel and other buildings of character which give this section of the street a distinct feeling of enclosure, compared with the open character around The Green.

There are individual buildings of character (notably certain farmhouses beyond the Station) elsewhere in Cranswick, but recent development and other undistinguished older buildings have isolated them from the Conservation Area around The Green, and so it is felt they cannot be included. It is not intended to

make any changes to the boundary of the Conservation Area.

## **LOCAL GENERIC GUIDANCE**

East Yorkshire Borough Wide Local Plan policy EN 19.

Leaflet by East Riding of Yorkshire Council "What are Conservation Areas?"

[www.eastriding.gov.uk/planning/index.html](http://www.eastriding.gov.uk/planning/index.html)

## **USEFUL INFORMATION AND CONTACT DETAILS**

Conservation Team, East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9BA.

Tel: 01482 887700

E-mail Address

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## **MANAGEMENT PROPOSALS**

The village of Cranswick can expect to experience some tourist visitors due to the fact that there is a Conservation Area within it. In addition, it is in close proximity to a further Conservation Area in it's neighbouring village of Hutton. Accordingly, it is considered that within the Main Street areas there should be sufficient suitably designed litter bins.

One notable feature within the conservation Area is the existence of a number of hand painted wooden direction signs. In marked contrast there are a number of more modern metal signs. It is considered that the erection of any future direction signs should be more aligned to the hand painted wooden signs than the modern metal signs.

If any road improvement/traffic calming measures are ever proposed for Cranswick, then these should not destroy any of the grass or landscaping currently forming part of The Green.

## **ACKNOWLEDGEMENT**

This updated Appraisal is based on the Original Appraisal for Cranswick carried out by David Neave for East Yorkshire Borough Council.

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