



EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

TUNSTALL



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JUNE 2007



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INTRODUCTION

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

In the early 1990's, Holderness Borough Council put forward a proposal that parts of Tunstall should be designated as a Conservation Area, but at the time Roos Parish Council, having taken soundings of local opinion, felt unable to support it, and the designation did not proceed.

Since then, however, due at first to the re-organisation of Local Government and then because of the designation of Conservation Areas elsewhere in the East Riding, the proposals were never re-visited.

However, with the inclusion in the Roos Parish Plan of a commitment to seek Conservation Area status for other "special" areas, Tunstall has been re-surveyed and it has been considered that, because of its unique collection of cobble buildings, the proposal for a Conservation Area should be re-introduced.

This Appraisal is the result of that decision.

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.

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.

DEFINITION OF TUNSTALL'S SPECIAL INTEREST

The special character and appearance of the Conservation Area at Tunstall is to be found in the preservation of an historic village centre in an informal layout clustered around the church and with few recent residential intrusions. This has enabled many of the traditional cobble buildings to survive.

Cobble used as a building material in such high proportions of the total stock is unique to the Holderness coastal area, and of all those villages, Tunstall is one of the best (unspoilt) examples.

It is rare for an Appraisal to draw particular attention to the positive contribution which farm outbuildings make to a Conservation Area, but this is certainly the case at Tunstall, where the contribution to the settlement's visual qualities that its cobble farm buildings make - particularly where they abut to the village street - is as significant as that made by its residential properties.

The village is enhanced further by its often-generous swathes of roadside grass and a lack of hard kerbstone edges.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT TUNSTALL

This document identifies the special architectural and historic interest of the character and appearance of Tunstall.

It indicates how this should be preserved and enhanced and will be useful to developers, residents, businesses and to the Council in the making of Development Control decisions and environmental improvements.

a) TOPOGRAPHY AND ITS RELEVANCE

The Tunstall Conservation Area lies in the 'Hornsea to Withernsea Coast' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005).

The Assessment describes how caravan Sites are prominent on the southern edge of Hornsea and the northern edge of Withernsea and with several other

sites scattered in-between. These are a major feature of this Character Area.

In addition to these caravan sites, a long, linear golf course is present in the coastal corridor to the south of Hornsea.

In terms of the undeveloped landscape, this is defined as having generally low levels of woodland, except at Grimston where there is a significant area of plantation woodland. Field systems tend to be large and rectilinear with smaller fields located close to settlements, some of which may date back to medieval times.

To the west of the Tunstall Conservation Area is the 'Central Holderness Open Farmland' Character Area. This Landscape Character Area is made up of the area that surrounds the two parkland Character Areas of Rise and Burton Constable and includes other villages such as Leven, Routh, Long Riston, Great Hatfield, Withernwick, Skirlaugh, Ellerby, West Newton, Sproatley & Humbleton. The Landscape Character Assessment describes this landscape as being one that is dominated by the influence of agricultural intensification with the river Hull floodplain and that, as is typical in much of Holderness, significant areas of woodland are scarce.

Those areas of semi-natural woodland that are present in this landscape are dominated by ash, oak, hazel, hawthorn, elm, field maple and rowan. Fragments of wet woodland are also features of the landscape and these are dominated by alder and willow species.

The fragment of ancient woodland at Bail Wood, near Aldbrough, provides an indication of the type of woodland that would have been more widespread in this landscape area historically.

The hedgerows in this landscape are typical of Holderness and are dominated by hawthorn, with hazel, ash, blackthorn, elder, field maple and dogwood also present.

The character of the land in the Parish is typical of that found in the Plain of Holderness - hummocky, but generally level. This requires particular attention to be paid to planning applications, which would seek to introduce buildings of more than two storeys in height. These, whether within the Conservation Area or at some distance from it, have the propensity to have an impact out of all proportion to more usual considerations of height. This is because of the way in which Holderness' low horizon ensures that anything, which rises above it, cannot help but be within the line of vision.

b) **SPATIAL ANALYSIS**

The settlement of Tunstall is focused on a single main street running north to south. Since the closure, due to coastal erosion, of the road through the village to Hilston, all traffic, including that to Sand le Mere enters Tunstall at its south end.

Beyond the village street to the south the road splits, the lesser spur continuing south towards Rimswell and Withernsea, the other, west, towards Roos North End.



Main Street looking North

c) **THE NATURAL ENVIRONMENT**

This farming village is very much amenity-based and consideration in terms of wildlife was not the main priority when the village was set out. There are no communal green spaces mentioned and there are only a few designated ornamental green spaces located in gardens and the Churchyard.

The area itself is one of open countryside and very close to the coast, so with the lack of tree cover the prevailing wind from the sea is quite constant. There are Hawthorn and Blackthorn hedges forming the boundaries of some fields and properties, and there are some gardens with ornamental tree plantings. Town Farm has a garden to the rear, which contains, among other species, mature blossom trees. Two ponds are also located around Town Farm, which will encourage any local wildlife. The presence of sparrows was observed which, with this species being in decline, is something of noteworthiness.

d) **TREE PRESERVATION ORDERS**

There are no Tree Preservation Orders within or close to the Conservation Area.

e) **BOUNDARY TREATMENT**

Within the village, there are several buildings which form the boundaries of their curtilages fronting onto the Main Street, being at "back-of-pavement edge". Hedges – which are usually of hawthorn, form other boundaries but there is also a noticeable contribution made by post & rail fencing (of varying quality).

To counterbalance the hard elements in the street-scape and to reinforce the rural character of the settlement, the greenness of hedges has to be preferred.



The Grange – Main Street

f) **ORIGINS AND EVOLUTION**

The village is referred to in the Domesday Book written as both Tunstal and Tunestale. Although no mention of the Church, All Saints, is given at this time, it is referred to by 1115. Later, in the mid 19th century, the Church was described as being "exposed to the beating winds from every quarter of the compass and is situated near the centre of the village on elevated ground." At that time hedgerows surrounded the Churchyard.



All Saints' Church, South front

Land in the area was enclosed in 1777.

Poulson, in his History of Holderness from the mid 19th century advises that the Parsonage, now a farmhouse, was to be found on the eastern side of the village street. He goes on to say: "*the sea is seen to the eastward, and there is an excellent prospect southwards from the Churchyard. There was an encampment in the village in 1794 - 1795; the Durham Militia occupied the ground facing the sea, at the northern extremity of The Lordship, with a park of artillery. The devastations of the sea upon this coast, from Bridlington to Spurn Point, is not uniform, though constant; the sea setting to a particular part for some time, and then leaving it and taking away another part, without any apparent cause. Tunstal (sic) has suffered greatly; 100 acres are gone within the last 60 years*". According to a measurement taken in 1786, the distance from the sea to Tunstall Church was 924 yards; subsequently in 1833 the distance was only 763 yards. This equates to the loss of nearly 3.5 yards per year - more than the present figure usually quoted for Holderness coast erosion - namely a little more than 2 yards per year.

Poulson goes on to mention "*Sand le Marr, or Sandley Marre which is now the site of a poor cottage on the cliff, one mile from Tunstal, and is destitute of all attraction except the green luxuriance of broad acres, and the wide and solitary expanse of the German Ocean. The beach affords excellent materials for the repair of the Holderness roads.*"

g) **ARCHAEOLOGY**

The village is situated in a classic area of wetlands, occupying an area close to the coast in Holderness' middle division. This is a landscape that has been extensively exploited by man for the best part of the last 10,000 years. The earliest activity is likely to have been seasonal hunting, fowling and fishing, but from the Bronze Age onwards there is increasing evidence of a pattern of dispersed settlements being founded on

better-drained dryer areas. The early background of Tunstall has much in common with its larger neighbour to the south-west, Roos.

There have been finds of Neolithic and Bronze Age flints at Southfield Lane just to the east of Tunstall and in the Bronze Age the area is characterised by a number of round barrows on the better drained higher ground towards Hilston. Most of these, around 30, are still visible as circular crop marks on aerial photographs.

Evidence for Anglo-Saxon and Anglo-Scandinavian settlement and land use is found in place-name evidence. Tunstall ("farmstead") is one such example.

The origins of most of the modern villages and hamlets in this area probably stem from the middle and later Saxon period. In 1066 Domesday notes that Morcar held seven carucates in Tunstall as sokeland. These eventually passed to the Counts of Aumale, and were managed as part of the much larger Manor of Burstwick.

One possible manorial site in the village may now be represented by Manor Farm at the south-east end of Main Street and another by a holding on the west side of Main Street to the west of the Church and can still be seen from aerial photographs.

One of the first maps of the area - Jeffreys of 1775 - shows houses extending along both the southern and south-eastern lane and by 1850 the latter was known as Kiln House Lane.

The village has clearly shrunk since the Middle Ages as can be seen from earthwork traces of former house platforms visible at the south-western end of Main Street on aerial photographs.

Within the small triangular Village Green lying immediately to the south of the Church there was the base of a stone cross recorded in 1932 - probably the remains of a village cross.

The Primitive Methodists used a house here for worship in 1851, but this was discontinued by 1865.

In 1818 there was a school for 18 pupils. This continued until at least 1871 but its precise location is uncertain.

A mill is recorded at Tunstall in 1246 - presumably a windmill.

The latest archaeological sites within the area are military defences from the 20th century. These include 11 pill boxes, a ROC base, anti-tank blocks, anti-tank ditches, weapons pits, anti-glider blocks, bombing ranges and markers, an anti-aircraft battery, a military camp, a minefield, and beach defences. Most of these were World War II anti-invasion defences.

h) **LAYOUT**

Within the village, the layout, which is predominantly around the main street, is focused on All Saints Church which, by virtue of being sited on a slight eminence and by being set at right angles to the street scene, dominates the view.

At its southern end, green verges flank the road but these are not particularly wide, and as the properties are built right up to the back edge of these, there is a distinct sense of enclosure. The closer one gets to the Church, so the streetscape widens out, giving a feeling of having arrived at the heart of the village.

Although the village street continues northwards past the west end of the Church, as soon as this is passed, one

realises that one has left the village's centre and is now on the way out.



View towards All Saints' Church from Main Street (Grade I listed)

j) **BUILDINGS:**

Along with the significance attached to Tunstall's residential and farm buildings, mention should be made of the K6 red telephone box near to the Church. Its bright colour makes this an eye-catching focal point, the loss of which would be significant.

(This is not to be confused with the listed **K4** Telephone Box, which is also in the parish, but located at Sand-le-Mere.)

i) **Scale**

Most residential properties within the Conservation Area are of two storeys, with the farm outbuildings (which play such an important role in the special character of Tunstall) mostly single storeyed.

ii) **Orientation**

Only Rose Cottage, a new dwelling to the south-east of the Church is at odds with the otherwise universal rule that all houses face directly onto the village street.

iii) **Materials**

Traditional materials, i.e. what would have been available locally, dominate the street scene, more modern variations, although present, still being in the minority.

iv) **Walls**

Most houses are in the typical red/brown brick so often encountered in Holderness villages. Several, however, are partly in cobble, which adds to Tunstall's distinctiveness. A few properties have had render applied, usually painted white.



Kings Arms House from the North

v) **Roofs**

Clay pantiles cover the majority of buildings abutting the village street, though there are also examples of concrete tiles and slate. Fortunately, where concrete tiles have been used they tend to reflect the style of traditional pantiles and are therefore relatively unobtrusive.

vi) **Windows and Doors**

Traditional timber windows and doors are in the majority, but there are several examples of recently introduced UPVC. White is the predominant colour used for these elements, though there are

examples of darker and more richly coloured doors.

vii) **Rainwater Goods**

Plastic has replaced many of the traditional materials formerly used but there remain several examples of cast-iron gutters and some timber ones. Some of the agricultural buildings have no gutters at all.

viii) **Chimneys and Pots**

Nearly all residential properties have traditional ridge-mounted brick stacks and these are surmounted by a variety of chimney pots. Perhaps the majority of these are cylindrical, red/orange in colour and about 700mm (30") high. However, there are several examples of more elaborate pots, including cream ones, which can be square - sometimes with decorative mouldings.

k) **SIGNIFICANT HISTORIC BUILDINGS**



Town Farmhouse, from the South

The following buildings in the Conservation Area were listed when the village was last surveyed by the Department of the Environment in 1987:

Church of All Saints	(I)
Manor Farmhouse	(II)
Barn 30m South of the above	(II)
Town Farmhouse	(II)

All Saints Church warrants particular respect, being Grade I listed, putting it within the foremost 2% of all listed buildings in the country. It is all the rarer because of being mostly built of cobble, and parts of the structure date back to the 13th century.

The following Listed Buildings come within the greater village area, but not within the Conservation Area:

Hall Farmhouse	(II)
K4 Telephone Box	(II)

There are a further 12 Listed Buildings within the Parish of Roos – of which Tunstall (and Hilston) form a part, but only those four listed above fall within the Conservation Area.)

l) **FOCAL POINT BUILDINGS**

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.

Without doubt the most significant focal point building in the village is All Saints Church. Standing at right angles to the road and on a slight eminence, it dominates the street scene.

Of much lesser scale, though noticeable because of its bright colour is the K6 Telephone Box in the middle of the village.

m) **UNLISTED BUILDINGS OF PARTICULAR INTEREST**

Apart from the Telephone Box referred to above, into this category fall all the

cobble-built buildings which make an impact on the street scene.

Cobble is a local building material, which, though not exclusive to Holderness, is not found in such quantity anywhere else in England. It is therefore particularly important that it is conserved for the appreciation of future generations.

It is the cumulative effect of these, which make Tunstall worthy of its designation.



Example of a Cobbled building on Main Street

n) **CONSERVATION AREA BOUNDARIES**

The boundaries of the Conservation Area have been designed to include the whole of the village's historic core and its setting.

The archaeology report which was received, and on which Section g and other parts of this Appraisal is based, recommended extensions to the historic core, particularly to the west of the Main Street, and this has been included in the proposals.

They include the Manorial complex north of Westhill Farm and the area south of Westfield and Manor Cottage which includes the crop marks of a well

preserved medieval enclosure and buildings.

Concern was also expressed that the northern limit did not go further north than Booth's Cottages which includes croft boundaries and ridge and furrow cultivation traces. It was felt, however, that this was somewhat remote from the rest of the built environment and would not add significantly to its integrity.

POLICY STATEMENT FOR THE TUNSTALL CONSERVATION AREA

The East Riding of Yorkshire Council will use its powers to protect the special character of the Tunstall 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

Within the Conservation Area properties are predominantly two storeyed and proposals for new developments will be expected to reflect this.

The bulk and height of new properties will also be a matter to which particular attention is paid, since Tunstall properties within the Conservation Area tend to be of low average height, which would need to be respected.

Recommended Materials

This Appraisal has already made reference to Tunstall's materials' character. Where not of cobble, these are predominantly red/brown clamp type bricks and orange/red clay non-interlocking pantiles.

To preserve the character and appearance of the Conservation Area, traditional timber doors and windows are recommended, keeping the style simple as befits this rural location.

Guttering and fall-pipes should be of cast-iron though some guttering may be of timber - often encountered in rural areas.

Thresholds should be traditional and of stone where Building Regulations permit.



South end of Main Street looking North

Except on agricultural outbuildings' conversions, chimneys should be included, which to reflect the character of the village, will need to be approximately 75cm (30") high.

COMMUNITY INVOLVEMENT

This Appraisal was the subject of public consultation with Roos Parish Council and members of the public.

The comments received through this consultation process showed strong opinions both for and against. This resulted, when considered by the Parish Council, in a tied vote.

Because of this, East Riding Council took the unprecedented step of asking English Heritage to visit the village and give their independent assessment.

They reported that Tunstall has "all the hallmarks of being a typical Holderness village, more remote than many, but essentially a typical long-established farming village of the area with a remarkable church," and "that the designation of Tunstall as a Conservation Area would receive our support."

It was therefore considered that the proposal to designate should proceed.

PLANNING POLICY CONTEXT

The principle legislation covering Conservation Areas is the Planning (Listed Buildings and Conservation Areas) Act 1990 that 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", 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 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 Tunstall Conservation Area are contained currently in the Holderness District Wide Local Plan (HDWLP) (adopted April 1999), Policies Env24 through to Env26. Other policies in this Plan can also affect Conservation Areas, 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

Holderness District Wide Local Plan
Policy Env24 - Env26.

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

USEFUL INFORMATION AND CONTACTS

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**TUNSTALL CONSERVATION
AREA**

