

Ellerker Conservation Area Appraisal

CONSULTATION DRAFT

Conservation Area Review &
Management Plan

Undertaken by TheUrbanGlow
Design & Heritage Ltd 2020
www.urbanglowdesign.com

TheUrbanGlow

 EAST RIDING
OF YORKSHIRE COUNCIL



This Conservation Area Appraisal was undertaken on behalf of Ellerker Parish Council and East Riding of Yorkshire Council by TheUrbanGlow Design & Heritage Ltd. TheUrbanGlow is an IHBC/HESPR registered practice and conforms to best practice in the historic environment

Acknowledgements:

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Ellerker has a distinctive historic character defined by its origins as an agricultural community located between the flat plains of the Humber and the southern proximities of the Yorkshire Wolds.

The village exhibits many of the quintessential qualities of East Yorkshire vernacular architecture and settlement form likely dating from the early Medieval period.

What makes Ellerker perhaps more significant however are the dispersed and fragmented forms of settlement that have left the village neatly settled within the cleft in its landscape. The retention of open paddocks, crofts, narrow country lanes and existing farms, still in productive use, within the village represent rare survivals of these historic village forms. The village therefore meets the requirements for careful management and convincingly justify the village's inclusion as a designated conservation area under the Planning (Listed Buildings and Conservation Areas) Act 1990.



INTRODUCTION

The Ellerker Conservation Area was first designated by East Riding of Yorkshire Council in 1999. A formal conservation area appraisal was published in July 2006 and this document has formed the basis of this review.

The Planning (Listed Buildings and Conservation Areas) 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”. This is an important distinction as a conservation area is not intended to stop change, but does intend to manage change.

This appraisal of the Ellerker Conservation Area was undertaken in accordance with Historic England Advice Note 1 ‘Conservation Area Appraisal, Designation and Management’ Second edition published in February 2019. This guidance note reflects the changes of the 2018 National Planning Policy Framework and is intended to support the management of change within

the historic environment that can be successful in preserving or enhancing the special architectural and historic qualities that an area possesses.

The appraisal was undertaken by TheUrbanGlow Design & Heritage Ltd on behalf of Ellerker Parish Council and East Riding of Yorkshire Council. TheUrbanGlow is a IHBC/HESPR recognised provider for managing change in the historic environment.

This appraisal was undertaken through both first hand research and archive research. A thorough assessment of the character of the village was undertaken in order to help elaborate on the story of the village with the intention of allowing such understanding to help manage contextual and appropriate change in the future, should it occur.

Site visits were undertaken on several occasions to enable the assessing professional to as far as possible understand the history, form and to be able to recognise the special architectural or historic buildings, features, spaces or street



furniture that the village possesses.

In order to further elaborate on this the appraisal will be consulted on with the local community and interested parties and responses will be listened to in order to enable the appraisal to reflect local knowledge and to be consistent with the aims and aspirations of the people who live and work in Ellerker.

Following this consultation the document will be consulted with the Local Authority, Historic England, Local amenity societies and other interested parties in order to ensure the guidance and information presented within this document is consistent and acceptable.

Following this process the document will go on to full adoption as a material consideration within the planning process. It will also enable aspirations within the 2020 Planning White Paper to be better achieved through such robust analysis of place and the subsequent approach for development to achieve 'beauty' within the environment. It is expected that such an assessment will enable a better definition of this concept to be understood and enable new development to respond where it comes forward.



SUMMARY OF ISSUES

Ellerker retains an open character, built form and quality of landscape that represent a rare survival of pre-industrialised settlement.

The village may have evolved from a medieval plan of linear plots focussed around Main Street and the village green before dispersing further south around Sands Lane where the impressive Garth Farm still dominates and retains one of the few remnants of the village's agricultural past.

Due to its location the village still feels isolated and compact and views out to the open countryside are largely restricted by topography and landscape to vistas at the extremities of the settlement. The informality of development, largely the product of fluctuating fortunes over the last 500 years, has left several open areas of garden, paddock or meadow that permeate views and provide an important backdrop to the village core. These open spaces reinforce the now lost medieval character as well as maintaining a pleasing juxtaposition of the natural and man made environment that tells the story of the settlement's evolution.

The meandering, country lanes pleasingly link the different elements of the village together often through relatively wide, verged roads and tight knit narrow routes before opening into larger open spaces. The lack of signage, kerbs and road markings contribute in a positive manner to the 'timeless' quality of the village itself and naturally slow traffic speeds at the same time.

Despite modern infill development the overall appearance of the Conservation Area is largely consistent in terms of materials, forms and detail with many new buildings attempting to reflect in some ways the older vernacular traditions through good development management and custodianship.

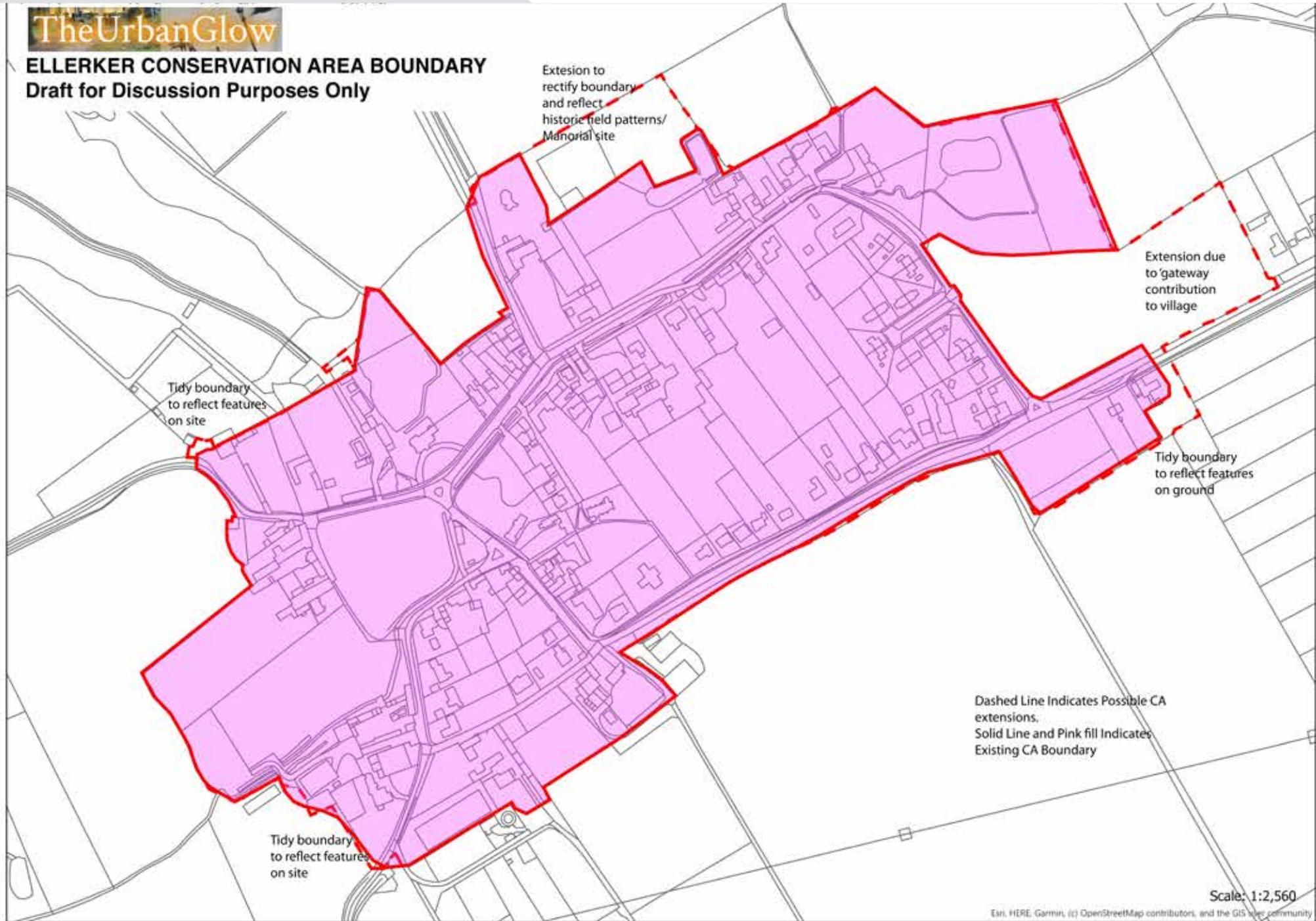
Despite this, threats remain to the village through incremental loss of historic features, the threat of inappropriate infill development, loss of historic farms and their agricultural land use and the potential for development to the remnants of open land behind Main Street.

The Conservation Area boundary is shown on the map below and the main areas of designation are as follows:

- **The core of the Conservation Area is focussed around Main Street and Sands Lane with inclusion of Howden Hill Croft and land to the rear of Ings House forming the limit of what was likely the extend of any medieval planned layout.**
- **The site of the manor, including its fish ponds and landscape surrounds.**
- **The inclusion of the historic mill sites off Main Street, Mill Hill Lane as well as the modern housing around Mill Hill.**
- **The impressive historic farm complex at Garth Farm and continuing to the limits of the village around Sand's Lane.**
- **Inclusion of land opposite Ellerker School in order to preserve the rural setting of the village when approached from the north east.**

ELLERKER CONSERVATION AREA BOUNDARY

Draft for Discussion Purposes Only



Ellerker History & Evolution



GEOLOGY AND LANDSCAPE

Ellerker is located just on the cusp of change between geological substrates and the end of the limestone and sandstone belts into the transition to chalk. The combination of inferior sandy limestone and chalk have given the village a unique palette of materials with which to construct buildings and farm upon over the years. This has manifested itself in the materials of earlier buildings and enclosures and it is primarily these materials, and the methods used to construct them, that have given the village much of its underlying distinctiveness.

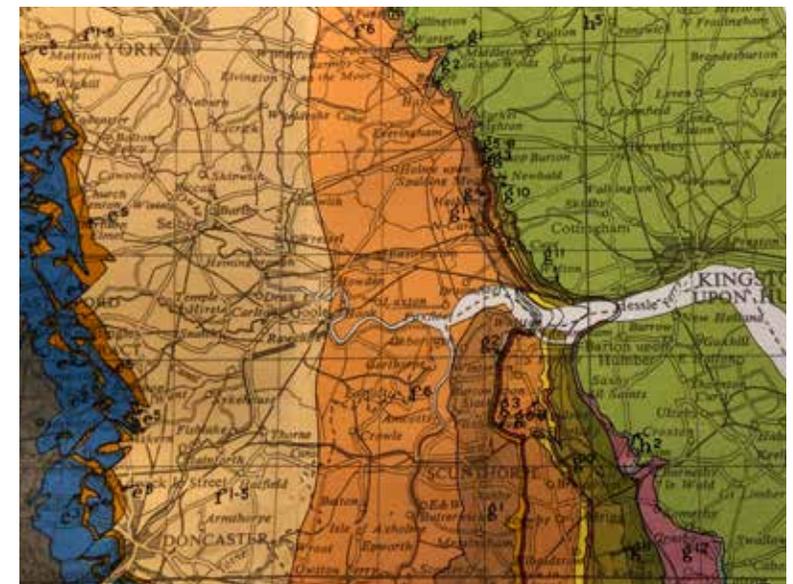
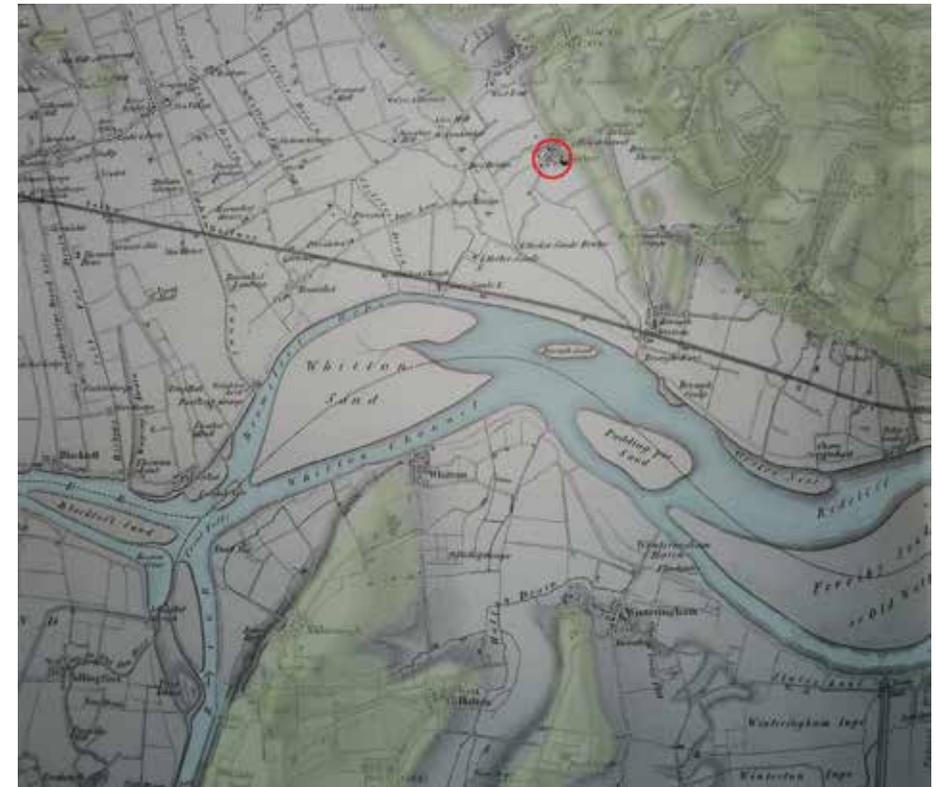
The landscape around Ellerker is formed of the chalk downlands of the Wolds along with the lower sedimentary layers of the Humber watershed or Humberhead levels.

The recent revisions of the East Riding Landscape Character Assessment (2018) place Ellerker somewhere within both Character Area 9E (Walling Fen and Ellerker Sands Farmland) and Character Area 11B (Jurassic Hills Farmland). Both of these designations capture the two distinct elements of the Parish, namely, the low lying,

former salt marshes and carrs of the Humberhead levels and the higher, chalkier downlands of the foothills of the Wolds.

On the one hand these higher lands represented areas infinitely suitable for early settlement that evolved into the larger villages with expansive views over the levels to the Humber river. On these lower areas the landscape is still relatively sparsely populated with large fields and fragmented hedgerow and ditch field boundaries with large scale arable offering sweeping, open views.

Ellerker sits on the very cusp of the slightly higher ground and the Parish boundary encompassed both the flat marshy areas adjacent to the river Humber and the chalky rolling hills to the north.





HISTORIC CONTEXT

Early History

Settlement at Ellerker is first recorded in the Domesday Survey of 1086 and much of the land fell under the ownership of the Bishop of Durham. The settlement is recorded as containing 39 villagers, 11 freemen and 3 smallholders and the township was given an annual value of 13 pounds in 1086 which had decreased from 20 pounds per annum in 1066. Whether this was due to a reduction in size of the village or through more of the area laid to waste following the Norman invasion is not certain, although the survey does record the township as being partially waste in 1086. Interestingly the township is recorded as having 3 mills with a value of 18 shillings although the survey does not specify whether these mills were wind or water powered it is highly likely that the historic corn mill site to the north of the village, and adjacent to the stream, was an old site for such water powered industry.

Prior to Domesday we have little direct evidence of settlement at Ellerker but it undoubtedly existed. It is likely that early settlement was

on higher ground with the lower wetlands being used for hunter gathering or, as at North Ferriby, as convenient places to launch boats from. Nearby was also the main Roman road 2e (see Margery) from Brough Haven (Petuaria) to York (Eboracum) that ran along the gentle spur of high ground nearby.

The influence of this route and the Vicus (Roman town) at Brough Haven would have been profound and within 1km of Ellerker there is the Romano British Villa at Cackle Pits (Scheduled Monument number: 1014736). This villa is typical of Roman influence upon the country and illustrates how local Iron Age people were 'Romanised' through their architecture and farming methods. At Cackle Pits there is evidence of this transition from Iron Age settlement to Roman country estate where roman rectangular buildings containing mosaics were overlaid earlier Iron Age enclosures.

It is possible that the site of the village today contained earlier settlement or perhaps settlement that migrated slightly away from the roman road in later centuries, but at present there is no such evidence for this.

Middle Ages

The name 'Ellerker' is derived from the Danish meaning 'Alder Marsh' which would suggest a possible Scandinavian settlement nearby, presumably long after any trace of the Roman habitation had disappeared and any remains were merely used as convenient quarries. It would likely be at this time, or shortly after, that the boundaries of the township become noticeable. What is particularly interesting about this is the linear parish boundary taking in both the high ground of the Wolds foothills and the low levels of the Humber shoreline. According to Hall (see>>) such linear boundaries may have early Saxon origins and such linear township boundaries are certainly common elsewhere in the Wolds where there was a requirement for each village to have access both to the high grazing lands, and the lower marshier land below. Such an arrangement gave these townships an ability to sustain themselves with a range of resources being accessible throughout the year.

The presence of the manor and evidence of the linear strip fields, so characteristic of medieval villages,

suggests an element of planning of the village around Main Street, Ings Lane and The Green. These 'tofts and crofts', would have resulted in a regular layout of houses with long fields behind them and the 1766 Enclosure Award clearly shows the regular, equal divisions of land on the south of Main Street and to the west of Ings Lane.

By the latter half of the 19th century these fields around Ings Lane had nearly all been amalgamated but some evidence of the historic boundaries can still be seen on satellite imagery as earthworks. There is however still good survival of these fields around Main Street where the fields seem to stretch from Main Street to Howden Croft Hill and are still relatively regular in their division.

The presence of the de Ellerker family and the ownership of the Bishop's of Durham suggests the kind of medieval manorial enterprise that would be capable of such large scale urban planning and organisation in order to improve the manorial rents. We certainly have evidence for the first Chapel of Ease being built at Ellerker as early as 1101 and it is possible that the village at this

time was beginning to thrive. The presence of three mills is also evidence of this and if the mixture of both wind and watermills existed this early, it would suggest a need for continuous production in spite of drought temporarily drying up the streams.

Post Medieval Period

Of course, like so many places in the Wolds and elsewhere, the woes caused through changing demographics, unstable economic models and disease saw the decline and contraction of many medieval villages (see Beresford) and it may be the case that Ellerker suffered this similar fate and never really recovered.

The map of the 1766 Enclosure Award gives us an important glimpse of Ellerker on the point of industrialised farming practice, when the previously open fields and common lands were undergoing the process of being enclosed to enable mass agriculture and husbandry. Much of the ownerships however appear dispersed which didn't make the surveyors job very easy, as the following quote from the Ellerker Enclosure Award points out:

"The lands and grounds of the Owners and Proprietors lay dispersed and so intermixed and the Freehold and Copyhold parts thereof so intermixed that in their present situation are incapable of improvement." (Ellerker Enclosure Award 1766)

This dispersal of ownership however may provide further evidence of the use of the whole variety of different land types around the village and captures the need of villagers to have access both to the marsh land near the river and the higher lands on the hillsides. Enclosure however as it took place was never going to be sophisticated enough to divide the landscape into such disparate parts, and as such the villager's access to this variety of grazing and arable land was undoubtedly compromised to some extent.

19th Century Onwards

More modern times show us the hard farming life that persisted in the village and several farm buildings can still be found within the settlement. Unfortunately by 1840 most of the Yeoman farmers had disappeared, possibly due to

the larger farms taking over. Most impressive is that of Garth Farm whose huge barn, complete with tumbled gables and 18th century farmhouse represent both the late medieval grange and that of the later gentleman farmer. Although many farms have been lost, Ellerker is still a recognisable farming community and this use, tradition and architectural aesthetic contributes much to the character and appearance of the Conservation Area as a whole.

It was around the mid 19th century that Ellerker began attracting residents of perhaps greater means, and houses such as 'Ellerker Hall' were modernised and enlarged and much more modern houses such as 'Ings House' and Rosemount brought a slight departure from the local vernacular, instead giving us the large, double fronted Victorian house of the emerging middle classes. It was likely this influx of people that led to the building of the School House on Stone Pit (which was land left aside for the use of the parish residents from the 1766 award). The school was opened in January 1846 with an attendance on the first day of 40 pupils and although now converted

to a house, the building still has considerable social significance. Tales of the community from this time on are beautifully told in the book *'Ellerker- 150 Years of Church and Village'* that was compiled by Patricia Jorna. (Highgate Publications 1994). The book gives a wonderful collection of memories and stories of Ellerker of the early to mid 20th century told by villagers and is irreplaceable if one wants to understand the social history of the place. Such tales include the story of the community being warned of invading paratroop/spies in World War Two which resulted in all signs in the village being removed. Unfortunately this resulted in the removal of what was likely a rather ancient milestone dug up by one resident who subsequently buried it. Unfortunately the elderly villager died without divulging its whereabouts!

In its latter history perhaps the biggest loss to the village was the selling off by the last of the Ellerker family, the lands of the Manor. This resulted, in 1963 in the demolition of the old manor house. Although a house in the style of the manor was rebuilt it is highly likely that the old house would have represented an even



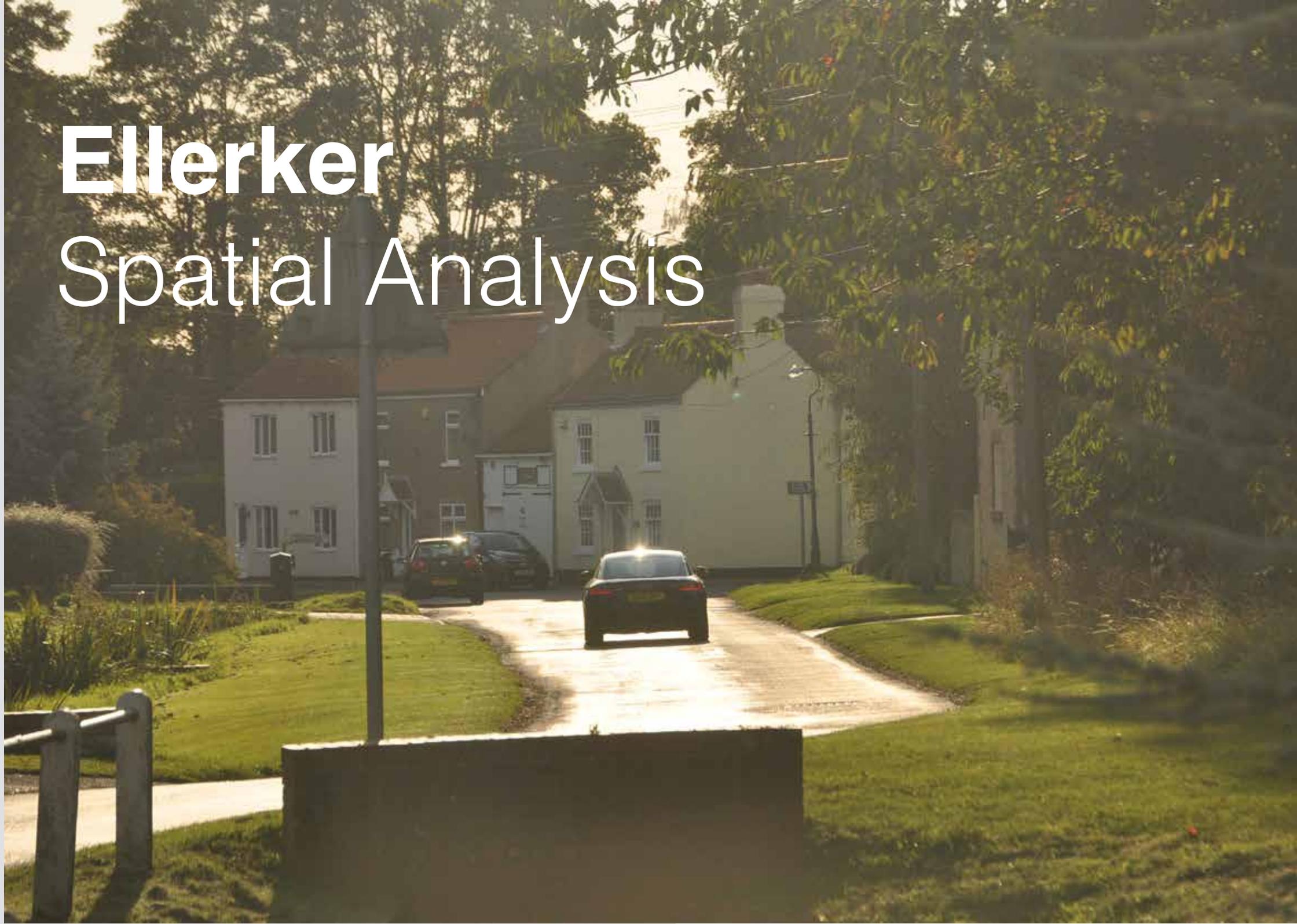
older building. The site itself is also likely of some archaeological interest and may provide evidence of earlier manors or structures associated with this high status site in the village.

Today the village maintains its agricultural character along with modern infill development of generally good quality, where some of the traditional aesthetics and materials unique to the village are used to inspire modern houses. The residents are likely more

affluent than they have ever been and generally commute to work rather than work in the surrounding fields!

However, the community pride is still extremely strong and the village still maintains a special character due to this careful custodianship.

Ellerker Spatial Analysis



SPATIAL ANALYSIS

Village Form

Ellerker consists of Main Street that runs in an approximate North/East South/West alignment following Ellerker Beck. Although the Green itself was formerly changed from arable to amenity space in the 1960s it is highly likely that this area was historically a green of some sort, most probably an open common land used by villagers for grazing prior to enclosure in the 18th century. Evidence for this comes from the planned plots around Main Street as well as evidence for similar plots around the south west of Ings Lane which would seem to be focussed around this central area.

The village form is therefore highly likely to be defined by some form of medieval planning and this would explain the many long linear plots that characterise much of the village. This form manifests itself today with buildings generally facing the main routes and overlooking the modern green. There has also been some intensity of development around the church that has likely seen older plot boundaries in-filled with development. This has given a finer grain of development extending at

right angles away from Main Street giving a more intimate enclosure of space. Where farms survive they are often clusters of farm buildings often with courtyard elements enclosed by lower stable blocks, barns and pigsties.

From the Victorian period, development saw larger properties in their own plots and this has continued with modern suburban housing around Howden Croft Hill and Sands Lane. The other typology of houses comes in the form of mid century suburban development on Mill Hill. These houses, which are actually examples of garden village inspired mass housing of the 1930s onwards, are defined by their neo vernacular forms and landscaping around the cul de sac. Although largely alien to the majority of the village they represent post modern suburban development typical of small scale infill in such villages.

Perhaps one of the most notable features of the village is the relationship between built form and open space that manifests itself in the gaps in built development along Main Street and the areas of paddocks, gardens or informal areas of land between Main Street and Howden Croft Hill. It may be that these spaces were once



Top: Examples of typical East Yorkshire double fronted houses, Centre: Linear infill around the church and Bottom: Later Victorian villas that introduced the beginnings of suburban development that most modern houses followed.

inhabited by cottages and are the remnants of combined burgage plots that were later amalgamated into larger farms. They ultimately represent a rare survival of historic land use that is important for relating the story and evolution of the village.

Character Areas

There is a distinction between the older part of the village around Main Street and the Green and newer houses along Howden Croft Hill, including those on Mill Hill. Although both contain similar generous grass verges the built form is substantially different.

Whereas the older village contains typical linear vernacular cottages and the odd detached house, the area of Howden Croft Hill is defined more by larger scale suburban type houses that in some ways dilute the distinctiveness of the village.

However, due to the historic layout of the village and the contribution that Howden Croft Hill gives to this, this area is maintained within the Conservation Area.

Key Views and Vistas

Ellerker village is slightly enclosed by higher ground to the north and west, and this relatively sheltered position alongside a fresh water stream may have provided an initial attraction for settlement here in the first instance. As a result, and due to the well matured landscape of hedges and trees surrounding properties and lanes, views to and from the village from farther afield are rare as the buildings are settled nicely into the landscape and sheltered by trees. This reinforces the village as a place with a defined sense of arrival and departure and the views into the village from the approach roads are therefore perhaps more significant.

Key views include (but are not limited to):

- Views and glimpses of the paddocks and fields within the centre of the village. These are important and reinforce key aspects of the village's character. The juxtaposition between built form and glimpses into fields beyond (whether between buildings or along lanes) are key to much of the significance of the



Conservation Area Analysis map showing features, views and important features and buildings within the village.

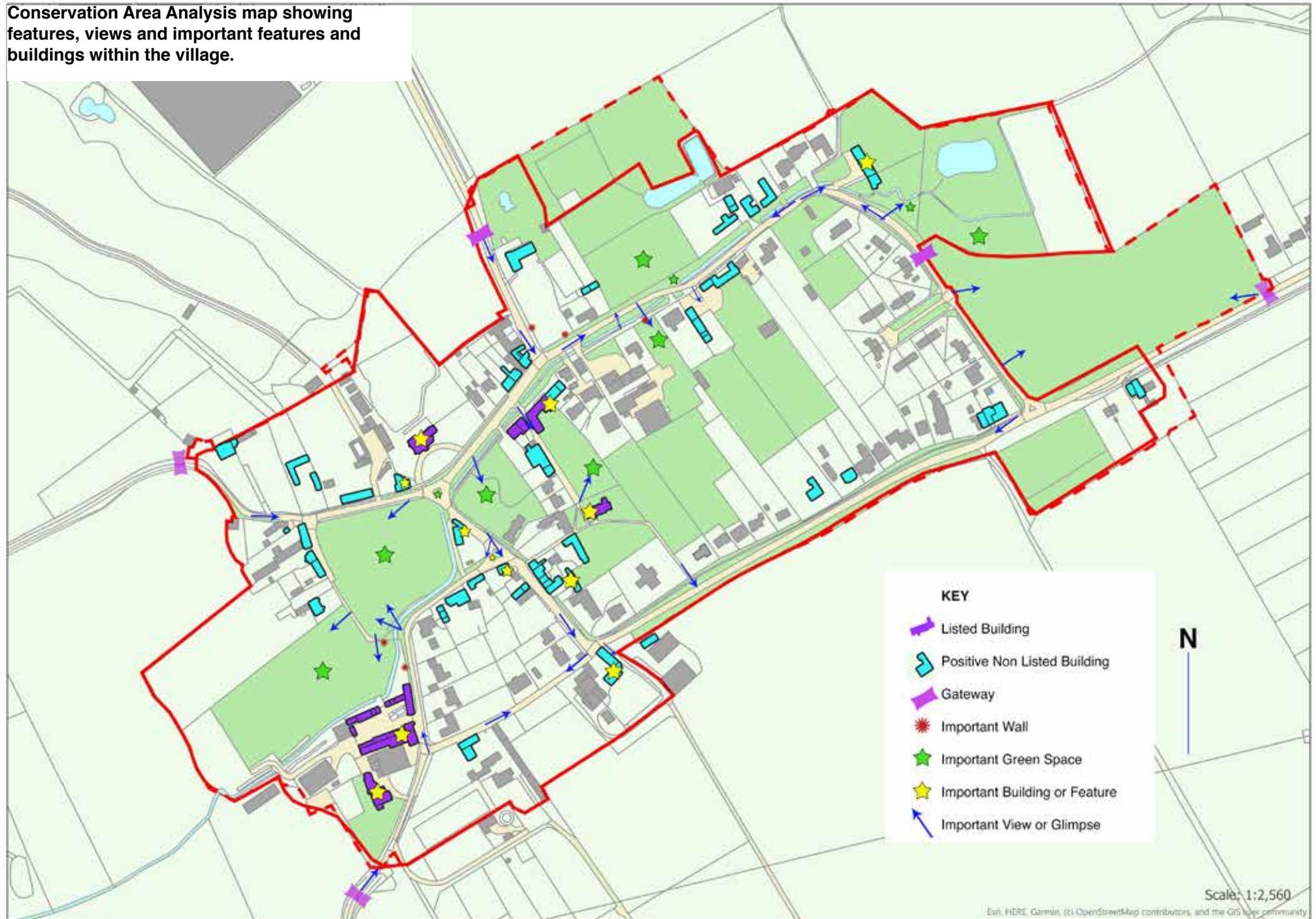




Figure Ground Plans

The images on this page illustrate the areas where buildings are located within the village. In this way we can ascertain where buildings are located and how dense the village is. The maps on the top left hand side show a map from 1850 compared to a modern map with the obvious new build development removed. What becomes clear is that much of the village has remained largely unchanged since this time. The map below left shows the likely areas of burgage plots, village green and the manorial site.



Conservation Area.

- Views are obtained over The Green towards buildings that surround and define the space from its edges and far reaching views are obtained from near Ings House over the flat landscape to the south beyond Garth Farm.
- The approach along Ring Beck Lane towards Mill Hill provides views over adjacent fields that help define the arrival and core of the historic village from other places and later development nearby.
- Views along Main Street are defined by the relationship of buildings fronting onto the street and the beck meandering within its gully and crossed by attractive, informal bridges. The informality of the highway, lack of road markings and signage help maintain much of the informality and significance of these views.
- Other views are contained to the attractive arrangement of buildings that often form focal points within the townscape, especially the views of White

House Farm and the buildings fronting onto the village water pump at the junction of Sands Lane.

Landscape

Ellerker is surrounded by open countryside and the topography effectively shields the village from surrounding areas. Trees and open spaces, including the 'gap sites' or 'closes' within the village contribute in a highly positive manner to the village. Mature trees line the roads and stand in gardens and open spaces and offer considerable benefits to the village.

Images Right illustrate some of the views and glimpses within the village. a) Glimpse of paddock land from Main Street. Such glimpses are important for the understanding and character of the village. b) View of properties on The Green, likely built on earlier Medieval plot boundaries. c) Todd's Lane with its high hedges and quintessential rural character free from any modern highway infrastructure or signs. d) Views from Ellerker towards the Wolds, this view from Mill Hill. e) View of the Green framed through boundary trees. f) Another paddock view of some of the precious open spaces in the heart of the village. g) Howden Croft Hill, although of mainly later houses, the wide verges and plot layouts give a strong sense of place. h) Ellerker Beck, a defining landscape feature throughout the older parts of the village.



Gap Sites

Throughout the village there are gaps within the built form which allow views or glimpses into the remaining village 'closes'. These spaces are likely the result of former medieval plots being amalgamated into larger property ownerships and are not only a direct result of the economic fortunes of the village but they are also very attractive and give the village much of its character defined by the balance between built form and these areas of open space.

Most of these areas now form gardens, paddocks or grassland but the glimpses and perception of these areas offers considerable character that is near unique within an extant village of today.

Landmarks

True landmarks are few and far between in Ellerker but there are several notable buildings that define the village's character.

These include notable historic buildings such as Elmsall House, White House Farm and Garth Farm as well as attractive village buildings at various points.

Listed Buildings and Monuments

There are five buildings listed on the National Heritage List for England, all of which are Grade II Listed. These include Ellerker Hall, Garth Farm, Mill Cottage and Elmsall House on Main Street and the Church of St Anne.

Within half a mile of the village is the Scheduled Monument of the Romano British Villa at Cockle Pits off Cave Lane, which follows the course of the main roman road from Brough to York. Although nothing can be seen of the villa site there is likely a relationship through linkages and footpaths from this site to the village that may be quite ancient.

Positive Buildings within the Conservation Area

The village also contains numerous positive buildings of local architectural importance. These include (but are by no means limited to) White House Farm, Sebastapol Cottage (and wall), Ings House, Ebenezer House, Mill House, the former Methodist Chapel along with Rosemount and Howden Croft.

There are several other houses and buildings that contribute to the



vernacular and historic character of the conservation area and rows of simple cottages to modest farm buildings all add to the vibrancy and attractiveness of the village.

Positive buildings are identified on the map above and are identified as such because they exhibit some of the following criteria:

- Landmark buildings.
- Buildings that provide evidence of the area's history or evolution.
- Buildings which exemplify local vernacular character, traditions or techniques.
- Buildings that have local historical associations.
- Buildings of particular architectural merit.
- Groups of buildings which contribute to the character and appearance of the streetscene or village character.

Boundary Treatments and Enclosure

Boundary treatments also contribute in a positive way to the more intangible qualities of the village and generous grass verges lining most lanes in the village are a key characteristic and help define the village centre. The sense of enclosure provided by walls, hedges and historic fences also all help contribute to the special character.

Some walls are exceptionally important including the wall of 'Sebastapol' Cottage that was by account built from left over ballast from supply ships serving the Crimea. The walls and barns associated with Garth Farm are also high quality boundary treatments that provide considerable character to this part of the village as do some old walls fronting Main Street

Elsewhere Todd's Lane wouldn't be the same without its high hedges maintaining the enclosure of this highly attractive country lane.

Finally the post and rail fences around the play area and Ellerker Beck provide an attractive boundary treatment that is both traditional and functional.



Church of St Anne, Ellerker

A small chapel of Ease stood at Ellerker from around 1101. This building was likely a small Norman structure whose purpose was to serve the needs of outlying parishioners. It is highly likely that at least some of the building was of stone (later references refer to the chapel being brick built but this would imply a much later rebuilding) and it may have stood upon the area of communal green to the south of the planned medieval plots along Main Street before being later enclosed by surrounding development.

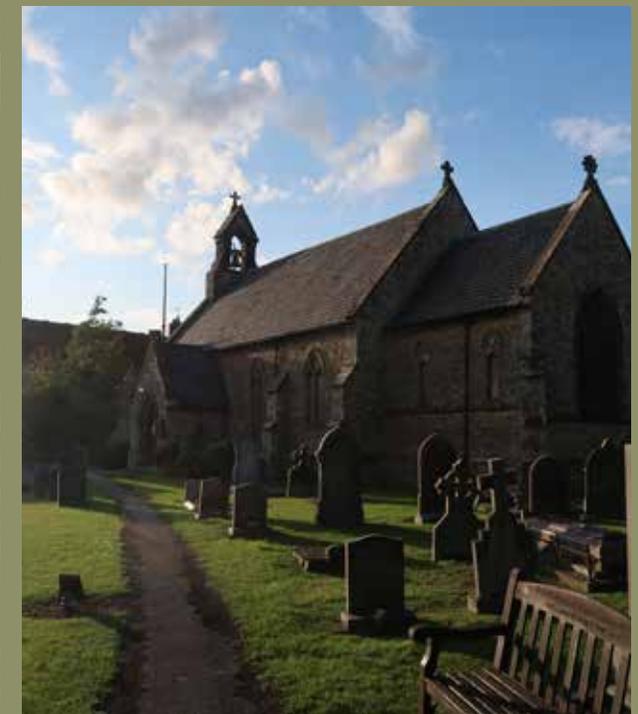
What is clear is that by 1840 the building was in a poor state of repair and it was this state of dilapidation that motivated the new Vicar Dr Fyler Townsend to seek authority for the rebuilding of the church. The Architect John Loughborough Pearson was chosen to design a new Neo Gothic chapel upon the same site and Ellerker is significant partially due to it being Pearson's first church commission. Pearson himself was a student of Ignatious Bonomi (1787-1870) and Anthony Salvin (1798-1881) and so was exposed to the latest in Gothic Revival design. Ultimately Pearson went on to design many more churches with his most famous commission was Truro Cathedral (1871).

The church at Ellerker, although criticised slightly by Pevsner, where he almost mocks Pearson's immaturity, is indeed very simple in its design. However it is through this simplicity where much of the church's interest is derived and in this way it echoes the (presumably) simple Chapel of Ease that it replaced. Pearson even retained the Medieval Chancel Arch from the original church and as such expressed the strong desire to retain and include existing fabric into a new structure.

The church is unusual for being set back from the main roads around Ellerker and until relatively recently the church could be seen from the corner of Main Street and Howden Hill Croft and perhaps felt more part of the core of the village than it does now. Indeed it is likely that this corner position, on slightly higher ground, originally promoted the church as more of a landmark than it is now. The church's setting is ultimately altered through surrounding development today but it still retains some essence of this older prominence though the open spaces to the north of the churchyard, the modest scale of buildings surrounding the church and the three footpaths that lead directly to the church itself.

The church is a Grade II Listed Building and as such 'Special Regard' must be had to development that affects the building or its setting.

The Church possibly reused the stone from the Medieval Chapel of Ease and it certainly reused the Chancel Arch. These photos illustrate the simplicity of the building with Nave, Chancel and simple porch and bell housing. There is a pleasing flourish around the lancet window tracery.



Use and Activity

Ellerker has always been a farming community and is fortunate in still maintaining agricultural activity within the village. Farms such as Garth Farm, White House Farm as well as larger agricultural enterprises nearby give the village a strong sense of place. Although techniques and technology of farming have changed, the use of older farm buildings supplemented by newer structures has always been a constant. Efforts should be made to preserve these traditional uses wherever economically possible.

The other village facilities such as the pub and church also maintain a strong connection to the past and through future Neighbourhood Planning could be identified as assets of community importance.

Materials

As mentioned above the building materials of the village were traditionally dictated by the geology and raw materials that could be found nearby. These materials would originally have been timber and a mix of local limestone.

Many buildings probably originally had reed or thatch roofs although pantiles would have been in existence since Roman times and eventually began to dominate. Brick was also a relatively early arrival to the areas around the Humber and is a direct result of trade with the Low Countries (Hull for instance having impressive Medieval brick buildings). The mix of limestone and brick is now a common feature within Ellerker and it is not unusual to be able to see the phasing of an individual building through this complimentary, but often contrasting change in material (the earlier phases generally being stone).

Walls are therefore limestone or red brick. Some later buildings have a softer, lighter handmade brick that appears like a London Stock Brick. Some buildings are also rendered which may hide older brick or heavily modified structures beneath. The traditional render would have been lime based and cement render is not a traditional material and can cause serious damage to structures beneath. Tumbled gables are also a distinctive feature and have even been replicated on newer dwellings within the village.



Roofing is mainly red pantiles and slate with some rosemary tiles on later buildings.

Windows and Features

Timber sash windows are the traditional type of fenestration and there are some examples of Yorkshire Sliders remaining in some buildings. Dormers are modest in size and pitched with timber barge boards.

Heads and cills and generally simple soldier course or stone with some more ornate, Victorian lintels and keystones, including Neo Gothic drip moulds on South Lodge.

Chimneys are sometimes quite small and squat on older buildings but increase in height in later buildings and always protrude high enough above the ridge to be noticeable.

Later agricultural buildings have corrugated iron roofs and timber cladding. These are not traditional materials but separate the functionality of a farm from the general village character.

Public Realm

The public realm within the village is heavily related to the village form above. However, the spaces, routes and features within the public realm help define the special character of the conservation area.

The most notable feature of the village is perhaps the grass verges that extend along most roads before opening up to the green. These verges are typically wide and distinguish the village from the wider countryside and other villages nearby. Also important are trees within the highway or alongside the road.

The lack of white lining or highway signage is also a positive attribute and this enables the village to maintain an informality and to naturally calm traffic speed through making the village roads feel as if they belong to all highway users, and not just those in a car.

Other features such as the old lamp posts are historic features within the townscape and were obtained from Hull City Council. Despite this they add to the character of the village and their retention and continued use is very positive.



SUMMARY

Form

- Focus around Main Street, The Green and Ellerker Beck
- Compact village form defined by surrounding landscape.
- Likely some form of Medieval planning took place with long linear plots extending at right angles from the main routes.
- Ellerker Green was likely an early village green used by the villages as a communal and grazing space.

Character Areas

- The village could be split into three character areas as such: Main Street, The Green and Howden Croft Hill and Mill Hill.

Views

- Views along Main Street at several points,
- Towards and over the Green
- Along Todd's Lane at several points,
- Views towards open countryside from The Green
- Views along Howden Croft Hill from the north into the village.
- Views along and out to fields adjacent to Mill Hill,
- Views into the village from routes entering the village.
- Views towards notable buildings such as White House Farm.

Gap Sites

Important 'gap sites' or 'closes' exist throughout the village but are mainly to be found around the north of Main Street.

Other spaces such as fields around the former Ellerker Manor are also potentially archaeological important.

Landmarks, Positive and Listed Buildings.

Grade II Listed Buildings:

- Ellerker Hall
- Garth Farm,
- Mill Cottage,
- Elmsall Farm,
- St Anne's Church

Non Listed Notable Buildings

- White House Farm,
- Former Methodist Chapel
- Ings House
- Ebenezer House
- Mill House
- Rosemount
- Howden Croft
- Sebastapol

Boundary Treatments

Boundary treatments are usually of stone, brick or post and rail. Walls provide an important sense of enclosure and are often of some height.

Rail fences around the playground and Ellerker Beck retain an informally of space and visible permeability. Verges alongside the roads are also important for sense of place.

Hedges, especially those along Todd's Lane are very important for the character of this lane.

Use

The village still has a balanced mix of houses and farms although the pressure for more residential will undoubtedly continue. Farms are important as they not represent a key component of the early history of the village with all the tangible and intangible significance associated with them. Shops and pubs as well as the church also provide the historical continuity and sense of community that is as important now as ever before.

Materials and Features

Majority of the traditional materials are red/pink brick or chalky limestone. Often render has been applied to buildings often to cover up past modifications or unfashionable styles. Pantiles and slate are the predominant roofing materials and timber sliding or Yorkshire sliding sash windows are the predominant fenestration.

Ellerker Management Guidelines

A photograph of a large, multi-story brick building, likely a farm or industrial structure, with a corrugated metal roof and a tiled roof. The building is situated in a grassy field. The text "Ellerker Management Guidelines" is overlaid on the left side of the image.

Management Plan

The above sections of this document outline the important qualities and characteristics that define Ellerker as a distinctive place. Historically change has occurred incrementally and investment has fluctuated subject to economic conditions. In the past however the attitude of 'if not broken why fix it' enabled good survival of buildings, features and landscapes that later generations came to value. Today, the approach is often very different and as such, in order to retain the important characteristics of a place careful management is required in order to preserve or enhance the special architectural and historic features that a place possesses.

In doing so, we protect things that are not only often irreplaceable, but that also enable a place to possess something unique that, in a globalised world, nowhere else possesses. In an age of rapid Climate Change, such proactive management can also help mitigate the effects of a likely 3 degree rise in global temperatures

In Ellerker the historic character

of the place makes it unique and the following suggestions illustrate recommendations to help protect and enhance this uniqueness.

What is currently protected within the Conservation Area

The Planning (Listed Buildings and Conservation Areas) Act 1990 gives certain protections for Conservation Areas. These include control over the demolition of buildings or structures (that would require Planning Permission), control over the management and felling of trees and a requirement to show 'special attention' to preserve or enhance the character and appearance of the conservation area.

In order to enable active and responsible management to occur it is important to understand what is 'significant' about the area in question. This appraisal has outlined the important attributes and as such has provided evidence of what are the important attributes to focus on when assessing or implementing change into the village.

Protect Architectural Features

The detail of our built environment contributes much to an area's special character. Features such as original glass, windows chimney stacks, materials, date stones and other architectural features enable even the modest qualities of a place to be appreciated. Sometimes the curve of stone steps or even the loss of paint from a well used gate reflect the use of persons past and present and give considerable joy for present and future generations through the more intangible connections.

Although there is generally good survival of historic features within Ellerker there are some instances of inappropriate change that has begun to erode some aspects of the special character and unique qualities of the place. These include the replacement of traditional windows with poor quality UPVC, the rendering of historic materials and the removal of gateposts or chimneys.

- Protect original features and consider repair and restoration rather than removal or replacement.





Guidance for New Development

Ellerker has a unique and distinctive built form and one that has evolved from the local geographical conditions or been influenced by later fashions. New development has the potential to build upon this tradition using traditional and modern materials and features in new designs.

- Ensure that an analysis of the local context is undertaken in order to help new designs appear contextual and of the place.

- Ensure new developments use a complementary palette of materials and architectural forms to respond to the village context.

- The impact of development on the character and appearance of the conservation area should be considered. This applies equally to development outside the conservation area if it is likely to affect its setting. Development within and adjacent to the conservation area will need to be of the highest quality and design.

- Modern architecture is to be welcomed but it should be contextual and of the best quality.

Infill Development

One of the most unusual and arguably attractive features of Ellerker are the amount of open areas of land within the village core that likely echo Medieval plot layouts. There may, in the future, be pressure to build upon such sites and any application will need very careful consideration and assessment of the land in question. Generally the best approach will be to resist any new development upon these areas unless they are clearly related to existing buildings.

- If buildings already exist on such sites extensions may be appropriate where they echo historic agricultural development, possibly with buildings located around a courtyard.

- Retain large areas of land and not interfere with the historic linear plot boundaries.

- Be modest in scale and generally single storey.

- Maintain, reveal of frame views and glimpses into the open land beyond from the public realm.

Public Realm and Streetscape

Ellerker has little in the way of white lining or highway signage other than those that are deemed essential for the safe movement of vehicles. The absence of such elements enables the conservation area to maintain its strong sense of place. Historic lamp posts, grass verges and the informality of the streetscene are all important attributes that could be seriously harmed through any ill thought out engineering solutions to control traffic. Therefore efforts should be made to minimise any such interventions and ensure good design where such interventions are unavoidable.

- Minimise the impact of highway signage or other engineered interventions into the village to avoid losing the informality of the village streets

- Protect historic grass verges, boundary walls and features such as lamp posts or the triangular area of land at the junction of Sands Lane and Main Street.

Archaeology

The village likely contains extensive archaeological remains and features both below ground and above (for instance within existing buildings) Where encountered such features should be left untouched, preserved or recorded under an appropriate Archaeological Watching Brief.

-Development which involves below-ground excavation must consult the Historic Environment Record and have regard to the potential for archaeological finds.

Tree Management

Conservation area designation offers a degree of protection to mature trees. Such trees make a great contribution to the character of the conservation area and are essential to the rural qualities of the village.

- In order to retain the character of existing trees, any mature trees lost to age, damage or disease should be replaced. Opportunities should also be taken to plant new trees where possible and a strategy undertaken to ensure

new planting of trees continues so as to maintain the landscape quality of the village.

Mitigate Against Climate Change

Climate Change is already having an impact upon some of our most valued historic buildings and places and it is important to ensure opportunities are taken to enable buildings to adapt to more frequent climatic events. Furthermore, when considering new energy efficient interventions it is important to understand the implications of retrofitting buildings.

- Ensure historic buildings are in good repair and consider larger gutters and drains to cope with increased future downpours and dramatic weather events.

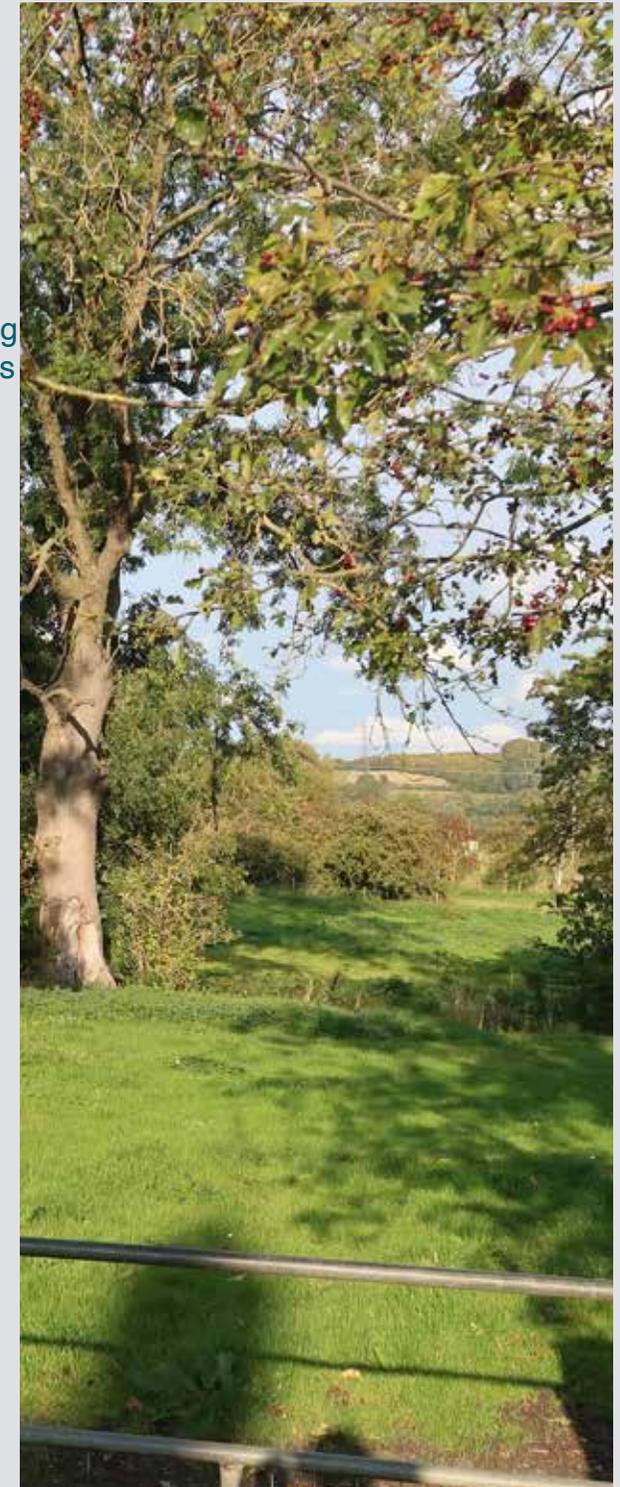
- When insulating historic, solid wall buildings try to use natural materials such as sheep's wool insulation or lime. These materials are not only natural and carbon neutral, but also enable the building to 'breathe' and will not trap harmful moisture.

- Ensure the natural environment

can also adapt to changing climate through good habitat management and perhaps consider leaving areas of garden wild or inserting bat boxes into new development.

- The most sustainable building is the one already built and it is best practice to retain existing buildings and reuse materials.

- Ensure storm water run off can be accommodated on site to prevent over flow into Ellerker Beck or the local drainage system.



POLICY CONTEXT

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the legal framework within which impact of proposals should be assessed. Section 66 of that Act requires that 'Special Regard' should be given to the desirability of preserving a Listed building or its setting.

In Ellerker there are five Grade II Listed Buildings.

Section 72 of the same Act also states that 'Special Attention' should be paid to the desirability of preserving or enhancing the character and appearance of a Conservation Area. This is the Act to be consulted in relation to managing change within the conservation area.

National Planning Policy Framework

The National Planning Policy Framework, as revised in February, 2019, provides guidance on the management of the historic environment in Section 16.

Local Planning Policy

The East Riding Local Plan was adopted in 2016 and provides the local planning policy approach for

the Local Authority Area. Within the Local Plan policies ENV1 and ENV3 are particularly relevant.

For further guidance East Riding Council Conservation and Planning Officers are skilled and accredited in pro actively managing change within the historic environment

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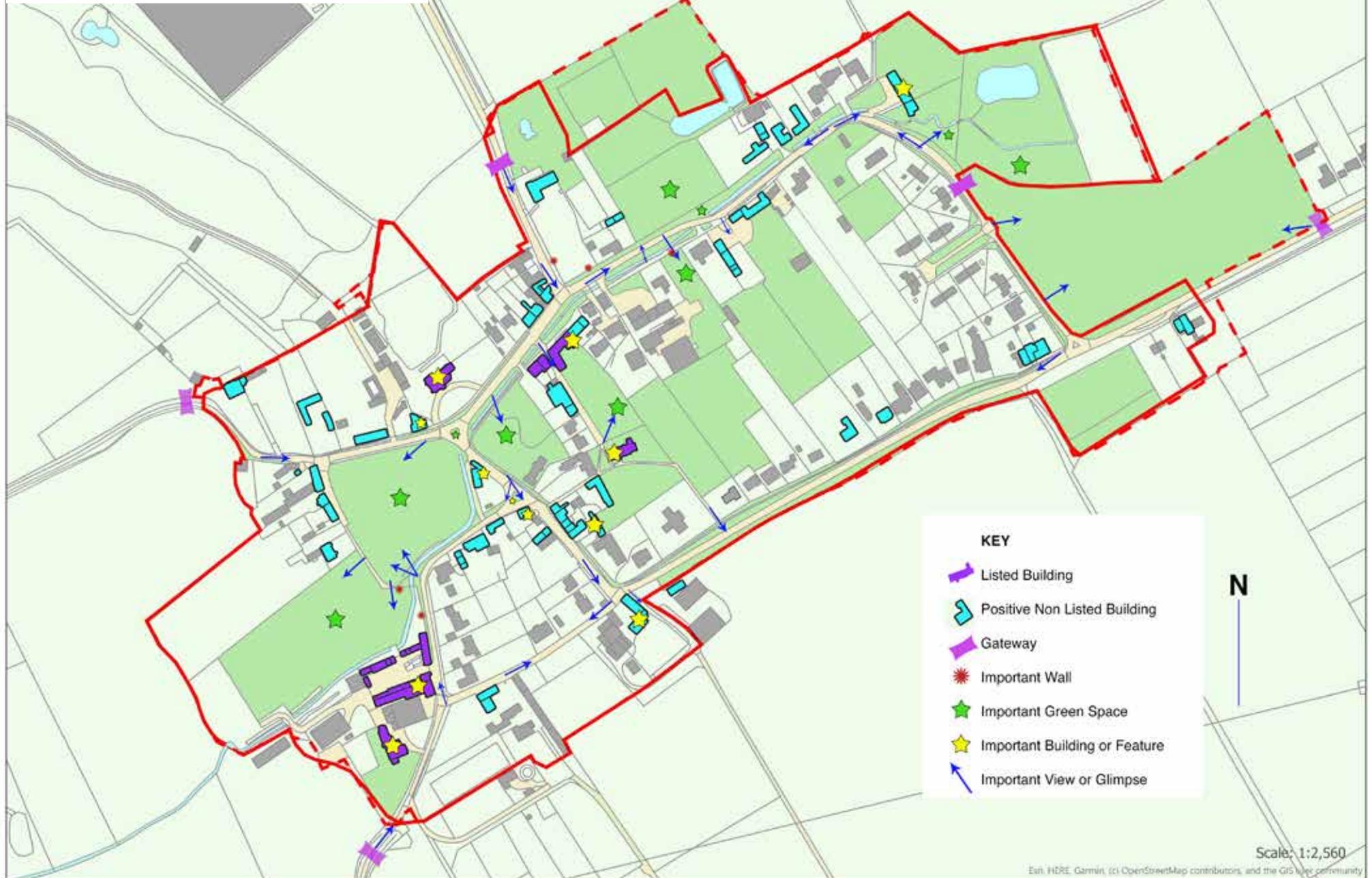
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Conservation Area Analysis map showing features, views and important features and buildings within the village.





This Conservation Area Appraisal was undertaken on behalf of Ellerker Parish Council and East Riding of Yorkshire Council by TheUrbanGlow Design & Heritage Ltd. TheUrbanGlow is an IHBC/HESPR registered practice and conforms to best practice in the historic environment
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