



EAST RIDING
OF YORKSHIRE COUNCIL

CONSERVATION AREA APPRAISAL

HOWDEN



EAST RIDING OF YORKSHIRE COUNCIL

UPDATED

May 2014



EAST RIDING
OF YORKSHIRE COUNCIL

HOWDEN

CONSERVATION AREA APPRAISAL

INTRODUCTION

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

The Howden Conservation Area was designated in 1974 and has not been re-appraised since that date.

Howden is one of the best preserved small market towns in the East Riding, with the greater part of its medieval street pattern still intact and with a fine legacy of surviving Georgian and Victorian buildings. This was reflected in its status as an 'outstanding' Conservation Area until this higher level designation ceased to be used in the 1990's.

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 Areas," issued by English Heritage in August 2005 in order to meet the current requirements of national government.

THE CHARACTER AND APPEARANCE OF THE CONSERVATION AREA AT HOWDEN

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



Churchside looking west

DEFINITION OF HOWDEN'S SPECIAL INTEREST

The special character or appearance of the Conservation Area at Howden is to be found in the survival of its historic core, largely intact.

This not only applies to its street-form, but also to its buildings whose traditional and historic materials are so important to the retention of their historic ambience.

It is focused around, and has at its core, one of the East Riding's most important Churches - arguably second only to Beverley Minster. This, because of the flatness of the surrounding terrain, is an important landmark for miles around.

1. Location

Howden lies alongside the M62 on the approach to the Ouse Bridge. The town itself is located approximately one mile north of the River Ouse and around seven miles west of the confluence of The Ouse and the Humber Estuary and west of the current course of the River Derwent which originally flowed through the town. It is surrounded by the flat land of the Vale of York extending for several miles in all directions, much of which is less than five metres above mean sea level.

2. Topography and its Relevance

To the north and west of the Howden Conservation Area is the 'Howden to Bubwith Farmland' Landscape Character Area, as identified in the East Riding of Yorkshire Landscape Character Assessment (ERYC, 2005). The Landscape Character Assessment describes how this area is made up of the open farmland that exists to the north of the Ouse corridor and south of

Bubwith. The character of this area is dominated by large-scale open field systems that are intensively farmed. Hedgerows are the traditional field boundary type, yet many of these have been removed and this has contributed to the open nature of this landscape.

The Landscape Character Assessment notes that there are some small areas where hedgerows are less fragmented and have been left to grow tall, giving a more wooded appearance in parts, notably to the west of Howden.

This landscape is regarded as being medium to large in scale with views of the large power station at Drax dominant to the west, and the edge of the Wolds in the distance to the east. Other notable features of this landscape area include the castle ruin at Wressle which is a Scheduled Ancient Monument and dates from the 1380's, and Brighton Airfield, which was established during the Second World War and is now a private airfield museum with additional commercial and industrial development on associated land.

Amidst this landscape, hay meadows of notable botanical significance are still present and these support species such as cowslip, meadow vetchling, great burnet, black knapweed and saw-wort. Barn Hill Meadows SSSI (Site of Special Scientific Interest) is an excellent example of this species-rich unimproved neutral grassland and has benefited from traditional management practices which have also allowed it to retain some remnant ridge and furrow characteristics. Unimproved grassland in the area includes grasses such as sweet vernal grass, red fescue and quaking grass and plant species such as pepper saxifrage, meadow cranesbill and great burnet. Meanwhile, some ponds and lakes can be found throughout this Character Area and many are present as a result of former mineral workings. These wetland features often provide

valuable habitat for wild fowl and water birds.

To the south and east of the Howden Conservation Area is the 'M62 Corridor Howden to Gilberdyke' Landscape Character Area which encompasses the relatively sparsely populated farmland of the M62 Corridor as far as Gilberdyke. Howden is located to the northern boundary of this landscape area and there are good views of Howden Minster. Industrial development is located at Howden Dyke and this has a significant impact on the rural character of the landscape as it is isolated from other built-up areas.

To the west of this Character Area, the landscape is dominated by large-scale field systems, especially around the Ouse Corridor and Howden where high-grade agricultural land is predominant. In the east, closer to Gilberdyke, field systems are generally smaller in size with more substantial hedgerow boundaries and associated trees.

3. The Town's Setting

For centuries Howden existed as a tight-knit urban environment set in open countryside. Not many towns remain with such a historic juxtaposition of town-centre to countryside. One such place however is Beverley, where the town (centre) abuts almost directly to the Westwood.

In Howden this juxtaposition occurs where Howden Marsh runs right up to the town centre at St. John Street, thus maintaining an historic relationship and visual setting for the Minster and the immediate townscape. It is as much a relationship perceived from within as from outside the town. Considered in this way, therefore, the Howden Marsh Local Nature Reserve is not only an area of interest from the nature conservancy point of view, but also from an historic and visual point of view. Thus, the nature reserve has an added value apart

from its more obvious benefits which needs to be acknowledged and recorded for its significance to the setting and historic interest of the town.



Howden Minster seen from Bridgegate

It is true that the historic character of St. John Street has been compromised in the vicinity of Applegate/St. Peter's Close, but the importance of the relationship still exists.

4. The Town's Character

Apart from the Howden Marsh Local Nature Reserve which is obviously unique in the local context, Howden's Conservation Area is made up of four different sub-areas each with their own distinct character. The individual characteristics of each sub-area are summarised as follows:

4.1 The Market Place and The Commercial Core

- Open historic market area.
- Compact brick three-storey buildings.
- Commercial properties.
- Traditional painted timber 19th & 20th century shop fronts.

4.2 Vicar Lane Area

- Intimate and compact character.
- Narrow winding streets and alleyways reflecting the medieval street pattern.
- Traditional stone-set road surface.

4.3 The Ashes /The Minster and The Bishop's Manor House and Associated Buildings

- The strong presence of the Minster Church.
- The relationship between the moat and the Bishop's Manor.
- Large open space of grass and presence of mature trees which penetrates the centre of the town..
- The prominence of limestone as a building material.

4.4 Remainder of the Conservation Area

- Predominantly residential.
- Gently curving streets.
- Rooflines are broken and irregular with brick chimneys, one of the most distinctive features of the town.
- Compact blocks of two-storey terraced cottages built close to the pavement and built of traditional materials such as brick and pantile.
- Traditional timber sash windows.

5. History

Howden is known from historical sources as Heafuddene and Hovedene, which literally means the river valley by the spit of land.

Howden emerged as an important administrative centre during the 10th century, and the presence of the Minster church indicates its role as an ecclesiastical centre during the pre-conquest period. It was William the Conqueror who ensured Howden's ecclesiastical importance throughout the Middle Ages by granting the settlement and its surrounding lands to the Bishops of Durham. The completion of the magnificent Chapter House and provision of the middle stage of the tower owed much to Walter Skirlaw, an east Yorkshire man, and Bishop of Durham from 1388-1406. It was he who

was also responsible for building the surviving great hall of the Bishop's Manor House (now restored) at the entrance to the Ashes playing field.

By the early 14th century and throughout the post-medieval period, Howden had emerged as a prosperous market town. It hosted an annual September Horse Fair in the 19th century, which was perhaps the largest in Britain and resulted in a surge of development. Coaching traffic meant that there was plenty of trade for innkeepers, and in the nineteenth century there were several identifiable brewing families in Howden. Its prosperity during the 18th and 19th centuries is reflected in the massive rebuilding throughout the town, and by the surviving high quality Georgian buildings.

The economic prosperity of the town was eclipsed by the rise of the planned port and town of Goole, 3 miles away, along with the opening of the Hull-Selby railway in 1840. Even the building of the Shire Hall in the market place in 1871 in order to try to revive the market was unsuccessful. The final blow to Howden's prosperity was the opening of the Boothferry Bridge in 1926, allowing easy access to the by then larger town of Goole which was previously only accessible by ferry.

Fortunately from a conservation point of view, the reduction in Howden's economic fortunes and a general lack of investment in new buildings and redevelopment served to preserve the town's character into the late 20th century.

To the south-west corner are several Victorian buildings, including the Roman Catholic Church of the Sacred Heart and its Presbytery on Buttfield Road, the former Police Station and some cottages and houses. The cottages on Knedlington Road have a feathered insignia, 1863 date stone and name 'Albert Terrace' and were probably built

to mark the marriage in that year of Prince Albert Edward (later King Edward VII), but known at the time as Prince Albert.”

6. Historical Layout

It is clear from a 1775 Thomas Jeffry map that the existing road layout has changed very little from this date. The street plan has developed piecemeal along and around some earlier routes which respect the natural topography producing sinuous street patterns. In the medieval period Bridgegate was the major thoroughfare, the middle section of which formed a large market area to the north of the Minster (Corn Market Hill); Pinfold Street and Flatgate were also in existence at this time. Remnants of medieval burgage plots can be seen on present maps in a cluster down Flatgate which followed the banks of the old course of the River Derwent.



Shire Hall, Market Place

In the 18th & 19th centuries, development does seem to have been concentrated along the current main streets. Hailgate was probably a back street originally and did not develop along its whole length until the mid 19th century. It follows the course of the old Derwent exactly and was recorded in the 15th century as meaning the street leading to Hailgate (a nook of land which describes the land enclosed by the giant curve made by the Old Derwent river). The street of Highbridge is named from the bridge that formed the link over the old river

Derwent between Hailgate and Market Place, this bridge allowed entry to the town. The Derwent Drain still runs, mainly in culverts, through the town parallel to Flatgate and Hailgate and bisecting the Market Place and Highbridge.

7. Archaeology

The area occupied by the former Police Station and Magistrates' Court on Bridgegate was excavated in 2001 before the construction of The Press Association building. It was discovered that the majority of deposits dated to the 13th to 16th Centuries and included a wall foundation and an *in situ* timber post. The period of occupation may have even extended back to the pre-Conquest period.

Prior to The Press Association building development, the only major excavation to have taken place in the town was at the Bishop's Manor in 1984-5. This revealed the existence of an earlier masonry hall of similar plan, which pre-dates Bishop Skirlaw's Hall.

8. Views

The flatness of the surrounding land 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 the area's low horizon ensures that anything which rises above it cannot help but be within the line of vision.

As one approaches Howden from the East and West, the winding streets and narrow alleyways provide ever-changing vistas of brick and pantile buildings and of the great medieval Minster, which dominates the streetscape. An attractive boundary of mature trees around the Ashes playing fields can be seen entering

Howden from the South and South East. Views of trees continue throughout Howden as they can be seen above the roofscape and in spaces between buildings. The terrace streetscape along Hailgate is occasionally broken with views of courtyards and gardens.

9. Focal points

Minster Church

The grandness and size of the Minister is the main dominating focal feature in Howden, and a landmark for miles around.

Shire Hall, Market Place

An ambitious building for this small town which resembles a Low Countries Gothic town hall and is an important link to the area's past, which is heavily influenced by drainage schemes based on Dutch practices.

Press Association, Bridgegate

Built in 2003, this modern building stands in a prominent position for those entering the town from the East.

These buildings are highlighted because of the increased visual importance they enjoy, 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 locations, which create focal points.

10. Building Types

Howden contains a range of building types which include:

- 3 storey buildings
- simple cottages
- agricultural/ industrial outbuildings
- commercial buildings
- semi-detached houses
- Focal buildings

The majority of commercial buildings are concentrated around the historic Market Place with public houses and former inns and hotels scattered throughout the town. Howden's most impressive buildings were created in the Medieval, Georgian and Victorian periods, with the centre of the town consisting of buildings that date between 1770-1850. It should be noted that the further away from the market core, the later the building period.

Howden became popular as a coaching destination and the distinct coach inn architecture with its carriageways can still be seen today, although little of the stable yards remain. The building types, further from the market core, tend to be residential cottages with a scattering of small commercial shops and outbuildings.



3-storey buildings North of the Market Place

11. Scale

Along the main residential streets in Howden, is a collection of two-storey buildings with pitched roofs, with the exception of the new Press Association building, which is three-storeys in height. Only a few residential buildings are substantial in size. These include the detached Howden Hall, Derwent House, The Chestnuts and Bridgegate House. The buildings in the Market Place and commercial core are mostly three storey buildings.

In terms of height, the Minster tower dominates the town and it is important that this should remain so, because in its central position, it provides important distant views of the town and a sense of balance.

12. Orientation and Spaces between buildings

In general, buildings along the residential streets are at back of pavement edge, with occasional spaces between them. Only the large Georgian houses, The Chestnuts, Derwent House, Bridgegate House and Howden Hall, with their more generous curtilages contrast with this.



Houses close to the street along Pinfold Street.

Some cottages are set back with small front gardens, although this is not the norm. Along Bridgegate, particularly around St. Helen's Square, the setting back of flats on the west side, the demolition of houses on the north, and the development of the new estate and access road have unfortunately opened up the area, which was once much more enclosed. The Market Place is more compact with narrow passageways creating divisions between buildings.

The majority of buildings primarily face the road, although a few houses around the Corn Market face the paved market area and 'The Chestnuts' face south west. There are very few bungalows

which tend to look out of place in traditional street scenes.

New development should favour houses that follow the alignment of the pavement and are placed at the back edge of the footpath, with some open views onto green surroundings.



Howden Minster Chapter House, Grade I

13. Significant Historic Buildings

In Howden, a total of 86 buildings are listed and details of these can be found in Appendix (c) to the rear of this document.

Unlisted buildings that significantly contribute to the character or appearance of the Conservation Area are listed below.

124-130 Hailgate
 96 Hailgate
 92 Hailgate
 67 Hailgate
 72 Hailgate
 7 & 9 Bridgegate
 Derwent House, Flatgate
 15-25 Flatgate
 36 Bridgegate
 17-19 Bridgegate
 3 Market Place
 33-34 Market Place
 War Memorial St Helen's Square

21-23 St John's Street
1 St John's Street
2-3 Cornmarket
31 Pinfold Street

14. Materials

Brick

A quarter of the buildings in the proposed Conservation Area are either stuccoed, rendered or painted. The remaining buildings in the town are of brick made from local clays. The earliest bricks can be found on Langley's gateway which date from the early 15th century and measure 10" x 5" x 2". The predominant brick is a local rough textured one, brownish red in colour but with some variation in shade.



Painted string course shown below the first floor windows on Bridgegate.

Some buildings in Howden are constructed in a hard; smooth textured deep red brick with little variation in colour, for example Howden Junior School. This is typical of a High Victorian date and reflects the machine-made factory origin of its bricks. It is likely that these came as a result of the arrival of the railway, which transported building materials more cheaply and resulted in an erosion of local identity. A couple of buildings are built out of a local-made grey gault brick and No 2 Churchside is of an unusual white brick. Tumbled gables are sloping courses of brickwork at right angles to the rake of a

gable and are present on buildings dating back to the early 18th century. This is an uncommon feature in Howden and can only be seen on a handful of buildings such as No 14 St Johns Street.



Flat arch lintels on Bishopgate

Brick plinths of varying heights found at the base of buildings are a common feature. They are either rendered or left plain. String-courses are quite common and usually divide the ground and first floor on small buildings and the ground, first and second floor on three storey ones. These can be either rendered or left bare. The thickness of the course can vary from a single brick to three bricks wide.



Curved brick corner, Bishopgate

Curved brick corners are a feature of Howden, for example, No 1 Bishopgate.

It is recommended that for alterations, additions, renovations and infill building in the old town, matching reclaimed bricks should be used whenever possible.

In larger developments, or where sufficient quantities of reclaims are not available, modern replicas should be used matching the style of locally produced originals (as with The Press Association Building). As there is evidence of render and painted brick, this can also be used in small numbers, although unsympathetic pebble dashing and cladding should be avoided.

15. Brick Bonds

There is considerable variety in the bonding of brickwork. English garden wall bond is the most common bond, but examples of stretcher, English Flemish Bond and Flemish Bond can also be seen.

16. Quoins

In Howden there are examples of quoins in brown, orange and red brick. A few buildings have rusticated quoins to their angles such as No 69 Hailgate, No 31, No 31A Market Place and No 2 Churchside. An example of orange brick quoins can be seen on No 75 and No 77 Hailgate.



Quoin detail on 66 Bridgegate

17. Lintels

Flat arches, channelled wedge lintels and neatly radiating brick voussoirs, are the most common form of lintel in Howden. Some can be painted or rendered and detailed with either projecting or fluted keystones. No 100-102 Hailgate show examples of channelled wedge lintels.

The segmental arch is another feature which can be seen in approximately 17% of the buildings in Howden, for example 30 Bridgegate.

Some historic coaching inns still retain the characteristic brick carriage way arch from the time of the horse fair and popular coach routes.

A number of terrace houses of late Victorian date exhibit horizontal truncated stone lintels with flower motifs and Tudor style drip-moulds, an example can be seen on No 45 Hailgate.

Lintel and cill detail is important to the character of Howden and should be encouraged in new development.

18. Stone

Whilst stone is a rare building material, it provides some of the area's most distinctive architecture. Examples of stone construction can be found in the few surviving religious buildings such as The Minster and The Bishop's Manor, which is built of limestone ashlar. Other buildings such as The Langley archway, The Old Courthouse, The Fruit House and the Market Cross are built from coursed dressed limestone. Stone facing and detailing can also be seen at No. 2 Churchside.



The Bishop's Manor

The new offices of the Press Association Ltd, whose construction began in 2001 on the site of the former Victorian police station and magistrate's

court, are partly constructed of fine ashlar.

It should be noted that stone plinths were substitutes for brick on the more substantial properties in Howden.

With regards to the use of stone, the character of the Conservation Area is such that further construction in stone or use of stone cladding would only be acceptable on substantial and prominent buildings.

Stone is also an important material for floor surfaces and should be encouraged to replace tarmac and other modern materials.

19. Roof-pitch and Shape

There are several different angles of roof pitch in Howden, the steeper roofs generally being on the older buildings, for example, No 100 Hailgate which has a pitch of around 45 degrees, and the shallower pitches on the newer ones, for example, No 3 Vicar lane, which is at around 35 degrees.

Parapets are a common feature in Howden and were built to conceal shallow roofs in the second half of the 18th century, for example Bridgegate House.

Whilst the majority of the older buildings tend to display pitched roofs, there are many examples of hipped roofs, such as No 1 Bishopgate and No 45-47 Hailgate.

Varied roof heights and shapes are an important characteristic of Howden and it is advised that new developments should reflect this feature.

20. Roof Material

Roof pitch is a product of the roofing material, those over 45 degrees were probably thatched in the past. The majority of original roofs that survive

are of local pantiles, of a brownish-red colour. Approximately 15% of the roof materials are of slate (Welsh and Westmoreland), with a small percentage of Roman and French tiles. Replacement materials include interlocking profiled concrete tiles which do not weather as well and fail to make a positive contribution to the character of the area, compared with those of local material.



Parapet visible on No 15 Bridgegate House, Bridgegate

Any large-scale developments should preferably use clay pantiles or slate.

Re-roofing proposals should encourage retention of traditional materials, especially where these are of the less common types.

21. Eaves Detail

Howden has a variety of traditional eaves detailing, which include the simple and elaborate rafter details, wooden cornices, brick dentilation and dog-tooth detail. Only a few buildings have prominent overhanging eaves with plain bargeboards, which are found on buildings dating back to the Victorian era.

A few buildings such as The Minster View Hotel on Bridgegate Market Place have an unusual turret detail at eaves level on each end of the building.

22. Chimneys

Chimney-stacks and chimneys are important features as they significantly contribute to the skyline and add interest to the streetscape. Within the Conservation Area, there are examples

of plain clay cylindrical pots and square pots with an angular cornice detail.

It is recommended that the rooflines of new houses should be punctuated by chimney-stacks at varying positions.

23. Windows

Although a number of properties have undergone modernisation by changing the shapes and glazing of windows, many historic buildings still have conventional vertical sliding sashes. Sash windows were almost always made from pitch pine and would always be painted. Many of the sash windows in Howden have the usual Georgian regular upright-sliding sashes of 12 or 16 panes of glass per window, which date to the second half of the 18th century. The development of plate glass in the middle of the 19th century allowed glazing bars to be eliminated and the numerous Victorian windows in Howden therefore tend to have between 2 and 4 panes of glass per window.

Tripartite sashes which date back to the later 19th century add to Howden's character. These windows have a square opening with outer narrow sliding sashes and a central sash of normal proportions. These can be seen on Nos. 73 and 33 Hailgate and No. 14 St John's Street.



Tripartite window at No 73 Hailgate

No 27 Market Place exhibits a Victorian pivot window and several buildings in the Conservation Area have the traditional Yorkshire horizontal-sliding sash, such as No 7 Highbridge and No 12 Bridgegate.

It is not uncommon for higher-quality buildings to have arch topped windows in stairwells with etched, patterned and coloured glass margins, examples can be found on 2 Church Side and 1-5 Highbridge.



Coloured glass at 2 Churchside

Leaded lights and external shutters are not features of the town and should be avoided. It is recommended that window openings should be taller than their width and should have the appearance of sliding sashes. Where the window opening has a width exceeding its height, the aperture should be subdivided by vertical bars to emphasise the upright aspect (see opposite). Conscious efforts should be made to retain and repair the many original windows, doors and casings that have survived. If new windows are required, then construction should be of wood rather than uPVC, which is strongly discouraged in the Conservation Area.

24. Dormer Windows

Dormer windows are not a common feature in the Conservation Area. This is

not surprising and applies in many of East Yorkshire's towns and larger villages. The small number of dormers which are present are pitched, with little elaboration, for example No.23 Pinfold and Nos.34-36 Market Place. Nos.19-21 Pinfold has sledge dormers with casement windows.

For these reasons, dormers on new development will not be encouraged.

25. Doors

Approximately 20% of the buildings in the Conservation Area have historic softwood timber doors. Examples of Georgian doors consist of panels which are either recessed or raised and fielded-flat. The number of panels in the doors varies, but the most common arrangement is 6 panels as seen at No 5 Bishopgate and No 87 Bridgegate). Victorian doors are also present in Howden, the four-panelled door being the most common type. There are some examples of doors dating from the middle of the nineteenth century which contain glass that was inserted into the top of two panels of the door in order to provide the hall with more light.



No 70 Hailgate

It is recommended that the front doors of new properties should preferably have four or six fielded panels. The top two panels of a four-

panel door can also be glazed. In this case it is recommended that such a door should be painted in a dark colour as this minimises the visual impact of the introduction of the glazing. Integrating a fanlight into a door is not an historic feature and will be discouraged. Fanlights above doors will be encouraged in new developments.

26. Doorcases

Although many buildings have changed their traditional doors, historic doorcases remain relatively unaltered. There are several variations in doorcase detail such as the hood-and-bracket form, present on No 87 Bridgegate. Elaborate porches can be found on the grander properties such as 'Howden Hall' which exhibits a pedimented Doric porch, and 'The Chestnuts' 16 Pinfold Street, which displays a Tuscan porch. Some buildings exhibit the standard Georgian Palladian temple-front doorcase, such as 48 Hailgate.

A prominent Greek Doric pedimented porch is present on 41 Hailgate.



Doric pediment doorcase at 41 Hailgate

There are examples of Georgian fanlights in Howden, which date to the early 1800's, as they are plainer and based on circular motifs.

It is advised that door cases should be of a simple design with classical proportions.

27. Shop fronts

The majority of the shopfronts in Market Place date from the early 19th century to the late 20th century. The common form of shopfront design is that of a frieze carried on carved consoles, some of which exhibit an acanthus design.

Two notable examples of 19th century shopfronts are No 4 and No 5 Market Place which have moulded friezes carried on fluted brackets to sides of the door and shop window.



Shop-fronts at Vicar Lane from the Market Place

It should be noted that shop fronts should be of timber construction with the main elements in proportion to each other, broadly reflecting the proportions of the classical orders.

Display of advertisements should not include signs that clutter an individual building's facade or the street scene or detract from their appearance and character. Advertisements above fascia level with internally illuminated or projecting Perspex box signs are inappropriate and should be resisted. Pull out but not fixed blinds may be acceptable on some shop fronts.

28. Important Spaces

Within the Conservation Area there are significant open spaces with distinct characters.



Distant views of the Ashes looking south down Parsons Lane

The Ashes Playing Field is an area of 16 acres, situated at the southern edge of the Conservation Area. It was given to the town in 1925 and incorporates various recreational facilities such as a bowling green, football pitches and tennis courts. A section of this area is surrounded by a well-preserved moat which was once the gardens of the Manor House and contains the remains of an historic fish pond. Not only important for its amenity value, the Ashes provides a superb setting for the Manor House (which is both listed and a Scheduled Ancient Monument) and a foreground for the Minster.

An area of car park on Hailgate between No 78 and Dunn's Lane produces a contained courtyard feel as the backs of properties on the Market Place encircle it. This space emphasises the jumble of different historic rooflines and demonstrates organic development built over the ages.

The proposed inclusion of the Howden Marsh Local Nature Reserve provides an area of serenity, enhancing the permanent greenery to the west of Howden and its inclusion in the Conservation Area is important as it forms a significant part of Howden's history. It was used as an area of

common grazing in the parish and in 1841 it was maintained as an open space for children to play.

29. Trees

The well-wooded character of Howden is largely due to a number of mature trees within the town itself. The area in which trees most dominate is in the Ashes playing fields, where they almost entirely cloak the built infrastructure from the Hailgate and Treeton Road junction. The southern boundary of the Conservation Area, which follows the edge of the Ashes playing field, is enhanced by an area of mature specimen trees which include introduced species of horse chestnut, beech, silver birch and conifers. Mature sycamore and beech trees form an imposing avenue to the west of the moat. In between the Minster and the Ashes there is encapsulated wild space turned into natural woodland, possibly from relic grassland which has produced a rare natural amenity. An ancient willow tree can also be found in the Vicarage grounds.

There are a number of mature trees dispersed throughout Howden, each adding their own individual character to the town scene. A wide selection of mature and semi-mature trees can be found in the grounds of Howden Hall and The Chestnuts.

30. Boundary Treatment

Howden Hall has the most prominent boundary treatment, with a 2m high historic brick wall which wraps around the corner of Flatgate and Station Road. Brick walls can be seen throughout the town and form boundaries between properties, such as No 93 and No 91 Hailgate. Low brick walls enclose small gardens of properties on Corn Market and Parsons Lane. It is common for brick walls to be capped with stone or brick.



Minster Church railings

The Minster Church is enclosed with modern chunky wrought iron railings. 20th century wrought iron railings can be seen on Howden Primary School and there are earlier ones at the entrance to the Ashes playing fields on Hailgate. There is evidence to suggest that Derwent House and No 28 Bridgegate were also originally bounded by wrought iron railings.

The hawthorn hedges around the Ashes playing fields are also important.

Boundary walls and railings are a feature of the town and should be preserved for the significant contribution they make to the streetscape.



Boundary wall at Howden Hall, Station Road

31. Other details

Flagstones are a traditional surface material around the Minster Church and Church Lane. Another traditional surface treatment is the mixed use of stone-sets with flag-stones, which are to be seen down Vicar Lane and create an historic appearance.

Traditional-style lights are dotted around Howden and can be seen down Vicar Lane and on No 5 Market Place. Historic cast-iron down-pipes are present on a number of buildings. Some rainwater pipes have unique qualities as some may carry the name of the foundry and date of casting. It is therefore important that old ironwork should be retained wherever possible.

32. POLICY STATEMENT FOR THE HOWDEN CONSERVATION AREA

New Developments

Within the Conservation Area, the scope for new development is relatively limited because of the close siting of the properties which already exist. Within the Conservation Area properties are predominantly two storeyed and proposals for new development would be expected to reflect this, depending on location.

The bulk and height of new buildings will also be an issue to which particular attention is paid, and they would be expected to reflect the character of the area, or sub-area in which they are to be sited.

Existing Buildings

Within the Conservation Area there are a number of features that could be said to compromise or detract from its overall character and appearance, the replacement or removal of which would enhance the character of the area. These include:

- ❖ Dilapidated historic cottages along Hailgate are an eyesore at present.
- ❖ Various run-down out-buildings could be improved and some properties are in need of repair.
- ❖ A small number of buildings are rendered with unsympathetic pebble dashing and crazy-paving cladding.

- ❖ Reducing the number of unsympathetic UPVC windows and inappropriate doors on historic buildings.

33. PROPOSED BOUNDARY CHANGES

The majority of the alterations to the (1974) Conservation Area boundaries are necessary to tidy up existing boundaries which have changed over the years.

Conservation Area guidance advises that wherever possible the boundaries of Conservation Areas should follow features which can be seen on the ground. Most of the alterations to the west and north-west of the town have been made in order to address this requirement.

To the east, a handful of properties have been removed to the west of Howden C.E. Primary School; otherwise, the changes relate to the Area's extension.

These are in three main areas:-

First, in an area of the town to the north-east covering properties on Flatgate and Hailgate: several of these date from the 19th century, but the proposal also includes some properties of less antiquity, in order to maintain the extension's integrity.

Second, properties on the east side of Hailgate, south of its junction with Highbridge. These properties too are mainly from the 19th century.

Third, to the south-west corner are several Victorian buildings, including the Roman Catholic Church of the Sacred Heart and its Presbytery on Buttfield Road, the former Police Station and some cottages and houses. The cottages on Knedlington Road have a feathered insignia, 1863 date stone and name 'Albert Terrace' and were probably built to mark the marriage in that year of

Prince Albert Edward (later King Edward VII), but known at the time as Prince Albert.

(The first two of these areas belong visually and character-wise to the historic core of the town and they have been included to reinforce the Conservation Area's cohesion.)

34. MANAGEMENT PROPOSALS

The Local Planning Authority will secure, through the use of the Planning and Development Control systems and by securing schemes of grant aid, the repair, refurbishment and re-use of buildings within the Conservation Area. This will encourage the reinstatement of lost features and target those buildings in the worst state of disrepair or disuse.

The Local Planning Authority will seek to reduce and minimise the proliferation of signage and other street furniture, to avoid detracting from the character of the Conservation Area.

The Local Planning Authority will produce specific proposals to improve the character of St. Helen's Square, and the approach along Hailgate from the A614 close to its junction with Treeton Road, from where first views of The Ashes are enjoyed.

35. COMMUNITY INVOLVEMENT

This Appraisal has been the subject of public consultation, with Howden Town Council and Howden Civic Society. Both bodies have given their support to it. Comments from members of the public have also been taken into consideration.

The comments received through this consultation process have been taken into account in the final published version of this document.

36. 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 for the historic environment is set out in section 12 of The National Planning Policy (NPPF). The planning policy affecting Conservation Areas within the East Riding is set at national, sub regional and local level. Nationally by the National Planning Policy Framework, at a sub-regional level by the Joint Structure Plan (JSP) for Kingston upon Hull and the East Riding of Yorkshire (adopted June 2005) saved Policy ENV6 and locally by the Boothferry Borough Local Plan (BBWLP) (adopted April 1999).

Policies relevant to the Howden Conservation Area contained in the BBWLP include Policies EN35, 36,37, 39,46A and 48. Other policies in this Plan can also affect Conservation Areas, including those dealing with new, residential and commercial development, Listed Buildings and archaeology.

The East Riding Publication Strategy Document sets out the Council's emerging planning policies on heritage (Policy ENV3: Valuing our heritage). This Appraisal will be used as a background document in support of the East Riding Local Plan and is a material planning consideration in the determination of relevant planning applications.

Local Generic Guidance

Boothferry Borough local Plan (BBWLP) (adopted April 1999), Policies EN35 – EN37 and EN39 - 47.

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

Email Address:

buildingconservation@eastriding.gov.uk

The appraisal was updated in August 2008 (to include amendments resulting from the consultation process) and March 2014 in respect of the Knedlington Road area and list of listed buildings.

Residents consulted on this appraisal were those whose names appeared in the 2008 Unedited Register of Electors.

For further information about other East Riding Conservation Area Appraisals, please search for "Conservation Area Appraisals" on the Council's webpage at www.eastriding.gov.uk where those with up-to-date appraisals (ie. those five years old or less) can be found.

This appraisal was ratified by The East Riding of Yorkshire Council on 27th May 2014.

APPENDICES:

a) Acknowledgements

Dave H Evans of Humber Archaeology Partnership Sites and Monuments Record

Howden Civic Society

b) Bibliography

Archaeological Services University of Durham. **11-15 Bridgegate Howden Archaeological Assessment** on behalf

of Gilford Consulting Engineers Ltd, ASUD Report 839, 2001

Susan Butler & Ken Pows. **Howden an East Riding Market Town**, Gilberdyke Local History Group, Howden, 1994,

D.Greenhalt, J.B.Whitwell and D.H Evans: with contributions by M.M Archibald, A.J Clark, N. Cooper, M. Foreman, J, Henderson, R.Ripling, L.Kitson, K.Miller, D.Neave, D.O'Connor, L.Tallentine and J.G.Watkins. **Survey and Excavation at the Bishops Manor House**, *Howden*

Howden Civic Society. **The Heart of Howden, A Heritage Trail**, Publication No 7.

Keith Miller and Liz Kitson. **Historical Summary of the Development of Howden**.

Dave Neave. **Howden Explored: A guide to the town and its buildings**, Georgian Society for East Yorkshire, 1979

c) Listed Buildings and Grades within the Conservation Area:

The Howden Area was last resurveyed by the Department of the Environment in September 1987.

The principles of selection used for recommendations for listing (which is undertaken by English Heritage) seek to ensure that most buildings from 1700 – 1840 are listed. After that date, there was a significant increase in the number of buildings erected nationally and therefore a significant decrease in the number of listings, these being limited to the best examples of particular building types.

This increases the importance of Conservation status to Howden, since without the added protection that this legislation gives, many buildings would be available for demolition without prior consent and this would be very

damaging to the town's character, as there are numerous important (unlisted) buildings dating from the 19th century up to the First World War.

The buildings that are listed are as follows, (their grades being shown in roman numerals – I, II* & II):

Bishopgate

Nos. 1,5 and 7 II

The Bishop's Manor Park
(formerly listed as The Bishop's Manor House) II*

Included within which are:

The Langley Archway II*

The Old Courthouse II

The Fruit House II

Bridgegate

Nos. 87, War memorial, 29, 27, 15, 7, 12, 24,28 and 30, 38, 42, 44, 58, 60-62, 64 II

Churchside

Minster Church of St Peter and St Paul and Chapter House rebuilt between 1270-1404 I

No. 2 II

Flatgate

Nos. 2 & 4 (Howden Hall) II*

Garden wall at Howden Hall II

Hailgate

Nos. 46, 48 and 48A, 66, 78, 100 and 102, 85, 75 and 77, 69, 55 and 57, 45 and 47, 41 II

High Bridge

Nos. 1 to 5 II

Knedlington Road

The Church of the Sacred Heart II

Market Place

Nos. 4 and 5, 6 and 6A, 7, 8, 9, Shire Hall, Market Cross, 26, 27, 28 and 29, 31 and 31A, 32 and 32A II

Northolmby Street

Nos. 2 to 6 II

Parson's Lane

No. 4 II

Pinfold Street

Nos. 2 and 4, 16, Coach-House (10 metres east of 16) II

Treeton Road

No 20 The Old Police Station II

St John's Street

Nos. 3 and 14 II

Vicar Lane

Nos. 1 and 3 II

Grade II listed buildings are classified as being “of special architectural or historic interest” and represent over 94% of the nation's listed building stock. Grade II* are “particularly important buildings” of more than special interest, and represent some 4.1% of listed buildings. Grade I buildings (some 1.4%) are “of exceptional interest”.

TABLE OF CONTENTS	
INTRODUCTION.....	2
DEFINITION	3
1 TOPOGRAPHY AND ITS RELEVANCE	3
2 LOCATION	4
3 THE TOWN'S SETTING.....	4
4 THE TOWN'S CHARACTER.	4
4.1 THE MARKET PLACE AND THE COMMERCIAL CORE	4
4.2 VICAR LANE AREA	4
4.3 THE ASHES /THE MINSTER AND THE BISHOPS MANOR HOUSE AND ASSOCIATED BUILDINGS	5
4.4 REMAINDER OF THE CONSERVATION AREA	5
5 HISTORY	5
6 HISTORICAL LAYOUT.....	6
7 ARCHAEOLOGY.....	6
8 VIEWS.....	6
9 FOCAL POINTS	7
10 BUILDING TYPES.....	7
11 SCALE.....	7
12 ORIENTATION AND SPACES BETWEEN BUILDINGS	8
13 SIGNIFICANT HISTORIC BUILDINGS.....	8
14 MATERIALS - BRICK.....	9
15 BRICK BONDS	10
16 QUOINS	10
17 LINTELS.....	10
18 STONE	10
19 ROOF PITCH & SHAPE	11
20 ROOF MATERIAL.....	11
21 EAVES DETAIL	11
22 CHIMNEYS	11
23 WINDOWS.....	12
24 DORMER WINDOWS	12
25 DOORS	13
26 DOORCASES	13
27 SHOP FRONTS	14
28 IMPORTANT SPACES	14
29 TREES.....	15
30 BOUNDARY TREATMENT	15
31 OTHER DETAILS	15
32 POLICY STATEMENT.....	16
33 PROPOSED BOUNDARY CHANGES	16
34 MANAGEMENT PROPOSALS.....	17
35 COMMUNITY INVOLVEMENT	17
36 POLICY CONTEXT	17
APPENDICES	
Acknowledgements, bibliography, listed buildings.....	18

