

## **HERITAGE ASSESSMENT**

### **IN SUPPORT OF THE CONVERSION OF OUTBUILDINGS TO THE REAR OF GROVE FARM, GOODMANHAM ROAD, GOODMANHAM YO43 3HX**

**Application Ref. 21/01759/PLF**

#### **INTRODUCTION**

Goodmanham was designated a Conservation Area in 1978.

The Town and Country Planning Act 1990 defines a conservation area as "an area of special architectural or historic interest the character or appearance of which it is desirable to preserve and enhance". For the designation of conservation areas to be effective, it is important that rational and consistent judgements are made in determining their special qualities and local distinctiveness, as well as their value to the local community.

Main characteristics of houses within Goodmanham:

1. materials are mainly red brick and limestone, the houses are situated near to the street.
2. the linear extension to the south:
3. Materials for dwellings are mainly bricks in different shades, some houses have ornamental features like bargeboards or porches.

#### **LOCATION AND HISTORY**

Goodmanham is a small village pleasantly situated on a slope near to the junction of two dales on the western edge of the York- shire Wolds approximately one mile north-east of Market Weighton. The views out of the village towards the west with its plain open landscape are especially attractive.

The village plan is basically that of a landscape dominated village with farmhouses and cottages sited around a rectangular area which comprises of the church and churchyard. From the south- west corner of the rectangle the village extends southwards along a street leading towards the stream, and eventually leading to Market Weighton.

Goodmanham in the 17th - 18th century was a small village with between twenty and thirty houses. Enclosure of the open fields in 1772 and the ensuing agricultural improvement and prosperity led to an expansion of the settlement particularly in the 1820s-30s.

Decline followed in the second half of the 19th century which was only checked by council house building in the 1930s and the more recent developments of the last few decades.

#### **SPATIAL ANALYSIS**

Views into and out of Goodmanham are dominated by the landscape and the impressive topography. The conservation area therefore includes, next to the greater part of the built up area of the village, three large open areas, the grounds of Hall Garths, Howe Hills, and the site of the former Goodmanham Hall. In order to provide a compact area a number of modern properties have also been included.

The southern boundary follows a line on the south side of Brockenhirst and Longacre turning north to run along the western side of the embankment of the now dismantled railway, following the embankment as far as Wateringdike Lane, which is part of the Wolds Way long distance footpath. The boundary then follows the eastern side of Wateringdike Lane diverting eastwards to include West View and the greater part of Brook Farm and Manor Farm, then it turns south to go along the eastern boundaries of Rectory Farm, Hall Garths and Howe Hills.

The village can be divided into two different areas. The rectangular core around the churchyard and the linear extension to the south, which mainly developed after the enclosure around 1820.

## **CHARACTER ANALYSIS**

### **LANDSCAPE**

Though based on a compact built up area, which includes the historic core of Goodmanham with most of the listed and historic buildings, the conservation area is dominated by certain landscape features, particularly the splendid grounds of Hall Garths. Earlier this century Goodmanham was noted for the fine trees within the village and though many of these have gone, the view of the village from the road from Market Weighton is still dominated by trees. The mature yew, beech and chestnut trees of the grounds of Hall Garths were no doubt part of the landscaping of the house when it was built in the 1820s.

The Howe Hills, south of the house, which were said in 1831 to have 'a singular wild appearance' were incorporated in the landscaping and can be viewed from the south front along an avenue through the woodland. This feature which is undoubtedly the spoil heaps of chalk workings, is included in the conservation area both for its landscape and archaeological value, as is the area to the west of Leighton House and the council houses.

This, the site of Goodmanham Hall demolished in the 18th century, may mark the site of King Edwin's palace and includes the Lady's Well. The grounds and trees of Leighton House and the prominent raised area of the churchyard are other important features within the area.

Other landscape features that have a very positive impact on the conservation area are the green verges along the street, although modern curbs and heavy vehicles threaten this green element.

### **BUILDINGS AND MATERIALS**

At both ends of the Conservation Areas and throughout the village are farm buildings, in general the main character of this village is rather agricultural and rural. Three farms in Goodmanham are still in use.

Whilst along the wide open churchyard with its dominating church most of the houses are located directly on the street, the houses in the southern part are situated away from it. As a consequence there is no feeling of enclosure within Goodmanham in contrast to other villages.

A rich range of styles and materials is used in the buildings of Goodmanham, which date from Norman to modern times. Limestone, ashlar and rubble were used for the older buildings. Limestone and rubble was also used later for simple constructions like outbuildings, workshops and cottages. Bricks in different shades and colours were mostly used in buildings of the late 18<sup>th</sup> century up to modern times.

A similar variety can be seen in the roofing materials. Some old houses were probably roofed with thatch and now have clay pantiles. Slate can be seen on larger and more prestigious houses like The Elms and of course on Hall Garth.

As no one material or architectural style can be taken as typical there is a great need for any new development or alteration to take into account the surrounding buildings or the character of the building itself rather than taking guidelines from the village in general.

Boundary treatments are very different, too. Some houses have high walls, some lower ones in connection with a hedge. The larger houses have impressive gates with iron railings and pillars whilst the modern buildings often have wooden fences. A nice feature are the prominent barge boards, porches and canopies which can be seen, especially on houses of the 19<sup>th</sup> century.

There are five Listed Buildings in Goodmanham Conservation Area. Of course there are more buildings which contribute to its character but are not listed. These buildings are summed up in a list in the appendix. The omission of a building does not mean that it is not worth of retention or care with regard to alterations to the external fabric.

However, the area to the north of the churchyard shows what should be avoided within the conservation area, for example the unsympathetic 'modernisation' of Church Farm coupled with the adjoining modern bungalow has destroyed much of the character of this part of the village.

Goodmanham is bounded on the west and south by two impressive man-made features; the disused railway embankments of the Market Weighton - Driffield and Market Weighton - Beverley lines. The embankments and their trees and shrubs form a most important feature in the local landscape and it is to be hoped that both will be retained. The disused Beverley line makes a most pleasant walk out of Market Weighton. This line lies partly in the fine Spring Dale which contains the important geological reserve of Rifle Butts Quarry. The quarry is however too distant from the village to be included in the Conservation Area. Part of the Driffield line has been included and forms the western boundary of the Conservation Area.

## **IMPORTANT BUILDINGS WITHIN THE CONSERVATION AREA**

Church of All Saints, Hall Garths, Old Hall, All Hallow's House, Manor Farm, Brook Farm, Rectory Farm, Coifi House, Blacksmith Cottage, Jalna, Taxus Cottage, The Lodge, The Elms - Former School - School House - Leighton House, Groves Farm, Jubilee House and Jubilee Cottage, Brockenhirst.

## **APPLICATION 21/01759/PLF**

The application relates to the conversion of existing agriculture outbuildings situated to the west of Grove Farm. Grove Farm dates to circa 1830 and is positioned within the conservation with frontage abutting the footpath to Goodmanham Road.

The conversion is well secluded within a courtyard space and set well back from Goodmanham Road. The proposed works would not be prominent, overpowering or intrusive and would not cause harm to the conservation area and would not cause any detrimental effect on the landscape or any other buildings around it or any important buildings within the wider context.

Attached is the location plan together with a plan which indicates the site set within, the wider context of the conservation area and the village.

The conversion of these buildings would be undertaken to the highest standard and due to its position within the village would not be harmful to the wider conservation area setting. In fact we would suggest that breathing new life into these building would offer a positive contribution to the conservation area.