

HERITAGE STATEMENT

FOR

The Old School House, Main Street, Catwick, HU175PJ

Summary

This Heritage Statement is prepared in support of the planning request for use of the above residential property for the purpose of Home Boarding up to 4 dogs.

The property known as the Old School House situated on Main Street Catwick, HU17 5PJ whilst not a listed building does sit in a conservation area and as part of the pre application planning enquiry reply by ERYC on 15 May 2023 (ref 23/10343/prep) it was suggested a Heritage Statement would help the assessment/change of use request.

Resources

Reference points :

- 1) [North division: Catwick | British History Online](#)
- 2) [Conservation areas \(eastriding.gov.uk\)](#)
- 3) [Conservation area appraisals and management plans \(eastriding.gov.uk\)](#) please open the hyperlink then search for Catwick under the adopted conservation area tab
- 4) [Heritage Gateway - Results](#) for Historic environmental record

The Site

Description/History

The Old School House, Main Street, Catwick is a 3 bedroomed single storey property with detached garage/outbuildings again of single storey nature. It benefits from a side drive with access to the property rear and sits in approx. 0.5 acres of land. The property is largely grassed to the rear, has 3 sheds and 2 greenhouses plus gravelled area for parking. It is brick built with tiled roof and grey UPC windows.

- The property fronts onto the A1035 Beverley to Hornsea road.
- To the right as you face the property is the AE Blake Commercial vehicle specialist business which also undertakes caravan storage which was established in 1962 <https://www.aeblake.co.uk>
- To the left as you face the property is an open field which incorporates a public footpath utilised by many dog walkers. It contains one horse stable
- To the rear of the property is an open field which incorporates a small horse training circuit

To gain an aerial map view please use the following hyperlink :

- <https://historicengland.org.uk/listing/the-list/map-search?> Then enter post code HU175PJ

No changes will be undertaken to the property internally nor externally except for the addition of drive gates. These will be of solid wood construction and 6 feet height. The addition of these will be added so as to prevent dogs escaping the front of the property (should planning and license be approved). Similar gates exist on other properties within Catwick, notably the property opposite of 12 Main Street, Catwick which is directly opposite The Old School House

Upon review of the Heritage Gateway site for the Humber & East Yorkshire Area [Heritage Gateway - Results](#) there is reference to a school (ref 13193) which was in existence between 1540 to 1899.

The extract from British History [North division: Catwick | British History Online](#) summarises:

A school in the village attended by c. 15 children in 1743 was not mentioned in 1764, (fn. 126) and in 1818 Catwick children were taught in an adjoining parish, probably Leven. (fn. 127) Hannah Smith (d. by 1792) left £20 for education, and the income was evidently being used in 1833 to support a school attended by half a dozen boys and girls. (fn. 128) It was presumably the same school for which a building was put up in 1847, on land given by the Revd. Charles Constable. (fn. 129) It was run on the National plan and was supported with 13s. from the charity, by subscription, and by school pence. (fn. 130) An annual government grant was first received in 1859. (fn. 131) The school took infants and on inspection day in 1871 was attended by 37 children. (fn. 132) The building was enlarged in 1882 and further extended in 1911. (fn. 133) Average attendance fell from

48 in 1906-7 to 33 in 1913-14; numbers recovered in the 1920s but later fell to 34 in 1937-8. (fn. 134) The school was closed in 1949, the younger of its 33 pupils being transferred to Leven school and the elder ones to Hornsea County School. (fn. 135) The former school building at Catwick was sold c. 1960 (fn. 136) and later used as a private house.

It is the property sold in 1960 now used as a private house that is the subject of this application

Assessment of Significance

1. Evidential Value

Outside of the name of the property (i.e. The Old School House) there is little to suggest to the Layman that it was once a school. Prior to occupation by the current incumbents the property was called Skol Cottage. It was the previous incumbents that renamed it 'The Old School House' in April 2003 who wished to give it some degree of Heritage. This renaming pre-dated the 2007 date which saw Catwick village granted conservation status. The property is of standard brick build with no unusual feature/architecture.

Correspondence to this effect is attached below

The image shows two scanned documents. The left document is a preliminary notice from the East Riding of Yorkshire Council, dated 7 April 2003, addressed to Mr Tribe at Skol Cottage. It concerns the naming of the property under the Humberside Act 1982. The right document is a letter from QualitySolicitors Lockings, dated 05/02/20, addressed to Mr A M Poole & Ms T L Hewitt. It discusses the purchase of 'The Old School House' (Skol Cottage and land at its rear) and provides details about the title and registration process.

EAST RIDING OF YORKSHIRE COUNCIL
Development Control Division (Bridlington) Law Administration Planning and Property
Town Hall, Quay Road, Bridlington, East Riding of Yorkshire YO16 4LP Telephone 01482 837700 Facsimile 01482 393819
www.eastriding.gov.uk
Philip Parker Head of Planning and Development Control

7 April 2003
Mr Tribe,
Skol Cottage,
Main Street,
East Yorkshire,
HU17 5PJ.

Your Ref: NJR10/SNN/CATWICK
Our Ref: NJR10/SNN/CATWICK
Contact: Mr N J Robinson
Tel Direct: (01482) 393844
E-Mail: bridlington.dc@eastriding.gov.uk

Dear Sirs

HUMBERSIDE ACT 1982 SECTION 34(5) – PRELIMINARY NOTICE TO NAME A DWELLING HOUSE.

Re: Property formally known as "Skol Cottage", Main Street, Catwick

The East Riding of Yorkshire Council requires that the above dwelling house shall be named. I would, therefore, be obliged if you would arrange for "The Old School House" to be marked upon, or affixed to the house which you occupy as soon as possible.

I confirm that your full postal address from the date of this letter will be:-
The Old School House, Main Street, Catwick, East Riding of Yorkshire, HU17 5PJ.

The clear naming of the dwelling is of the greatest assistance to a host of public and private services of which you will doubtless have need in the future and helps to avoid any confusion and unnecessary delay.

I advise that you file this notice with the title deeds of your property. Thank you for your co-operation.

Yours faithfully
N J Robinson
Stephen Cook
Development Control Manager
(Bridlington Division)

Nigel Pearson Solicitor Director of Law Administration Planning & Property

QualitySolicitors Lockings
Highgate House
19 Wednesday Market
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05/02/20
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DD: 01482 300500

Mr A M Poole & Ms T L Hewitt
16 Warwick Drive
Beverley
HU17 9TB

Our Ref: CS/AK/EW/Poole/260362.002

Dear Mr Poole & Ms Hewitt,

Your purchase of "The Old School House" (Skol Cottage and land at its rear)

Having considered the title documentation supplied to me, below you will find my preliminary report on the property.

You will note that the legal title refers to the property that you are purchasing as "Skol Cottage", rather than "The Old School House". This is because the sellers officially changed the name of the property on 7th April 2003, approximately two months after they took ownership of it. As a result, the legal title still bears the property's former name.

However, I have checked with Royal Mail and the property now shows on their records as "The Old School House". The sellers have also provided me with a copy of the local authority's preliminary notice which I can submit to the Land Registry after completion along with your application for registration. The property's name should be updated on their Registers of Title at the same time as your names replace the sellers'.

Another point to note is that the property is divided between two legal titles: **HS153037** which I understand contains the main dwelling, and **HS228318** which comprises the land to its rear. The titles cannot be merged, as they each contain different provisions, but both will be transferred to you on completion.

- Title**
Official copy of the Register of Title: **HS153037 / Skol Cottage**

I enclose a copy of the title registered with HM Land Registry under title number HS153037.

Section A is the Property Register. This contains a brief description of the property, which is shown in more detail on the title plan which highlights its boundaries. Please check that the area in red correctly outlines the whole extent of the property you are intending to purchase under this title number.

Section B is the Proprietorship Register. This confirms the sellers' ownership of the property.

The tenure of the property is freehold with absolute title. If you own the freehold, it means that you own the building and the land that it stands on outright. Your names will be recorded at the Land Registry as its owners.

Children Law
Conveyancing Quality
Lexcel
Practice approved by the Law Society Accredited

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2. Historical value

Having researched the [North division: Catwick | British History Online](#) and in particular the education section there is no reference to any notable events nor notable attendees at this property.

3. Aesthetic Value

The property was sold as a private dwelling some 60+ years ago in 1960 and since then has undergone renovations to make it into a comfortable private dwelling. The building walls are of original solid nature with the addition that of a bedroom extension being of modern cavity wall nature. This bedroom extension was approved in 1979 under East Riding of Council planning reference Number N2125C

4. Communal Value

The property has no communal value since sale as a private dwelling in 1960

5. Setting

The site whilst sited in a conservation area does not have public access other than visually from the Main A1035 road by passing cars and pedestrians. The current incumbents have refreshed the white paintwork on the property and have removed several shrubs so that the property is more visible to the general public. That said without house name sign mounted on the front of the property it is highly unlikely anyone would know it to be an old school.

Historic Planning Applications

Application Reference	Proposal	Decision Date	Decision
N2125	Full planning application – alterations to convert school into dwelling	27/10/1961	Approved with conditions
N2125B	Full planning – erection of double private concrete garage	7/9/1976	Approved with conditions
N2125C	Full planning application – dining room and bedroom extension	9/10/1919	Approved with conditions

The Proposal

The proposal is that as well as continued use as a residential property, The Old School House will also take in up to 4 dogs at any one time on a 'Home Boarding Basis'. This will be subject to the standard licensing granted by ERYC – to that end an application is underway into ERYC licensing department.

The Old School House will not undergo any structural alterations to allow this Home Boarding to happen because on the face of it (and obtained by way of a pre licence application meeting) it seems highly likely that the property layout as it stands will meet the requirements for a licence up to 4 dogs to be granted.

Some visuals of the property are attached



Schedule of Works

No work building work is being undertaken for this proposal

Planning Policy

As mentioned in the opening statement the property 'The Old School House' is not itself a listed building but is situated within a conservation area. It has no specific architectural value to protect nor is there any public access available or granted to the building or garden.

The use of the property as a Home Boarding venture notably without any structural changes outside or within will in all likelihood not detract from its current status within the Catwick conservation area.

Impact and justification

Having stated that the property carries a very low status within the conservation area notably because of the points highlighted below it would suggest the granting of the home dog boarding status will be largely positive in that it may lead to additional employment opportunities as well as additional tax revenues for ERYC

- 1. it is not a listed property**
- 2. was previously sold as private dwelling some 60+ years ago.**
- 3. has been the subject of several positive planning applications which have seen structural changes made to the property**
- 4. It is believed the previous owners operated a 'blind wholesale' business from the outbuildings under the name of 'allblinds'**