



**EAST RIDING**  
OF YORKSHIRE COUNCIL

## **CONSERVATION AREA APPRAISAL**

### **GOODMANHAM**



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July 2006



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### CONSERVATION AREA APPRAISAL

#### INTRODUCTION

East Yorkshire Borough Council designated the Goodmanham 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. Such judgements should be based on a thorough understanding of the area in its wider context, reached through a detailed appraisal of its character.

#### Main characteristics of Goodmanham:

There are two distinctive areas with a different character:

- the area around the church yard : materials are mainly red brick and limestone, the houses are situated near to the street.
- the linear extension to the south:

Materials for dwellings are mainly bricks in different shades, some houses have ornamental features like bargeboards or porches.

The first study was undertaken by David Neave, B.A., M. Phil and his results continue to form the integral part of this current appraisal. The 2006 re-survey has been undertaken in accordance with guidance on Conservation Area Appraisals

Issued by English Heritage in August 2005 in order to meet the aim of National Government that Conservation Areas should be re-surveyed on a regular basis.

#### DEFINITION OF GOODMANHAM'S SPECIAL INTEREST

#### 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 Yorkshire 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.



View over the churchyard towards the church

Historically, Goodmanham is a most important settlement for it can be identified with “Godmundingham” referred to by Bede in his *Ecclesiastical History of the English People*. It was here that stood the pagan temple or sacred enclosure which was desecrated by the high-priest Coifi after Paulinus’s conversion of King Edwin in 626.

It is thought highly likely that the Church at Goodmanham, on its prominent natural knoll, occupies the site of the 7th century temple, and also that the palace of King Edwin, where his conversion took place, was at Goodmanham, and stood where the Hall of the village was until the late 18th century behind the council houses known as “Edwin’s Garth”. The Anglian settlement of Godmundingham (The home of Godmund and his people), was sited to the east of the Roman road which forms the western boundary of the parish. Archeologically, Goodmanham is of great interest, and though the prominent earthworks known as Howe Hills south of the village are no longer considered as the site of Edwin’s palace or the pagan temple, they are of interest as the remnants of possibly late medieval chalk workings.

Further details of these sites are held in the Sites and Monuments Record which is held by The Humber Archaeology Partnership.



**View along Main Street**

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 field boundary of Howe Hills is followed until it joins and runs along the southern boundary of The Elms and Willow Garth before turning south along the east side of the street but including some birch trees in front of a modern bungalow.

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.



**The Lodge at the entrance to Goodmanham Hall**

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 Building 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 from the western boundary of the Conservation Area.

### **NEUTRAL AREAS**

The council houses and the modern buildings on the northern and southern boundary (e.g. the bungalows) of the Conservation Area are neutral and do not improve the character of the village. Furthermore they could set precedents for future developments and therefore should be subject of an intensive re-survey of the boundaries in a future reappraisal.

The conversion of barns and the development of farms impose another danger to the rural character of Goodmanham. Any new scheme must be carefully designed not to destroy the vernacular charm of the village.

### **MANAGEMENT PROPOSALS**

It is considered that the Conservation Area could benefit by a new scheme of street lighting which would seek to replace existing lighting columns, which are out of character with this area. This scheme would be considered as soon as there are funds available or as the parent lighting columns need to be replaced.



**A view looking east along Main Street t**

An information board could help to create a better understanding for the village’s historic sites.

### **COMMUNITY INVOLVEMENT**

The Appraisal has been the subject of public consultation with the Goodmanham Parish Council and members of the public. The comments made through this consultation process have been taken into account prior to the adoption of the document.

### **LOCAL GENERIC GUIDANCE**

- East Yorkshire Borough Wide Local Plan (EYBWLP) (adopted June 1997), Policy EN19.
- Leaflet by East Riding of Yorkshire Council “What are Conservation Areas?”.

## **THE 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 is set out in Planning Policy Guidance Note 15 (PPG15) "Planning and the Historic Environment".

The planning policy affecting Conservation Areas within the East Riding is set at the Regional, Sub-regional and Local level. The Regional Spatial Strategy (RSS) for Yorkshire and the Humber (adopted December 2004) deals with the historic environment in Policy N2. This is developed at a sub-regional level by the Joint Structure Plan (JSP) for Kingston Upon Hull and the East Riding of Yorkshire (adopted June 2005) in Policy ENV6. At a local level policies relevant to Goodmanham Conservation Area are contained currently in the East Yorkshire Borough Wide Local Plan (EYBWLP) (adopted June 1997), Policy EN19. Other policies in this Plan can also affect the Conservation Area,

- [www.eastriding.gov.uk/planning/index.html](http://www.eastriding.gov.uk/planning/index.html)

including those dealing with new residential and commercial development, Listed Buildings and Archaeology.

The RSS which will be reviewed soon and the JSP will be incorporated into the Local Development Framework, which will supersede the current Local Plans in due course.

## **USEFUL INFORMATION AND CONTACT DETAILS**

Conservation Team, East Riding of Yorkshire Council, Customer Services, County Hall, Beverley, HU17 9BA.  
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## **ACKNOWLEDGEMENT**

This updated Appraisal is based on the Original Appraisal for Goodmanham carried out by David Neave for East Yorkshire Borough Council.

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## APPENDIX

### IMPORTANT BUILDINGS WITHIN THE CONSERVATION AREA

**Church of All Saints -** Basically a Norman building. West wall below tower, south doorway and chancel arch are early 12th century. Chancel re-built early 13th century. Tower arch late 13th/early 14th century. Nave windows 14th century. Clerestory windows and roof 15th century. Top of tower 16th century. Inside a fine ornate early 16th century font. Church carefully restored by Architect Temple Moore in 1900. **Grade I**

**Hall Garths -** Formerly The Rectory. Built in 1823 - 24. Architect Charles Mountain of Hull. White brick and slate. Hipped roof. Five bays, two storeys. Outer windows hung sash, centre ones three light mullion and transom casements. French casements on ground floor. Central four columned Roman Doric portico with triglyph frieze, mutule cornice and blocking course. Glazed door with three steps up. Stone plinth. Wooden eaves cornice. South front has large two storey three window central bow. Inside fine staircase with iron balustrade. The entrance hall has a screen of Ionic columns. Galleries with Ionic colonnade. In the drawing room a marble chimney piece by Henry Cheere from Kilwick Hall, Kilwick-on-the-Wolds.

Set in very fine grounds with important mature Yew, Beech and Chestnut trees. **Grade II\***

**Old Hall -** 17th century and later. Restored 1920. Now three cottages. Stone in porch of No. 2 inscribed :

R1 16 A 86
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(Formerly at back of house). Three bay, three storey rubble stone and pantile. West gable and re-built in brick in 18th century, tumbled gable. Sliding sash windows with glazing bars. Central first floor windows a modern projecting oriel. Pair of 19th century brick and pantile cottages attached with sliding sash windows. **Grade II**

- All Hallow's House -** Former Wesleyan Chapel built in 1828 and contemporary adjoining house and two cottages. Restored and converted in 1964. Brick and pantile. Former Chapel, three bay, one storey. Two pointed Gothic windows, round headed door with round window over with ornamental glazing bars. Adjoining house three bay, two storey. Hung sash windows with glazing bars. Six panel door with ornamental fanlight, wrought-iron brackets supporting flat canopy. Two cottages, two storey, two bay. Hung sash windows with glazing bars, round window with ornamental glazing bars. **Grade II**
- Manor Farm -** Mid 19th century. Brick and slate. Three bay, two storey and attic. Modern windows. Ornate door case, pilasters with canopy supported on double consoles. Brick and slate outbuildings.
- Brook Farm -** Late 19th century, in style of Thomas Grant of Pocklington. Red and yellow brick and concrete pantile. Two storey x four bay x three bay. Hipped roof. Hung sash windows with cement rendered lintels. Decorative yellow brick quoins and bands.
- Rectory Farm -** Built Circa. 1866. Brick and slate. Hipped roof. Two storey x three bay x two bay. North front three bay, red brick voussoirs. Large pilastered door case with panelled reveals, plain fanlight. West front, two bay, large bay window. Extensive brick, pantile and asbestos farm buildings of 18th -0 20th century, enlarged and improved to designs of Brodrick, Lowther and Hunt of Hull, Circa. 1900 - 10.
- Coifi House -** Formerly North View House. Built Circa. 1830. Brick and pantile. Two storey, three bay.
- Blacksmith Cottage -** Late 17th - early 18th century. Brick, stone and pantile - colour-washed. Two storey, three bay, sliding sash windows.
- Jalna -** Early 19th century. Brick and concrete tile. Two bay, two storey.
- Taxus Cottage -** Late 18th century. Formerly three single storey poor houses of one room each. Painted brick and pantile. Upvc windows.
- The Lodge -** Circa. 1840. Rendered brick and slate. Sliding sash windows. Gabled porch with decorative barge boards.
- The Elms -** Circa. 1855. Three bay, two storey. White brick and slate. Porch. Hung sash windows. Overhanging eaves, hipped roof.
- Former School -** 1872. Designed by Thomas Grant of Pocklington. Red/yellow brick and slate. Yellow brick bands.
- School House -** Circa. 1872. Red/yellow brick and slate. Yellow bands. Half hipped roof. Two bay houses, yellow brick voussoirs.
- Leighton House -** Formerly known as The Groves or Grove Cottage. Built circa. 1830 for Robert Leighton. Yellow painted brick and slate. Two



storey, five bay. First floor hung sash windows with glazing bars. French casements on ground floor.

Originally, there were extensive pleasure grounds to the west of the house. The Fishponds Plantation to the west of the railway embankment contained a thatched hexagonal summer house with pointed Gothic windows, and ornamental Chinese bridge.)

**Groves Farm -**

Built circa. 1834. Brick and pantile. Two storey, three bay. Pilastered door case.

**Jubilee House and  
Jubilee Cottage -**

Jubilee House late 19th century and earlier. Two storey, three bay, brick faced, stone and pantile. Hung sash windows. Jubilee Cottage late 18th century. Stone and brick rendered and pantiles.

**Brockenhirst -**

Late 17th century and later. Part stone, part brick, rendered. Pantiles. Four bay, one and a half storey. Modern windows.

