

Sutton Village Conservation Area Appraisal

1 Summary

- 1.1 The purpose of this appraisal is to define and record what makes Sutton Village an area of special architectural and historic interest. This is important for providing a sound basis, defensible on appeal, for Local Plan policies and development control decisions, as well as for the formulation of proposals for the preservation or enhancement of Sutton. The clear definition of this special interest, and therefore of what it is important to retain, also helps to reduce uncertainty for those considering investment or development in the area.
- 1.2 The writing of this appraisal has involved consulting many different sources, which are listed in the Bibliography at the end. Many of them have been quoted or directly referred to in the text, and these are acknowledged by means of superscripts and listed under "References" at the end.
- 1.3 This appraisal is not intended to be comprehensive and omission of any particular building, feature or space should not be taken to imply that it is of no interest.

2 Introduction

- 2.1 Sutton retains the character of a traditional village with winding streets of mediaeval origin overlooked by a 14th century church and some property boundaries recalling the mediaeval open field system. In the 19th century proximity to Hull led to the development of institutional buildings and big houses for wealthy Hull residents. During the course of the mid to late 20th century the village was surrounded, but not obliterated, by modern housing estates. Despite this it retains extensive areas of green space with many trees and bushes throughout.
- 2.2 Future development should be designed to preserve and enhance the character of the Conservation Area, using traditional materials and historical references to root any new buildings in the local environment.

3 Background

- 3.1 The village of Sutton, known as Sutton-in-Holderness or Sutton-on-Hull, was formerly an independent settlement c.5km NNE of the centre of the Old Town of Hull.
- 3.2 Sutton Village Conservation Area was designated by Hull City Council on 6th June 1974 and extended eastwards on 3rd March 1994. It lies mostly within Sutton Ward, with a small section in Ings Ward.

- 3.3 The Conservation Area covers an area of 25.36ha (62.68 acres) and its present population is between 900 and 1000¹.
- 3.4 At the time of writing the Conservation Area contains 10 Listed Buildings, 17 Strategically Important Buildings and Structures of Local Architectural or Historical Interest and 3 areas of Urban Greenspace over 2.5ha. Seven Tree Preservation Orders (TPOs) are in operation within the Conservation Area.

4 Topography

The village sits on a low ridge of glacial till, between 4 and 11m OD, one of a number of “holmes” (from the Old Norse *holmr*, meaning a small island), which were originally surrounded by tidal marshes, meadows and carrs. These were progressively drained from the 11th to the 19th centuries². It is the only area within the City boundary with any appreciable hills.

5 Archaeology

- 5.1 Most of the Conservation Area lies within an area of archaeological interest (see Figure 3.1 in Supplementary Planning Guidance Note 13: Archaeology). Remains of early settlement are likely to be found below ground. All developers proposing works causing disturbance below ground within this area should make contact with Humber Archaeological Partnership during the formation of their development proposals.
- 5.2 The ridge on which the village developed was a natural site for human habitation, being surrounded, prior to drainage, by the wetland habitat of the lower River Hull valley which provided good hunting, fishing and fowling. Evidence for occupation as far back as the Mesolithic period has been found in the vicinity³ and is likely to have continued during the Neolithic, Bronze and Iron Ages.
- 5.3 Buildings shown on early maps but no longer extant include a Primitive Methodist chapel, schools, smithies, and buildings associated with the railway station, as well as cottages and larger houses⁴. Remains of a rectory house built in 1347 with hall, chambers, kitchen, stable and granges may lie in the vicinity of St. James' Church⁵. From the 15th to the 18th centuries the Hastings Manor House stood on the present site of Church Mount⁵. A later Manor House was built c.1675, on or near the site of 30 Church Street^{5,6}. A poorhouse was erected to the west of St. James' Church in 1757, later converted into cottages and demolished in 1936. Wincomlee House stood from 1778 on land now occupied by Beech Lawn and The Elms. Also in the 18th century there were brickyards and a clay pit on the south side of Church Street⁷, but since St. James' Church is built partly of brick there may have been brickyards in the vicinity as far back as the 14th century. Rhodes⁸ refers to “a splendid well” beneath the rear extension to the Ship Inn,

while another is “rumoured to be in the area” of the present St. James’ Court⁴.

- 5.4 In 1896 Blashill collated historical information from various sources to produce a map of Sutton in the mid-18th century (Map 5.1). This shows stocks, a pinfold, a “burying stone”, and three gates.
- 5.5 Along Church Street there is evidence that cottages have been demolished and rebuilt on the same site, thus preserving plot boundaries which are therefore likely to be significantly older than the buildings themselves.
- 5.6 Waterlogged deposits have been found to the NE of St. James’ Church, where a complex of earthworks identified as fishponds survived at least until 1968⁴.
- 5.7 Until the 1990s a whalebone arch stood in the grounds of The Elms, and was regarded as a local landmark (see figure 5.1). It blew down in the 1990s and is now in storage at the Hull Museums depot, Haller Street.

6 History and development

- 6.1 As evidenced by place names, a permanent settlement had certainly evolved by the late Saxon period and may have been much earlier. Pastoral farming developed in 9th to 11thC. Sutton is first recorded in Domesday (1086) as “Sudtone”², from the Anglo-Saxon for “southern farmstead”.
- 6.2 By c.1160 it had a chapel. This was rebuilt in 1347-49², and consecrated in 1349 as St. James’ Church, Sutton (see figure 6.1). The population probably reached a peak in the 14th C when it was the fifth largest settlement in Holderness. After this it declined until it began to expand again in the 19th C.
- 6.3 Until the 18th century the land around the village was farmed using the open field system.
- 6.4 The Sutton Enclosure Act was passed in 1768². New field boundaries were laid out with little respect for the old ones. An Enclosure plan was drawn up in 1770, primarily to show the new fields and their owners (Map 6.1).
- 6.5 The Enclosure plan does not show individual buildings, apart from the Church, but does show blocks of housing. From this it appears that much of Church Street, Lowgate, College Street and Chamberlain Street were built up by the mid 18th century. Victoria and Jessamine cottages are surviving 17th and 18th C farmhouses in Lowgate.

- 6.6 In Church Street, Lowgate, Watson Street, and at the north end of College Street are a significant number of buildings dating back to at least the mid-19th century.
- 6.7 Taken together, these early buildings are the core of the village, and a tangible reminder of its agricultural history.
- 6.8 In 1716 Leonard Chamberlain devised property to provide income for various charitable purposes², and in 1800 the first Chamberlain Almshouses were built in Sutton at nos. 6-8 College Street.
- 6.9 In 1804⁹ a second almshouse was erected at no. 46 Church Street, on land belonging to the Chamberlain Trust. The trust also owned the land at no. 44, where they erected a public house which they then leased out (see figure 6.2). In 1953 the trust sold both buildings, and shortly afterwards the pub was extended to incorporate the former almshouses and renamed The Ship⁸. Although much altered, the almshouse building is still standing, and the plaque above the original, now blocked, doorway is still visible, though it has been painted over and is partially obscured by an inn sign¹⁰.
- 6.10 The Trust replaced the Church Street almshouses with Chamberlain Homes, erected in 1954 on the north side of Chamberlain Street. In 1999 these were in turn demolished and replaced on the same site by Chamberlain Court.
- 6.11 In 1974 Chamberlain Close was built for the Chamberlain Trust on the south side of Chamberlain Street², to replace homes in Barker's Entry, High Street, Hull which had been destroyed by bombing in WW2.
- 6.12 In 1816 the present Ann Watson College was built to replace an earlier building at Stoneferry, and that part of Lowgate on which it stood was renamed College Street². The site appears on the Enclosure plan as part of the allotment for the Trustees of the charity.
- 6.13 Many present day boundaries are shown on the first edition OS map of 1855 (see map 6.2).
- 6.14 Building of the Hull and Hornsea Railway began on 8th October 1862 and the line was opened on 28th March 1864. The company merged with NER on 16th July 1866. The line was closed to passenger traffic on 10th October 1964 although goods traffic continued until 13th May 1965⁷.
- 6.15 The Victorians embarked on a major building spree which made a considerable contribution to the appearance of the village. This began in the mid-19th century but may have been encouraged by the coming of the railway. Projects included big houses, terraced cottages, and institutional buildings.

- 6.16 In the 19th century there was a regular carrier service to Hull, run from Carrier Cottage, no. 15 Chamberlain Street⁸.
- 6.17 During the late 19th and early 20th centuries a number of artisan builders lived and worked in Sutton and their work can still be identified around the village.
- 6.18 There are a number of interesting early to mid 20th century buildings in Sutton, particularly on Potterill Lane and in Church Close.
- 6.19 In 1929 the borough of Hull was extended to include Sutton village², and shortly afterwards the first of the large estates which were eventually to surround and encroach on the village were built on Ings Road and along the new street of Highfield. Most of these houses lie outside the Conservation Area but nos. 18-28 Church Street (c.1930-32) serve to represent them within the village, a 20th century version of the Victorian terraces which characterise much of Sutton (see figure 6.3).
- 6.20 In 1974, although most of the street frontages had been built up, behind these buildings Sutton still contained a lot of open land, including fields and the extensive grounds of big houses (see figure 6.4). Since the 1980s these backland areas have gradually been sold off and converted into small residential and other developments, each built around its own, new, access road. Having been built since the designation of the Conservation Area, these tend to be small-scale and attractive, and together constitute a distinct style of development characteristic of this period. However, further loss of open land could jeopardise the rural character of the village.
- 6.21 In recent years many of the big houses in Sutton have been converted to institutional use. This could be seen as a modern continuation of the tradition of building almshouses. At the same time, several new “big” houses have been built along Saltshouse Road, on the vacant plots between the earlier houses.

7 Character zones

- 7.1 Although it only covers a small area, because of its complex history several distinctive landscape zones can be observed in Sutton. They are not discrete, and there are no clear divisions between them. Instead they form recognisable, but interlocking, elements in the make-up of the village.
- 7.2 The centre of the village, including much of Church Street, Lowgate, College Street and Watson Street is characterised by rows of adjoining cottages, fronting directly onto the street or with only very small front gardens (Figure 7.1).

- 7.3 Strung throughout the village, but particularly along the south side of Saltshouse Road, at each end of Lowgate and at the western end of Church Street, is a series of big houses in large gardens, which were often more extensive in the past but still contribute a considerable proportion of the greenery in Sutton's landscape.
- 7.4 Concentrated in the north west third of the village are considerable areas of open greenspace, either open to the public or belonging to sports clubs.
- 7.5 At the junction of Chamberlain Street and College Street, there is a concentration of large institutional buildings, often very attractively designed, but fronting directly onto the street rather than standing in their own grounds.

8 Historic streetscape

- 8.1 The main axis of the village runs NW to SE following the direction of the old road from Wawne to Bilton, which in turn followed the ridge of glacial till.
- 8.2 The two main streets were Church Street (formerly High Street or Front Street) and Lowgate (which included the present Chamberlain Street and College Street). Linking these was Potterill Lane.
- 8.3 In addition a number of 'trods' have survived, which were access ways for people and animals through arable holdings to the pastures beyond. These now form useful pedestrian routes.
- 8.4 It has been suggested that Sutton Trod may have been an ancient footpath leading from Sutton to Drypool. It is now an adopted highway (see figure 8.2). The trod between Watson Street and Sutton Trod (see figure 8.3) appears on the 1855 Ordnance Survey map.
- 8.5 The trod between College Street and Church Street also appears on the 1855 Ordnance Survey map and therefore predates Albert Terrace but it is now blocked at both ends by locked gates (see figures 8.4 and 8.5). Although some residents have clearly supported its closure, others are keen to see it reopened. At present no steps have been taken to establish the existence of a right of way over it but nor have any legal steps been taken to extinguish it.
- 8.6 The Avenue appears unnamed on the 1770 Enclosure plan and by 1855 had been planted up as an avenue of trees forming part of the grounds of Sutton House (map 6.3). The Avenue is named on the 1892

edition OS map. By 1910 most of the trees had gone and by 1928 there was no trace of the original planting.

9 Storeys

9.1 A few single-storey buildings survive from the 18th and 19th centuries, often with inserted dormers, and this style of building has been continued in the late 20th and 21st centuries. Most buildings in Sutton are two-storey, and this applies even to most large buildings including the big houses and institutional buildings. There are few three-storey buildings in Sutton. Those which venture above two storeys usually do so in the form of attic rooms with dormers or windows set into gables. The overall effect is of a small-scale, low-rise cluster of buildings, dominated by the parish church.

9.2 There is no consistent roofline in Sutton, except for short stretches where there are terraces.

10 Listed buildings

10.1 At the time of writing there are 10 listed buildings in Sutton, of which one is listed Grade 1 and the rest are Grade II (see map 10.1).

10.2 Buildings listed Grade I

St. James' Parish Church, Sutton (1347)

10.3 Buildings listed Grade II

Victoria Cottage, nos. 23-25 Lowgate (late 17th century)

Jessamine Cottage, no. 6 Lowgate (c.1700)

Poplar House, nos. 96-98 Church Street (c.1770)

Sutton House, Ings Road (1770s)

nos. 27-29 Lowgate (c.1800)

Chamberlain Almshouses, nos. 6-8 College Street (1800)

The central pediment bears an oval plaque, inscribed "This hospital was built AD 1800 P. Hill S. Martin J. Thompson E. Thompson Trustees of Leonard Chamberlain".

Greenacre and adjoining boundary wall, no. 375 Saltshouse Road (c.1810)

Formerly "The Hollies". Adjoining stableyard with main entrance off Saltshouse Road. A flagstone with metal ring, just inside the back garden, possibly covers a well.

Ann Watson College and adjoining boundary wall and railings (1816)

The distinctive curved corner section, added in 1840-50, follows the line of the road.

The Old School, Church Street (1859)

Part of this is now a museum

11 Strategically important buildings and structures of local architectural or historic interest

At the time of writing two terraces and seven other buildings and structures in the Conservation Area have been recognised by Kingston upon Hull City Council as being of strategic local importance (see map 11.1).

11.1 Albert Terrace Nos. 2 – 8 (c.1856)

Remarkably unspoiled terrace with polychrome brick porches with stone coping and painted stone lintels; shallow bow windows on the ground floor; and polychrome chimneys (see figure 11.1).

11.2 Church Mount, No. 1 – 12 (late 1870s)

Imposing pair of polychrome brick Victorian terraces, set back behind railings with large front gardens, central walled driveway and coach houses to rear. No. 1, St. James' House, has a gate connecting the garden to the churchyard. Numbers 1, 4 and 7 are distinguished by solid looking porches supported by brick columns with lead roofs and stained glass doors (see figure 11.2). Number 8 features wrought iron side-gate, former coachhouse and decorative metal gates to rear and striking black and white encaustic tile path to front. Number 12 features to rear one-and-a-half storey coachhouse, unique in Sutton, and gateposts with pyramidal tops (see figure 11.3).

11.3 Church Street

No. 17 The Reading Room (1809)

Rear portion formerly used as Methodist chapel, built 1809 and opened c.1812⁷. Converted to a cottage in 1859⁷. Reading room established in 1877 and extended in 1882⁷. Wrought iron gate with "Sutton Reading Room" in shield and ram's head knob.

The Railway Bridge (1863)

Cast iron railway bridge with legend "1863 Close Ayre and Nicholson Phoenix Foundry York" (see figure 11.4). This type of bridge ceased to be built after 1881 and all surviving examples are interesting¹².

No. 19 The Railway House (c.1864)

Former stationmaster's house. The only surviving original building connected with the station.

No. 30 (c.1907)

Formerly known as Elmtrees⁷, and later as Godolphin Hall⁸ then Sutton Village Care Home. The only Edwardian big house in Sutton, it is a strikingly built of distinctive bright red “engineering bricks” with matching “rosemary” roof tiles. It was built on the site of an older house, known as Elm Tree House, Elm Tree Cottage, and old bricks in the front boundary wall presumably relate to the older house⁷.

Coffin Rests (Mediaeval) Flanking the Entrance to the War Memorial

Two irregular flat stones, embedded in the pavement on the north side of Church Street (see figures 11.5 and 11.6). One is probably the “burying stone” mentioned by Blashill⁵. Originally used by pall-bearers to rest coffins on during the journey to the grave¹³.

War Grave of Flight Lieutenant PC Hughes, St James Churchyard (>1940)

Fl. Lt. Hughes was a fighter pilot, the highest scoring Australian pilot in the battle of Britain, who shot down Franz von Werra (‘The One That Got Away’)¹⁴. Von Werra was the only PoW to escape back to Germany during the Second World War.

Nos. 44 – 46 Ship Inn (c.1804)

Incorporates former Chamberlain Almshouses. Stable block to rear of No. 46 has tumbled gables and what appear to be the original openings.

No 48 Church Street (pre-1855)

Retains all its original external features, including segmental-arched brick lintels over doors and windows.

Nos. 70-72 The Duke of York (end of 18th century)

Probably built or rebuilt on the site of an alehouse at the end of the 18th century⁸. No. 72 was a separate shop until 1920⁸. Old bricks in the boundary wall of the inn yard may relate to the brewery, the site of which might perhaps be occupied by the aviary in the pub’s beer garden⁷.

No 76 Belmont Villa (1855-89)

An impressive yellow brick, three-storey, double-fronted house with beautiful cut-glass panels in the front door⁷.

Sutton Methodist Church and Schools (1859)

A handsome brick building. Three-bay pedimented façade with stuccoed bands, arched window surrounds and a porch of pairs of Tuscan columns. Still in the Georgian tradition¹⁵.

11.4 **Sutton Masonic Hall, College Street (1876)**

Former Primitive Methodist Chapel, designed by Joseph Wright in the Italianate style¹⁶. Strikingly beautiful building of white brick with red details; round arches over windows; twin porches with square tops, round arches over the doors and Welsh slate roof.

No. 4 Beech Cottage (c. 1849)

A most attractive mid 19th century yellow brick double-fronted two-storey villa with Welsh slate roof⁷ (see figure 11.7). Lodge-like, gabled with round-arched windows and gabled central porch¹⁵. Very nice windows with multiple small panes in interesting glazing patterns echoed on the door. Formerly inhabited by the chauffeur who worked at Sutton House⁸.

11.5 **The Lawn, No. 33 Lowgate (1864)**

White brick roofed in Welsh slate. Attractive cast iron belvedere on the roof⁷. An important feature in views southwards along College Street where it is gradually revealed on the approach to Lowgate¹⁷. Forms a visual stop to the end of College Street¹⁷. Inside is a stained-glass dome lantern – an original feature¹⁸.

11.6 **No 351 Saltshouse Road Three Trees House** (late Victorian)

Built by Freeman, Son and Gaskell¹⁵. “With Norman Shawish tile-hanging”¹⁹. Twin gables, with a central turret displaced slightly to the east to make room for the front door; rosemaries on roof, matching hanging tiles on the first floor, distinctive funnel-shaped chimneys and a balcony.

12 **Unlisted buildings and structures of historic townscape value**

12.1 Although Sutton has many individual unlisted buildings which are important because they are distinctive in style, materials or details it derives much of its character from the dominant forms of building which prevail in the Conservation Area. Individual buildings falling into these categories may not possess any remarkable features in themselves but they have group value as part of the fundamental make-up of the village and any diminution in their number is likely to be detrimental to the appearance and character of the area as a whole (see map 12.1).

12.2 In the following paragraphs the general characteristics of each category are described, followed by particular details of buildings within the category which differ from the others or about which more is known. That a particular building is described individually does not mean that it is necessarily more important than the others.

12.3 Rows of adjoining, mostly two-storey, cottages of 18th or early 19th century origin, usually red brick with slate or pantile pitched roofs, often with segmental arched windows and doors where these have not been replaced. A few retain other characteristics including tumbled gables or

centrally placed squared chimneys. A few show signs in the brickwork of having originally been single-storey: this is particularly true of number 14 Watson Street (see figure 12.1). Number 54 Church Street is still single storey with an inserted dormer. Numbers 57-61 Church Street are unusual in being three storey. A few buildings, particularly at the east end of Church Street, retain a traditional farmyard layout, with farmhouse and ancillary buildings surrounding a rectangular courtyard although, in many cases, the subsidiary buildings have been converted to houses or shops in their own right.

Numbers 5 – 11 College Street Former brewery, later a butcher's shop and slaughterhouse^{8,7}.

Numbers 1 – 21 Lowgate Row of adjoining cottages. Numbers 1 – 5 are white brick with Welsh slate roofs, the rest are red brick with pantiles, an important distinction that persists despite numbers 5 – 7 having been combined into a single shop.

The gap between numbers 5 and 11 Watson Street preserves the site of two houses, formerly part of this terrace, which were destroyed by bombing in March 1941⁸.

Number 74 Church Street Former stable block with hayloft above⁷.

- 12.4 Big houses which vary in style and detail but are generally two-storey detached houses with slate roofs. They are often built of white brick but sometimes with other more unusual materials (see map 13.2).

Most are Victorian, but Mona House (c.1801) and Cramond Lodge are early 19th century^{7,15}.

Beech Lawn has a distinctive red brick boundary wall with polychrome piers (see figure 12.2) and wicket-gate (see figure 12.3) with unglazed wooden fanlight set into white brick round arched opening.

Number 369, Saltshouse Road, like no.351, has hanging tiles, a turret and distinctive funnel-shaped chimneys.

Number 365 Saltshouse Road, Addison House, is presently occupied by the former deputy prime minister, John Prescott, a colourful character whose association with the village is likely to be remembered in the future. It is locally nicknamed "Prescott Towers".

- 12.5 A small number of buildings are associated with artisan builders who were active in Sutton in the late 19th and early 20th centuries.

The Church Room, Church Street, formerly the westernmost of a row of small single-storey cottages known as "Church Cottages", was rebuilt by Thomas Easingwood in 1867^{7,5}. He later built Providence Cottages (1896) and numbers 7 – 3 Potterill Lane⁸.

Number 78a Church Street was built by John Blenkin Sonley Senior⁸.

In the early 19th century Thomas Easingwood worked with John Blenkin Sonley Junior⁸, building numbers 32, 42 and probably No.56 Church Street using engineering bricks probably left over from the building of number 30 Church Street.

- 12.6 Neat Victorian terraces, usually two-storey and often, but not always, featuring polychrome brickwork (see figure 12.4). This tradition was continued with good effect into the early 20th Century.

Butchers Row Formerly owned and inhabited by butchers⁵.

Numbers 2 – 6 Church Street. Former police station, two former cells survive⁸.

1 – 5 Chamberlain Street (1854 -1889). Unusual terrace in which all the houses are slightly different. Number 1 “Claremont” is double-fronted with an attractive porch⁷.

Numbers 18 – 28 Church Street Built by Sutton Trust 1930-32².

- 12.7 A small number of semi-detached houses and bungalows form a minor tradition within Sutton.

Numbers 16 – 18 Watson Street (1926-45). Impressive pair of semi-detached houses red brick with white lintel and sills with tunnel leading through to back (see figure 12.5).

Numbers 7 – 9 Chamberlain Street and 20 – 22 Watson Street (1926 – 1949). Semi-detached houses with hipped roofs, axial stack and bay windows with interesting wooden canopies over the front doors.

Number 14 Potterill Lane (c.1937). Detached house matching the semis at number 6 – 12.

Number 15 – 19 Potterill Lane (1888 – 1908). Three bungalows with over hanging eaves supported on attractive decorative cast iron brackets.

Church Close. Attractive mid 20th century bungalows with hipped roofs.

- 12.8 A small number of buildings are important not just in their own right but because of their relationship to other buildings and structures.

The locally listed cast iron railway bridge and Railway House are at the centre of a small group of structures also connected with the railway.

Three fireplaces with stone mantelpieces which are all that remain of the station buildings alongside the footpath leading down from Church Street to Barbara Robson Playing Field.

The railway cutting. As well as being a reminder of the railway the depth of the cutting gives a good indication of the height of the ridge on of which Sutton stands (see figure 12.6).

Sutton Masonic Hall stands at the centre of a group of particularly attractive polychrome brick buildings (see figure 12.7).

- 12.9 Sutton is fortunate in retaining a lot of coachhouses, stable blocks and other ancillary buildings which though often underrated by their owners are important in maintaining the character of the area by providing a visual reminder of the village's rural and farming origins. They are often single-storey occasionally one-and-a-half-storey and their subsidiary nature is part of their historical interest and charm. Although some of these have been marked on the map or listed individually below, there are many others equally of value whose very subsidiary nature means that they often only come to anyone's attention when they are threatened with demolition. It is important that their value should be recognised and that where possible they are kept or brought back into use and preserved.

Numbers 10 – 16 Chamberlain Street (1856) Built as a laundry and stables for number 30 Church Street^{8, 10} (see figure 12.8).

Garage at number 122 Church Street (1855–1899) Robert Marster's Plumbers in the 1920s⁸.

Former laundry to the rear of number 46 College Street (1855–1889)⁷. Attractive polychrome building now roofless but formerly with a pantile roof.

Former coachhouse or stables with hayloft over, Robson Way (1855–1888).

Number 2 College Court (1888–1908). Former coalyard⁷.

Number 1a Potterill Lane (1908–1926) Smithy, formerly ancillary to number 108 Church Street.

Dovecote/pigeon loft to rear of number 23 Watson Street, and former pigsty to rear of no. 16²⁰.

Workshop behind number 77 Church Street. In agricultural and industrial use since the early 1800s²¹.

- 12.10 Number of individual Victorian and later buildings are of interest in themselves or because of the way they blend in with existing buildings.

Number 15 Chamberlain Street (1855 – 1889). Attractive single storey cottage with inserted dormers⁸.

Numbers 22 – 24 College Street (1855 – 1889). Former butcher's shop with passage through to the rear⁷.

The Pavilion (1914) Attractive single-storey wooden building, horizontally-planked with felt roof. Sole representative of its type in Sutton.

Number 4 College Street An early 20th century slaughter house with first floor opening for hoist⁷.

St James's Church Hall (1932). Red brick with stone details and Welsh slate roof, echoing St James's Church.

Methodist Church Hall (1961 – 1962). A distinctive 1960s building characteristic of its time but in its gabled aspect echoing neighbouring buildings.

13 Unlisted buildings of positive modern townscape value

13.1 Since the declaration of the Conservation Area there has been a considerable amount of development within Sutton, mostly in the form of small closes but including some isolated houses. Many of these contribute positively to the Conservation Area by virtue of their design and use of traditional building materials and styles, picking up and echoing local details such as polychrome brickwork which are characteristic of older buildings and blending in with the surrounding buildings in terms of size and scale (see map 13.1).

Numbers 86-86a Church Street (1980s). Closely modelled on the 18th century single-storey cottage with dormer windows which was demolished to make way for it.

Priestgate. Good details including modern tumbled gables⁷.

Number 17 Kingfisher Rise. Cute single-storey detached house with dormers, in red brick with purple grey-details.

14 Unlisted buildings of neutral modern townscape value

14.1 Sutton contains a small number of late 20th century and early 21st century buildings which while having some positive feature fall short of what would be hoped of in a Conservation Area (see map 14.1).

14.2 Most are confined to one or two storeys and echo architectural details found elsewhere in Sutton such as gables and segmental arches, or incorporate polychrome details. However, some are rather badly

proportioned (eg numbers 2 – 4 Lowgate Close) or slightly over dominant for their position (eg numbers 34 – 40 Church Street and numbers 21 – 23 Potterill Lane). Others are unprepossessing without having any strikingly negative features.

Chamberlain Court (1999). Traditional style but fronted by a courtyard which makes it look like the back of a building on Church Street rather than a building firmly located on Chamberlain Street (see figure 14.1).

Numbers 1-15 Kingfisher Rise (1989) Rather blocky.

16-20 College Street. Set back from the street in a courtyard style not justified by any previous building as the site was historically vacant.

Number 3 Potterill Lane. Though partly clad in steel it is not as intrusive as it might be as it is uniformly painted cream allowing the corrugations to echo the Mock Tudor gable next door.

Number 4 Potterill Lane (1946-49) Originally an attractive bungalow unsympathetically altered in 1979. Still possesses an attractive chimney.

15 Unlisted buildings and structures of negative modern townscape value

- 15.1 There are few truly unsightly buildings in Sutton and those are for the most part hidden behind trees or other buildings (see map 16.1). The majority are lock-up garages but they include the British Legion Hall (1926-37), an ugly corrugated asbestos hut.
- 15.2 Lowgate Garage, Number 78 Church Street. The 1892 OS map shows outbuildings on this site following the line of the present building, which may therefore be simply an insensitive re-roofing with a more attractive and historic set of buildings waiting to be revealed underneath. The present façade, however, is ugly and intrusive.
- 15.3 A few late 20th century buildings characteristic of their time, are out-of-keeping with the village. They include the Rectory of St James (1960) designed by AN Mennim. Numbers 8-12 Lowgate were built in the 1960s but the boundary walls along Lowgate are older and should be retained.

The view from Robson Way across Barbara Robson Playing Field towards the ridge is potentially a very positive view of the Conservation Area, marred by the intervening fence, which is intrusive and dilapidated (see figure 15.1). The view could be greatly improved by replacing the fencing with something equally transparent but neater.

Church Mount sits on one of the highest points in the Conservation Area and potentially offers panoramic views northwards across to

Swine. However, at present the view is dominated by a very ugly and intrusive security fence (see figure 15.2).

The subway under Robson Way provides vital access for cyclists following the cycle track along the former Hull to Hornsea railway line. However, it is uncompromisingly ugly (see figure 15.3). There is already some planting on either side, but this does little to hide the concrete. One option would be to have it painted as a piece of public art, perhaps by local artists and with a theme related to Sutton, the playing field and/or the railway.

16 Features of positive landscape interest

16.1 Pre-Enclosure boundaries

- 16.1.1 Surviving within the village are many boundaries which date back at least to 1770 and may be even earlier, possibly including relics of the mediaeval open field system. These are important links with the agricultural history of the village and every effort should be made to preserve them.
- 16.1.2 Blashill's map of 18th century Sutton shows a number of pre-Enclosure boundaries marked as "ancient enclosures". These include a large oval field to the north of the village, originally appearing on the 1770 Enclosure plan⁵. Part of the boundary of this field still remains, for example along the western boundary of the High Trees Mount development.
- 16.1.3 The 1770 Enclosure plan shows many long narrow fields running approximately north-south, occupying the land south of Lowgate, Watson Street, Chamberlain Street and parts of Church Street. These most probably represent linear plots allocated to each of the houses along these streets. These plots probably originated as mediaeval tofts (buildings) and crofts (the long thin plots which mediaeval villagers farmed in addition to their share of strips scattered across the open fields). Some appear to have the reversed-S shape of ridge-and-furrow, perhaps indicating their origin as open field strips enclosed piecemeal in mediaeval times.
- 16.1.4 Footpaths running between the furrows would have had a similar curve, and this may explain the shape of the passage between nos. 7 and 9 Lowgate and the northernmost section of Sutton Trod between Church Street and Chamberlain Street.
- 16.1.5 To the west of College Street, these narrow fields line up with other, wider ones on the Enclosure plan to form long, curved strips. Some of these alignments cross Watson Street, indicating that they follow features that pre-date it. It is likely that these wider fields were formed by enclosing groups of mediaeval strips.

16.2 Enclosure boundaries

Some Enclosure boundaries have survived to the present day, particularly at the eastern end of the Conservation Area, south of Saltshouse Road. The boundary of Ann Watson College also dates from this period, along with some of the property boundaries along Church Street, College Street and around Cramond Lodge. Some probable Enclosure boundaries are marked by hedges, which may be contemporary with them.

16.3 Later boundaries

Many boundaries in Sutton appear unchanged from the 1855 OS map. These include the eastern boundary of the Ship Inn and the boundaries between nos. 7 and 8, nos. 8 and 9, and nos. 11 and 12 Church Mount.

17 Traditional building materials

- 17.1 Because of a lack of easily available building stone in East Yorkshire the only substantial use of stone in Sutton was for the construction of the chancel of St James's Church. This is probably the earliest part of the church (and hence the earliest surviving structure in Sutton) and was built in 1347 using stone presumably brought by water upriver from Stoneferry and then *via* the Antholme Dyke to Sutton²². Elsewhere smaller quantities of stone have been used for decorative effect.
- 17.2 Red bricks were cheap and easy to produce locally. The majority of building in Sutton are built of red brick or rendered or painted so that the colour of the bricks cannot be seen.
- 17.3 A smaller number of buildings are made of lighter coloured bricks, sometimes called 'gault' brick. Until the late 20th century the manufacture of these bricks required a source of suitable clay which was found along the banks of the Humber²³. For this reason they were difficult to obtain until transport improved in the 18th and 19th centuries. Their use was therefore mainly confined to prestigious buildings. However, a few smaller buildings in the village are built of this material, possibly with bricks left over from the building of larger houses.
- 17.4 A small but significant group of Victorian buildings use both colours for decorative effect. These are echoed by a number of modern developments which also use bicolour brickwork.
- 17.5 A few early 20th century buildings make use of a particularly bright red brick, known as "engineering brick".
- 17.6 A few, mostly 20th century buildings use other materials including hanging tile, wood, metal, glass and, less effectively, asbestos.

18 Roofs

- 18.1 The older cottages in the village tend to have simple pitched roofs (see figure 18.1). Some of these have gabled dormers; many more have modern dormers of varying sensitivity. Hipped roofs occur on some buildings (see figure 18.2). Flat roofs are virtually unknown in the village except on subsidiary parts of some late 20th century buildings. They invariably look out of place.
- 18.2 Tumbled gables are visible on some cottages (see figure 18.3). They are an East Riding vernacular feature dating from the late 17th to the early 19th century and providing a decorative feature with the practical purpose of exposing the more durable outward face of the brick at the gable edge.
- 18.3 The dominant traditional roofing materials used within the Conservation Area are Welsh slate and clay pantiles. "Rosemaries" (flat clay tiles) are used less widely but often to great effect e.g. to complement the bright red brickwork on number 30 Church Street.
- 18.4 Many buildings have been roofed or re-roofed using interlocking concrete tiles which vary in their effectiveness depending on how closely they succeed in imitating the older pantiles.
- 18.5 Most chimneys in the village are made of brick and many have interesting details which contribute to the distinctiveness to the buildings which they adorn. Where brick buildings have been rendered the chimney is often the only clue to the colour of the bricks.
- 18.6 There is a great variety of chimney pots in the village: mostly round but some octagonal or square, and made of red or buff clay with various forms of decoration.

19 Traditional doors and windows

- 19.1 The dominant motif in the village is the segmental arch (see figure 19.1), originating in the late 17th century. It occurs widely on the older cottages and has been picked up and used on later buildings including big houses and institutional buildings. Round arches are found in particular on prestigious buildings, Square arches and triangular pediments originate on prestigious Georgian buildings, moving-down market over time.
- 19.2 Bay windows occur on buildings dating from the mid 19th to the mid 20th century and vary a great deal in style.

- 19.3 Vertical sliding sashes are common on unmodernised windows. Some of these retain small glazing panels, particularly in 6-on-6 glazing patterns or variations on this (see figure 19.1). Elsewhere in the village larger panels, e.g. 2-on-2, occur widely and may be equally authentic (see figure 19.2). Horizontally sliding Yorkshire sashes are a local vernacular style of window which tends to survive on outbuildings or at the rear (see figure 19.3).
- 19.4 There is great variation in the style of windows in Sutton, due to some extent to the different building styles but also to their replacement at different times. The recent vogue for uPVC replacement windows is in danger of leading to a lack of variety and the loss of traditional building styles and materials which will be detrimental to the appearance of the historic legacy of the village.
- 19.5 There are few porches in Sutton. Where these form an integral part of the original design of the building or are interesting in their own right they should be conserved (see figure 19.4). However, where they have been added later they are often inappropriate and obtrusive (see figure 19.5).
- 19.6 Features such as dripstones over doors and windows (see figure 19.6), stone doorsteps (see figure 19.7) and Victorian cast-iron boot scrapers (see figure 19.8) are links with the past and make a distinct contribution to the character of the village.
- 19.7 Plaques and datestones, in addition to their historic interest, can also carry useful information (see figures 19.9 and 19.10).

20 Traditional Street furniture

- 20.1 The most attractive and interesting street lamps in Sutton are cast iron and painted blue-and-white. These are the old gas lamp standards, dating from the mid 19th century² with the original lanterns now replaced by electric lamps, but still retaining the distinctive cross-pieces on which the lamplighter would have rested his ladder (see figure 20.1). Several still survive along Potterill Lane, in Watson Street and in Chamberlain Street to the west of Sutton Trod. There are two distinct styles: a simpler type, fluted all the way down, with later metal junction boxes fixed to the base (see figure 20.2); and a more elaborately decorated type (see figure 20.3), with a removable plate embossed with the Hull three crowns ensign, acanthus leaves on the main shaft above the plate, and stylised flowers or *fleurons* on the cross-piece. The removable plate is probably an adaptation to the coming of electricity. These lamps are of considerable historic interest, forming a link with the days when Sutton was gas-lit. They make a

positive contribution to the streetscape and it is important that they should be preserved.

21 Boundary treatments

- 21.1 There is no predominant form of boundary treatment in Sutton. Brick, stone and concrete walls, fences, hedges and combinations of these occur seemingly at random, with little apparent effort to create any continuity between them. The most pleasing types consist of some combination of brick, stone, dark green or black metal railings, hedges and ivy.
- 21.2 In Potterill Lane, the same materials are used, but to form retaining walls, often topped with walls, hedges or fences. Here the boundaries are particularly interesting, including in particular, at nos. 15-17, a bank and hedge (see figure 8.1).

22 Paving

Most footways in Sutton are surfaced with asphalt but York stone flags are still visible in a very few places and should be retained (see figure 22.1). In Sutton Trod there are indications that stone flags have survived beneath the asphalt and if possible these should be restored.

23 Urban Greenspace

Of equal significance to the buildings in Sutton are its trees, hedgerows and greenspaces which help to give it its semi-rural character.

23.1 St James's churchyard

- 23.1.1 St James's churchyard is designated Urban Greenspace Site number 301 and is a site of Nature Conservation Interest.
- 23.1.2 The churchyard has been extended several times, most recently in 1932. A distinct change in ground level marks the position of the old boundary wall (see figure 23.1), a short length of which survives next to the path.
- 23.1.3 In the older part of the churchyard, the grass is managed to give a diverse habitat. In the newer part the grass is kept short to help access. Some of the memorials are of historic or artistic interest, including one with an unusual brick surround.

23.2 Former railway line

South of the railway bridge the cutting with its steeply wooded slopes on either side is designated Urban Greenspace Site No 300 and is a Site of Nature Conservation Interest (see figure 23.4).

23.3 Barbara Robson Playing Field and the verge along the south side of Robson Way

23.3.1 Barbara Robson was the daughter of Mr and Mrs Edwin Robson, who lived in Sutton House. In 1925 she died suddenly at the age of 13. Her father bought land for a children's playground and donated it to the village in her memory as the Barbara Robson Playing Field. The playground was moved in the 1980s with the laying out of Robson Way⁸.

23.3.2 The playing field is equipped with goal posts but the greater part of it is large, uneven and irregularly shaped with steeply-rising well-wooded slopes to the south (see figure 23.5) and a line of trees and bushes along the northern boundary with Robson Road. The result, although not very wild, creates an impression of being in the countryside. This area is rather damp for use as a playing field due to the presence of seasonal springs and there are plans to increase its nature conservation value by planting trees under a Woodland Trust scheme and by creating a wetland²⁴. To the south west is a children's playground consisting of brightly coloured play equipment surrounded by a low green metal fence. The overall effect is of a safe attractive interesting and well designed play space. There is a tarmac area alongside, marked out for various games with goals and hoops at each end. It is disfigured by graffiti and could do with being cleaned up and improved.

23.3.3 Along the southern edge of Robson Way is a wide grass verge with occasional clumps of trees (figure 23.6 and 23.7). As well as offering extensive views into the Conservation Area it performs a valuable function as a buffer zone between the Conservation Area and the busy road.

23.3.4 These two areas constitute Urban Greenspace Site number 302 and are part of Hull's Green Network. The playground is an NPSA category 'A' Youth and Adult Sport and Recreation facility.

23.4 Urban Greenspace bordering the Conservation Area

23.4.1 Three further areas of urban greenspace lie just outside the Conservation Area and contribute significantly to its setting.

23.4.2 Urban Greenspace Site number 362 is a narrow strip of grass and trees bounded on the south by a hedge. This is a Site of Nature Conservation Interest (see figure 23.8).

23.4.3 Urban Greenspace Site number 360 lies to the east of Sutton House and serves as a playing field and dog walking area.

23.4.4 Both these areas originally belonged to Sutton House (see map 6.2) and form part of its setting as well as offering views into the Conservation Area.

23.4.5 South of the Conservation Area, Sutton Trod is bordered by grown-out hawthorn hedges which now consist of rows of small trees giving the effect of a green tunnel (see figure 23.9). This section of the path is extremely attractive and is also of historic landscape interest. Although too small to be a designated site it is of significant local value and consideration should be given to incorporating it into the Conservation Area.

23.5 Gardens

23.5.1 Most of the big houses in Sutton are, or were originally, set in extensive grounds. These large gardens, many with trees protected by TPOs, give Sutton a considerable part of its character.

23.5.2 Many of these gardens are considerably smaller than they used to be, large parts having been sold off for building. There is continual development pressure on the remaining land, and already the bottoms of the gardens along Saltshouse Road are beginning to be sold off to allow houses to be built on Balham Avenue.

23.5.3 There are many more small gardens, and these also contribute to the landscape of the village. However, even these small areas of land are vulnerable to development.

24 Greenery

24.1 TPOs

Of the many trees which help to characterise Sutton a few are protected by Tree Preservation Orders. These include trees in the gardens of numbers 355 – 385 Saltshouse Road (TPOs 13 and 33) 371 – 373 Saltshouse Road (TPOs 17 and 71) and numbers 61a – 63 Church Street (TPO 9a) as well as two individual trees; an ash in the garden of number 7 High Trees Mount (TPO 107) and a sycamore in the garden of number 30 Watson Street (TPO 21).

24.2 Other trees

24.2.1 Sutton also contains many other striking and beautiful trees which are deserving of protection. These include:

24.2.2 Trees at the southern end of the garden of number 375 Saltshouse Road which may be at risk because of development pressure to continue building along Balham Avenue (see figure 24.1).

- 24.2.3 Trees in the garden of Sutton House including a tall sycamore and oak in front of the house; a smaller, younger plane tree in front of them; a tall and striking oak tree just inside the entrance near the northern gate post and a lime tree in the corner made by the northern gate.
- 24.2.4 Outside the boundary wall along Ings Road are many trees including sycamore, oak and several elm, including one tall specimen unusual since the advent of Dutch Elm Disease.
- 24.2.5 Trees in the gardens of Beech Lawn and The Lawn which form a striking view particularly as seen from Watson Street (see figure 24.2).
- 24.2.6 A beautiful and impressive Scots pine in the garden of number 99 Church Street which is visible over a wide area including from Robson Way (see figure 24.3).
- 24.2.7 A beech tree in the garden of number 19 Chamberlain Street, also visible over a wide area (see figure 24.4).
- 24.2.8 Another striking beech tree stands on the corner of Potterill Lane, in the garden hedge of number 6 Lowgate.
- 24.2.9 A pear just to the north of 3 College Street in a prominent position and, as a street tree, unusual in Sutton (see figure 24.5).
- 24.2.10 Two ash trees at the west end of Watson Street, one in the garden of number 28 and the other on the grass verge.
- 24.2.11 Church Mount is screened from the road by a row of mature Horse Chestnuts which give character and shade to the centre of the village (see figure 24.6).

24.3 Hedges

- 24.3.1 Sutton possesses a number relict hedges which mark ancient boundaries. All coincide with boundaries shown on the 1855 edition OS map, while some may date from the Enclosure period or earlier. All are of historic and landscape interest.
- 24.3.2 Saltshouse Road was re-aligned when the bypass was built but a section of the old line of the road remains, bound by a pair of relict hedges. The southern hedge runs alongside the boundaries to numbers 355 – 369 Saltshouse Road while the northern hedge is on a verge between the old and new alignments of the road. The northern hedge, together with the triangle of grass on which it stands, would certainly count as Urban Greenspace less than 0.21 hectares with Nature Conservation and amenity value (see figure 24.7).
- 24.3.3 A pair of relict hedgerows flank the southern entrance to Barbara Robson Playing Field just north of the car park (see figure 24.8).

24.3.4 Part of a single relict hedge remains on Robson Way, between Mount Pleasant and High Trees Mount together with an Ash tree standing a few metres to the north east. This hedge contributes strongly to the landscape of this area (see figure 24.9).

24.3.5 There are other trees in the Conservation Area which although not listed individually here, are an essential part of the landscape of the village. Some perform an important function screening unattractive buildings from view.

25 The wider setting of the village

25.1 Traces of the village's original setting can still be seen in the survival of the wider road network shown on the first edition OS map (1855). Wawne Road, Leads Road, Ings Road, Saltshouse Road (formerly Bilton Road), Gillshill Road and Tween Dykes Road still follow much the same course as they did, linking Sutton to what are now for the most part other districts of Hull. The Hull to Hornsea railway line also survives as a line of communication.

25.2 The big houses of Sutton had many contemporaries outside the Conservation Area which still survive, including Netherhall, Lochaber and Sutton Grange.

25.3 Hull is notably flat, so that the slight rise of the ridge on which the village stands is still apparent and even surprising when encountered for the first time.

St. James' Church is intervisible with St. Peter's, Wawne and St. Mary's, Swine⁸. The latter can also be seen from Mount Pleasant (see figure 25.1). These ancient views need to be preserved.

26 Design and access statements

All applications for new development should be accompanied by a design statement that includes an urban design analysis of the site and its immediate environs and information on the history of the site. The statement should clearly express the design principles adopted and illustrate materials in plan and elevation. Photographs may suffice for simple sites but highly visible or particularly sensitive sites will require perspective views in addition, drawn at eye level from publicly accessible viewpoints. (See "By Design", CABE/ DETR 2000).

27 Advertisements and signs

27.1 Many commercial buildings display large garish signs at odds with the age and scale of the buildings.

27.2 As a general rule, advertisements and signs should be kept to a minimum and shiny or reflective materials should not be used. Internally lit fascia boxes and projecting box signs should also be avoided. Traditional painted signs are, however, encouraged.

28 Preservation and enhancement schemes

The City Council will encourage appropriate proposals which will preserve and enhance the special character and appearance of the Sutton Village Conservation Area. This will include consideration of additional policies and participation in grant-aided schemes, when available, to encourage the preservation of traditional features and to repair and convert vacant buildings which are either listed or of historic townscape value.

Approved by the Planning Committee 18th December 2007 & adopted after public consultation 18th March 2008.

Appendix A: List of streets

Probably of mediaeval origin

roads leading to the village

Ings Road (formerly Hull Road)
Leads Road (formerly Stoneferry Lane⁷)
Saltshouse Road (formerly Bilton Road)

streets within the village

Church Street (formerly High Street, Great Street, Front Street)
Lowgate
Potterill Lane (Pottery Lane)
College Street (formerly Telephone Street⁸)
Watson Street (formerly Back Street)
Chamberlain Street

footpaths

Sutton Trod
Trod between Watson Street and Sutton Trod
Trod behind Albert Terrace

Georgian (probably laid out c.1770)

The Avenue (Liddell's Grove)

Victorian

Hull Hornsea railway line (1864)

terraces

Victoria Terrace (1856)
Albert Terrace (1856)
Rutland Terrace (c.1856)
Church Mount (late 1870s)

unnamed on 1855 map and not built up until late 20th / 21st century

Kirk Close (built up 1983-93)
Holly Mount (built up 21st C.)

late 19th - early 20th C.

Limetree Avenue (1888-1903)

mid 20th century

Church Close (1926-1963)
Highfield (1930-32)
Highfield Close (1970s)
Lowgate Close (1951-63)
The Lawns (1970s)
Balham Avenue (1964)
Chamberlain Close (1974)

late 20th - early 21st century

Robson Way (1980)
Hornbeams Court (1987-96)
Kingfisher Rise (1989)
The Close (1987-96)
High Trees Mount (1989)
Priestgate (1994-96)
St. James' Court (1990s)

Appendix B1: Species list, St James Churchyard
3rd May 2000

Flowering Plants

Alkanet, green	<i>Pentaglottis sempervirens</i>
Avens, wood	<i>Geum rivale</i>
Bishop weed (Ground elder)	<i>Aegopodium podagraria</i>
Bluebell	<i>Hyacinthoides non scripta</i>
Bramble	<i>Rubus fruticosus</i>
Bugle	<i>Ajuga reptans</i>
Buttercup, creeping	<i>Ranunculus repens</i>
Campion, red	<i>Silene dioica</i>
Celandine	<i>Ranunculus ficaria</i>
Cowslip	<i>Primula veris</i>
Cranesbill, shining	<i>Geanium lucidum</i>
Cuckoo flower (Milkmaids lady's smock)	<i>Cardamine Paratensis</i>
Daisy	<i>Bellis Perennis</i>
Daisy, ox – eye	<i>Leucanthemum vulgare</i>
Dandelion	<i>Taraxacum sp</i>
Dock, broad-leaved	<i>Rumex obtusifolius</i>
Goosegrass (Cleavers)	<i>Galium aparine</i>
Knotweed, Japanese	<i>Reynoutria japonica</i>
Nettle	<i>Urtica dioica</i>
Nettle, white dead	<i>Lamium album</i>
Plantain, ribwort	<i>Plantago lanceolata</i>
Queen Anne's lace (Cow parsley)	<i>Anthriscus sylvestris</i>
Ramsons	<i>Allium ursinum</i>
Raspberry	<i>Rubus idaeus</i>
Rose	<i>Rosa sp</i>
Speedwell, ivy-leaved	<i>Veronica hederifolia</i>
Thistle, creeping	<i>Cirsium arvense</i>
Thistle spear	<i>Cirsium vulare</i>
Toadflax, ivy-leaved	<i>Cymbalaria muralis</i>
Vetch, common	<i>Vicia sativa</i>
Violet, common dog	<i>Viola riviana</i>

Trees

Cherry	<i>Prunus sp</i>
Elder	<i>Sambucus nigra</i>
Elm	<i>Ulmus procera</i>
Hawthorn	<i>Crataegus monogyna</i>
Holly	<i>Ilex aquifolia</i>

Appendix B2 Species lists (Winter 2005)

1. Cycle Track (Urban Greenspace Site no 300)
Ash *Fraxinus excelsior*, holly *Ilex aquifolium*, bramble *Rubus fruticosus*, ivy *Hedera helix*, ground ivy *Glechoma headeracea*, wild rose *Rosa* spp, nettle *Urtica dioica*, elder *Sambucus nigra* and ferns.
2. Sutton Trod
Mainly hawthorn, there is also mature ash *Fraxinus excelsior*, elder *Sambucus niger*, ivy *Hedera helix*, horse chestnut *Aesculus hippocastanum*, sycamore *Acer pseudoplatanus* and snowberry *Symphoricarpus albus*²⁵.
3. Hedge, no 6, Lowgate
Beech *Fagus Sylvatica*, hawthorn *cretaegus monogyna*, elm *Ulmus* spp, privet *Ligustrum* spp., elder *Sambucus niger*, ivy *Hedera helix*, snowberry *Symphoricarpus albus*, ash *Fraxinus excelsior* and sycamore *Acer psudoplatanus*²⁵.
4. Relict hedge, Salthouse Road
Mostly hawthorn *Cretaegus monogyna*, with some sycamore *Acer pseudoplatanus*, mature ash *Fraxinus excelsior*, holly *Ilex aquifolium*, ivy *Hedera helix*, bramble *Rubus fruticosus*; nettle *Urtica dioica*; goose grass *Galium aparine* and cranesbill *Geranium* spp. Slightly out of the line of the hedge is a young silver birch *Betula pendula*. The southern hedge contains hawthorn *Cretaegus monogyna*, holly *Ilex aquifolium*, sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior*, blackthorn *Prunus spinosa* and elder *Sambucus niger*²⁵.
5. Relict hedge, west of south entrance to Barbara Robson Playing field
50m long is dominated by elder *Sambucus nigra* with some hawthorn *Cretaegus monogyna*²⁵, ivy *Hedera helix*, bramble *Rabus fruticosus* and wild rose *Rosa canina*.
6. Relict hedge east of south entrance to Barbara Robson playing field
25m, mainly hawthorn *Cretaegus monogyna* and elder, with blackthorn *Prunus spinoza* dog rose *Rosa canina*, bramble *Rubus fruticosus*, ivy *Hedera helix*, and sycamore *Acer pseudoplatanus*²⁵.
7. Relict hedge, Robson Way
Ash *Fraxinus excelsior*, hawthorn *Cretaegus monogyna*, elda *Sambucus nigra*, ivy *Hedera helix*, bramble *Rubus fruticosus*, goose grass *Galium aparine*. Another ash tree stands a few metres to the north east.

References

1. John Munson *Pers. comm.*
2. Allison 1969
3. Didsbury 1990
4. Humber Archaeology Partnership Sites and Monuments Record
5. Pevsner and Neave 1995
6. Sheahan and Whellen 1856
7. Ketchell 1997
8. Rhodes 1999
9. Poulson 1841
10. Chris Ketchell *Pers. comm.*
11. Rackham 2003
12. Ron Fitzgerald, Structural Perspectives *Pers. comm.*
13. Images of England, 2005
14. Sutton and Wawne Team Ministry 2005
15. Blashill 1896
16. Neave 1990
17. Jean Jones, Planning Inspectorate Appeal Decision 12/8/2004
18. Hull Daily Mail 15/9/2003
19. Pevsner 1992
20. R Jones *Pers. comm.*
21. TT Bolton *Pers. comm.*
22. Clifton-Taylor 1992
23. John Tibbles *Pers. comm.*
24. Peter Lamb, *Pers. comm.*
25. Alan Tharratt *Pers. comm.*

Bibliography

- Allison KJ 1969 A History of the County of York, East Riding. Vol 1: The City of Kingston upon Hull. Oxford University Press.
- Blashill T 1896 Sutton-in-Holderness: the Manor, the Berewic, and the Village Community. William Andrews and Co, Hull.
- Clifton-Taylor A 1992 "Building Materials" in Pevsner N The Buildings of England: Yorkshire: York and the East Riding. Penguin, London. pp 55-58.
- Department of Culture, Media and Sport 2005 Revised List of Buildings of Special Architectural or Historic Interest of the City of Kingston-upon-Hull.
- Didsbury P 1990 "Exploitation of the alluvium of the lower Hull valley in the Roman period" in Ellis S and Crowther DR (eds.) 1990 *Humber Perspectives*, pp199-210. Hull University Press.
- Ellis S and Crowther DR (eds.) 1990 *Humber Perspectives*. Hull University Press.
- Evans D H with Steedman K (2000) 'Archaeology in the Modern City of Kingston Upon Hull, and Recent Research at Kingswood' in Van de Noort R and Ellis S (eds) 'Wetland Heritage of the Hull Valley: an Archaeological Survey' Humber Wetlands Project, Hull 2000.

Heald JD 1993 A History of Methodism in Sutton-on Hull. JD Heald, Hull.
Humber Archaeology Partnership Sites and Monuments Record.
Images of England 2005 www.imagesofengland.org.uk/help/help.asp
Ketchell C 1997 The New Sutton Walk. Local History Unit, Hull.
Kingston-upon-Hull City Council Record of planning applications.
Kingston-upon-Hull City Council 1983 Sutton Village Conservation Area.
KUHCC.
Lewis P 2003 Details: A Guide to House Design in Britain. Prestel, London.
Neave D and S 1990 East Riding Chapels and Meeting Houses. East
Yorkshire Local History Society, Bridlington.
Ordnance Survey 6" 1855 Sheet 226
Ordnance Survey 1:2500 1892 Sheet 226.7, .8, .11 and .12
Ordnance Survey 1:2500 1910 Sheet 226.7, .8, .11 and .12
Ordnance Survey 1:2500 1928 Sheet 226.7, .8, .11 and .12
Ordnance Survey 1:1250 1949 Sheet TA 1132 NE
Ordnance Survey 1:1250 1950 Sheet TA 1133 SE
Ordnance Survey 1:1250 1950 Sheet TA 1133 SW
Ordnance Survey 1:1250 1950 Sheet TA 1232 NW
Ordnance Survey 1:1250 1951 Sheet TA 1132 NW
Ordnance Survey 1:1250 1952 Sheet TA 1133 SE
Ordnance Survey 1:1250 1952 Sheet TA 1133 SW
Ordnance Survey 1:1250 1952 Sheet TA 1132 NE
Ordnance Survey 1:1250 1952 Sheet TA 1232 NW
Ordnance Survey 1:1250 1961 Sheet TA 1132 NW
Ordnance Survey 1:1250 1963 Sheet TA 1132 NE
Ordnance Survey 1:1250 1969 Sheet TA 1232 NW
Ordnance Survey 1:1250 1973 Sheet TA 1133 SE
Ordnance Survey 1:1250 1983 Sheet TA 1132 NE
Ordnance Survey 1:1250 1984 Sheet TA 1133 SE
Ordnance Survey 1:1250 1993 Sheet TA 1132 NW
Ordnance Survey 1:1250 1993 Sheet TA 1232 NW
Ordnance Survey 1:1250 1996 Sheet TA 1132 NE
Ordnance Survey 1:1250 1996 Sheet TA 1133 SE
Ordnance Survey 1:1250 1998 Sheet TA 1133 SW
Pevsner N 1992 The Buildings of England: Yorkshire: York and the East
Riding. Penguin, London.
Pevsner N and Neave D 1995 The Buildings of England: Yorkshire: York and
the East Riding. Penguin, London.
Poulson G 1841 History and Antiquities of the Seignory of Holderness.
Thomas Topping, Hull.
Rackham O 2003 The Illustrated History of the Countryside. Wiedenfeld and
Nicolson.
Rhodes M 1999 Sutton, Bransholme and Wawne: church and people - a
celebration. Highgate Publications, Beverley.
Sheahan JJ and Whellan T 1856 History and Topography of the City of York.
John Green, Beverley.
Slaughter PA 2000 The Archaeology of Ridge and Furrow Open Field System
at Sutton-on-Hull. Unpublished thesis.
Steane JM 1985 The Archaeology of Mediaeval England and Wales. Croom
Helm, Beckenham, Kent.

Sutton Enclosure Plan 1768. Hull City Archives, DOX.31.

Sutton and Wawne Team Ministry 2005 www.sutton-on-hull.co.uk/st-james.htm

Taunton Deane Borough Council 2005

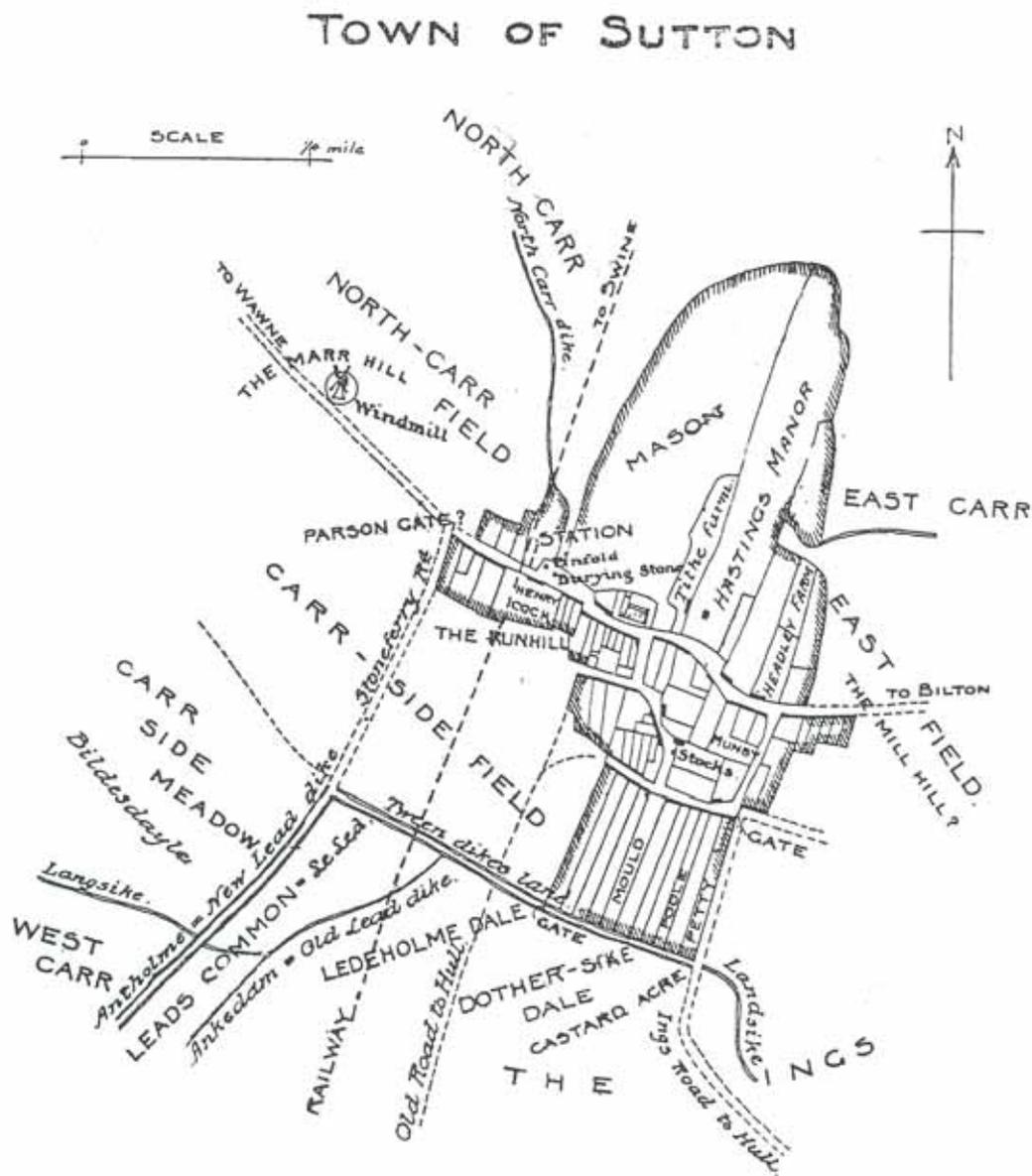
www.tauntondeane.gov.uk/heartofsomerset/site/products.asp?parentid=5888manufacturer=478

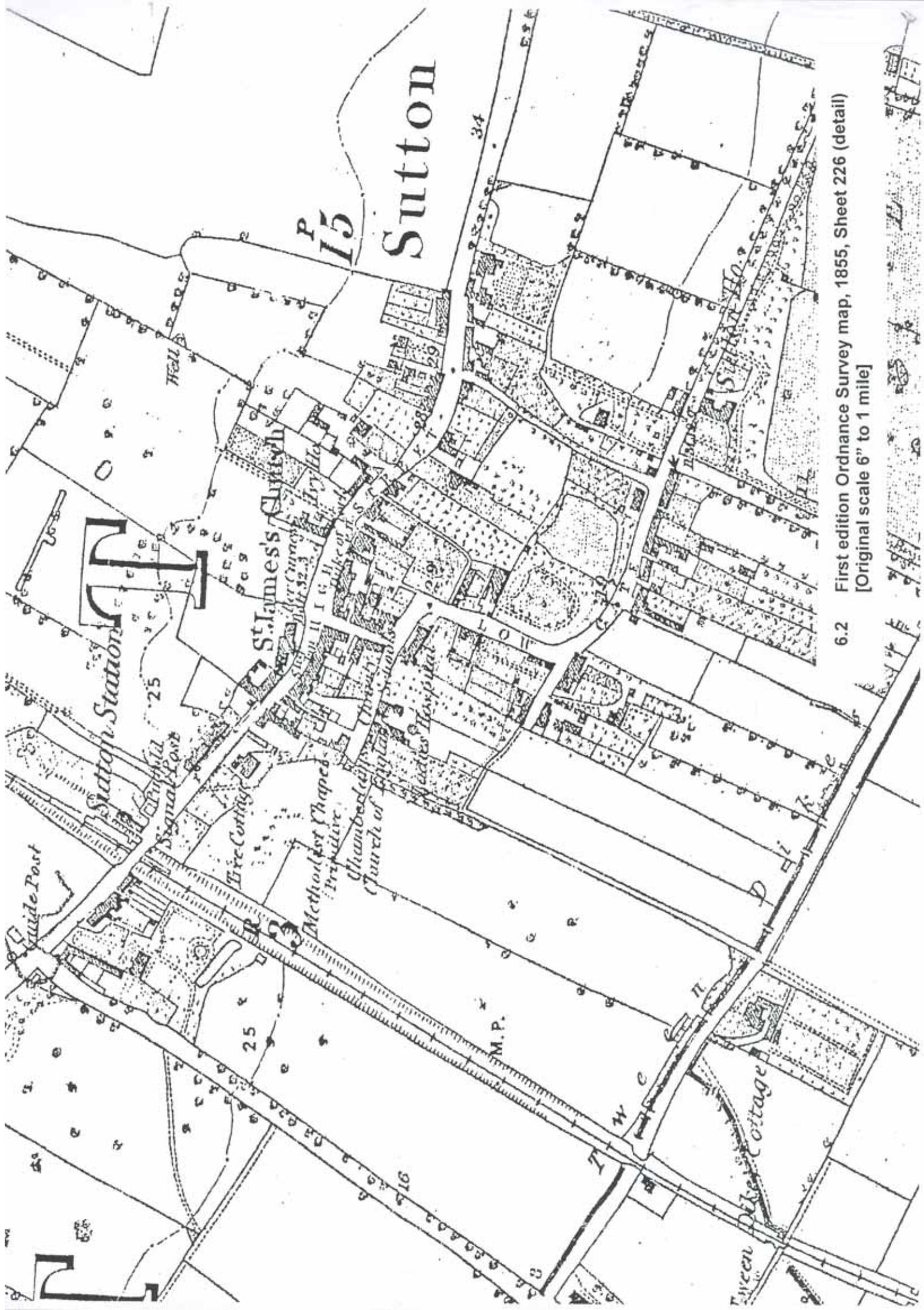
Maps

- 5.1 Sutton in the mid 18th century (Blashill 1896)**
- 6.1 Sutton Enclosure Plan 1770 (detail)**
- 6.2 First edition Ordnance Survey map, 1855, Sheet 226 (detail)
[Original scale 6" to 1 mile]**
- 10.1 Listed Buildings**
- 11.1 Strategically important buildings of local architectural and historic interest.**
- 12.1 Unlisted buildings and structures of historic townscape value**
- 13.1 Unlisted buildings of positive modern townscape value**
- 14.1 Unlisted buildings of neutral modern townscape value**
- 15.1 Unlisted buildings of negative modern townscape value**

Photographs

5.1 Sutton in the mid 18th century (Blashill 1896)



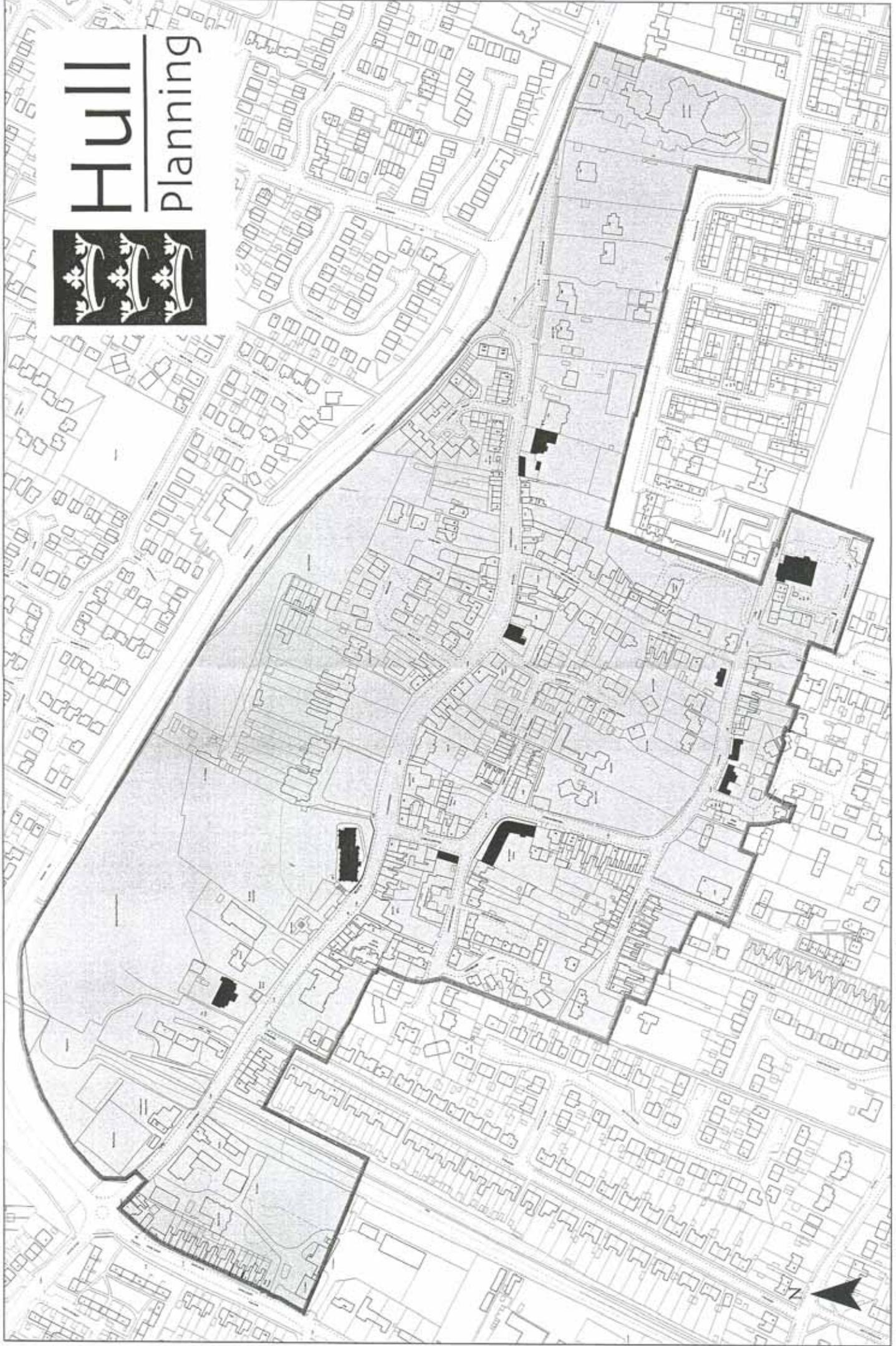


6.2 First edition Ordnance Survey map, 1855, Sheet 226 (detail)
 [Original scale 6" to 1 mile]

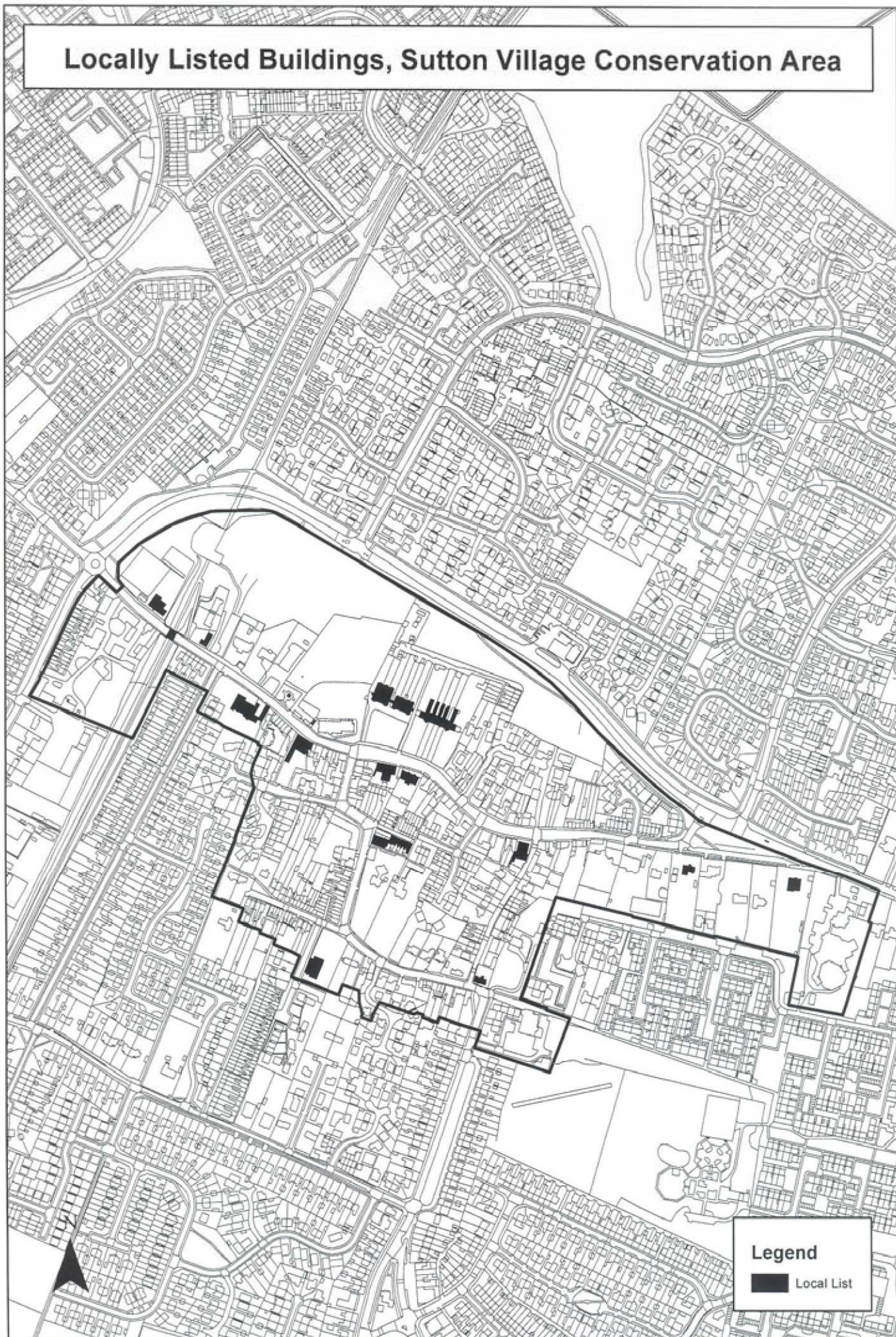


Hull

Planning

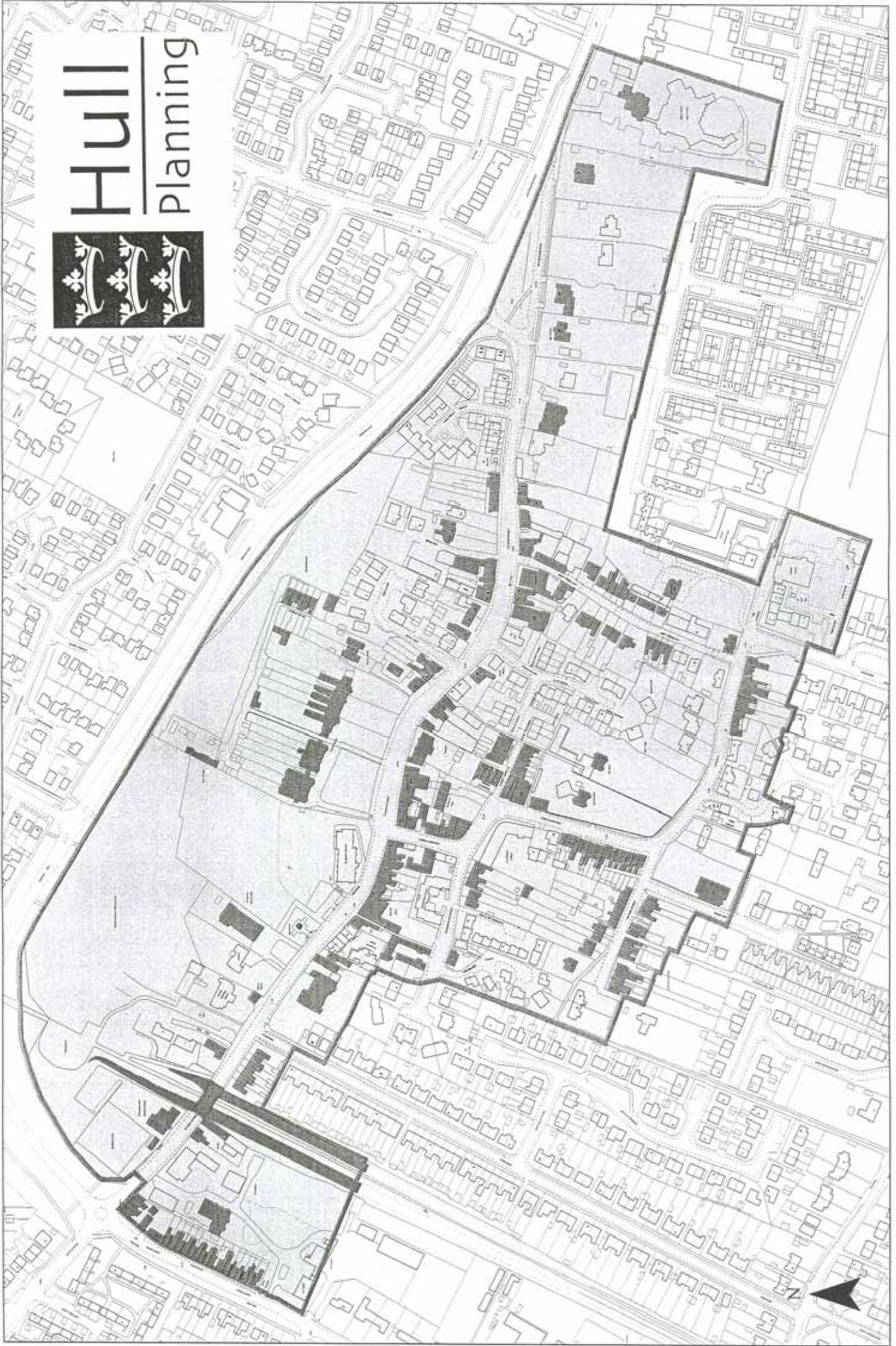


Locally Listed Buildings, Sutton Village Conservation Area





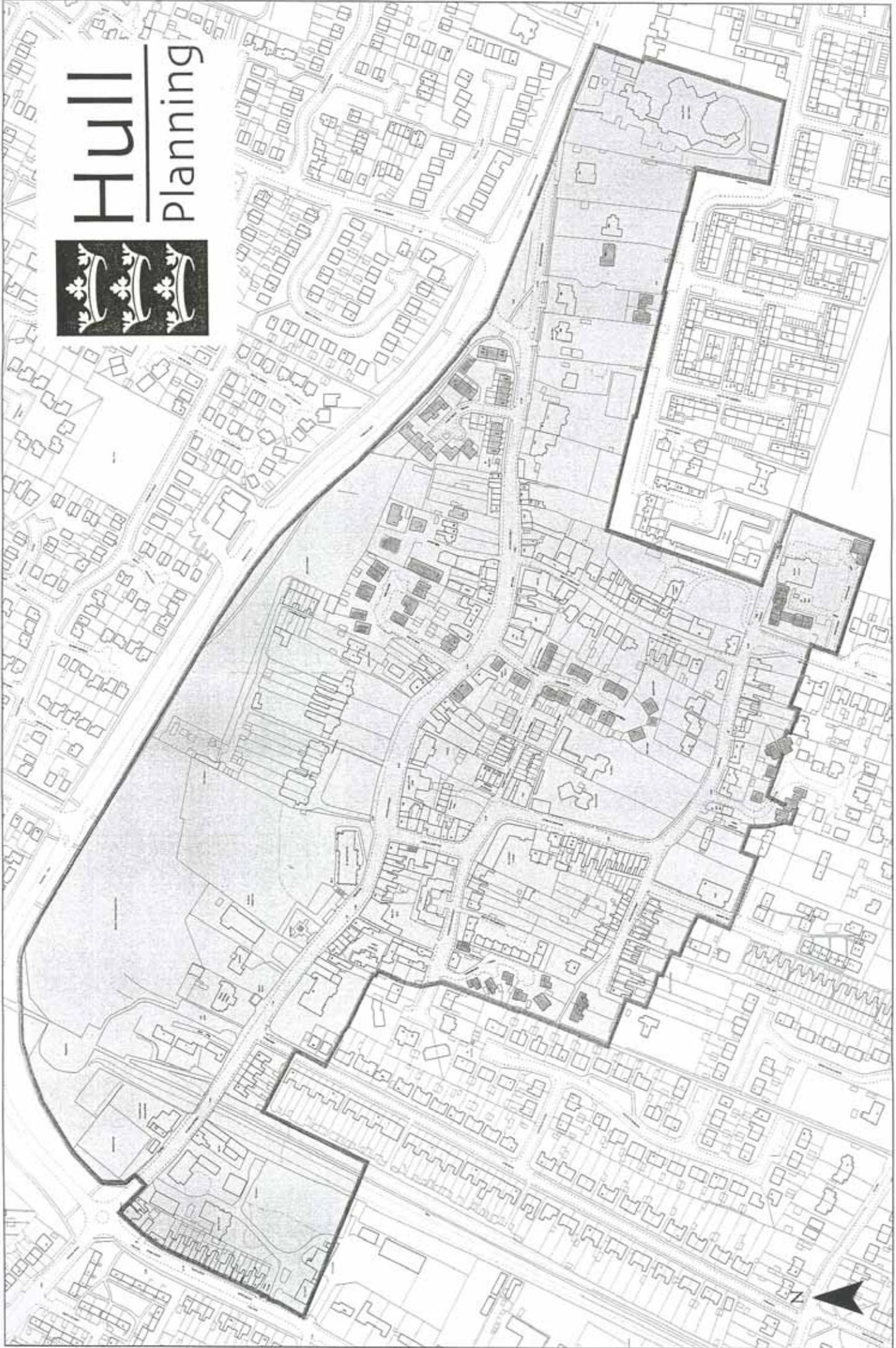
Hull Planning





Hull

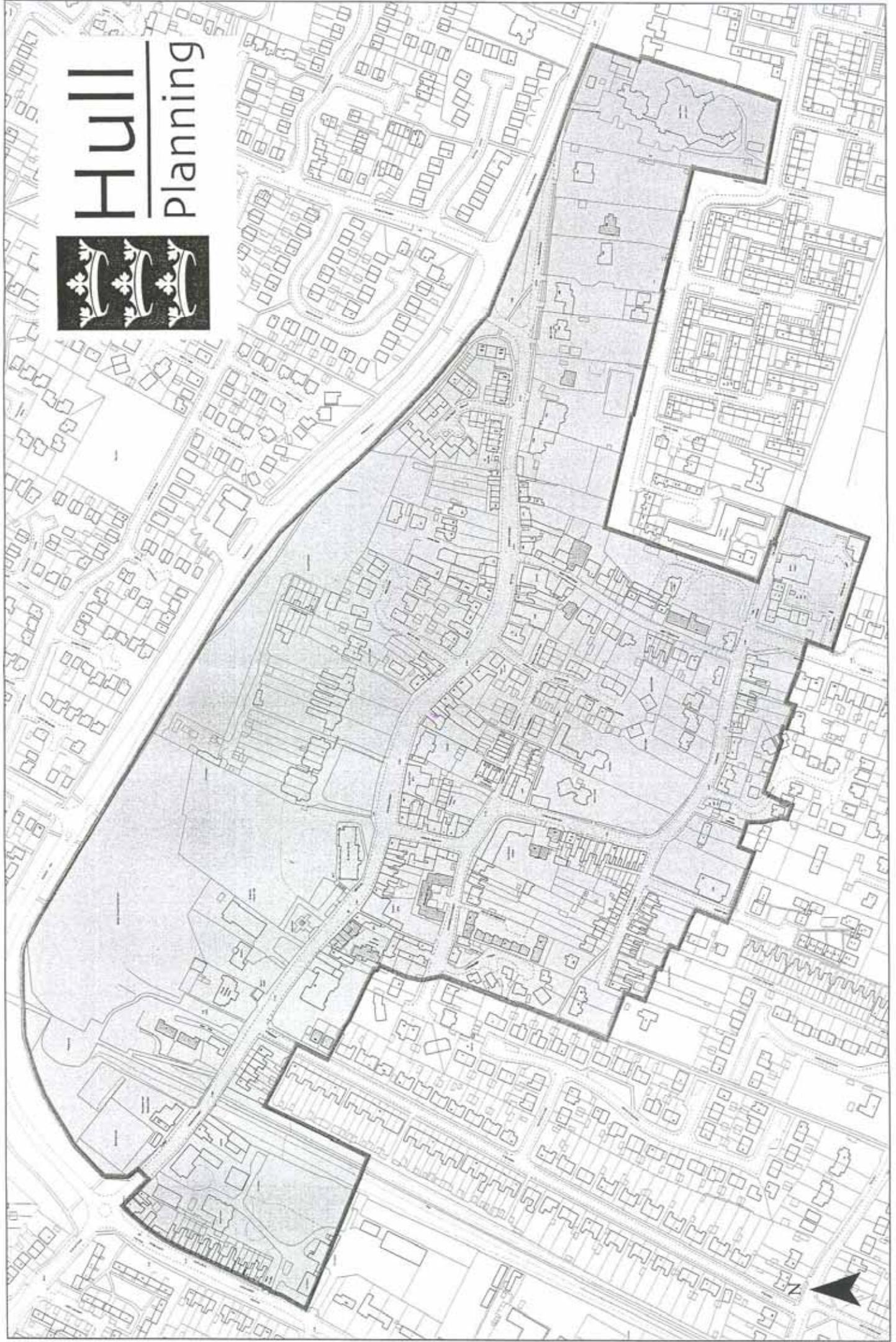
Planning





Hull

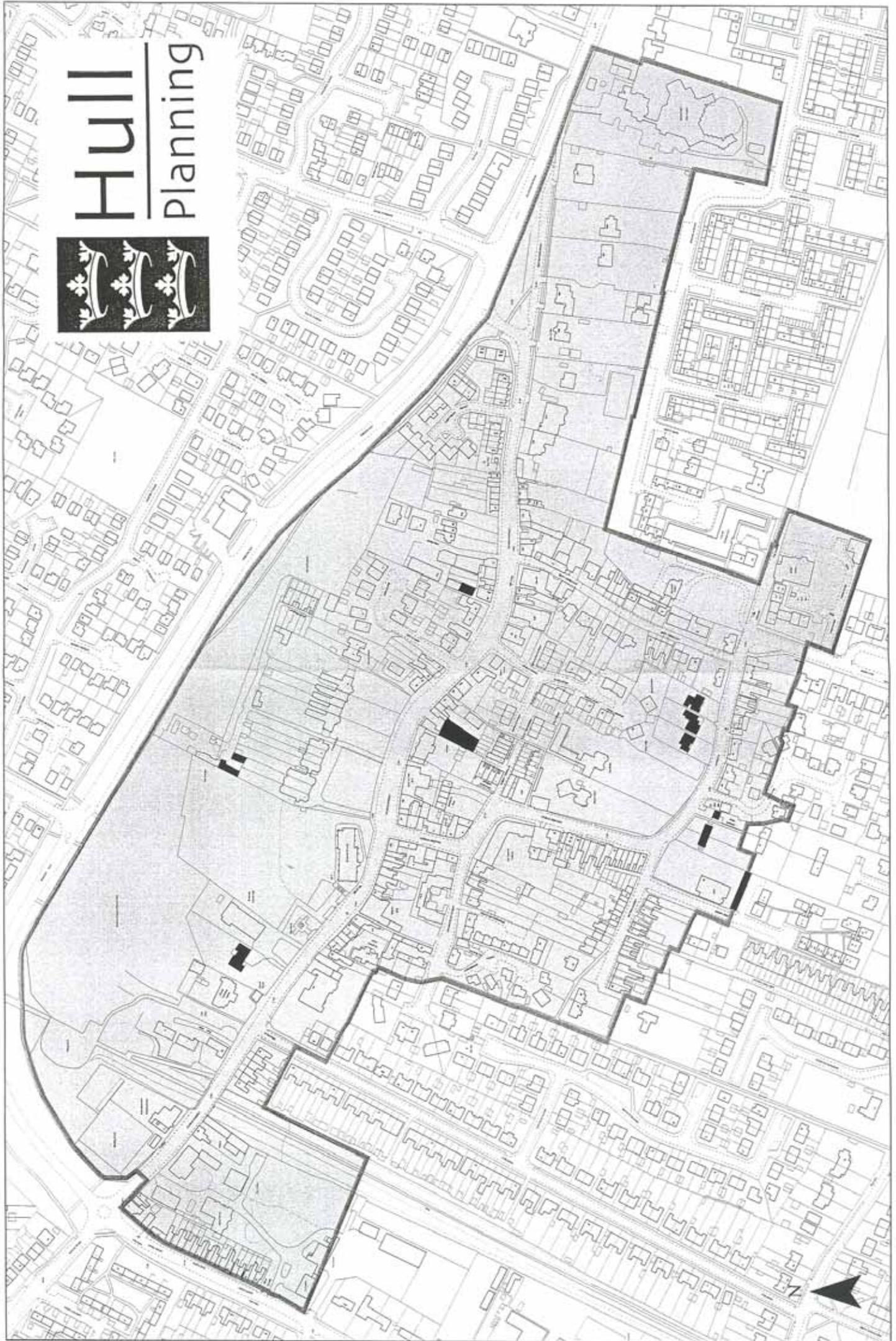
Planning





Hull

Planning



Photographs

Photographs and drawings of buildings and local details



Figure 5.1 The whalebone arch before its removal



Figure 6.1 St James' Church seen from the yard



Figure 6.1: Chamberlain Almshouses, Church Street and The Ship Inn 1920's (C. Ketchell).



Figure 6.3 18-28 Church Street



Figure 7.1 Adjoining cottages in Church Street



Figure 8.1 Hedge and bank, Potterill Lane



Figure 8.2 Sutton Trod



Figure 8.3 Trod leading from Watson Street to Sutton Trod



Figure 8.4 footpath between College Street and Church Street – Church Street end



Figure 8.5 Footpath between College Street and Church Street – College Street end.



Figure 11.1 Albert Terrace



Figure 11.2 Porch, 7 Church Mount



Figure 11.3 Coachhouse and pyramidal gateposts, 12 Church Mount.



Figure 11.4 Bridge over dismantled railway, looking north.



Figure 11.5 Coffin rest to left of gate to War Memorial



Figure 11.6 stone to right of gate to War Memorial



Figure 11.7 Ings Road, looking north towards Beech Cottage



Figure 12.1 14 Watson Street showing multiple rebuilding.



Figure 12.2 Polychrome pier in boundary wall of Beech Lawn and the Elms.

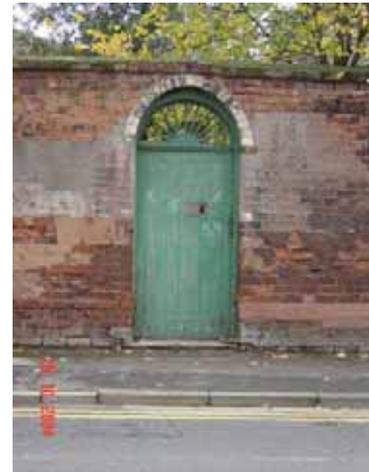


Figure 12.3 Gate in boundary wall of Beech Lawn.



Figure 12.4 College Street looking northwest towards Victoria Terrace.



Figure 12.5 16 -18 Watson Street



Figure 12.6 Looking south from Barbara Robson Playing Fields along footpath and cycle track



Figure 12.7 Polychrome buildings centred on Sutton Masonic Hall, College Street.



Figure 12.8 10–16 Chamberlain Street; former laundry and stables



Figure 14.1 St James' Church from Chamberlain Street



Figure 15.1 Looking southwest from Robson Way across Barbara Robson playing field.



Figure 15.2 Security fence at the back of Church Mount.



Figure 15.3 Concrete subway under Robson Way.



Figure 18.1 Pitched roofs, Watson Street



Figure 18.2 Hipped roof on stable block, Church Street/Saltshouse Road.



Figure 18.3 Tumbled gables, 84 Church Street

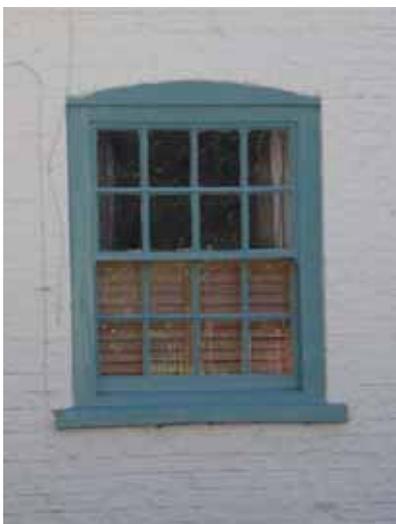


Figure 19.1 Segmental headed window, 48 Church Street



Figure 19.2 Window, Ann Watson College



Figure 19.3 Yorkshire sliding sash, 29 Lowgate



Figure 19.4 Original canopy, 7 Chamberlain Street



Figure 19.5 Inserted porch, Butchers' Row



Figure 19.6 Dripstone over window 34 College Street



Figure 19.7 Stone doorsteps, 54-56 Church Street



Figure 19.8 Cast iron boot scraper, 34 College Street.



Figure 19.9 Datestone, Potterill Lane



Figure 19.10 Plaque chamberlain, Almshouses



Figure 20.1 Gas lamp standard with cross piece decorated with fleurons, Potterill Lane.



Figure 20.2 gas lamp standard with fluted base.



Figure 20.3 Gas lamp standard with Hull three crowns and acanthus leaves.



Figure 22.1 York stone paving, Potterill Lane



Figure 23.1 Change in level marking former boundary of St James' cemetery before extension.



Figure 23.2 Older part of St James' cemetery



Figure 23.3 New extension to St James Cemetery



Figure 23.4 Looking south along cycle track from bridge on Church Street.



Figure 23.5 Looking southeast across Barbara Robson Playing Field.



Figure 23.6 Looking east along Robson Way towards Mount Pleasant.



Figure 23.7 Looking west from Mount Pleasant along Robson Way towards The Cottage.



Figure 23.8 Urban greenspace site number 362, formerly part of the grounds of Sutton House.



Figure 23.9 Sutton Trod, south of the Conservation Area.



Figure 24.1 Trees to the rear of number 375 Saltshouse Road.



Figure 24.2 Gardens of Beech Lawn and The Lawn, from Watson Street



Figure 24.3 Scots pine visible from Robson Way.



Figure 24.4 Beech tree, 19 Chamberlain Street



Figure 24.5 Pear tree College Street



Figure 24.6 Widest part of Church Street, from the east.



Figure 24.7 Looking east along Saltshouse Road.



Figure 24.8 Relict hedges in Barbara Robson Playing Field, looking south towards Highfield.



24.9 Relict hedge, Robson Way



Figure 25.1 St. Mary's Church, Swine, seen from Mount Pleasant