

Beverley Civic Society

NEWSLETTER SUMMER 2020

Infectious Diseases In The Town Of Beverley

In 1349 the Black Death, thought to have originated in China, was sweeping across Europe. When it arrived in England no part of the country was safe. In June 1349 the archbishop of York, Lord of the Manor of Beverley, ordered the consecration of the churchyard of St Thomas's chapel outside Keldgate Bar as an additional burial ground.

There are few reliable statistics about the progress of the Black Death in 14th century Beverley. It is likely that, as in other towns in England, almost half the population died. The board in St Mary's church, Beverley, which lists the names and dates of priests appointed to the church shows that in 1349, between 20th August and 20th September three priests died. To study similar boards in other churches it is interesting to note the spread of the disease throughout the country. Evidence of the lack of labourers available is that building work on our two great churches ceased until about 1380.

The plague continued to return intermittently throughout the 14th, 15th and 16th centuries in local or national outbreaks. In 1605 the Parish Register for the Minster records that between August 1604 and June 1605 there were four times the usual number of deaths. In 1610 the Parish Register for St Mary's records that twenty-three bodies were buried while forty were 'shuffled into graves without any readings over them'.

The 12 Keepers of the town of Beverley decided to prevent the spread of infection. Booths (and later a pest house) were erected on the moated site of the no longer used commandry of the Knights Hospitallers, situated near where Beverley Station now stands. Here people who died from the plague could be buried.

The Town Minutes tell us that in 1637, because of an outbreak in Hull, there were strict precautions in Beverley. Anyone wishing to go to Hull had to obtain a licence from the mayor, goods and visitors from Hull were banned, public gatherings were banished and no more than ten persons were permitted to attend childbearings.

One of the last outbreaks in England was in 1665 when the Great Plague of London, recorded by Samuel Pepys in his diary, broke out and soon spread to other parts of the country. When it reached Beverley, in order to contain the spread of the infection, the Town Keepers imposed restrictions on the movements of people: visitors and goods from infected places, especially Hull, were excluded from the town, a regular watch was

kept for any strangers and all public meetings were banned. All cats and dogs, believed to be carriers of the disease, in the area of Highgate and Eastgate were ordered to be killed. The town gates, North Bar, Newbegin Bar and Keldgate Bar, were shut between nine o'clock in the evening and six o'clock in the morning.

By the following June precautions had been relaxed but there was obviously unease for three students returning from Cambridge, where the disease still was, were ordered to stay out of the town for some weeks. Consequently, with the lack of movement, trade suffered.

In 16th century Beverley the population has been estimated to have been approximately 5,000 but hearth tax returns for 1672 suggest that the population had decreased to between 2,480 and 3,100; perhaps the decrease in population was a result of disease or perhaps a result of economic changes in the town which caused people to leave Beverley and seek work elsewhere.

Next year we shall on 7th May be commemorating the death, 1300 years ago, of St John of Beverley. Since that time the town has suffered attacks, famine, flood, poverty, pestilence and floods. Let's hope that modern medicines and time will by next year have helped Beverley to once again be restored to normality.

Pamela Hopkins

Hall Garth History Board



The latest history board was erected in early March replacing the one by Beverley Borough Council. The new board is more comprehensive and was designed by the East Riding Council with historical research by the Civic Society. Funded by the Council, it forms part of a scheme to examine and replace history and interpretive displays in the ownership of the Council which are showing signs of deterioration after so many years on display. A replacement for the one already removed in Eastgate is the next on the list.

Remember that all of the history boards are available on our website as a PDF version.

Mike Hildyard

The Eastgate Site Beverley 1990 - 2020



The view across Paradise Square

In 1990 the Eastgate Development was completed and 30 years later It seems a good time to look back and see how this scheme evolved and revisit with extracts from The Building Dossier of the time and local records.

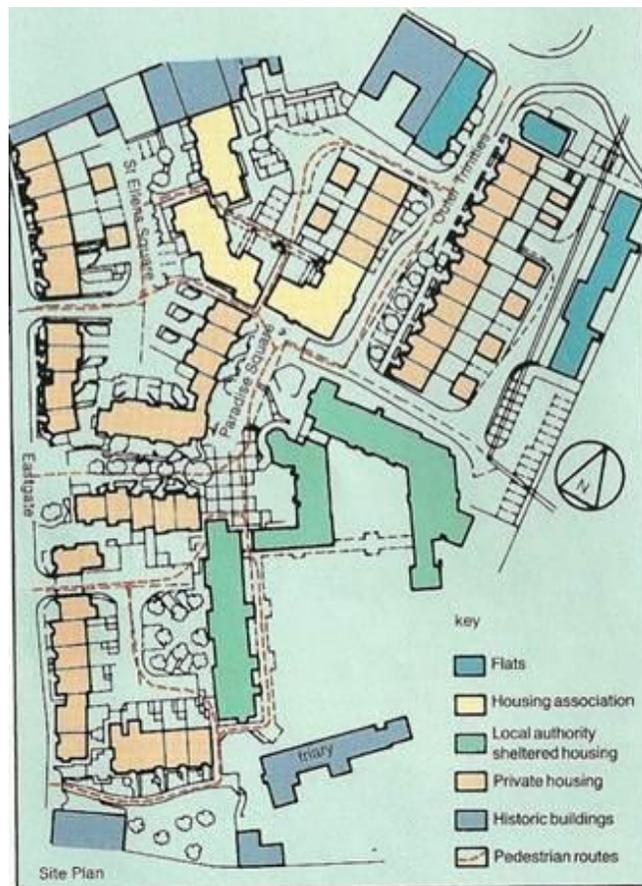
The Eastgate site area (2.34ha) shown on the plan was the site of Armstrongs, a local car part manufacturer, a local bus depot, and the remains of a Dominican Friary, a Scheduled Ancient Monument. The site was purchased by the former East Riding County Council and used in part as council offices. Upon the reorganisation of Local Government in 1974 the site passed to the East Yorkshire Borough of Beverley Council who were to go on to produce a planning brief, organise an architectural competition and select a preferred developer.

As land owner and planning authority this was a strong position, but the two functions had to be kept strictly apart. In essence the developer did not hold the land at any time and the owners of the completed development purchased the land direct from the Council.

The background to the scheme is very important in shaping the ultimate outcome

because from the very beginning there was total cooperation from all persons involved, regular meetings, a special Eastgate Sub Committee of the Council and delegation to the officers to make speedy decisions.

Site Layout Plan



The site is a mixed housing scheme designed around a series of courts and squares, enhanced by the close proximity of the Minster.

The layout plan shows the mix of housing types, private town housing (48), Private flats (15) Housing Association sheltered flats (24) and Local Authority sheltered flats (38).

The centre of the scheme is Paradise Square (a reference to the activities of the Dominican Friary retained within the site) and a pedestrian public space from which narrow paths radiate to four smaller spaces. The scheme evolved by acknowledging a sense of place and taking every opportunity to manage space and frame the views of the Minster.

The best way to appreciate the care and attention that was given to the development by all involved from the developer, architects, planners to the hands-on trades, plumbers, bricklayers and all others, is to visit the site. Look at the detailing of the leaded bays, individual chimney details and the subtle curvature of the frontage to Eastgate. See how the carefully designed landscaping has matured and the care all the residents including the Local Authority have taken in maintaining their properties. The development is an example of how different types of housing can be designed together to form a distinct local community but still forming part of the intrinsic part of the town in a sustainable location.



The view towards Wednesday Market. Note the brickwork and leaded bay details and the subtle curvature of the street frontage.

In the words of the project architect Richard Swaine, “Cooperation allowed instant decision. Serendipitous opportunities were grasped. Parts of buildings were taken down and improved. It

was a far cry from the grim-faced inflexible world of binding contracts, penalty clauses and the restrictive controls of much conservation legislation”

It is of topical interest that the large site owned by the East Riding Council, partly on the frontage to Lord Roberts Road, also with magnificent views of the Minster, is, at the time of writing, being offered for redevelopment. The Civic Society will be keeping a careful watch hoping that the new proposals will be in keeping with the high standards already achieved on the Eastgate site.

Michael Hildyard

Update from the Development Group

Despite lockdown planning applications continue to be lodged and appeals made.

We have been advised that an appeal has been lodged contesting the refusal for the filling station at Killingwold Graves. The Society objected to this application on many grounds, not least that it lies in an area of open country protected by the Local Plan, so it awaits the Inspector’s decision with interest.

Work has started to install the new EE telephone mast at the Southern end of Manor Road so we look forward to the removal of the ‘temporary’ mast in the Beverley Arms carpark.

Members may have noticed that the upper façade of the building in Saturday Market housing the Sofa Works and Fat Face shops was in a poor state of decoration. Sofa Works recently completed a redecoration, and we learn that Fat Face has now received approval for the redecorating their section of the building, albeit in a different colour to Sofa Works. A lost opportunity to unify the appearance of the handsome façade of this listed building by Cuthbert Broderick, but the building will be able to be better appreciated again.

There has been much activity in the main shopping area with minor works being applied for or approved including Crew Clothing, Pink Flamingo, Vine and Grain, the former Boots in Old Walkergate, Phase Eight and Jack Wills. The Society also commends the completion of the sensitive re-building of 4 Lord Roberts Road.

The Society is aware of the number of actual or impending business closures in this difficult economic climate, but is encouraged to see some new businesses arrive, and that Carluccio appears to have been saved. It continues to encourage, where suitable access is possible, the use of ‘above the shop’ for residential purposes.

Other applications commented on elsewhere include the ongoing improvements to the listed building at 63 Flemingate, the sensitive revised plans to convert 8 Newbegin into two as opposed to three apartments, and the conversion of 78 Lairgate and a garage in Cross Keys Yard into residential dwellings.

The Society has a long standing interest in monitoring town centre housing developments, and is encouraging ERYC to develop a policy regarding the increasing provision of second and holiday homes, and AirBnB properties in the town, which may adversely affect the provision of town centre housing suitable for purchase or rent by the elderly and young people (single and married

couples). Powers for Local Authorities to implement such policies are being debated nationally. For more discussion see:

<https://www.theguardian.com/technology/2020/feb/21/airbnb-call-english-councils-powers-regulate-caroline-lucas>

<https://propertyindustryeye.com/local-authority-licensing-announced-for-airbnb-lettings-will-rest-of-uk-follow-scots-example/>

Dick Lidwell

Modular Housing Developments

Another topic under discussion nationally is the provision of modular built housing which can speed up the process. There are at least two manufacturing companies in Yorkshire producing such houses. Forget the age-old prejudice about pre-fabs, which, incidentally, often did in fact provide better living standards and were enjoyed by many residents. These new modular houses have equal, if not higher, standards in terms of design, energy efficiency, and finish than traditional built bricks and mortar.



A development recently approved in nearby Selby



A quality controlled assembly line (photo before social distancing rules operated!)



A traditional style development

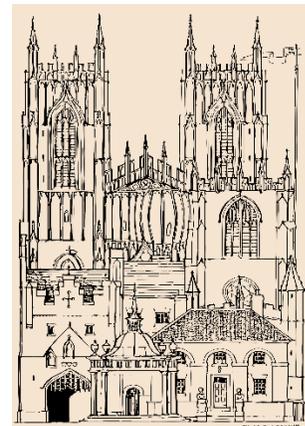
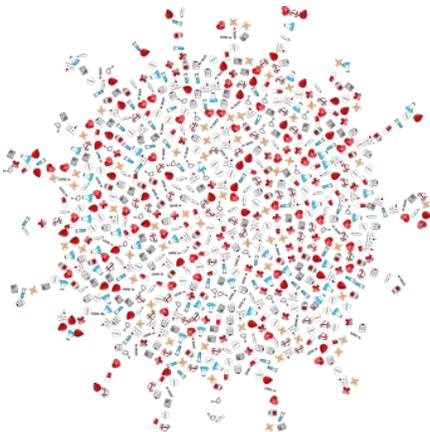


Or a more modern design

Isn't modular building one of the better solutions to meeting our housing targets? Creating well designed housing off site in a quality controlled environment with speedy erection avoids the often adverse weather conditions and those other on-site problems in conventional construction surely must make good sense.

Dick Lidwell

Covid-19 And Our Civic Society



PAST

As the U.K. became affected by the Coronavirus (COVID-19) Pandemic the Executive of the Society took a number of actions in order to comply with the requirements of the government. These included cancelling the public meetings until September at the earliest; postponing meetings of the Executive until further notice; cancellation of the hosting of the YHACS (Yorkshire and Humberside Civic Society) meeting in April.

PRESENT

The Executive have continued to carry out its normal functions as far as possible. This includes examination and commenting on planning applications, representing the Society's interests on such matters as tree planting, rights of way and fencing around Burton Bushes, etc. and planning for the future.

We have trialled the use of the Zoom app. to hold online meetings and have held the May Executive meeting using this technology.



We have tried to stay in contact with our members via email, our Special email Newsletters and by telephone. We have received a number of positive feedbacks regarding the Special Newsletters such as *“I would just like to congratulate you on the initiative shown to keep up contact and interest among Society members in the face of a lack of monthly talks etc.”*, *“an excellent production”* and *“many congratulations on the lay-out of the new newsletter..... it is very professionally done”*. A copy of one of our special newsletters has been sent to the **V & A Museum** as an example of what was produced during the COVID-19 pandemic in the U.K.

Also we have emailed some podcasts from St Mary’s Church regarding the collapse of the tower and also the history of the ceiling bosses. Again we have received positive feedback including: *“Thank you for your latest podcast which I found most interesting and informative. Despite having been surveyor at the Minster for over 30 years I am still learning!”*

We have used the fact that many people have been at home because of the requirement to socially isolate in order to improve and update our membership details and have encouraged members to receive newsletters by email. Please remember that if you have changed any of your details please let **Angela Mulford** know at **mulfo@mulfo.karoo.co.uk**

One other little thing we have done is to sell many copies of the Society’s excellent book **“Beverley Pastures”** written by our very own Professor Barbara English. We have noted that many people are taking their daily exercise by walking and exploring Westwood and our other fantastic pastures and we thought the book would be useful to them. We have had a lot of complimentary feedback and if you would like to obtain a copy at the special price of £5.00 please contact Chris Burrows **email: goodtymeshull@hotmail.com Tel: 01482 866252**. The Society has also a number of publications (check out our Beverley Civic Society website **<http://www.beverleycivicsociety.co.uk/>**) which people have been buying online including **“Extraordinary Women of Beverley”** and **“Cabbages & Kings”** - see below.



Many members of the Society and other members of the public have commented on the erection and closure of a gate from the Hurn onto the new development at Gallows Lane. We have made representations in the past and also more recently to Peter Ward Homes Ltd. who are developing the Old College site. Peter Ward has said that the gate has been placed there after his staff raised safety concerns about the possible conflict of construction traffic with members of the public. He has stated that he hopes that the site will be completed during 2021 and then Gallows Lane adopted by the local authority. At this time he would expect that the gate would then be removed and access to the pastures reinstated.

We have pointed out that during the lockdown phase (due to Coronavirus) when there was no construction going ahead the gate could be opened. However, construction has now restarted at the site and so the opportunity has been lost.

FUTURE

Our objective is of course to get back to the new normal as soon as we can and we look forward to meeting you all again. We hope to have found some positive outcomes from our months in lockdown. We know for many people the whole experience may have been distressing and we hope that in some little way the Society can help you get back to normality.

We intend to get our programme of activities and talks up and running as soon as we can. We already have our programme of activities for next year put together and we will let you know about these in due course.

If the lockdown continues for a prolonged period we may consider trying to host a public meeting using the Zoom app. but the format of this is still under consideration. One idea put forward is to have an idea generation session to consider how we celebrate the Society's 60th Anniversary next year.

The Heritage Open Days events scheduled for September 2020 are awaiting a decision on whether they go ahead nationally. The Beverley Heritage Open Days events, especially Open Gardens, will take place in some form, possibly online.

The hosting of the YHACS meeting, which we cancelled, will be rearranged for April 2021 and more details will follow nearer the time. You may see the logo for YHACS and also Civic Voice on some of our documents including at the end of this newsletter as we are members of both organisations.

Chris Burrows
Hon Sec.

At current time there are, of course, no public meetings. If and when the situation changes members will be updated.

Wendy Usher Bacon

Members will be sad to have heard of the death of Wendy after a long debilitating illness which she bore with her usual understatement and dry humour.

Wendy was our Membership Secretary for many years, ever present at the executive meetings and originator and organiser our very successful annual dinners and after dinner speakers.

She did a tremendous amount of work for the Society behind the scenes, organising the afternoon meetings and the Christmas get-togethers, and greeting members and others at our public meetings amongst a great many other things.

She will be greatly missed and our thoughts and prayers go out to David and her son Nicholas.

Michael Hildyard

Swifts

Nothing makes me smile more
Than the screaming skeins of swifts
Between the roofs -

Etching glass flight fine lines on the wind
Rushing through loud arches
Metal forge black darts

That pivot and swing through every axis
Calder sculptures; wired
Balanced yet precarious

Restless and wild
A remnant of our prehistoric selves
Our souls in flight
Nothing makes me smile more.

Felicity Redfern

NEWSLETTER EDITOR: Neil King, Toad Hall, 70 Lairgate, Beverley HU17 8EU
Tel: 01482 862752 email: neilandsarah@mansle.karoo.co.uk

Please send material by email if possible: this saves re-typing. However, if you do not use email all contributions and letters, no matter how brief, are welcome.

The deadline for copy to be included in the Autumn 2020 Newsletter is
Monday 31st August 2020.

Please note this date in your diary if you are likely to contribute

Affiliated to Civic Voice and Yorkshire and Humberside Association of Civic Societies
www.beverleycivicsociety.co.uk

