

HALTEMPRICE PRIORY FARMHOUSE,  
WILLERBY, EAST YORKSHIRE

AN ARCHAEOLOGICAL AND ARCHITECTURAL SURVEY

VOLUME 1: MAIN REPORT



Ed Dennison Archaeological Services Ltd  
18 Springdale Way  
Beverley  
East Yorkshire  
HU17 8NU

HALTEMPRICE PRIORY FARMHOUSE,  
WILLERBY, EAST YORKSHIRE

AN ARCHITECTURAL AND ARCHAEOLOGICAL SURVEY  
VOLUME 1: MAIN REPORT

Report no: 2003/199.R02  
Version: Final  
Date: February 2006  
Authors: Ed Dennison & Shaun Richardson

Ed Dennison Archaeological Services Ltd  
18 Springdale Way  
Beverley  
East Yorkshire HU17 8NU  
On behalf of

Mrs C Hadgraft  
19 Westcott Street  
Hull  
HU8 8LR

**HALTEMPRICE PRIORY FARMHOUSE, WILLERBY, EAST YORKSHIRE  
AN ARCHITECTURAL AND ARCHAEOLOGICAL SURVEY**

**CONTENTS OF VOLUME 1: MAIN REPORT**

EXECUTIVE SUMMARY

1	INTRODUCTION .....	1
	Reasons and Circumstances of the Project .....	1
	Site Location and Description .....	1
	Summary of Previous Work .....	2
	The Current Project .....	4
2	HISTORICAL BACKGROUND .....	8
	The Foundation of the Priory .....	8
	The Translocation of the Priory .....	10
	The Holdings of the Priory .....	11
	Later Medieval History .....	12
	The Dissolution .....	16
	Post-Dissolution History .....	18
3	PREVIOUS DESCRIPTIONS, ILLUSTRATIONS AND INVESTIGATIONS .....	22
	Previous Descriptions and Illustrations .....	22
	Previous Archaeological Investigations .....	25
4	ARCHITECTURAL DESCRIPTION OF THE FARMHOUSE .....	29
	Introduction .....	29
	Location and Plan Form .....	29
	Structure and Materials .....	29
	External Elevations .....	36
	Circulation Description .....	42
5	EXCAVATIONS AND RUBBLE CLEARANCE .....	49
	Excavation Methodology .....	49
	Test Pit Results .....	49
	Results from General Clearance Work .....	53
	Discussion and Conclusions .....	53
6	THE SURROUNDING PRIORY COMPLEX .....	55
	Introduction .....	55
	Identified Sites .....	55
7	INTERPRETATIVE DISCUSSION .....	62
	The Priory Complex .....	62
	The Farmhouse .....	77
8	CONCLUSIONS .....	85
	The Priory Complex .....	85
	The Farmhouse .....	86
9	BIBLIOGRAPHY .....	87
10	ACKNOWLEDGEMENTS .....	96

## **APPENDICES**

### Volume 1

- 1 Listed Building description
- 2 Transcription of 1537 account
- 3 Specialist brickwork report
- 4 List of contexts and artefacts
- 5 Census information

### Volume 2

- 6 Building recording photographic register

## **LIST OF FIGURES**

### Volume 1

- 1 General location
- 2 General site plan
- 3 Areas of geophysical survey
- 4 Priory locations
- 5 1876 Risby Estate Survey
- 6 Haltemprice Priory seal
- 7 1855 depiction
- 8 1888 / 1927 depictions
- 9 Early illustrations
- 10 RCHME ground floor plan
- 11 Key to recorded elevations
- 12 Ground plan
- 13 External elevations (1, 2, 3, 4 and 10)
- 14 External elevations (5, 6, 7, 8 and 9)
- 15 Internal elevations (11, 17, 19 and 20)
- 16 Internal elevations (12, 13, 14, 15, 16 and 18)
- 17 Architectural details - profile of ceiling beam and staircase handrail
- 18 Architectural details - ex situ section of staircase
- 19 Architectural details - moulded brick profiles
- 20 Architectural details - moulded ashlar pieces
- 21 Location of test pits
- 22 Test pits - plans
- 23 Test pits - sections A to D
- 24 Test pits – plans and sections E and F
- 25 Earthworks of priory complex
- 26 Interpretation of priory complex
- 27 Phases of development

### Volume 2

- 28 Photographic locations

## LIST OF PLATES

### Volume 1

- 1 Haltemprice Priory farmhouse, looking north, December 2003
- 2 Haltemprice Priory farmhouse, looking north, November 1975
- 3 View of farmhouse and adjacent farm buildings, looking north-east, early 1989
- 4 View of south doorway, November 1975
- 5 West side of farmhouse showing stair-tower, looking south-east, January 2004
- 6 Roof structure over main range, c.2000
- 7 Detail of decoration and shield over south doorway, November 1975
- 8 South doorway, February 2004
- 9 Blocked ground floor window on south elevation
- 10 Arch and masonry at base of west elevation of stair-tower
- 11 Stair-tower, looking south-east, November 1975
- 12 North side of farmhouse, looking south, November 1975
- 13 North side of farmhouse, looking south, January 2004
- 14 Masonry at base of west end of north elevation of farmhouse
- 15 Test pit 4 showing *in situ* plinth and foundations below, north side of farmhouse
- 16 South end of cellar, looking south, February 2004
- 17 Ground floor main room after clearance, showing fireplaces in north and east walls, looking north-east, February 2004
- 18 Arrangement of stairs leading to east end of main range, November 1975
- 19 Fireplace / range in west side of east ground floor room, looking west, February 2004
- 20 Interior of south-west wing, looking south-west, February 2004
- 21 West end of first floor of main room, looking north-west, February 2004
- 22 North wall of stair-tower showing scare of former stairs, looking north, February 2004
- 23 Culvert (014) in Test Pit 3, looking east, May 2004
- 24 Wall (029) in Test Pit 5, looking west, May 2004
- 25 East end of wall 029 in Test Pit 5, looking north, May 2004
- 26 Cobbling (030) in Test Pit 5, looking south, May 2004

## EXECUTIVE SUMMARY

In June 2003, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mrs Claire Hadgraft to undertake an architectural and archaeological survey of Haltemprice Priory farmhouse, near Willerby in East Yorkshire (NGR TA04253096). This work included some background historical research on the priory, a sketch earthwork survey of the surrounding area, and the excavation of a number of test pits around the farmhouse to assess the results of previous geophysical surveys. An archaeological watching brief was also carried out during the removal of rubble from the interior of the farmhouse and elsewhere on the site. This report collates the results from this work and provides an up-to-date archaeological assessment of the complex.

This report is presented in two volumes. Volume 1 contains the text, figures and plates, and is designed to be read as a stand-alone document. Volume 2 contains the building photographic record.

Haltemprice Priory was founded in 1320 by Lord Thomas Wake in Cottingham but in 1325-26 it was re-located to Newton, some 2km to the south of the original site. The village of Newton was either destroyed or subsumed into the monastic complex. Although it started as an Arrouaisian house, the priory was part of the mainstream Augustinian order by at least 1353. Although significant grants of land and other endowments were secured, both in East Yorkshire and further afield, the number of canons remained relatively small, probably no more than 12 or 13 at any one time. From the mid 14th century the priory's fortunes began to wane, primarily due to increasing debts and financial mismanagement, and several buildings are recorded as being destroyed by fire and storm in the early 15th century. One particular area of contention between the priory and the borough of Hull was the ownership of adjacent fresh water springs. The priory was dissolved in 1536, when it had an annual value of £104, and the site was leased and then bought by Sir Ralph Ellerker of Risby. The Ellerker family and their descendants retained the site until 1883.

A combination of documentary and archaeological evidence, coupled with comparisons of other smaller rural Augustinian priories, suggests that the monastic precinct would have covered an area of c.6-10 hectares. This precinct was surrounded by a water-filled ditch and wall and was divided into two main areas, an inner and outer court. The outer court, thought to lie in the northern part of the precinct, may have contained the home farm from where the monastic estate was managed. The inner court, probably covering c.3.3 hectares, was itself sub-divided into two halves by a ditch and brick wall with a gateway, the latter recovered by archaeological investigation. The northern part of the inner court appears to have contained the claustral complex while the southern part probably formed a service/accommodation area. The main gatehouse would have been located in the south-west corner of the inner court, at the end of Abbey Lane. The present farmhouse lies across the west end of this internal boundary and the limited excavations also recovered evidence for a stone building on the north side of the dividing wall and a buttressed stone and brick building to the north of the gateway. The possible earthworks of the claustral complex can be seen to the north-east on 1940s aerial photographs.

Despite the above, the precise location and deposition of any of the buildings and structures within the monastic precinct, or even the precise area of the precinct itself, remains to be confirmed. Despite being protected as a Scheduled Monument, the majority of the earthworks were levelled in the 1960s, and the site has continued to deteriorate. The only detailed survey work to have been undertaken has concentrated on the farmhouse and its immediate surroundings, which represent a small proportion of the priory complex.

The architectural survey of the extant farmhouse revealed several phases of activity. In the early 16th century, immediately prior to the Dissolution, the west end of the inner court dividing wall was rebuilt on a slightly different alignment to incorporate an elaborately moulded doorway / gateway. Perhaps also prior to the Dissolution, or shortly afterwards, a structure of mixed chalk and timber-framed construction was built against the north side of this new boundary wall.

In the early 17th century this structure, including the earlier boundary wall, was then enlarged and incorporated into a house, probably by a branch of the Ellerker family. Although this house made much use of re-used late medieval brick and stone, this was essentially a "new build" and was not a conversion of an earlier monastic building. The new house comprised a single east-west range, perhaps rising to three storeys, with a three storey stair-tower at the west end. The main room of the main range was located on the ground floor and was heated by a large lateral stack in the north wall, and there may have been another smaller room to the east. There was a heated chamber above the main room, perhaps with a further room to the east, and the stair-tower may have had garderobes on the ground floor.

In the late 17th century, the lateral stack was abandoned, to be replaced by a new stack built at the east end of the earlier main range, which was itself extended eastwards over a new vaulted cellar. The eastern extension probably formed a kitchen and a chamber above may have been used for storage. A new staircase was inserted into the stair-tower during the same period and perhaps the north-west wing was also built.

A south-west wing was built in the mid 18th century. This was shortened in the later 18th century (perhaps after 1787) and its status upgraded by the introduction of re-used carved woodwork from Hotham House in Beverley. The ground floor of the wing formed a panelled parlour, whilst the first floor was a chamber fitted out with the re-used woodwork. At the same time, the main range was re-roofed and re-fenestrated, and the fireplace at the east end of its main ground floor room remodelled. The small courtyard to the rear was fully developed by the mid 19th century. The farmhouse underwent no further major changes until the late 20th century, although internal sub-division and minor alterations were undertaken.

The house was last occupied in c.1988 and, despite an extensive scheme of repairs in 1994, the building continued to suffer from decay and vandalism. The adjacent farm buildings were demolished in c.1996, with permission but with no record being made. The house and surrounding land was purchased by the current owner in 2000, and the current archaeological and architectural recording project began in 2003.

# 1 INTRODUCTION

## Reasons and Circumstances of the Project

- 1.1 In June 2003, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mrs Claire Hadgraft to undertake an architectural and archaeological survey of Haltemprice Priory farmhouse, near Willerby in East Yorkshire (NGR TA04253096). This work was subsequently expanded to include some background historical research on the associated priory complex, a sketch earthwork survey of the surrounding area, and the excavation of a number of test pits around the farmhouse to assess the results of previous geophysical surveys. An archaeological watching brief was also carried out during the removal of rubble from the interior of the farmhouse and elsewhere on the site.
- 1.2 This report therefore attempts to collate all previous and current information relating to the site, in order to provide an up-to-date archaeological assessment of the complex which may be used to support future planning applications and/or archaeological investigations.
- 1.3 This report is presented in two volumes. Volume 1 contains the text, figures and plates, and is designed to be read as a stand-alone document. Volume 2 contains the building photographic record, namely photocopies of the black and white photographs, a photo location diagram and a catalogue of all photographs taken as part of the building recording work.

## Site Location and Description

- 1.4 The farmhouse and site of the former Haltemprice Priory lie in an isolated location, equidistant between the settlements of Willerby and Cottingham, to the west of Hull city centre (NGR TA04253096) (see figure 1). It is located outside the urban area of Kingston upon Hull within the civil parish of Willerby.
- 1.5 The priory site is designated as a Scheduled Monument (SM 32639), while the farmhouse is a Grade II\* Listed Building of Special Architectural or Historic Interest (EH IOE 164688; see Appendix 1); the site was first scheduled on 13th February 1957 and the building first listed on 3rd December 1951. The dual designation means that the Scheduled Monument legislation takes precedence.
- 1.6 The site is made up of several different elements. The principal above-ground features are represented by the now ruined Haltemprice Priory farmhouse (see plate 1), which sits in the centre of a complex of poorly defined earthworks and other features; the earthworks are best depicted on the 1855 1st edition Ordnance Survey 6" map (sheet 225). The extent of the original Scheduled Monument covered the area to the north of the farmhouse, but this area was extended to cover land to the east and south, including the farmhouse, in February 2000 (see figure 2).
- 1.7 The site is surrounded on all sides by agricultural land currently in arable production, apart from that to the north of the farmhouse (the majority of the scheduled area) which is left as scrub and rough ground. The site is generally level and lies at a height of c.5m OD, and is bisected by a public footpath which follows a north-south track (see figure 2). The area within the ownership of Mrs

Hadgraft is currently maintained as grassland, although the concrete base and footings of a now demolished substantial range of farm buildings lies to the east of the house. The ground to the south of the farmhouse, on the west side of the track, was recently drilled and reseeded with grass, following Scheduled Monument Consent (SMC) granted in August 2001 (DCMS ref HSD 9/2/4498 pt 3). Other SMCs for small-scale works, such as the erection of post and wire fencing along the track / footpath and the retention of steel containers on the site, have been granted in the past.

- 1.8 It should be noted that the area of land currently owned by Mrs Hadgraft is contained entirely within the area of the Scheduled Monument, but that the scheduled area extends further to the north and east. The Hadgraft holding extends to some three acres (1.21 hectares) while the scheduled area covers c.25 acres (10.12 hectares) (see figure 2).

### **Summary of Previous Work**

- 1.9 The site of the priory and the surviving farmhouse are recorded on both the Humberside Sites and Monuments Record (priory HSMR 810 and farmhouse HSMR 5842) and English Heritage's National Monuments Record (priory NMR TA03SW4 and farmhouse TA03SW24). The complex has been the subject of a certain amount of previous work, although this has often been piecemeal in nature. This report represents the first attempt to synthesise the earlier studies. Fuller coverage of previous archaeological works and stray finds is given in Chapter 3 below.

#### *Documentary research*

- 1.10 Haltemprice Priory has received only limited attention from early antiquaries and local historians, probably because by the mid 18th century the visible structural remains appear to have been largely the same as those which survived until fairly recently. The history of the priory began to attract more attention during the late 19th and early 20th centuries, and it was covered in detail by both Cox (1911) and the Victoria County History (Fallow 1913a, 213-216). Subsequent documentary research was published by the Cottingham Local History Society (CLHS 1956; 1960a; 1960b). However, by far the most comprehensive and detailed study of the priory's history was produced by Stamp in 1989, although the original source material is unfortunately largely unreferenced (Stamp 1989). A similar description of the priory's history has been produced more recently by Hayton (c.2004) and, although this draws mostly on Stamp's information, it does contain a number of useful photographs of architectural features and fragments which have been subsequently removed or vandalised.

#### *Building survey*

- 1.11 A brief survey and description of the priory farmhouse was made by Barbara Hutton in 1974 (Hutton 1974). The former Royal Commission on the Historical Monuments for England (RCHME - now English Heritage) undertook a basic photographic survey in 1975 (NMR photos BB77/7964-84) and another brief survey was undertaken shortly afterwards by Dr Ivan Hall (Hall 1976); at this time the site was a working farm and the house was still occupied. These sources, in particular the RCHME photographic survey, are invaluable as they

show and discuss the farmhouse prior to significant damage and partial rebuilding which took place in the 1980s and 90s. The farmhouse is also briefly covered by the recently revised East Yorkshire volume of the Buildings of England series (Pevsner & Neave 1995, 756). However, perhaps the most comprehensive but nevertheless brief survey prior to this current report was undertaken by the RCHME in 1992 (RCHME 1992).

- 1.12 Unfortunately, none of these surveys include the adjacent farm buildings which were formerly located around a courtyard to the east of the house (see plate 3). Listed Building consent for the demolition of these buildings was approved in November 1994 (planning application 328-182B), and the complex was demolished in c.1996 with no record or survey being made (Mike Hadgraft, *pers. comm.*).

#### *Geophysical survey*

- 1.13 Three phases of geophysical survey have been undertaken around the priory farmhouse (GSB Propection 2003a; 2003b; 2003c), all of which were commissioned by the site owner, Mrs Claire Hadgraft (see figure 3). An earlier geophysical survey was also undertaken in 1989 to the east of the site, largely within the enclosure known as Ash Hill (Gater & Gaffney 1989). A summary of the results of the geophysical surveys are given below. It should be noted that these surveys only cover a very small part of the whole complex, and the majority of the priory site has not been investigated.
- 1.14 The 1989 geophysical survey comprised a large T-shaped grid, running north-south to the east of the now demolished farm buildings, and then eastwards across the central part of the enclosure known as Ash Hill. To the east of the farm, the resistance survey identified three areas of high resistance that may have been associated with former buildings, whilst to the north, an area of low resistance coincided with the ditch/moat shown on earlier Ordnance Survey maps. Further to the east, in Ash Hill itself, a marked change in the magnetic response, perhaps marking the end of a spread of building rubble, also coincided with the moat shown on Ordnance Survey maps. The southern boundary of the pond shown on Ordnance Survey maps also appeared as an anomaly, as did another feature running parallel to it to the east together with a number of smaller anomalies which may have been superimposed over it (Gater & Gaffney 1989).
- 1.15 Of the work carried out in 2003, the first (GSB Propection 2003a) was a resistance survey covering the area between the farmhouse and the northern boundary of the site, and a long strip along the western boundary of the site, running beyond the site of a former pond at the south-west corner of the Hadgraft landholding (survey 03/06 on figure 3). The results were affected by previous ground disturbance here, mostly as a result of former gardens, extant services, building debris etc associated with the farmhouse and the demolished farmyard complex. The survey did not identify any definite archaeological structures, although the end of a possible moat was noted in the north-west corner of the site and the former pond was seen in the south-west corner (GSB Propection 2003a, anomalies E and G). The survey also noted a possible drain connecting the moat and pond (anomaly H), possible building debris on the north side of the former farmyard (anomalies A, B & C), all likely to be

modern, and potential wall lines running west from the west end of the farmhouse (anomaly F).

- 1.16 The second survey (GSB Prospection 2003b) comprised ground penetrating radar (GPR) and resistance, and covered part of the area to the south of the farmhouse on the west side of the track, and also a larger area to the east, including the former farm complex (survey 03/56 on figure 3). A number of interesting anomalies were noted, the majority of which appeared to relate to the buried remains of the former farm buildings. However, one feature at a slightly greater depth (0.5m) was potentially of archaeological interest (anomaly E).
- 1.17 The third survey (GSB Prospection 2003c) covered resistance work over the area to the south of the farmhouse not investigated previously, together with a GPR survey of the concrete slab to the north of the farmhouse (survey 03/99 on figure 3). The work revealed some potential structural anomalies along the south and east wall of the farmhouse (anomalies 8 to 10), including a possible cellar outside the doorway in the south wall, as well as a possible structure to the south of the south-west wing of the house (anomaly 7). The GPR survey suggested that the water table lay between 1.0m-1.5m below existing ground level. Another possible cellar was noted beneath the concrete pad on the north side of the house (anomaly G).

#### *Archaeological excavations*

- 1.18 The introduction to the 1989 geophysical survey states that this work formed part of an "archaeological assessment being undertaken by the Archaeology Unit at Humberside County Council" (Gater & Gaffney 1989), possibly to assess the implications of a proposed golf course development which was subsequently approved but never implemented in April 1990 (planning application 328-182B). However, no further details of this assessment have come to light, and it is understood that this was an aspiration rather than any specific project. It is believed that the test pits dug as part of the current project (see Chapter 5 below) represent the first below-ground investigation undertaken on the site.

#### **The Current Project**

- 1.19 The current phase of work was initially defined by a project design produced by Northern Archaeological Associates (NAA), with contributions from EDAS (NAA 2003). However, this design was soon superseded and a number of modifications to the scope of the work were subsequently agreed between EDAS, who took responsibility for the project, Mrs Claire Hadgraft (site owner) and Mr Keith Miller (English Heritage).

#### *Documentary research*

- 1.20 As stated above, a substantial body of secondary documentary material relating to Haltemprice Priory was known to exist at the beginning of the current project, and much had already been accumulated by the Hadgrafts (Hadgraft collection). This material was collated and supplemented by further research. As part of this work, the following archives and repositories were consulted:

- the Humberside Sites and Monuments Record (HSMR) in Hull;
- Hull University Archives (HUA);
- the Local History Library in Beverley (BLHL);
- the Yorkshire Archaeological Society (YAS) in Leeds;
- the Borthwick Institute for Historical Research (BIHR) in York;
- the East Riding Record Office (ERRO) in Beverley;
- Hull City Records Office (HRO);
- Hull City Museums and Art Gallery;
- the National Archives (NA – formerly the Public Record Office) in Kew;
- English Heritage’s National Monuments Record (EH NMR) in Swindon.

1.21 In addition to the above, consultations and meetings were held with Mr and Mrs Hadgraft, Drs David and Susan Neave, Dr Ivan Hall, Mr Keith Miller (English Heritage) and other interested bodies and individuals.

1.22 The documentary research was carried out throughout the duration of the project, from June 2003 to November 2005, and the relevant information is included in the following chapters as appropriate.

*Building survey*

1.23 The farmhouse was in poor structural condition at the time of the building survey, having been subject to decay and deliberate vandalism since the early 1990s. None of the building was roofed and the upper floors had entirely collapsed or been removed. The majority of the site recording work was carried out during June and December 2003, with further work being undertaken in February 2004 and May 2004 following clearance of the interior.

1.24 The building survey comprised drawn and photographic elements. A detailed drawn record of the farmhouse was made at a scale of 1:50, comprising plans at various floor levels and all interior and exterior elevations. The plan was based on a total station survey of the surrounding area (see below) and was enhanced by hand, using tapes, extending poles and electronic distance measuring equipment as appropriate. Two sets of field drawings for the elevations were produced, one prior to the removal of interior debris and plasterwork and one afterwards; these have since been combined to form one finished set. In order to aid description, each external and internal elevation was assigned a unique number reference code, as shown on figure 11. The plans and elevations were augmented by a number of drawings of architectural details, undertaken at a variety of scales.

1.25 The photographic record was achieved using a large format camera with perspective control and black and white film, with a 35mm camera used for colour transparencies and some black and white detailed shots. Subject to access, all photographs contain a graduated scale, and artificial lighting in the form of electronic flash and flood lighting was used where necessary. A total of 119 large format and 35mm black and white shots were taken of the building, and the negatives were printed to a size of 6” by 4”. Some 31 colour slides were also taken.

1.26 Each photograph has been catalogued and indexed (see Volume 2 of this report), and the various photographic location points are depicted on the floor plan of the building (see figure 28 in Volume 2). Individual shots are also

referenced throughout the architectural description in Chapter 4 below. Good quality photocopies of selected black and white and colour prints accompany this report, whilst a full set of photocopied building recording photographs appear in Volume 2. The prints, negatives and contact prints have been included with the project archive.

#### *Earthwork / topographical survey*

- 1.27 A new topographical survey was made of the ground surrounding the farmhouse owned by Mrs Hadgraft at a scale of 1:500 using electronic distance measuring (EDM) equipment. The resulting plan, together with several modern Ordnance Survey maps, was then used as a base for a rapid walk-over survey of the whole of the Scheduled Monument area in order to place the standing remains within their archaeological and topographical contexts. A sketch survey of any earthworks and other relevant features within the whole of the Scheduled Monument area was then made, at a scale of 1:1250.

#### *Intrusive investigations and rubble clearance*

- 1.28 A total of ten test pits were excavated at selected locations around and adjacent to the ruined farmhouse (see figure 20). Four of the test pits (pits 7 to 10) were excavated by a JCB wheeled excavator on 6th February 2004 and were the subject of an archaeological watching brief. These pits were dug in order to relocate gateposts defining the route of an existing track and public right of way which runs through the site. The remaining test pits (pits 1 to 6), which were excavated wholly by hand between 4th-6th May 2004, were positioned in order to resolve a number of questions relating to the surviving farmhouse and to locate a number of sub-surface features recorded by previous geophysical surveys. All these excavations were authorised by a SMC granted in March 2004 (DCMS ref HSD 9/2/5537AMD).
- 1.29 A bank of spoil to the north and east of a concrete platform on the north side of the farmhouse was also removed by mechanical excavator while the rubble from the interior of the farmhouse was cleared by hand to existing ground floor levels. A certain amount of additional clearance work was undertaken in a cellar located at the east end of the house. In all cases, this work was undertaken under strict archaeological supervision. This clearance work was permitted under the same SMC noted above (DCMS ref HSD 9/2/5537AMD).
- 1.30 A further 89 35mm colour prints and slides were taken during the test pitting and clearance work around the site, and appropriate records in the forms of plans and sections of identified deposits were made.

#### *Report*

- 1.31 A detailed written record of the farmhouse and surrounding area was subsequently produced from the observations made on site. This describes the surviving structures and earthworks and analyses their form, function, history and sequence of development, and places the site within its historical, ecclesiastical and architectural context, as far as is possible using the readily-available documentary and secondary evidence.

### *Archive*

- 1.32 On completion of the project, the survey archive, which includes field notes and drawings, copies of documentary and cartographic material, and the photographic negatives, prints and contact sheets, will be deposited with the Hull and East Riding Museum (site code HP 04).

## 2 HISTORICAL BACKGROUND

### The Foundation of the Priory

- 2.1 Haltemprice Priory was founded by Lord Thomas Wake (1298-1349) of Liddell in Cumberland (now Cumbria) in 1320. He was descended from a Lincolnshire family, and their association with the area had begun in 1241 when Hugh Wake married Joan Stutville, the sole heir to the manor of Cottingham. Hugh died the same year, and so Joan was remarried to Hugh Bigod, but on her death in 1276 the manor passed to her son Baldwin Wake. Thomas Wake inherited the manor of Cottingham as a minor in 1300 and a succession of agents were appointed by the Crown to manage his estates (Allison 1979a, 67-68; Stamp 1989, 1).
- 2.2 In c.1316, Thomas Wake married Blanche, daughter of Henry, Earl of Lancaster, the most powerful noble in the country and, although still a minor, he was granted control of his estates through Lancaster's influence. Thomas Wake rose to prominence in the latter years of the reign of Edward II, particularly following the marriage of his sister to the king's brother, Edmund, Earl of Kent, in 1325. However, Wake also played a prominent role in the deposition of Edward II in 1326-27, being one of those listed in the declaration of 26th October 1326 that the future Edward III should become the guardian of the realm. Following a long-running dispute with Sir Roger Mortimer, Earl of March, who was effectively the ruler of England between 1327 and 1330, Wake fled the country in 1300. He returned to England after Mortimer's trial and execution in November 1330, and became a loyal supporter of Edward III. He held many important offices, including Justice of the Forest south of the Trent and Constable of the Tower of London (Ormrod 2004; Cox 1911, 12; Mortimer 2003, 158-160 & 232-234).
- 2.3 As might be expected, Haltemprice was not the only religious house with which Wake had connections, and it was not his only planned foundation. The Wake family had previously obtained the patronage of the Arrouaisian house of Bourne Abbey in Lincolnshire through marriage in the 12th century. The Arrouaisian mother house was founded in c.1190 as a small hermit community at Arrouaise within the diocese of Amiens in France. The rule of Arrouaise was based on a combination of the rule of St Augustine and the customs of the hermitage, although they also adopted a number of Cistercian customs. They had some 24 houses in England, some of which achieved abbatial status, such as Lilleshall in Shropshire and Dorchester in Oxfordshire (James Bond, *pers. comm.*; Roffe 2000). Bourne Abbey is generally held to have been founded in or before 1138 by Baldwin Fitzgilbert, a younger son of Gilbert de Clare, although it is possible that it was a reformation of a moribund Anglo-Saxon Minster church. In 1311 and 1324 the Crown made attempts to claim the abbey as a royal foundation but these were unsuccessful and it remained with the Wake family. The abbey never housed a large community and probably only had a maximum of 12 canons in addition to the prior (Elspeth 1913, 177-178; Needle 1998-2005; Roffe 2000).
- 2.4 In addition to being the major patron of Bourne Abbey, Thomas Wake made donations to the Crutched Friars at Kildale on the edge of the North York Moors (Little 1913, 270). He also planned to establish a religious house at Great Harrowden in Northamptonshire and, towards the end of his life, apparently

obtained a licence to import a colony of Dominican nuns from Brabant, with the intention of founding a house for them in England (Cox 1911, 12-13; Stamp 1989, 6). However, it appears that the only new religious foundations that Wake undertook successfully were at Haltemprice and at Ware in Hertfordshire, the latter being a Franciscan priory which he founded in 1338 (Doggett 2002, 199-212). Haltemprice also bears the distinction, with the exception of the Carthusian houses in Hull (1377) and at Mount Grace (1398), of being the last monastic foundation in Yorkshire (Fallow 1913a, 213). Although it started as an Arrouaisian house, Haltemprice Priory was part of the mainstream Augustinian order by at least 1353 (Robinson 1980, 57).

- 2.5 The present site at Haltemprice was not Wake's first choice for the priory. In December 1320, Pope John XXII had issued a mandate to the Archbishop of York to licence Thomas Wake to found a monastery in Cottingham; Cottingham church was to be incorporated with the monastery as it was also under Wake's patronage (Fallow 1913a, 213). It was decided that the priory should be established adjacent to the church, using a colony of canons brought from Bourne Priory.
- 2.6 It would appear from later documentary records that building work, once started, progressed quickly at Cottingham. A Papal authorisation of January 1325-26 states that the church, oratories and other buildings of the priory had already been built (Cox 1911, 14; Fallow 1913a, 213). Several canons from Bourne Priory had also been installed at Cottingham, and were celebrating mass and divine offices there (Fallow 1913a, 213; Stamp 1989, 2). The priory was located at the junction of Northgate and Station Road, on a former moated site which covered approximately three-quarters of an acre (Allison 1979a, 71; Stamp 1989, 2) (see figure 4). The site is clearly marked on the 1890 Ordnance Survey 25" map (sheet 226/5) as "Priory (Augustinian Site of)" (Stamp 1989, 9), although it is not depicted on the earlier 1855 6" edition (sheet 226).
- 2.7 In 1959 it was noted that stone walls running 14ft and 10ft from an angle were identified in a garden on the site (Midmer 1971). These discoveries were reported as a short note in *Medieval Archaeology* in the following year as follows: "On the original site of Haltemprice Priory ... the owners uncovered the angle of a stone wall. From the angle the walls (2½ft thick and c.2ft high) run 14ft in one direction and 10ft in the other and then disappear into the next garden to the E where they have been found by probing" (Wilson 1960, 140). These discoveries were also recorded by the Cottingham Local History Society, which noted that "Some sort of church seems to have been built on a site south of the Northgate railway crossings, and recent excavations in that area may have uncovered part of its foundations" (CLHS 1960a, 52).
- 2.8 Further amateur excavations were undertaken in 1960-61 by Denis Simmons, who lived at No. 11 Northgate, one of the properties which had subsequently been built over the priory site. Simmons, assisted by a neighbour, uncovered the footings of a rectangular building c.7m wide and at least 10m long, with the remnant of another wall set at a right angle to the main building some distance to the west. The main building was aligned north-east/south-west, parallel with the eastern side of the moat as depicted in 1890. Its walls were c.1m thick, with a core of chalk rubble and gravel faced with dressed chalk blocks. Some of the blocks bore what were apparently masons' marks in the form of a simple

incised shield containing a cross. The footings were subsequently re-buried (Simmons 1961; Heathcote 1999, 16-17).

- 2.9 In 2000, two archaeological watching briefs were undertaken by Humber Field Archaeology on the plot of land immediately to the east of No. 11 Northgate (subsequently designated as No. 7 Northgate). These uncovered a section of the north side of the moat, as well as the robbed-out remnants of a large, probably medieval, building to the north. The results of the watching briefs suggested that much material had been removed from the site and that medieval buildings had extended beyond the confines of the moat (Bradley & Tibbles 2000; Duggan 2000).

### **The Translocation of the Priory**

- 2.10 It was soon discovered that the priory could not obtain a secure title to the site at Cottingham. As a result, Thomas Wake obtained a licence from Edward II on 26th June 1322, for the alienation of a messuage (building plot) in the nearby settlement of Newton for the founding and building of a religious house of whatever order he wished (Cox 1911, 13; Fallow 1913a, 213). In January 1325-26, the Archbishop of York received Papal authorisation for the demolition of the existing buildings and for the movement of the priory from Cottingham to Newton.
- 2.11 This new site lay some 2km to the south of the earlier site, on land which formed part of the manor of Newton (see figure 4). On the 25th January 1325, at Newton, Thomas Wake granted the priory of "*Alta Prisa*" a new foundation charter in the presence of, according to Cox (1911, 14), two of the king's brothers, the Archbishop of York, the Bishop of Lincoln and the Abbot of Meaux; unfortunately Cox does not provide a reference for this statement and the gathering of such an eminent group of individuals is not noted elsewhere. The name of Haltemprise (*Alta Prisa*) stems from the Norman French *haute emprise* meaning "high endeavour" or "great undertaking" (Smith 1937, 208). Newton village was first documented in the late 12th century, and it appears to have been totally subsumed by the priory (Beresford 1952, 66; Smith 1937, 208); it is not known whether the village was deliberately removed or simply taken over.
- 2.12 The new priory was dedicated to the nativity of the Blessed Saviour, the annunciation of the Virgin Mary, and the exaltation of the Holy Cross (Sheppard 1908, 23); it was thereafter generally known as the Priory of the Holy Cross (Cox 1911, 14). Hodgson (1884, 391) suggests that the priory church was purely conventual and not parochial.
- 2.13 It is unclear as to exactly when construction started on the new priory site, and there is some confusion in contemporary sources regarding the relationship between Cottingham and Haltemprise. It is unlikely that any work would have been undertaken before the issuing of the Papal authorisation and the granting of the foundation charter in January 1325. Cox notes that in December 1324, two Patent Roll entries use the names "Haltemprise" and "Cotyngam" to refer to the priory (Cox 1911, 15), perhaps showing an anticipation of the move. Similarly, the Chronicles of Meaux Abbey contain a brief reference to the establishment of the house where it is described as being "*domum de Haltemprys juxta Cotyngam*" (Cox 1911, 13). The expression "*juxta*

*Cottingham*“ was also used in an instruction from the Archbishop of York to the Archdeacon of the East Riding, dated September 1325, to investigate alleged abuses carried out at the priory by the canons from Bourne (Fallow 1913a, 214). Fallow also suggests that the use of “*juxta Cottingham*” implies that the priory had been moved to Haltemprice by this date, although the first prior, Thomas de Overton, was not appointed until 5th May 1327. Haltemprice Priory was clearly a more ambitious undertaking than the previous foundation at Cottingham, as the new priory complex covered some 11-12 acres in contrast to the 1½ acres bounded by the moat at Cottingham (Stamp 1989, 2).

### **The Holdings of the Priory**

2.14 Given that the majority of Augustinian houses were established comparatively late on during the medieval period, their estates are usually made up of piecemeal gifts, exchanges and purchases rather than grants of large areas of land. A significant proportion of their income was also derived from their possession of churches (“spiritualities”) (Bond 2004, 34-35). This was also the case with Haltemprice Priory.

2.15 Under the terms of the 1325 charter, the new priory was endowed with the manors and vills of Newton, Willerby and Wolfreton, as well as enough pasture for 68 oxen from lands in Newton and for a further 88 oxen in both Willerby and Wolfreton in an area called the “Wises” (Stamp 1989, 5). The three vills were to become a single liberty with its own courts and laws separate from Cottingham, and from 1447 it became an extra-parochial township in the County of Hull (Allison 1979a, 71; see below). Thomas Wake also gave the priory half the tolls of the various markets and fairs of Cottingham, as well as:

*“several messuages, including one near the churchyard, and two at Le Qwayt (Thwaite) near the Beck; 20 oxgangs of arable land, 40 acres of meadow, 13 situated in Inglemire and 13 in Salt Ings; a close near Beck Bank, another by Southwall called Colt-croft, and a turbary in the Frith; pasture for 20 horse, oxen or other beasts; a close called Coot-garth in Hullbank, and two other closes in Inglemire, one called Tenakers, and the other Cragcroft; with freedom to hunt any kind of wild beast or game within the said lordship”* (Stamp 1989, 5).

2.16 The priory also received the advowsons (the right to present a clergyman) of the churches of Cottingham, Kirk Ella, Wharram Percy (North Yorkshire) and Belton on the Isle of Axholme (Cox 1911, 14; Stamp 1989, 5); the advowson of Kirk Ella had originally been granted to Selby Abbey and it was not finally appropriated by the priory until 1343 (Fallow 1913a, 214). The advowson of Wharram Percy was appropriated to Haltemprice in 1327 but the attempted appropriation of Cottingham church in 1338 was not successful. It has also been suggested that the priory was granted the custody of St Leonard’s Hospital in Chesterfield (Fallow 1913a, 213; Stamp 1989, 4-5).

2.17 The new priory rapidly began to accumulate lands and other holdings, in addition to those stipulated in the original charter. Thomas Wake continued to be a generous benefactor, granting it a further 60 acres of arable, 53 acres of meadow and 28 acres of pasture in Cottingham in 1327. Other gifts were smaller, for example Thomas de Neuland gave five acres of arable in 1328 and Geoffrey le Scrope also granted wood and fishing rights in Wharram Percy in 1327 (Stamp 1989, 5). Stamp (1989, 4-8) provides a very detailed list of the

grants made to the priory between 1328 and 1342. Wake continued to grant land and property on an almost annual basis, the majority being in close proximity to the site, for example in Hessle, Kirk Ella, Anlaby, Willerby, Newton and Wolfreton, but there were also other grants, not all from Wake, further afield, including the manor of Wharram Percy as well as lands in Norfolk, Cumbria and Lincolnshire. Other benefactors gave land and rents in Hertfordshire, Bedfordshire and Yorkshire (Stamp 1989, 4-8; Cox 1911, 15-19; Fallow 1913a, 214; Allison 1979a, 71). One of Wake's bequests concerned a mill; this is thought to be located in Cottingham, although a later gift of 1364 by John Aumfrey of Hullbank seems to place the Prior's mill in Newton (Stamp 1989, 15). The priory also attracted occasional donations from other high status benefactors, such as Sir John de Meaux, and from lesser landowners more locally in Wolfreton and elsewhere.

- 2.18 There is an account of the priory's landholdings in 1537 (National Archives SC6/Hen VIII/4505; see Appendix 2), and this gives an indication of the extent and type of the holdings at the Dissolution; however, it needs to be remembered that at this time the priory was much reduced (see below). Nevertheless, this account provides a valuable record and shows that the priory held arable, pasture and meadow land in its demesne comprising some 430 acres. Woodland was also a valuable resource for the priory, and a "Haltemprice Wood" is mentioned in 1537 as containing some building timber (Letter and Papers Henry VIII vol 12(2), 206). Later maps suggest that this wood was on the north side of the priory precinct (see Chapter 7 below), but it is possible that it was originally much larger. The wood may, for example, have covered the whole of the area shown on the 1855 Ordnance Survey map which is named as "Willerby Haggs"; the suffix is a term commonly associated with areas of cleared woodland (Field 1972, 95), and there are early 17th century documents which mention "West Hagg Closes" as being part of Haltemprice Wood (HRO WT/1/59 & WT/2).
- 2.19 A detailed analysis of these grants and donations, and even the locations of the specific fields within the vicinity of priory, would require further research which is beyond the scope of this report. However, a reconstructed c.1600 map of Cottingham by Allison (1979a, 60) gives an idea as to where some of the land was located. For example, Sheppard states that the "Chanterlands" held by the priory were summer pastures in the vicinity of the present Chanterlands Avenue in Hull (Sheppard 1914a); "Chanter Lands" appears as a field name to the east of the priory on the c.1600 map. Similarly, "Inglemire", "Salt lngs" and the "Frith", which are mentioned in the 1325 foundation charter, are located either side of the Newland Beck to the east of the priory, while the "Wises" lies just to the west of these fields.

## **Later Medieval History**

### *The 14th century*

- 2.20 Stamp has previously observed that the priory's fortunes reached their height between c.1320 and 1342. Its subsequent decline is probably attributable to many factors, although the demise of the founder Thomas Wake in 1349, possibly a victim of the Black Death, would have played a major part. However, Wake's fortunes, and therefore also the generosity of his bequests, had already begun to decline some time before this. Although his debts to the Crown were

pardoned in 1340, he had borrowed heavily from the de la Pole family in Hull and also from Italian merchants acting as bankers. In addition, his castle at Liddell in Cumbria was captured by the Scots in 1346. Following his death, Wake was buried in the priory church (Stamp 1989, 13-15).

- 2.21 In the years immediately preceding Wake's death, William de Wolfreton, the Prior of Haltemprice, had had to contest several pieces of litigation concerning debts, rent arrears and defaults of payments, although both Wake and the Prior appear to have been equally zealous in pursuing their rights in the area, for example, in relation to the manor of Anlaby (Thompson 1958, 70-71). The problems with litigation were compounded by the financial maladministration of William de Wolfreton's successors, especially Robert de Hickling who was elected Prior twice, between 1349-57 and 1362-c.70. In 1367 the Archbishop of York ordered an investigation into the state of Haltemprice's finances, which revealed that, due to heavy debts and the financial incompetence of the Prior, the priory was in danger of complete collapse. The Prior was told that a canon, Robert de Burton, was to assist him in the rule of the house and that he was not to attend to any temporal business without de Bruton's assistance (Fallow 1913a, 214; Stamp 1989, 14-15).
- 2.22 Although the priory still continued to attract donations during this period, they probably did little to alleviate its increasingly difficult financial situation. Principal amongst these donations was the grant of the manor of Willerby and six acres of land there by Sir John de Meaux in 1361; in return, three canons were to perform services for his soul whilst he lived, and six canons were to perform the same after his death (Stamp 1989, 15). In 1378, Thomas de Stockton of York requested by the terms of his will to be buried in the church at Haltemprice (Cox 1911, 21), and in 1380 there were eight canons present at the priory in addition to the Prior (Fallow 1913a, 214). It is suggested by one source that the Black Prince presented a stud horse to the priory and so there may have been a horse stud at Haltemprice (Anon 1951), but this reference does not appear elsewhere.

### *The 15th century*

- 2.23 The priory's financial situation does not appear to have improved during the second half of the 14th century, and the debts continued to mount. In November 1400, Pope Boniface IX granted an indulgence of the "portiuncula" to penitents who gave alms on certain feast days for repairs to the priory, with an allowance for the Prior and six other confessors to hear confessions. On the 21st May 1402, Boniface granted a further indulgence to the priory, namely allowing the canons to wear shoes rather than sandals which was otherwise in contravention of the Augustinian rule (Fallow 1913a, 214). In 1411 Pope John XXIII re-granted Boniface's indulgences for a further ten years.
- 2.24 One of the main reasons given for the poor state of the priory's finances at this time was that the buildings had not been completed before Thomas Wake's death in 1349, and that his endowment had not been sufficient to finish them. Furthermore, it is reported that the bell tower of the priory church had recently blown down, ruining the church and a number of other buildings, and the priory gatehouse and adjoining offices had been destroyed by fire. The remaining buildings were deemed scarcely fit for habitation but in 1424 ten canons and a Prior remained at the site (Fallow 1913a, 214). The priory was also exempt

from royal taxation between 1415 and 1468 due to its “notorious poverty” (CLHS 1960a, 53; Stamp 1989, 15-16).

- 2.25 Despite this, the priory was still able to attract important patrons during this period, for example Sir John Neville, the son of the Earl of Westmoreland, who in 1449 requested burial in the middle of the chancel of the priory church (Cox 1911, 21). The Neville family had held a carucate of land (c.120 acres) in nearby Cottingham since at least 1428 (Allison 1979a, 68), and it is possible that it was this local connection that led to Sir John wanting to be buried at Haltemprice. There also continued to be smaller land accumulations, for example, in 1462 when William Roucliff, the King’s auditor in the Duchy of York and John Woderove, the King’s receiver in the same, leased a piece of pasture know as “Wythes” to the priory - it was described as being bounded by “Sawtyng” to the east and “Thorndike” to the west (Wentworth 1860, 149-150). In 1471 John Vauce of Haltemprice asked to be buried in the priory (Stamp 1989, 18).
- 2.26 The priory’s perilous finances in the early 15th century were not helped by subsequent Priors becoming involved in a number of protracted and sometimes quite odd litigations. For example, in 1423 Prior Richard Worleby was prosecuted for taking away 17 pieces of gold cloth, seven pieces of velvet cloth, silver cups and other luxury items valued at £200 from Sir Henry Broomfleet at Haltemprice. Several years later, in 1441, Worleby testified that Prior Robert Thweng had forged parts of the inheritance of John le Scrope, lord of Masham. However, these charges could not be substantiated and Worleby was found guilty of perjury; he was only saved from imprisonment due to a plea for leniency made by le Scrope on account of Worleby’s “great age and weaknesses” (Cox 1911, 20; Stamp 1989, 16-17).

#### *The 16th century*

- 2.27 In 1440, Henry VI granted a charter to the mayor and burgesses of the incorporated borough of Kingston-upon-Hull which separated it from the County of York, thus creating a new county on its own right, Hullshire. This new county included the site of the priory and its immediate landholdings, and the charter was vigorously disputed by the Prior. After considerable legal debate and expenditure, the matter was finally settled in 1447 when the prior was granted the same rights as those held by the lordship of Cottingham; Haltemprice thus became an extra-parochial township (Allison 1969a, 2-6). However, subsequent priors continued to dispute certain aspects of their relationship to Hullshire. In 1515, Prior John Wymersley maintained that, although the priory was situated in Hullshire, it was under the lordship of Cottingham and that under the terms of the original foundation charter his authority also extended over Wolfreton and Willerby. These assertions naturally ran counter to the view of the Sheriff of Hull who was anxious to maintain his rights over the fresh water springs which rose on priory land and which supplied the town. The matter was taken to the Council of the Star Chamber in London who found in the Prior’s favour but further disputes followed, eventually culminating in an armed confrontation with the Sheriff of Hull which was only broken up by the arrival of the Mayor of Hull and 60 horseman. The matter was referred again to the Star Chamber and after three years and further expenditure, it was finally resolved in 1518 that the priory should give the various fresh water springs at Anlaby to

Hull for their water supply, whilst the priory would receive the royalties of Willerby and Newton (Bulmer & Co 1892a; Stamp 1989, 19-20).

- 2.28 The latter provision to provide Hull with fresh water is significant, as disputes over the city's water supply had apparently involved the priory since at least the late 14th century; the presence of the fresh water springs at, for example, Lady Spring and Derringham, was undoubtedly one of the factors taken into account when deciding to move the priory from Cottingham to Haltemprice. In 1376, as a result of a Commission ordered by Edward III, it was decided that "a large canal should be cut from the Anlaby Spring – on the north side of the King's Road – 40 feet broad, to convey fresh water to Hull". However, as a result of objections from the villages from where the water was to be taken, the canal was in fact never constructed. In 1392 there was further trouble between the inhabitants of Hull and the villages of Cottingham, Wolfreton, Anlaby and elsewhere over the city's water supply. A large armed band of villagers apparently laid siege to the city, disrupting the water supply, before retreating back to Cottingham; some of those taking part were later executed. A new inquiry was ordered in 1401, and it was again decided to cut a canal to supply Hull with fresh water, this time from springs at Derringham, Haltemprice and Spring Head, and the Julian Dyke was built by 1402 (Sheppard 1958, 6). However, local resistance continued, and the city had to resort to asking the Pope to intervene. Although this appears to have had the desired effect and all sides grudgingly accepted the existing situation, the matter does not seem to have been properly resolved until 1447 when the springs were finally encompassed within the new county boundary; an underground pipe was subsequently laid in 1449 from Derringham and Spring Head to Hull to prevent further disruption and deliberate sabotage (Bulmer & Co 1892b; Allison 1969b, 371; Hayton c.2004).
- 2.29 Stamp notes the survival of a corrody for Haltemprice Priory dating to 1527 (Stamp 1989, 20). A corrody is an allowance due to the king from a monastery for the maintenance of one or more royal servants. Under the terms of this document, the priory agreed to give a certain John Cissotson (or possibly Sissetson), and his wife once he had died, eight white loaves, one brown loaf, four gallons of Convent ale, six gallons of small ale, flesh, fish and potage from the kitchen on a weekly basis. In addition, there was an annual gift of a stone (14lbs) of tallow, one swine and two horned beasts which would be looked after with the rest of the priory's stock. Finally, the priory would also provide ten hens, a cock, ten mallards and 100 faggots, carriage-paid. Upon the death of Edward Havitson, Cissotson could receive a mansion within the priory which Cecil Thomson had possessed, with all commodities needed in it, at the priory's expense, as well as free passage and rights of way within the priory, a lifetime's provision of meat, drink, livery and a horse shod at the priory's expense (Stamp 1989, 20; CLHS 1960b, 54). A much earlier reference also notes that, following the dispossession of the manor of Anlaby from William Anlaby by Thomas Wake in 1342, Wake charged the Prior of Haltemprice to take William and his son in and to provide them with a "gentleman's livelihood". This appears to have been carried out as Pers, William's son, died at Haltemprice in 1414 (Thompson 1958, 71).

## The Dissolution

- 2.30 At the time the *Valor Ecclesiasticus* was drawn up in 1535, the gross annual income of the priory and its holdings was calculated to be £178 0s 10d. However, following the subtraction of pensions paid to the Archbishop of York, the abbot of St Mary's Abbey in York and the Prebendaries of Beverley, the value was £100 0s 3½d (Cox 1911, 21). The income and expenditure of the priory has been set out by Stamp (1989, 21-22) as follows:

### *Annual Income*

<i>From the site and the manor</i>	£12 7s 10d
<i>Lands and tenements in Cottingham parish</i>	£18 10s 0d,
<i>Property in Etton £1 4s 0d and Howilke 2s</i>	£19 16s 0d
<i>Tithes from the rectory of Kirk Ella</i>	£46 13s 4d
<i>Tithes from the rectory of Wharram Percy</i>	£23 6s 8d
<i>Lands and tenements in Willerby £22, Wolfreton 113s 4d,</i>	
<i>West Ella 18s, Swanland 28s, Anlaby £18 10s 0d, Kirk</i>	
<i>Ella £4 5s 8d, Hessle £9 2s 0d</i>	£61 17s 0d
<i>Lands and tenements in Barkeston £6 13s 4d and</i>	
<i>Deeping £4, in Lincolnshire</i>	£10 13s 4d
<i>Pension from Belton, Isle of Axholme</i>	£ 3 6s 8d
	-----
	£178 0s 10d

### *Annual Expenditure*

<i>Rent to: the Crown for lease of pasture called "Le Wythes"</i>	
<i>(the Wises)(in Cottingham) £6 13s 4d; other rents to Crown</i>	
<i>8s 8d; the Abbey of the Blessed Virgin Mary, York,</i>	
<i>£1 13s 4d; rector of Cottingham 16s 3½d; Prior of Ferriby</i>	
<i>4s 9d; Beverley various 15s 3d; other pastures and lands</i>	
<i>in Willerby, Cottingham etc £2 12s 6d</i>	£13 4s 11½d
<i>Various pensions to the Archbishop of York concerning</i>	
<i>Kirk Ella, Wharram Percy and Towthorp</i>	£43 17s 8d
<i>To the Prebendaries of Beverley and the rector of Kyrkby</i>	
<i>Homondale</i>	£9 18s 4d
<i>Alms to the poor on the obits of Henr' Brownfleete and</i>	
<i>Thome Kyrkman</i>	£2 0s 5d
<i>Fees to the Earl of Northumberland £2, two bailiffs £5,</i>	
<i>and auditor £2</i>	£9 0s 0d
	-----
	£78 0s 6½d

- 2.31 At this time, the prior ruled a community of 11 canons, and there were also 40 servants and boys (Fallow 1913a, 215; CLHS 1960b, 55; Stamp 1989, 22). In addition to the incomes and expenditures listed above, the priory also had some 170 acres and several houses in Cottingham, and it maintained beast-gates (the right to graze cattle on common land) on Newlands Firths (Allison 1979a, 73); the outlying lands and properties in, for example, Norfolk, Northamptonshire, Bedfordshire and Cumbria, appear to have been lost by this time. The annual value of just over £100 for Haltemprice can be compared to, for example, North Ferriby Priory (£60), Warter Priory (£144), Kirkham (£269), Meaux Abbey (£445) and Watton Priory (£453); Haltemprice therefore had a value of less than £200 and so was classed as a lesser monastery.

2.32 Haltemprice was visited on 26th May 1536 by Richard Layton and Thomas Lee, the Commissioners appointed by the Crown to undertake an inspection of the monasteries. They estimated that the priory had an annual value of £104, and that there was a prior and nine canons with 40 servants and boys at the site. The Commissioners alleged that various abuses were taking place, four canons having supposedly abused themselves sexually and two others (including the prior) having had sexual relations with women, including a nun (Cross 1993, 19); such allegations were commonplace at this time and were not always founded on fact. The following “superstitions” were also noted:

*“Huc fit peregrinatio ad Thomas Wake pro febre, et in veneracione habent brachum sancti Georgii, et partem sancta Crucis, et zonam Marie parturientibus saluferam ut putatur”* (Pilgrimages held to Thomas Wake for fever and they reverence the arm of St George and part of the Holy Cross and the girdle of Mary which is thought to be helpful in childbirth) (Letter and Papers Henry VIII vol 10 (1536) p.139).

2.33 The pilgrimage to Thomas Wake’s tomb is a rare example of such a practice associated with a non-canonised individual; perhaps the best known 14th century example is that of Thomas of Lancaster, co-incidentally Wake’s father-in-law (see Chapter 7 below). The other relics held by the priory are also of interest but far less remarkable. As Stamp has noted, at least four other monasteries in the Diocese of York possessed pieces of the Holy Cross, whilst 12 other examples of the Virgin Mary’s girdles were recorded in the York, Coventry and Lichfield areas. The arm of St George was slightly more unusual, but two other examples are known (Stamp 1989, 23-24).

2.34 Haltemprice Priory was dissolved on 12th August 1536. The last prior, Robert Collynson, obtained a substantial annual pension of £20 and went to live in Cottingham. On his death in 1552, his will decreed that a public library be established in the vault of Cottingham church, possibly using books once held by the priory. Four of the Haltemprice canons decided to continue their religious life in other institutions and they received pensions when their new communities were subsequently suppressed; William Doughty became a brother of St Leonard’s Hospital in York, John Hughson (or Hewson) went to Kirkham Priory, and Bartholomew Lylford and William Wisedale went to Guisborough Priory (Cross 1993, 39). As late as 1553, three surviving canons from Haltemprice, namely William Rungeton (or Rivongstone), William Browne and Thomas Synderston, each received a pension of £6 13s 4d (Cox 1911, 23; Stamp 1989, 24).

2.35 The priory itself was worth considerably more in terms of goods and materials than its annual income. The lead from the roofs was worth £60, the four bells from the belfry brought a further £26, and the plate and jewels realised £23 3s 8d. Other farming goods noted at the priory included grain in the granary, two horses, 12 heifers, 40 sheep, nine pigs, 15 hairy hides from young oxen, 45 sheep pelts and three stones of wool (CLHS 1960b, 55). The rest of the goods in the priory’s inventory were sold to Sir Ralph Ellerker the younger, who farmed the site and the demesne lands, and the total sum thus raised amounted to just over £209 (Stamp 1989, 26).

2.36 It is alleged in some sources (e.g. Cox 1911, 24-25; Hayton c.2004) that Sir Ralph Ellerker briefly reinstated some of the canons at Haltemprice during the

Pilgrimage of Grace of 1536-37. However, although this happened at a few other East Riding houses, for example Nunburnholme, North Ferriby and possibly Warter, this does not appear to have occurred at Haltemprice (Cross 1993, 25). Nevertheless, Ellerker certainly played a prominent role in the events of 1536-37 (for example, see Hoyle 2001).

### **Post-Dissolution History**

- 2.37 The course of the immediate post-Dissolution ownership of the priory complex is unclear. As noted above, the site appears to have been leased to Sir Ralph Ellerker of Risby prior to September 1536, and he purchased much of the priory's goods in the same year. However, in September 1536 the Crown granted the "reversion and reversions" of Haltemprice and Arden Priors to Thomas Culpeper (Clay 1912, 90); Culpeper also received the site of North Ferriby Priory a year later (Bulmer & Co 1892c). In June 1538 the site and demesnes of the priory were leased by the Crown to Ellerker for a period of 21 years, possibly in return for his loyalty during the Pilgrimage of Grace when he and Sir John Constable ensured that the town of Hull remained for the King (Allison 1979a, 71; Hayton c.2004).
- 2.38 Several accounts were drawn up detailing the extent of the priory's lands and rents just after the Dissolution, and one of these, dating to 1537, appears as Appendix 2 (National Archives SC6/Hen VIII/4505). This account was compiled by Christopher Wright, and within the £7 21½d received from the "assise rents" are included 26s from Sir Ralph Ellerker for one close called Tenne Acres. The money received from the "tenants at will" totalled £135 2s 4d. However, of most interest is the farm (lease) of the priory's demesne lands which was held by Sir Ralph Ellerker for £18 14s 9d. The site of the former monastery is described as "dovecots, gardens, orchards and gardens" – no residential buildings are noted - and the rest of the holding amounted to some 450 acres, mostly in Cottingham, Willerby and environs. The "spiritualities" (income derived from churches) of the priory amounted to some £80, and comprised tithes in Anlaby, Wolfreton, Willerby, Tranby, Elley (Kirk Ella), Skidby, Towthorp, Sixtendale, Wharram Percy and Birdale.
- 2.39 The reversions of Ellerker's lease were again granted to Thomas Culpeper in July 1540 (PRO SC6/HenVIII/4524) but following his execution in 1541 due to a dalliance with the Queen, Ellerker made a request to purchase rather than lease "the site of the Priory of Haltemprice" in 1544 (Stamp 1989, 26; Clay 1912, 114-116). From the mid 1540s onwards therefore, the priory site appears to have been owned outright by the Ellerkers and they continued to acquire further parcels of former priory land during the 16th and 17th centuries, including land in Cottingham. Other parts of former priory land in Cottingham were granted elsewhere, for example c.60 acres to Walter Jobson in 1554 and c.130 acres to the trustees of the Ditchfield estates (Allison 1979a, 71). The rectorial manor of Cottingham was also created out of the former holdings of the priory (Sheppard 1908, 23). The Borthwick Institute for Historical Research (BIHR) in York holds Cause Papers for Haltemprice Priory, including a Tithe of Fleece dating from 1548, but these are not currently available for study (BIHR CP E.64, 182; BIHR CP G.379). A local story makes reference to a secret room being discovered on the priory site and the old papers found within being discarded (CLHS 1956, 72; Anon c.1950); there is no further information on this but the purpose of this room is discussed in Chapter 4 below.

- 2.40 The Ellerkers were important East Yorkshire landowners, and at this time their main house was located within a moated site at “Cellar Heads” in Risby; Sir Ralph Ellerker also had a deer park there and in 1540 he entertained Henry VIII at the house (Neave & Turnbull 1992, 55). Sir Ralph Ellerker, who died in 1546, was appointed chief steward for the Lordships of Cottingham and Rise in 1522, and it was this grant which probably marked the beginning of the family’s great wealth and power in the county; he was also Steward of Holderness, Constable of Scarborough and Warden of the Middle Marches, and a member of the Council of the North (MacMahon 2004). Edward Ellerker was MP for Beverley in 1571, and became the town’s first mayor in 1573. However, the family’s fortunes began to wane in the 17th century. Much of their land was confiscated in 1629 as they had not paid their recusancy fines, and further sequestration took place during the Interregnum. On the death of John Ellerker in 1655 most of the estates passed by marriage into the Cheshire family of Bradshaw, and then to the Mainwarings who also took the surname Ellerker. By 1670 the family were no longer significant landowners in the county (English 1990, 19; Allison 1979b, 147).
- 2.41 However, the Ellerker family remained in possession of the priory complex throughout the 17th century and for most of the 18th century as well. For example, in 1666 Eleanor Ellerker of Haltemprice is described as a recusant while the 1672 Hearth Tax returns note that a “Mr Ellerker” had a house with six hearths in Willerby (Aveling 1960, 62; Purdy 1991, 173). A number of Ellerker wills survive, and the family members are described as being of York, Doncaster, Kirk Ella, Anlaby and Hull (BIHR Yorkshire Probate Calendar 1711-1731); only one, Eliza Ellerker, who died in 1719, is described as being “of Willerby”, perhaps suggesting that she was resident at, or owner of, Haltemprice. Eliza died without leaving a proper will and so was classed as an “administration”; the relatively short Latin document relating to her death appears to contain no details of Haltemprice (BIHR Microfilm 1188 1608-1721). Further study of the Ellerker wills might furnish additional information on the site.
- 2.42 Following the death of Roger Mainwaring Ellerker in 1787, the family estates comprising some 8,000 acres were put up for sale. The sale included the manor of “Halton Price Priory” (203 acres), which could be viewed by applying to Mr Robert Carlisle at the same address (Sheppard 1908, 25). The lot containing the site was described as follows (HUA DDFA/15/59):

*Lot VII: Manor or Lordship of Halton price Priory with the Appurtenances and demesne lands containing 203a 1r 25p, be the same more or less of fertile meadow, Pasture, Arable and Woodland, tythe free and extra parochial, with a roomy dwelling house and out-buildings suitable for the Husbandry business, also a remarkable fine spring called Ladies Well and four Royalty gates in Willerby Carr, in the occupation of Mr Robert Carlisle on lease which expires on 5th of April 1788 with the land and tythes in lots VIII and IX at an annual rent of £295. The apportioned part of rent for the above per annum £165 0s 0d.*

<i>Site of Buildings and Coppices</i>	<i>7a 1r 0p</i>
<i>Great Calf Close</i>	<i>17a 1r 8p</i>
<i>Little Calf Close</i>	<i>6a 2r 4p</i>
<i>Great Pan Bottom</i>	<i>10a 2r 24p</i>
<i>Little Pan Bottom</i>	<i>4a 2r 24p</i>

<i>Pepper Garth</i>	<i>2a 0r 0p</i>
<i>Pepper Garth</i>	<i>1a 1r 12p</i>
<i>Stocking Close</i>	<i>6a 2r 24p</i>
<i>Roger Hary</i>	<i>5a 1r 8p</i>
<i>Lesser Hary</i>	<i>2a 2r 24p</i>
<i>Wood Close</i>	<i>6a 1r 0p</i>
<i>The Wood</i>	<i>13a 0r 12p</i>
<i>Nordest Close</i>	<i>10a 1r 36p</i>
<i>Little Carr</i>	<i>6a 1r 0p</i>
<i>Far Carr</i>	<i>8a 1r 0p</i>
<i>Lady Ings</i>	<i>10a 3r 0p</i>
<i>Near Lower Grounds</i>	<i>6a 0r 16p</i>
<i>Far Lower Grounds</i>	<i>6a 0r 20p</i>
<i>Ashhill</i>	<i>5a 1r 4p</i>
<i>Far Ronney</i>	<i>11a 3r 4p</i>
<i>Near Ronney</i>	<i>12a 0r 28p</i>
<i>Near Pea Stack Close</i>	<i>18a 3r 24p</i>
<i>Far Pea Stack Close</i>	<i>22a 3 20p</i>
<i>Old Abbey Lane</i>	<i>0a 3r 12p</i>
	-----
	<i>203a 1r 24p</i>

*Subject to the following payments:*

<i>For site of Halton Price Priory</i>	<i>£0 19s 8d</i>
<i>Land tax</i>	<i>£9 0s 0d</i>
	-----
	<i>£9 19s 8d</i>

- 2.43 The Ellerker estates do not appear to have been sold in 1787, and the priory site together with the rest of the Risby landholdings passed by marriage to the Onslow family (Allison 1979b, 147). In 1850 the estate was assigned to Thomas Onslow but the priory site had been tenanted by the Carlisle family in the 18th century and later the Ellyards (Sheppard 1908, 24). The 1841 census shows that John Ellyard lived in the farmhouse with his wife and younger brother, together with his son, daughter, two house servants and three agricultural labourers (BLHL HO 107/1217-18; see Appendix 5). John Ellyard and his brother Charles remained at the farm until after 1861. In 1871 the house was occupied by John Smithson, a farm bailiff, and the Thompson family of Anlaby were the tenants when the land was put for sale in 1876 (ERRO DDX 259).
- 2.44 This sale of 1876, which included other parts of the Risby Estate, shows that the Haltemprice landholding covered 204 acres, virtually the same as in 1787 and corresponding to the extra-parochial area shown on the 1855 Ordnance Survey map, although two fields in Newlands are also included, on the west side of Far Salt Ings Lane. The land was predominantly arable, the only areas of grassland being Ash Hill, the field to the south (possibly "Near Ronney"), and the field to the west of the farmhouse ("Great Calf Close"). The holding was described as follows:

*"The house is old and inconvenient, the premises are useful, a great part having been done by the tenant, the grassland is well and would be greatly*

*improved by draining. Tenant has drained part of the arable land which is fairly well farmed. The fences are mostly poor.*" (ERRO DDX 259/1).

- 2.45 On 27th June 1877 an agreement was made between Edward Onslow and Charles Vere Townshend Onslow (both of Plymouth) and Charles Henry Wilson of Thwaite House in Cottingham "for the manor or reputed manor or Priory of Haltemprice, including the messuage or tenement and farm, lately or formerly occupied by Sam Ellyard", as well as the manor or Risby (East Riding Registry of Deeds MI/391/608). This shows that, although the Onslows still retained the land at this time, there was an understanding that it would pass to Charles Wilson in the fullness of time (Susan Neave, *pers. comm.*).
- 2.46 This appears to have happened in 1883, when the Onslow's sold the Risby Estates to Charles Henry Wilson, later Lord Nunburnholme (Allison 1979b, 147). A deed of 27th February 1883 records this transaction and notes that the "farm and lands called Haltemprice Farm" were occupied by Joseph Thompson and Charles Jeckills, and that the holding comprised just over 232 acres (East Riding Registry of Deeds NR/163/226).
- 2.47 The 1881 and 1891 censuses show that the house continued to be occupied by farm bailiffs, James Lawton and Edwin Ward respectively. In 1901 Edwin Ward was described as a "farm foreman" and he lived at the site with his two daughters and three sons, as well as a carter, stable boy and Shepard (see Appendix 5). Mr Albert Briggs was a later tenant and then his son Ernest who is listed at the farm in 1937 (Anon 1951, 36; Hayton c.2004). In 1931, John Sudderby and Arthur Norfolk sold the site and the surrounding 210 acres to The Hull and Humber Investment Company Limited, although Ernest Briggs and his family remained as the tenants until at least 1951 (Anon 1951, 36).
- 2.48 The farmhouse and adjoining land remained in the ownership of the Hull and Humber Investment Company Limited (latterly known as West Ella Holdings Ltd) until 2000. The farmhouse and immediate environs were purchased by the present owner, Mrs Claire Hadgraft, in 2000, while the rest of the priory site is still owned by West Ella Holdings Ltd and is farmed under contract by Neil Everson Farmers of Raywell.

### 3 PREVIOUS DESCRIPTIONS, ILLUSTRATIONS AND INVESTIGATIONS

#### Previous Descriptions and Illustrations

- 3.1 The earliest known image of the priory appears on a seal, dated to 1332, which was discovered in Park Lane in Cottingham during the 19th century. It measures 2¾ inches (7cm) in diameter (see figure 6). On the obverse, enclosed in an octofoil, is a representation of the priory. A crenellated masonry structure is shown, with a large pointed ground floor doorway containing open double doors flanked by smaller windows on the first floor. The main crenellated structure is flanked by what appear to be pairs of buttresses with niches for statues and ornamented pinnacles. Behind the crenellations, there is a roof surmounted by a small belfry and spire, flanked by roof banners bearing the arms of Thomas Wake (or, two bars gules, and three torteaux in chief). Wake's arms also appear on a shield to the right of the priory; to the left is a shield possibly bearing the arms of the Stuteville family, and below, is a shield with a cross patonce; the latter are the arms of Haltemprice. This side bears the legend "CEO EST LE SEAL LABBE E LE CONVENT DE COTINGHAM QUE NOUS THOMAS WAKE SIGNOUR DE LIDEL AVOMES FOUNDE"; interestingly, although the priory was located at Newton by this date (1332), it is still described as Cottingham Priory. The reverse, also in an octofoil, appears to show a three bay structure with pointed arches, with a rood in the uppermost compartment flanked by kneeling figures (St John and the Blessed Virgin), and outside the structure, further banners of Wake. Below, the Prior kneels between St Peter and St Paul, and at the bottom are five canons at prayer. Outside the structure are two kneeling figures, the founder Thomas Wake to the left and his wife to the right; a shield with Wake's arms appears beneath the praying canons. The legend continues from the other side of the seal and states "EN L'ANE DE L'INCARNACION MILL' CCCXXX SECOUNDE AL HONOUR DE LA VERA CROYZ E DE NRE DAME E SEYNT PERE E DE' SEYT POUL". Taken together the whole of the inscription reads "This is the seal of the Abbey and the Convent of Cottingham, which ye Thomas Wake, Lord of Lyddle, have founded – In the year of the Incarnation 1322, in honour of the True Cross, and of Our Lady and St Peter and St Paul" (Fallow 1913a, 215-216; Stamp 1989, 2-3; Cuming 1870, 213-214). The mould for the seal was bought by the British Museum in c.1914, and a bronze impression was made and shown at an exhibition in Hull Museum (Sheppard 1914b, 41-43).
- 3.2 The priory was mentioned only in passing in antiquarian sources, mainly because by the mid 18th century the visible remains comprised little more than the existing farmhouse. Writing in 1758, the historian Burton remarked that "There is not the least appearance of any remains of the priory, nor is there any mark where it once stood" (Cox 1911, 25). Tickell, writing in 1796 and quoted by Oliver in 1829 stated that:
- "there is still at Haltemprice a good farm house, which appears to be either part of the monastery, or built out of the materials, and upon the same place it formerly stood. Also a large arched drain which plainly appears to have belonged to this monastery; and yet the moat which surrounded it is yet to be seen."* (Oliver 1829, 465-66).
- 3.3 Jeffery's 1771 map of Yorkshire merely depicts an isolated, approximately north-south aligned, rectangular building located between Cottingham and

Springhead, marked as "Howden Price". No routes to or from the building are shown.

- 3.4 The 1824 Ordnance Survey 1 inch to 1 mile map (sheet 86) (electrotyped and amended in 1864) depicts Haltemprice as a small enclosed L-shaped area of land bisected by a track. A dashed line, probably representing a footpath, curves into the southern end of the track from the south-east, but the main access is via another trackway running in from Willerby to the west (the present Abbey Lane). Within the L-shaped area of ground there are five small structures, two on the west side of the track and three on the east; the latter probably represent the former farm complex which was demolished before 2000, possibly in 1996. A sub-square area of woodland, named "Haltemprice Wood" is also shown to the north, with another small area of trees on its south side. The authors of the revised edition of Dugdale's *Monasticon Anglicanum*, published in 1830, had nothing to add regarding the physical appearance of the site, merely reproducing Burton's remarks from 80 years earlier (Dugdale *et al* 1830, 519).
- 3.5 The earliest detailed depiction of the former priory site occurs on the 1855 1st edition Ordnance Survey 6" map (sheet 225) (see figure 7). The existing farmhouse is named as "Haltemprice" and the site more generally as "Site of Haltemprice Priory (1324)"; the extra-parochial area probably representing the core of the former priory demesne land of 208 acres is clearly defined (see figure 4). To the west, the area contains several large fields, one of which is named "Pan Bottoms". The boundary then runs south, crossing the main access route into the site (Abbey Lane; see below), and continues as far as Willerby Carr Lane. The boundary returns the east, running as far as the junction with Swine Bank which it then follows to the north. There is an angular projection to the east of the bank before a further continuation to the north at the junction with Wood Lane. From here the boundary turns north-west, following a sinuous route as far as Pease Wood and then south along the eastern side of Willerby Hags.
- 3.6 The main access into the site is from Willerby to the west, along Well Lane, which becomes "Abbey Lane" after a gate. Two tracks or paths lead to the site from the south, diverging from the junction of Willerby Carr Lane and Sand Dike; the eastern path crossed the south moat via a footbridge. The core of the priory site is shown as being divided into two areas, Haltemprice and Ash Hill, which are both surrounded and defined by moats (see figure 7). The former is a sub-rectangular area with a reasonably regular plan. The farm buildings stand at the approximate centre of this enclosure, and are shown as two conjoined enclosures or yards, separated by a long narrow north-south range; there are numerous other smaller buildings scattered around the edges of the yards. To the north, there is another building with a small attached yard to the east, and to the south, two small free-standing structures. To the west is a north-south footpath, and on its west side, is the farmhouse which is depicted as an L-shaped structure with a small enclosed yard on the north side. To the south of the farmhouse there is a small orchard with a pond close to the point at which Abbey Lane enters the site. A further narrow rectangular pond lies in the north-east corner of the larger enclosure, to the north of the farm buildings. Ash Hill, again as defined by the features labelled as "moats" on the map, is also a sub-rectangular area of approximately the same size as the other but with more sinuous boundaries. It contains two long narrow rectangular ponds aligned

north-west/south-east, linked by a channel, in the centre of the enclosure. The footpath running from Willerby Carr Lane to Cottingham runs between the two moated enclosures.

- 3.7 An earthwork bank is shown running north from the north-east corner of the moats which surround Haltemprice towards an embanked sub-rectangular earthwork; this earthwork lies on the south side of "Old Wood" in the area depicted as containing trees in 1824. On the east side the main bank, "Lady Well" is shown and named, and to the west several intersecting footpaths run diagonally across the area. To the north, a sub-rectangular area of scrub called "Old Wood" covers the same area as "Haltemprice Wood" shown in 1824 but by 1855 the ground is more open, perhaps suggesting scrub.
- 3.8 The section of the 1876 Risby Estate survey which covers the Haltemprice landholding (ERRO DDX 259/1) provides little further information, although there are two important details (see figure 5). The survey shows that the "Old Wood" or "Haltemprice Wood" shown on the earlier maps had been removed and turned over to arable, and it depicts the farm house and adjacent buildings almost exactly as shown in 1855. One or two of the smaller fields shown in 1855 have also been amalgamated into larger units by 1876.
- 3.9 The site and surrounding earthworks are depicted in more detail on the 1888 25" Ordnance Survey map (sheet 225/16); this map is also reproduced by Stamp (1989, 11) (see figure 8). Virtually all of the farm buildings shown in 1855 and 1876 have disappeared by this date, to be replaced by a regular quadrangular farm complex comprising four ranges enclosing a central yard with an entrance at the south-east corner. There is a second yard without buildings attached to the south side. The building and yard to the north have also been removed by this date. There are also some minor changes to the earthworks depicted in 1855, the most obvious being an extension to the long narrow pond in Ash Hill to the west, on the other side of the moat and into the Haltemprice enclosure. A new ditch has also been dug through this part of the enclosure, running through a right angle into the north side of farm courtyard. The site is similarly depicted on the 1892 6" map (sheet 225SE).
- 3.10 Cartographic depictions and aerial photographs suggest that, apart from minor changes to the farm complex, the overall layout of the site changed little during the early and mid 20th centuries. The 1927 Ordnance Survey 25" map, again reproduced by Stamp (1989, 12), shows some changes to that of 1888, including the removal of the footpath through the site and the infilling of the pond, or section of moat, to the east of the farm buildings (see figure 8). The north range of the farm buildings has been expanded to the south so that the foldyard is effectively halved in size, and there is another building attached to the outside of the eastern range at the south end; earlier maps show that these structural changes were made between 1892 and 1908.
- 3.11 By 1956, urban development on the fringes of Cottingham and Willerby had reduced the area of open fields around the priory site. However, most of the earthworks shown on the earlier maps were still depicted at this date, including those to the north of the farmhouse, and this remained the case until 1965. The 1977 edition Ordnance Survey 1:10,000 map does not show any earthworks, apart from the drains which represent the former moats, and the division between the two enclosures is no longer depicted.

- 3.12 In addition to the above, local historians have provided a few illustrations of architectural details within the farmhouse in the late 19th and early 20th centuries, for example the doorway in the south elevation (Sheppard 1908, 22), and also the earliest known photographic image of the site dates to 1914 (Sheppard 1914a) (see figure 9).

### **Previous Archaeological Investigations**

- 3.13 A certain amount of previous archaeological investigation has been undertaken at the priory complex, although with the exception of the geophysical survey, test pitting and the building recording forming part of this current report, the work has often been piecemeal. In addition, most of the earlier archaeological discoveries are poorly referenced, with only a vague idea as to their location and/or their relation to the existing structure.
- 3.14 It appears that occasional discoveries of artefacts and / or architectural fragments were made in and around the priory site throughout the 19th century. In 1892, it was stated that “Not a vestige of the building is now to be seen, but human remains and antiquities have been occasionally dug up in the ‘Priory Fields’” (Bulmer & Co 1892a). Sheppard, writing in 1908, provided slightly more information, noting that 19th century local historians referred to finds in the area of the priory, and that “a score or so of massive stones”, evidently part of the once ecclesiastical building, had been uncovered in the vicinity of the farm buildings:

*“One was part of a pinnacle, with panelled or hollowed sides and a tapering end, another was a carved floral head of a pinnacle or other section; and one was about four feet long, flat on one side and an equal-sided ridge on the other, being evidently the coping of a wall. There were one or two blocks which on one of their sides had deeply or rounded in-and-out carving. They were about three feet long and about two feet across at their broadest ends. Each stone was a quarter of a section of pillars or columns which had at one time graced the old priory building. As the farm was requiring a bridge over the boundary drain on the south side of Haltemprice ..... the stones went to make the foundations of the bridge before antiquaries sighted them. In these landings they are visible when the dike is dry, but only the plain or uncarved sides are to be seen.”* (Sheppard 1908, 21, also repeated by Hayton c.2004).

- 3.15 At the same date, Sheppard also noted that the then owner of the site, Mr J Suddaby, had presented an old bell from the priory to Hull Museum. The bell was formerly mounted “in arms in the wall at the west end of the farm buildings” (Sheppard 1908, 22). Later sources suggest that it was mounted between two upright timbers, which remained in place as late as 1951. The bell was described as being quite large but without any kind of inscription or cast marks, and it was latterly thought to be held in the basement of the Mortimer Museum in Hull (Anon 1951). The Mortimer Museum was bombed during the 2nd World War, and there is no trace of the bell at present.
- 3.16 In 1914 Sheppard provided further structural information on the farmhouse, stating that:

*“In the existing farmhouse is an old oak broad staircase, some eighteenth century carved fittings, a ribbed arch cellar, and much stonework of*

*ecclesiastical window heads, &c. Some quarter sections of church pillars, fluted, and formed very much like those in Hull Holy Trinity Church, were recently excavated, and on the longer inner edge measured about 4ft. The relics have been put to use as foundation for a field drain bridge!*" (Sheppard 1914a).

- 3.17 A later writer suggested in relation to the latter that "about twenty massive stones were unearthed on or near the site of the present farm buildings, which stand just east of the house" (Anon 1951, 33-34). In 1922, the prominent local antiquary A B Wilson noted that, when an old tree in line with the south-west corner of the farm was pulled up, a section of brick wall was uncovered but that it was immediately smashed up by the tenant (Stamp 1989, 26).
- 3.18 The moats around the site were still clearly visible in 1951, apart from on the west side of the farmhouse, where it had been recently infilled by the then tenant Mr Briggs and planted with trees. The same tenant stated that a flower bed to the front of the house concealed a cavity which he had infilled, and which had formerly led "to the cellars of the house and to no other place" (Anon 1951, 34-35).
- 3.19 A number of references have also been uncovered relating to disturbance that took place on the site in 1960-61 (see below), and this was apparently preceded by some recording work undertaken by local groups. Some of this recording was carried out in July 1959, by Norman Higson and Lt Col Norfolk (Hayton c.2004), and two drawings are lodged in the Hull University Archives. The first shows an apsidal-ended structure c.120 feet (c.36.5m long), with an outer line of circular chalk footings for columns, within which was a U-shaped spread of chalk rubble surrounding an area of brick rubble. The scale of the plan is described as being 10ft to 1 inch but unfortunately the structure shown is not accurately located, being described only as "from the site of Haltemprice Priory" (HUA DDX/16/539). The second drawing shows a 1:1 section of a window mullion, recovered from a "ditch at north side" (HUA DDX/16/340).
- 3.20 Stamp also alludes to the fact that in the 1970s "more stones of the Priory were excavated" (Stamp 1989, 27). No references to discoveries or chance finds made on the site have been uncovered from the 1980s or in subsequent years.

### **Ploughing, Disturbance and Subsequent Decay**

- 3.21 Apparently the tenant farmer, Mr Briggs, was not enamoured by all the attention to his house and farm, and so he forestalled any further archaeological investigations by bulldozing, ploughing and cultivating those areas containing earthworks in February 1960 (Hayton c.2004). Despite the site being protected by law as a Scheduled Monument, no action was taken. The Deserted Medieval Village Research Group reported that "The scheduled site of Haltemprice Priory, which should cover, or be close to, the DMV of Newton, was bulldozed in 1960, just before a local group was about to survey and start to excavate the site. The Ministry of Works again did not feel able to prosecute, especially as there was no idea where in the field the priory was, and surprisingly little stonework was turned up" (DMVRG 1960, 7). The "local group" referred to was probably the Cottingham Local History Society, as in their 1960 newsletter they noted that "our Society recently failed (through no fault of its own) to excavate the site" (CLHS 1960b, 56).

- 3.22 Further information on the now reduced state of the site was provided by a note from an RCHME (now English Heritage) field investigator in February 1961:

*“The earthworks of the former Priory are now almost destroyed. Those to the north of the farmhouse were ploughed out in the early spring of 1960 and the area cultivated. The area contains many fragments of brick and tile, but no foundations were seen. The encircling moat is in use as a drainage-ditch, and has been deepened and altered in many places. The fishpond in the field known as Ash Hill has been drained and filled, whilst the linear bank and ditch traversing the same enclosure is now breached and levelled in places for drainage purposes”* (EH NMR TA03SW4).

- 3.23 A planning application was made to demolish the farmhouse, a Grade II\* Listed Building, in September 1975 (application 328-182). It was perhaps this that led the RCHME to undertake a photographic survey of the building in November 1975 (NMR photos BB77/7964-84; see plate 2). The demolition was opposed by the Cottingham Local History Society, and a brief report on the building was made by Dr Ivan Hall on behalf of the Ancient Monuments Society; this was subsequently published in the society newsletter (Hall 1976, 26-30) and has been reproduced by Hayton (c.2004). At the same time, it was noted that “recent ploughing on the fields east of the building [the farmhouse] has revealed notable quantities of building materials on the site of the former priory buildings” (Hall 1976, 30). A brief survey and description of the farmhouse was also made slightly earlier by Barbara Hutton (Hutton 1974). The application for demolition was refused, and a further application made in November 1977 (application 328-182A) was subsequently withdrawn. Another application for demolition was later refused in December 1999 (application 328-10665). However, the adjacent farm buildings were demolished, with Listed Building Consent being approved in November 1994 (application 328-182B), in 1996 with no recording taking place.
- 3.24 The farmhouse was last occupied in c.1988 (Yorkshire Post 1996) and once empty, quickly began to suffer from decay and vandalism. The RCHME also returned to the site in July 1989 and undertook a brief half-day survey of the building, which included the production of a ground floor plan (RCHME 1992; see figure 10). A number of drawings dating to 1992-93 and held by the currently site owner, depict an extensive scheme of repairs which were to be undertaken by West Ella Holdings Ltd to make the building wind and watertight (Gelder & Kitchen 1992-1993); these works were carried out in full in 1994 and were approved by the local planning authority (Mike Hadgraft, *pers. comm.*). Despite these works, West Ella Holdings Ltd made a further application to demolish the building on safety grounds in 1996 (application 328-10665), which was refused following opposition from English Heritage (Yorkshire Post 1996). However, the adjacent farm buildings were demolished in c.1996 with no record being made; as far as can be ascertained, plate 3 is one of the few photographs which show the whole complex.
- 3.25 A photograph of the farmhouse taken in 1998, reproduced by Hayton (c.2004), shows how poor its structural condition had become. The south-west wing was by now roofless and, although the main range retained much of its roof, it was clearly in very poor state. A number of window openings in the south elevation had been crudely blocked with breeze blocks, in some cases replacing earlier brick blockings. As noted above, the farmhouse was purchased by the present

owner, Mrs Claire Hadgraft, in 2000 and the archaeological and architectural recording commenced in June 2003.

## 4 ARCHITECTURAL DESCRIPTION OF THE FARMHOUSE

### Introduction

- 4.1 The remains of the farmhouse are described below in a logical sequence. The plan form, structure and architectural detailing of the building are described first, followed by the external elevations and a circulation description of the interior, from the lowest to the uppermost floor level. Reference should also be made to the ground floor plan (figure 12), the elevation/section drawings (figures 13 to 16), various architectural details (figures 17 to 20) and the photocopies of some of the black and white photographs taken as part of the building recording. A full set of photocopied photographs appear in Volume 2 of this report; individual photographs are referenced in the following text in bold type, the numbers before the stroke representing the film number and the number after indicating the frame (e.g. **3/1**). Volume 2 also contains figure 28 which shows the photographic location points as well as a detailed catalogue of all the photographs (black and white prints and colour slides) taken as part of the project.
- 4.2 Unless otherwise noted, the terms used to describe the roof structures are taken from Alcock *et al* (1996) and Campbell (2000). Where possible, specific architectural terms used in the text are as defined by Curl (1977). It should also be noted that the repairs carried out by West Ella Holdings Ltd in 1994 (Gelder & Kitchen 1992-93) are not listed exhaustively in the following text, but are highlighted where they are most relevant, for example, where they might be mistaken for historic phasing.

### Location and Plan Form

- 4.3 The main access to the farmhouse, and the only vehicular access, is via Abbey Lane, an unclassified unsurfaced track which approaches the site from the west; there is also a north-south aligned footpath which crosses the site (see figure 2). The farmhouse stands on a slightly raised eminence or platform in the centre of a flat expanse of low-lying agricultural land between the settlements of Cottingham and Willerby, at an elevation of c.4.70m AOD.
- 4.4 The farmhouse itself has an irregular plan form, composed of three main structural elements. The main body is represented by an east-west aligned range, with a cellar beneath the east end. There was formerly a north-west wing projecting from the north side of the main range, with a number of attached lean-to structures and walls to the east forming a small enclosed yard, but these were all demolished before 2000. At the west end of the main range there is a stair-tower and, attached to the south-west corner, a squat south-west wing of sub-square plan. Overall, the building has maximum external dimensions of 22.10m east-west by 8.95m north-south.

### Structure and Materials

- 4.5 The main east-west range of the farmhouse is of two storeys (formerly also with an attic over), as is the south-west wing; the apex of the west gable of the main range stands 9.55m above the existing internal floor level. In contrast to the other parts of the farmhouse, the stair-tower at its west end is of three storeys internally, but rises to a height of only 7.70m above the existing internal floor

level. Photographs of 1975 (e.g. NMR photos BB77/7972 & 7974; see plate 2) show that the main range was formerly covered by a steeply-pitched pantiled roof. A similar pantiled roof existed over the south-west wing, hipped at the west slope over the stair-tower. No chimney stacks survived intact at the time of the survey (December 2003), but there was formerly a large lateral stack located against the north wall of the main range, with a later central stack also located in the main range; photographs of the latter taken in 1975 show a substantial brick ridge stack with projecting string courses and two pots (NMR photo BB77/7972). The south-west wing once had an end ridge stack surmounting the south gable.

- 4.6 The external walls vary in thickness around the building. The north and south walls of the main east-west range are both 0.70m wide, except at the east end where they narrow to between 0.30m to 0.40m. The north and west walls of the stair-tower are also c.0.70m wide, whilst the external walls of the south-west wing measure only 0.35m.
- 4.7 The farmhouse has a complex structural history, and this is reflected in the surviving fabric which comprises several different types of building material, principally brick but also with areas of stone.

#### *Brickwork*

- 4.8 A wide range of brick types are used throughout the farmhouse, and the various phases of repairs and rebuilding often have mixed bricks of differing dates and sizes (see plate 1). A detailed report on the sizes and other characteristics of the brickwork of the farmhouse was undertaken as part of the current survey (Tibbles 2004) and this is reproduced in full as Appendix 3; a more detailed analysis of the local, regional and architectural significance of the brickwork is given in Chapter 7 below.
- 4.9 In summary, the report noted a total of 65 different sizes of brick within the 20 external and internal elevations of the farmhouse, indicating a high level of reuse and repair; the bricks ranged from 14th century to 19th/20th century in date. Numerous examples of both good and poor quality medieval bricks were recorded, including abraded, under-fired and over-fired fragments probably from several nearby sources such as Hull or Beverley; a few examples of medieval flat roof tile were also present within wall constructions, used either as levelling material or for galleting (the infilling of voids) (Tibbles 2004). Despite the high level of re-use of older bricks, a number of broad patterns can be discerned within the farmhouse, particularly when associated pointing styles and/or bonding patterns are considered.
- 4.10 The north-west/south-east aligned wall (029) exposed in Test Pit 5 (see Chapter 5 below) had a chalk core faced with red hand-made bricks (average dimensions 230mm by 130mm by 40mm) set with a buff lime mortar and apparently laid in Monk bond, a variation of Flemish bond with two stretchers between each header. The south face of this wall rose from a chamfered plinth of rubbed brick, and two other *ex situ* moulded / rubbed bricks were recovered from this general area. The first, a fragment of red hand-made brick (complete dimensions ? by 130mm by 40mm) had a steeply sloping chamfer to both upper sides. The second brick was complete (230mm by 130mm (max) by 44mm), also being red and hand-made. The outer edge was curved and chamfered,

suggesting that the brick was designed to form part of a feature such as a column base. The size of both the *in situ* and *ex situ* bricks described above, when compared with those of others noted within the farmhouse, broadly suggests that they are late medieval in date and perhaps as early as the 14th century.

- 4.11 The western ground floor end of the south wall of the main range, incorporating the main doorway at the west end of the south elevation (elevation 1) and running westwards to form the north wall of the south-west wing, eventually projecting slightly beyond the stair-tower, has a core of chalk rubble, brick fragments and mortar, faced with pinkish-red handmade bricks laid in no particular bonding pattern and set with a sandy lime mortar. Tibbles noted that the doorway itself has jambs formed by hand-moulded bricks with post-firing trimmings; the style and dimensions of this brickwork suggests a mid to late 16th century date (see plate 4 and figure 9). The only other use of moulded brick noted in the farmhouse is the west jamb of the first floor fireplace (3/37) in the north internal elevation of the main range (elevation 17); it has a profile similar to that noted on the doorway, but of a shallower and less elaborate form.
- 4.12 The brickwork to the immediate west of the main doorway is constructed of bricks with a 14th to 16th century date range, whilst the chamfered brick hood above is built of 14th century bricks. The continuation of the wall to the west, where it divides the south-west wing from the stair-tower, was noted to be faced to the south (elevation 15) with brickwork characteristic of the 17th-18th centuries; however, this applies only to the first floor and above, the ground floor being made of earlier bricks similar to those noted elsewhere in the wall.
- 4.13 Both elevation 15 and the rear of the entrance doorway (within elevation 11) retain neatly double-struck pointing, and these are the only areas where such pointing is visible within the farmhouse. Furthermore, at the very west end of the north face of the wall (elevation 11), a collapse of surrounding brickwork has revealed that the lower c.2m of the wall was once surmounted by chamfered brick coping. The wall continues further to the west, emerging as a decaying stub (elevation 5) projecting beyond the stair-tower. Here, the 14th to 16th century brickwork facing had fallen away to reveal a chalk rubble core. Hall noted that in 1976 the projecting stub was "crowned by still partially surviving decorative stone battlements" (Hall 1976, 27-28), but no trace of these survived at the time of survey nor can they be seen on historic photographs.
- 4.14 The majority of the south elevation of the main range (elevation 1) is built from red to light-brown bricks similar to those produced in Hull during the 17th century, although the window blockings are generally of 14th century brickwork. The west gable of the main range (elevation 8), and the north and west wall of the stair-tower (elevations 6 and 7), contain probable 17th century bricks, but with earlier medieval bricks also incorporated as well as some medieval flat roof tiles used as levelling material. The western end of the north wall of the main range (elevation 9) incorporates bricks ranging in probable date from the 14th century through to the 18th/19th centuries. Whilst there is much variation in the probable dates of the bricks incorporated into these elevations, the brickwork does share some common characteristics. In several places, a rough bonding pattern of alternating headers and stretchers has been attempted. In addition, the brickwork is generally set with a cream sandy lime mortar containing

frequent inclusions of chalk, flint and lime, and the pointing is often understruck with a narrow shelf at the base.

- 4.15 The east and west walls and the south gable of the south-west wing (elevations 2 to 4) contain bricks which are comparable to 18th century bricks from Hull and the East Riding, although as elsewhere, the elevations also contain many earlier bricks. The majority of the brickwork in the external elevations is laid in a rough English Garden Wall bond (three courses of stretchers to each header course) and set with a cream brown lime mortar. The internal elevations also include much re-used late medieval brick.

### *Stone*

- 4.16 The best surviving piece of stonework within the farmhouse is situated at the bottom of the external north wall of the main range (elevation 9), comprising the remains of an *in situ* chamfered plinth at least 5.10m long and projecting 0.10m beyond the face of the brickwork above (see plate 15). Prior to the excavation of an adjacent test pit (see Chapter 6 below), a single course of well dressed limestone blocks was visible above and below the chamfered course; one of the blocks above the chamfer has a small rectangular recess blocked with brick, possibly a putlog hole. The colour and grain of the limestone are suggestive of magnesian limestone from the Tadcaster area. However, a mason has suggested that the limestone actually comes from north Lincolnshire, and is of the same type used in Lincoln cathedral (Mike Hadgraft, *pers. comm.*). This suggestion may be supported by ongoing geological investigations into the limestone known variously as Lincolnshire Limestone, Cave Oolite or Whitwell Oolite; the use of this limestone, which has received little detailed study to date, has been recorded in medieval structures in Holderness and also within churches on the Yorkshire Wolds (Richard Myerscough, *pers. comm.*). *Ex situ* pieces of similar limestone can be seen elsewhere within the farmhouse, particularly at the base of the external walls of the stair-tower and in the corner quoins of its walls (see plate 5). Several of these limestone blocks apparently have broad chamfers at one corner, suggesting that they are re-used from a large opening, perhaps a doorway. A line of limestone pieces at the base of the external south wall of the main range (elevation 1) has been used as levelling material for the brickwork above, and does not represent the remains of an earlier structure or plinth.
- 4.17 Within the farmhouse, extensive areas of chalk walling are visible, particularly at the base of the stair-tower (elevation 14) and in the north and south walls of the main range (elevations 11 and 17). Within the stair-tower, these walls stand 2.60m high and are built of coursed squared chalk. A chalk wall of a similar height survives to the east of the moulded brick doorway in the south wall of the main range (elevation 11), and chalk blocks continue eastwards at a lower level for a further 3m. In the north wall of the main range (elevation 17), coursed squared chalk is visible to a height of 0.80m as far as the central stack.
- 4.18 In addition to the carved, moulded or decorated architectural fragments noted by 19th/20th century historians (see Chapter 3 above), further such pieces were recovered and recorded during the current scheme of works. Clearance of the accumulated brick rubble on the east side of the concrete plinth to the north of the farmhouse uncovered a single fragment of moulded surround incorporating a double ogee and shallow cavetto, almost certainly from a large window or

doorway (see figure 20). Three fragments of similar moulded surround were also recovered from the same area. These pieces all appear to have come from the same feature, probably a smaller window or opening than that represented by the single fragment, bearing a much deeper cavetto and a narrow groove perhaps used to secure glazing. As has been noted elsewhere, later medieval architectural styles, particularly the Perpendicular, are characterised by longevity and consistency; as a result, features developed in the early to mid 14th century continued to be used right through to the 16th century, making it difficult to date isolated fragments closely (Morris 2003, 237). Nevertheless, the moulding profiles of the fragments described above most closely resemble published examples from the early to mid 15th century (Wood 1965, 407) and more specifically work dating from c.1380-1400 at Howden Collegiate Church and from c.1380-1430 at Beverley Minster, both in East Yorkshire (Harvey 1978, 246-247 & 253). Given its size and alleged poverty (see Chapter 2 above), Haltemprice Priory is unlikely to have been at the forefront of fashionable architectural design, and so the use of the mouldings there probably post-dates the work at Beverley and Howden, suggesting that they may be early to mid 15th century.

- 4.19 The north window of the cellar incorporates a piece of re-used mullion (see figure 20), identical to a section of stone mullion recovered from the site in 1959 (HUA DDX/16/340). Both pieces were c.0.32m in length with glazing grooves to both sides, indicating that they came from a relatively large window opening of at least two lights. In profile, they combine plain chamfered sides with a rather elongated bulbous nose and, as with the fragments described above, are likely to date from the early 15th century or later (Harvey 1978, 246-247). A much smaller and potentially earlier fragment of plain hollow-chamfered mullion was also recovered from the loose rubble lying on the cellar floor (see figure 20).
- 4.20 Finally, to the east of the pump adjacent to the north elevation of the main range (elevation 9), a half-section of a limestone pier or column is butted up against the wall (4/26). This fragment has lost much of its shape but an earlier photograph (reproduced by Hayton c.2004) shows it to have had a similar moulding profile to that surviving on the fragments of window and door surround described above.

#### *Roof trusses and other structural timbers*

- 4.21 There was little indication anywhere in the building of any former timber-framing, with the exception of a timber set within the wall on the south side of the stair-tower (west end of elevation 11). This timber is set c.2.60m above floor level, and appears to lie on top of the brick coping of a former free-standing wall with a chalk core and brick facing (see above) which is incorporated into the west end of the farmhouse. The timber itself is now largely buried within the core of the wall, and only a poorly preserved 1.60m long section projecting above the doorway to the south-west wing can be inspected closely. In this section, the timber is 0.14m wide by 0.22m wide and it has a number of very decayed mortices in the north and south faces and the upper side; its east end terminates in a projecting tenon with a peg hole. The collapse of the facing brickwork has revealed that the timber runs at least as far as the west wall of the stair-tower. It may be that the timber was set into the wall when the upper part was built, although it is far more substantial than the

other horizontal timbers let into the internal elevations of the south-west wing. However, the possibility remains that it was used as the base of a first floor timber-framed structure in this part of the building, which was subsequently almost totally removed.

- 4.22 At the time of the survey (December 2003), the vast majority of the building was open to the elements, the roof timbers having either fallen or been burnt by fires lit by vandals (see plate 1). The exceptions were the common rafter roof over the stair-tower and the modern timbers over the south-west wing, both of which may date from the 1994 renovation works carried out by West Ella Holdings Ltd. However, by examining old photographs and the fallen timbers themselves, an impression can be gained of the form of the roof structures over the various parts of the farmhouse. It should be noted that, with the exception of the very large timbers, such as tie-beams, the position in which any fallen timbers were found in the building cannot be taken as indicative of their original position. There was much evidence for post-fall disturbance of the timbers, for example, pieces of the dark green painted doorframe of the main doorway in the south wall of the main range were found in three different locations. It was also noted in 1908 that the house had a “concrete roof or ceiling underlying the tiles and rafters” (Sheppard 1908, 22); this was removed during the 1994 works (Gelder and Kitchen 1992-93).
- 4.23 To date, no photographs or sections of the internal roof structure of the south-west wing or the stair-tower have come to light and the only known description of the former was made by Hall who stated that it was of “typical East Riding construction almost all in oak” (Hall 1976, 29). As noted above, at the time of the current survey, there were a number of narrow timbers running east-west across the south-west wing at eaves level, probably dating from the work carried out in 1994. During clearance of the interior, a single large timber was recovered, 4.40m long and 0.23m square. The length of this timber suggests that it once formed the tie-beam of a roof truss of the south-west range, and there were several indications that it was re-used. One end had either rotted away or been cut off, but at the opposite end, the form of the tenoned joint suggested that it may one have been connected to a post. Similarly, in the presumed soffit of the timber, there were two pegged mortices probably for braces, and also mortices in both sides of the beam, probably to support axial floor beams for floor joists. It therefore appears to have come from a timber-framed structure and to have been re-used in the south-west wing.
- 4.24 Photographs taken in 2000 (Hadgraft collection) and earlier descriptions (e.g. Hall 1976, 29) of the roof of the main range suggest that it was of the same form over all parts. The photographs show a queen-strut roof of small scantling oak and pine timbers, with vertical posts rising from the tie-beam to a board collar; a single purlin is clasped between either side of the collar and the common-rafters rising over the truss (see plate 6). There was no ridge piece and the tile battens were nailed directly onto the common rafters - Hutton suggested that some of the roof timbers were re-used (Hutton 1974). The majority of the large fallen timbers noted at this end of the building all appeared to be former first floor transverse beams. They were up to 6.41m in length, 0.23m square with plain chamfered soffits and bearing no evidence of re-use. In contrast, several pieces of fallen wall plate recovered from this area were clearly re-used. The timbers were all in very poor condition, but retained mortices for the scotched feet of common rafters. These had sometimes been

cut across older mortices, some of which may have originally housed braces, and others close studding.

- 4.25 Several other re-used timbers were recovered from the interior of the main range during clearance work. Part of an old tie-beam or principal rafter, measuring 1.50m long, 0.41m deep and 0.15m wide, was noted. At one end, the fragment retained a scarf joint with a squinted butt and vertical central tenon, formerly secured by two pegs. The doorframe jambs from the moulded arched doorway at the west end of the main range's south wall were found to be re-used joists, having hollow chamfered mouldings to the soffits and rebates to the upper side for floorboards, a constructional feature noted in 16th century East Anglian houses (Lloyd 1931, 422). Finally, a piece of timber, 1.50m long, 0.13m deep and 0.08m wide, was noted with a regularly shaped groove with a V-profile running along one of the narrow sides, and several empty mortices in one of the long sides.

*Decorative timbers and other architectural detailing*

- 4.26 The two major pieces of surviving decorated timberwork within the building were the staircase and the moulded ceiling timbers over the western part of the main range.
- 4.27 The staircase had largely collapsed or been vandalised at the time of the survey, although enough remained of its general form, together with historic photographs (NMR photos BB77/7981-82), to reconstruct its appearance. The closed-string dog-leg staircase was steeply inclined, almost square in plan, and it rose through the full height of the stair-tower around a central stairwell. It was of pegged construction throughout, apparently all in hardwood, with a moulded handrail, square newels and turned balusters of squat bulbous form (see figure 18); the handrail was only on one side of the stair, which is an unusual feature (Ivan Hall, *pers. comm.*). The overall appearance is of a late 17th century staircase; an example of a very similar baluster from Wales dated to 1660 is illustrated by Alcock and Hall (1999, 2), and Morrell (1949, 103) provides a photograph of a similar staircase in Lady Peckett's Yard in York of c.1700. Hall noted balusters of a similar form in a house at 14-16 Newbegin in Beverley, which were dated to c.1680-1700 (the house itself was built in 1689, Susan Neave, *pers. comm.*), whilst the square plan of the staircase is characteristic of others local examples of a similar date (Hall 1976, 28).
- 4.28 The ceiling beams surviving over the ground floor of the main range comprise a single east-west aligned spine beam, with substantial transverse beams set at 2.50m centres dividing the existing ceiling area into six panels; each panel houses four or five joists (3/1). All ceiling timbers bear the same moulding to their soffits; the spine beam and transverse beams each have two rolls to each soffit separated by small steps (4/44), whilst the joists have a single roll (see figure 17). This form of moulding may be as early as the late 16th century, but similar examples persist into the later 17th century in other parts of the country (Alcock & Hall 1999, 54).
- 4.29 During the clearance of the interior of the building, one of the joists had to be removed for reasons of health and safety. The end formerly set into the spine beam was found to have a barefaced soffit tenon secured by a single peg, whereas the opposite end, set into the brickwork of the south wall of the main

range, had been crudely shaped to form a tenon with a single peg hole. This suggests that it had either once been jointed into a timber in the wall, for which there was no surviving evidence, or perhaps that the ceiling structure was re-used from elsewhere and had been made to fit the existing building.

- 4.30 In addition to the above, it is known that several other decorative timber pieces were once present within the building but which have subsequently been removed. Describing the south-west wing, Hall noted that “the various carved mouldings and doors and the chimneypiece in the first floor room” were almost certainly part of Colen Campbell’s Hotham House on Eastgate in Beverley, which was built between 1716 and 1721 and demolished in 1766; the carved woodwork at Hotham House was of a high quality and was undertaken by William Thornton of York (Hall & Hall 1981, 53). When the house was demolished, the woodwork found its way into other buildings in the locality, such as The Green Dragon Inn in Saturday Market and The Cross Keys in Lairgate, both in Beverley (Pevsner & Neave 1995, 306 & 315; Hall 1976, 28-29). The whereabouts of the Haltemprice pieces is currently unknown, although some are believed to be in the possession of Dr Hall (Mike Hadgraft, *pers. comm.*). Hall also noted original Georgian doors and brass fittings within the farmhouse, and Hutton makes reference to cupboards and doorframes with “primitive egg and dart mouldings” in the south-west wing (Anon c.1980; Hall 1976, 28-29; Hutton 1974).
- 4.31 No decorative plasterwork, wall paintings or historic paint surfaces were noted anywhere in the building at the time of the current survey. What plaster remained was generally a thick single skin of a sandy consistency, with little or no horsehair or other inclusions. Double skins of plaster were noted at first floor level in the main range, but as with the single skin, none appeared to be of any great age.

### **External Elevations**

- 4.32 For the purposes of description, the external and internal elevations have been assigned a unique number reference, as shown on figure 11. The external elevations are numbered in a logical clockwise direction, starting with the south elevation of the south wall of the main range, as are the internal elevations, starting with the north elevation of the same wall. The external elevations are shown on figures 13 (elevations 1, 2, 3, 4 and 10) and 14 (elevations 5, 6, 7, 8 and 9). It should be noted that any surviving rainwater goods have been omitted from these elevations for clarity.

#### *Elevation 1 (south side of main range)*

- 4.33 Elevation 1 forms the external side of the south wall of the main east-west range (1/1) (see plate 1). Described from west to east, the principal feature is a four-centred arched doorway of moulded rubbed brickwork at the western end (3/22). The outer roll of the moulded jambs continues over the doorway arch and is surmounted by a sloping brick hood. As has been noted above, the brickwork of the doorway and that to its immediate east and west is clearly earlier than that forming the majority of the elevation; the earlier brickwork to the west incorporates two insets, the lower of which may be chamfered brick, and rises to a height of 2.20m above the existing ground level.

- 4.34 There was formerly a panel over the moulded doorway arch, bearing quatrefoils with a deeply moulded foliage ornament to each segment, flanking other pierced and shaped motifs in the panel's centre; all decorative work was carried out in brick (Hall 1976, 27-28). Photographs taken in 1975 show that the panel decoration was thickly rendered and/or painted (NMR photo BB77/7967; see plate 7). The panel was surmounted by a chamfered brick hood with sides descending to corbelled (?) or moulded brick stops (Anon c.1980; Pevsner & Neave 1995, 756). Above the doorway was a stone shield bearing a design and the date 1584 pierced by a heart, again surmounted by a hoodmould (Boutell 1889, 71) (see figure 9 and plate 7). The *azure fretty argent* design (NMR photo BB77/7967) bears a striking similarity to the arms of the Stutville family, medieval lords of Cottingham, but they actually belong to a branch of the Ellerker family which are depicted by Hall (1892, 192); the arms would have had a blue background with the fretty in silver and a silver band across the top (David Neave, *pers. comm.*); this design is quartered with those of Bradshaws in a c.1700 depiction of a later house at Risby (Neave & Turnbull 1992, 56). It is suggested in several previous studies that the shield has been inserted (e.g. RCHME 1992). The 1584 date was no longer clearly legible by 1992 and since then both the shield and much of the panel below have been removed, although parts are believed to be stored somewhere in Hull (Mike Hadgraft, *pers. comm.*); it is now not possible to determine whether the shield was inserted or not. The doorway retained a door with a four-centred arched head and six raised and fielded panels in 1975 (NMR photo BB77/7966; see plate 4).
- 4.35 The majority of the remainder of this elevation is of brickwork locally characteristic of the late 17th century (Tibbles 2004, 5), and survives to the first floor stepped eaves height, at least at the western end (**1/1**, **2/47**, **4/16** and **4/17**). Above the moulded doorway, there is a blocked window with a staggered joint to the west at first floor level, and to the east, four further blocked windows, two on the ground floor and two above. All four windows have quoined stone jambs (**4/29**; see plate 9). A photograph of 1914 shows two of the windows retaining tripartite horizontal sliding sashes; each light is of eight panes, with thick glazing bars painted white (Sheppard 1914a; see figure 9). The lower window survived in the same form until at least 1975, but the upper window had had a more modern frame fitted by this date (NMR photo BB77/7964). The surviving sliding sashes here and elsewhere were described as late 18th century by the RCHME (1992).
- 4.36 Beneath the eastern windows, a line of limestone blocks 4.50m long has been used as a levelling course for the brickwork above and does not form part of an earlier structure. This was confirmed by the excavation of Test Pit 5 (see Chapter 5 below), which revealed the blocks to be only a single course deep, apart from at the east end where a fragment of chamfered stone mullion lay beneath them. At their west end, the blocks were set on rough brick rubble footings, from beneath which the remains of a truncated brick buttress (?) emerged. Removal of some of the brick rubble footings revealed the buttress to be contemporary with a wall line (context 029) exposed to the east; the latter appeared to have been truncated to build the house elevation above.
- 4.37 The easternmost two bays of this elevation are also of brick but there is a ragged joint between them and the brickwork to the west. This part of the elevation stood to only 1.90m in height at the time of the survey, and the only features visible were the lower parts of two blocked windows, with the stone

lintel of a third blocked window formerly lighting the cellar below them. However, a photograph taken in 1975 shows these windows intact, with another at first floor level on the west side, fitted with similar glazing to that of the other windows in the elevation but set slightly higher than them (NMR photo BB77/7964; see plate 2). The eastern ground floor window was set into a larger blocked opening, with a larger area of blocking signifying another window above.

*Elevation 2 (east side of south-west wing)*

- 4.38 Elevation 2 forms the east elevation of the south-west wing (**1/3** and **2/47**). There is a central ground floor window with a flat gauged-brick head, blocked with brick and much disturbed. It is flanked to the north by a sub-rectangular opening (shown as another window with a gauged-brick head in a photograph of c.2000 – Hadgraft collection), now blocked with breeze blocks, and to the south by a further area of breeze-block repair. The latter is set above a straight joint in the brickwork, which may rise the full height of the elevation as either a ragged joint or a crack. Above the central ground floor window, the face of the wall is inset by 0.10m, although this inset is most marked towards the north end of the elevation, fading away to the south. A central first floor window is also infilled with breeze blocks and is flanked by an area of repair / disturbance to the north, with two cracks or staggered joints to the south. The upper part of the elevation above the window was rebuilt in 1994 (Gelder & Kitchen 1992-93), and this now rises to corbelled eaves. A photograph taken in 1914 shows both windows retaining white painted frames (Sheppard 1914a; see figure 9). These were depicted more clearly in 1975; the lower window appeared to have a tripartite horizontal sliding sash while the upper window had a three-light casement, each light having two large panes (NMR photo BB77/7964).

*Elevation 3 (south side of south-west wing)*

- 4.39 Elevation 3 is formed by the south gable of the south-west wing (**1/2**). It is largely blank, with the exception of a central linear area of breeze block and brick repair, probably relating to the internal chimney flue here (see elevation 13 below). The majority of the gable has collapsed, with tumbled-in brickwork surviving to the east side only. Two fish-tailed wall-ties are attached to the gable at eaves level (**4/30**). A small window is shown to the east of centre in the apex of the gable in 1914 (Sheppard 1914a). It was blocked by 1975, at which date the brick end ridge stack surmounting the gable was also extant (NMR photos BB77/7964-65; see plate 2).

*Elevation 4 (west side of south-west wing)*

- 4.40 Elevation 4 is the west elevation of the south-west wing (**1/4**). There are three substantial areas of breeze-block repair at ground floor level. The southernmost has a gaping hole above, with a crack or ragged joint over, running the full height of the elevation; the latter appears far more like a joint on a 1975 photograph which pre-dates the breeze block repairs (NMR photo BB77/7965). The only original opening now visible is a first floor window, set slightly to the south of centre and blocked with similar brick to that used in the main body of the elevation; this window was also blocked in 1975. There are also two small blocked recesses to the north.

#### *Elevation 5 (north side of south-west wing)*

- 4.41 Elevation 5 comprises the short return forming the north external elevation of the south-west wing (1/6 and 1/9), which partly projects beyond it. The base of the wall has been subject to much previous repair and disturbance but a number of phases are still apparent. The excavation of Test Pit 3 (see Chapter 5 below) demonstrated that the base of the north face of the wall was butted by a layer of hard packed chalk rubble, sand and mortar (context 013), itself overlying the brickwork of a ruined culvert (context 014) (see plate 23). The mortared chalk rubble partly obscured the relationship between the culvert and the brickwork above; the culvert appeared to be earlier but this was not certain, and is perhaps unlikely when the overall structural development of the house is considered (see Chapter 7). Where the brick facing of the lower part of the wall had fallen away, a chalk rubble core was revealed; in 1976 Hall noted that the projecting section was “crowned by still partially surviving decorative stone battlements” (Hall 1976, 27-28). Approximately 2.30m above the existing ground level, the face of the main wall is very slightly inset; below the inset, the bricks are largely characteristic of 14th to 16th century date but above they are later. Above the inset, the wall rises to form the surviving part of the north gable of the south-west wing.
- 4.42 The projecting section of the wall has been truncated at its west end and a rough brick repair made to the remaining stub. The excavation of Test Pit 3 showed that the repair was set on shallow chalk rubble footings, themselves overlying a compact mid brown clay (context 017), noted to run beneath the adjacent west wall of the south-west wing. It is possible that prior to the repair being made, the projecting stub once returned to the north, although the structural evidence for this was not conclusive.

#### *Elevation 6 (west side of stair-tower)*

- 4.43 Elevation 6 forms the west wall of the stair-tower at the west end of the farmhouse (1/6 and 1/8). At the base of the wall, the excavation of Test Pit 3 revealed the truncated remains of a brick-built culvert (see Chapter 5 below), which passed through the wall and appeared to be contemporary with its construction (see plates 10 and 23). Above the culvert, the base of the wall is made of re-used pieces of dressed limestone, some of which have chamfered edges and which are up to 1m in length; one bears the very eroded inscription “IVY 1944”. There is some brickwork between the stone pieces, with average dimensions of 240mm by ? by 35mm. Directly over the culvert, the limestone incorporates a pointed brick arch, apparently acting as a relieving arch for the culvert (NMR photo BB77/7976) (4/19); the bricks varying from 45mm to 70mm in depth. Above the level of the relieving arch, the limestone pieces become smaller and are then replaced by brickwork, although they continue as quoins for almost the full height of the elevation. There is a “missing” quoin at approximately the same height as a slight offset or horizontal joint on the north wall of the stair-tower (see elevation 7 and plate 5).
- 4.44 The elevation contains two small windows, both blocked with brick. The lower window has jambs of re-used limestone pieces and scarring around the upper window indicates that it once had the same; the lower window is shown with a small four-light casement in 1975 while the upper is blocked (NMR photo BB77/7973; see plate 11). There is a sloping scar or crack running downwards

at an angle from the upper window to the lower window, and a substantial height of brickwork below the lower window appears to have been either rebuilt or repointed; this probably relates to the tall doorway or other opening visible internally here. The elevation rises to corbelled eaves above the upper window. A small 20th century detached brick structure with a concrete roof once stood immediately to the west (NMR photo BB77/7973).

*Elevation 7 (north side of stair-tower)*

- 4.45 Elevation 7 is formed by the north wall of the stair-tower at the west end of the farmhouse (1/8 and 1/11). As with the west wall (elevation 6), the lower part of the wall is built of re-used limestone blocks, again with some brickwork set between; one of the bricks is very large, measuring 290mm by 140mm by 60mm. The limestone contains a roughly chamfered inset approximately 0.80m above the existing ground level, essentially forming a plinth for the wall above (4/20). At its east end, the plinth is interrupted by a doorway, now blocked with breeze-blocks; it formerly had a wooden lintel and a plank and batten door (NMR photo BB77/7974; see plate 11). Above the plinth, there are a further two rough courses of limestone pieces and then the wall continues in brickwork with limestone quoins. As in the west wall (elevation 6), there is a missing quoin set approximately 2.70m above the existing ground level, apparently with a horizontal joint or slight inset running to the east across the elevation. The upper part of the elevation is surmounted by corbelled eaves and contains two small windows vertically arranged to light a staircase. As in the west wall (elevation 6), the lower window retains its limestone jambs while there is scarring to the upper window; the lower window retained a small casement in 1975 but the upper one was already blocked (NMR photo BB77/7974).

*Elevation 8 (west side of main range)*

- 4.46 Elevation 8 represents the north end of the west gable of the main house (1/7 and 1/8; see plate 5). As with the adjacent elevation (elevation 7), the wall rises from a roughly chamfered plinth of re-used limestone pieces (4/21). Above the plinth, the limestone continues as quoins to the brickwork, but these stop short of the eaves (4/31); one of the lower quoins appears to bear a shallowly incised cross. The central part of the elevation contains a large area of breeze-block repair, which obscures the remains of two windows. Both have limestone jambs; the lower window retains the remains of a moulded stepped architrave (4/22). Photographs taken before the breeze-blocks were inserted show the lower window head to have comprised a single piece of limestone formed by a stepped architrave over two rather flattened pointed arches of 15th century appearance with incised spandrels (NMR photos BB77/7974-75; see plate 11). The detail of the brick blocking suggests that the window was originally of two lights. The upper window was fitted with a two-light casement, each casement having six large panes; this window was inserted into a slightly wider and higher opening which retained its limestone jambs. There also appears to be a ragged joint in the brickwork running between the windows. The upper part of the gable was rebuilt in 1994 (Gelder & Kitchen 1992-93).

*Elevation 9 (north side of main range)*

- 4.47 This elevation forms the north wall of the main east-west range (see plate 13). For the purposes of description, the wall is divided into three parts. The west

end rises from a roughly chamfered plinth of dressed limestone pieces (4/23), some of which are chamfered and one retains a crudely incised cross (4/24; see plate 14). Above the plinth, the limestone continues as quoins which stop short of the corbelled eaves (2/41 and 4/18). Running east from the quoins, the main area of brickwork forming the wall face is blank and it continues over the top of a large area of breeze-block, marking the position of the former north-west wing here. The upper part of the breeze-block is supported on a steel beam, beneath which there is further breeze-block work surrounding a slim pillar of earlier brickwork.

- 4.48 Photographs taken in 1975 (NMR photos BB77/7970 & 7972) show the north-west wing to have been brick built and of a single storey with a relatively steeply-pitched pantiled roof (see plate 12); it was in use as a pantry in 1974 (Hutton 1974). A small window is visible in the north gable; the upper part of the gable appears to be of a different brickwork to that below, and may have been a later addition or alteration. If so, it was rebuilt again in 1994 (Gelder and Kitchen 1992-93). There was a small brick lean-to structure with a sloping pantiled roof formerly located against the west wall of the wing, and a doorway at the south end of the east wall. A single storey lean-to with a small stack once butted the north end of the east wall, and this had an even lower lean-to on its west side running off to the east; both had pantiled roofs (NMR photo BB77/7969). A boundary wall once ran south from the east end of the lower lean-to, essentially creating a small courtyard at the rear of the main house (Gelder and Kitchen 1992-93). A number of derelict wooden sheds are shown at the north-east corner of the courtyard in a photograph of c.1985 (Hadgraft collection). During clearance works undertaken to the rear of the farmhouse, the brick floor of the former north-west wing was exposed (4/2 and 4/3) (see figure 22).
- 4.49 To the east of the former wing, the elevation has been subject to numerous alterations / repairs, large parts of which used breeze-block (2/42 and 4/27; see plate 13). At the base of the elevation, a chamfered dressed limestone plinth is visible just above the level of the adjacent concrete yard surfaces on the north side of the house (4/25). A single course of coarse squared limestone survives intermittently on top of the plinth, and this has been used as a base for the brickwork above; one of the stones retains a rectangular cut-out, perhaps a putlog hole. The plinth appears to return to the south at its east end, whilst the west end has been truncated by later disturbance. Excavation of Test Pit 4 (see Chapter 5) demonstrated that the plinth was formed by three courses of dressed limestone, in contrast to the much cruder plinths noted at the west end of the building (see elevations 7 and 8, and plate 15). One of the larger stones retains a downward pointing incised arrow, apparently a later addition. Beneath the dressed stone courses, the plinth was set on a foundation of limestone rubble containing some fragments of shallow hand-made red brick, 350mm to 400mm thick. At the very east end of the limestone rubble footings exposed within the pit, there was a void. This void ran the full width of the coursed limestone above (0.30m) and then slightly offset to the east. It continued for a further c.1m to the south as a low 0.30m wide feature resembling a culvert. The sides, top and base were of red hand-made coursed bricks with an average depth of 50mm; they appeared to butt up to the rear face of the coursed limestone.

- 4.50 The face of the chamfered plinth is partly obscured by an upright railway sleeper, re-used to secure a pump formerly drawing on the adjacent brick-lined well (see below) (NMR photo BB77/7970). To the east of the pump, half of a pier or column section is butted up against the wall (4/26).
- 4.51 As stated above, there are large areas of breeze-block repairs to the upper part of the elevation which have obscured or removed any older features. The remnants of a small first floor window with limestone jambs, shown in 1975 (NMR photo BB77/7969), are visible in the centre of the elevation (2/43). There was formerly a ragged joint in the brickwork just to the west of the pump which rose almost the full height of the elevation, and which had a small two-light first floor casement window on its west side. A narrow rectangular area of brickwork at the east end of the elevation represents a former doorway shown here in 1975 (NMR photo BB77/7970).
- 4.52 The well remained open as late as 1992-93 (Gelder & Kitchen 1992-1993), although it is not known if it remained in use at this date. The well is 0.90m in diameter and is at least 8m deep; at this depth it becomes choked with rubble. It is lined entirely in brick. The upper 0.30m of the brickwork is of modern 20th century machine-made bricks; the remainder is of red hand-made brick (average depth 50mm) laid in stretcher bond and set with a lime mortar.

*Elevation 10 (east side of main range)*

- 4.53 Elevation 10 is the east end of the main house. This was formerly a gable but is now much decayed and stands to a maximum height of 3.20m. It is brick-built, incorporating some re-used medieval part bricks (Tibbles 2004, 6) and rises from crudely stepped brick footings (2/46 and 4/28). A small area to the north of centre has been repaired with breeze-blocks, and there is a larger area of the same material at the north end. In 1975 the gable survived to its full height, retaining tumbled-in brickwork, a rounded apex and a plank and batten door to the attic (NMR photo BB77/7968).

**Circulation Description**

- 4.54 At the start of the survey work (December 2003), the interior of the building was infilled with fallen debris, soil and other material heaped up to over c.1m in depth in places. The clearance of this material under archaeological supervision (see Chapter 5 below) revealed evidence for former room partitions and divisions, which can be compared with earlier plans made by Hutton (1974) and the RCHME (1992). It should be noted that in the following description, the east end of the main range is included with the ground floor, although in reality the presence of the cellar below means that it is raised well above the ground floor to the west. The internal elevations are depicted on figures 15 (elevations 11, 17, 19 and 20) and 16 (elevations 12, 13, 14, 15, 16 and 18).

*Cellar*

- 4.55 The cellar is accessed via a flight of very steep and irregularly constructed brick steps, formerly covered with wood, which lead down from a small circulation area adjacent to the south side of the central stack. The cellar lies entirely beneath the raised east end of the house and does not project beyond the line of the external walls. Sheppard (1908, 22) noted "cellars" in the plural, but no

further evidence for an additional cellar has come to light during the current survey. He also subsequently made reference to “a ribbed arch cellar” (Sheppard 1914a), a description which cannot be applied to the existing structure.

- 4.56 The brick steps lead down into narrow passageway with a brick barrel vault over; there is a semi-circular headed lamp recess in the passageway’s south wall, which is rendered. Both the floor of the passageway and the cellar beyond are brick paved. The bricks are red and hand made, with average dimensions of 230mm by 110mm; their depth could not be measured. The passageway leads beyond projecting wall stubbs into the south end of the cellar proper, a rectangular space, aligned north-south, and spanned by a wide brick barrel vault (see elevation 17 and plate 16). The red hand-made bricks used in the vault are set with a cream lime mortar and display average dimensions (220mm by ? by 50mm) comparable with 14th-15th century bricks noted in Hull (Tibbles 2004, 9) (4/40). The walls are built of roughly coursed and squared chalk and limestone rubble, and were once rendered (4/42 and 4/43); the remnants of a secondary brick cross-wall survive towards the south end of the cellar, constructed from 17th-18th century bricks (Tibbles 2004, 9) (4/39). The cellar was formerly lit by windows in the north and south walls; these both survive but are now filled with soil or blocked as a result of successive raisings of the external ground level. The south window contains a re-used mullion (4/41) and a small section of hollow chamfered mullion was recovered from the loose rubble lying on the cellar floor (see above).

*Ground floor – main east-west range*

- 4.57 The principal access into the ground floor of the house is now through the doorway with the elaborately moulded brick jambs located at the west end of the south elevation. This doorway leads into the main ground floor room of the house, which is divided into three bays internally by the moulded ceiling beams over; historic photographs show that the beams and joists at the west end did not have the same mouldings (NMR photo BB77/7981). There was formerly a cross passage located towards the west of centre of the main room. The base of the passage’s east side, a modern wooden partition, survived at the time of survey but the west side had been completely removed. A photograph taken in 1975 shows there to have been a doorway at the north end, formerly giving access to the north-west wing, with one doorway in the east side leading into the east part of the main room, formerly a parlour, and another to a passage running along its south side (NMR photo BB77/7980; Hutton 1974).
- 4.58 To the west of the cross-passage, the moulded doorway in the south elevation formerly lead into a hallway, with a separate bathroom to the north (Hutton 1974). An unreferenced newspaper article dating to c.1950 described the bathroom (then used as a storeroom) as “a former monk’s cell” and shows the doorway in its south wall to be fitted with an iron grille. The same article also makes reference to a very grainy photograph of a “hidden room”; described as being “found behind a plaster wall, the room contained a small truckle bed and candlestick”. Unfortunately the article gives no idea as to where this room was, although a small staircase is shown leading up to it, and it may have been on an upper floor (Anon c.1950). Given that the Ellerker family were prominent recusants in the 17th century, it is possible that this room was a priest’s hiding place (Susan Neave, *pers. comm.*).

- 4.59 At the time of the current survey (May 2004), and after internal clearance, the main room of the main house had herring-bone brick paving floor of later 19th or early 20th century date. At the east end of the room, the remains of a fireplace survive on the west side of the large central stack (elevation 18) (see plate 17). The stack has clearly been subject to much alteration during its lifetime; in plan, it can be seen to house a large sub-square central flue, with two smaller square flues to the south and a narrower rectangular feature to the north. At the very north end, the outline of a sub-square depression, perhaps another flue, is also visible (**3/44**). The west side of the stack bears similar evidence of modification and alteration (**3/14**). The earliest phase appears to be a large flat-headed opening, 2.60m wide by 2.10m high, perhaps incorporating some early 17th century bricks (Tibbles 2004, 8). This was later infilled to create a central fireplace with a broad stepped arched head, flanked by two tall narrow semi-circular headed recesses; all three are now blocked with brick. The tall recesses are flanked by two much lower blocked features with timber sides. The bricks used to create the infilling were manufactured in the early to mid 19th century, whilst much later alterations used 20th century frogged machine-made bricks, some displaying the makers stamp ("*Willerby*") within the frog (Tibbles 2004, 8).
- 4.60 There was clearly once also a large fireplace in the north wall of the main house (elevation 17), served by a large exterior lateral stack although very little now survives. On the ground floor, only the eastern chamfered brick jamb is still evident, and now forms one side of a 2.90m wide blocked opening (**3/17** and **3/18**; see plate 17). The opening was originally created during the building of the north-west wing, then blocked using breeze-blocks and a steel beam when it was demolished. The creation of the north-west wing obviously required the demolition of most of the external lateral stack, although some remnants of the side of the original flue are visible when looking upwards from the interior of the blocked opening. The blocked opening is flanked by blank wall to both sides. The lower 0.80m of the wall is of coursed squared chalk, whilst the upper part is of brickwork. This brickwork incorporates many late medieval bricks, although some are also comparable to those found in extant late 18th century East Riding buildings (Tibbles 2004).
- 4.61 The south wall of the main room (elevation 11) contains a number of features of interest. The doorway at the west end, forming the main access into the house, has a broad four-centred brick arch over and jambs which project slightly from the adjacent wall face as shallow stubbs (**3/20**). To the immediate east of the doorway there is a small area of brickwork, but the remainder of the ground floor wall is of coursed squared chalk to a height of 2.40m (**3/15** and **3/21**). The chalk continues (at a lower level) to either side and into the splayed jambs of a 1.60m wide former window opening, now blocked with brick. To the immediate east of the window (**3/19**), the chalk has been cut back and replaced with brick, although where the face of the wall has collapsed, a stone/chalk rubble core has been revealed. Above the collapse, there is a 1.5m wide area of scarring where the wall face has been cut back. To the east, a window has been blocked with brick and converted into a wall cupboard with wooden shelving (**3/2**). Sockets for floor joists show that the ceiling once continued at a slightly raised level over the east end of the main house (see below).
- 4.62 The west wall of the main room (elevation 16) is only half the width of the house, returning west at the south end to form the north wall of the stair-tower.

As on the exterior face, the remains of two vertically aligned windows are visible; the lower retains part of a re-used moulded lintel. Below the lower window, the wall is built of coursed squared chalk. To the south, it is largely of brick but has been subject to much alteration (3/16).

- 4.63 The east end of the main house was substantially raised when the cellar was inserted and the ground floor here is set 0.80m above that of the main room to the west (see elevation 17). The raised east end of the ground floor is now accessed via a flight of brick steps set against the south wall of the house (4/13 and 4/15), but there was formerly also a parallel wooden staircase set at the south-west corner of the central stack rising to the first floor and then the attic (NMR photo BB77/7977; Gelder & Kitchen 1992-1993) (see plate 18). The north (4/6), south (3/43) and east (3/4) internal elevations of the east end (elevations 17, 11 and 20 respectively) are substantially the same as the external faces (see above) and so no further description is given here; much of the internal brickwork contains bricks of probable 18th / 19th century date (Tibbles 2004).
- 4.64 The remains of the fireplace on the east face of the central stack (elevation 19) suggest that it is a 19th century addition to the main body of the stack, and that it took the form of a central range, flanked by a side-oven with ashpit to the south and perhaps a boiler to the north (3/3; see plate 19). A photograph of the interior of the room taken in 1975 shows the central range recess to be fitted with a wood burning stove and to have a very large beam, suggestive of a firehood bressumer, above (NMR photo BB77/7978); this was apparently chamfered (RCHME 1992). A six-panelled door in the doorway on the left hand side of the same photograph formerly gave access to the flight of brick steps leading to the main room on the ground floor, and on the right-hand side a board screen is shown. The room was crossed by a single north-south aligned ceiling beam with deep joists lodged overhead, the same arrangement as once existed on the first floor (see below); the ceiling timbers on the ground floor were noted to be chamfered and stopped in 1992 (RCHME 1992) and their arrangement is shown on a plan of 1992-1993 (Gelder & Kitchen 1992-1993). A second photograph, showing the room from the south-west (NMR photo BB77/7979), depicts a doorway in the north wall leading to the rear of the main house; this doorway was flanked by shallow recesses in 1974 (Hutton 1974) and 1992 (RCHME 1992). In the north-east corner of the room there was an angled corner-cupboard of mid to late 18th century appearance containing a semi-circular headed opening fitted with a pair of panelled doors. These doors may have been those that Hall described as being made of a fragment of "Elizabethan panelling" (Hall 1976, 30). Hutton (1974) also showed another shallow recess in the south wall of the room in 1974.

#### *Ground floor – stair-tower*

- 4.65 The interior of the stair-tower can only be accessed from the main room of the main house. At the time of the initial survey (December 2003), only the very lowest part of the staircase remained *in situ*, buried beneath accumulated debris; photographs taken in 1975 show it to have been substantially complete at that time, with a small under-stairs cupboard housing a safe (NMR photos BB77/7981-82). As noted in Chapter 1 above, the debris was removed by hand under archaeological supervision and the surviving parts of the staircase carefully removed to temporary safe storage on site. The removal of the

staircase base revealed that it had been set on two large pieces of stone, one of which was a re-used moulded kneeler of possible 17th century date (3/25).

- 4.66 The ground floor of the north wall of the stair-tower (elevation 17) is built of coursed squared chalk blocks. The blocks incorporate a row of joist holes formerly supporting the staircase; at their east end, a former external doorway has been infilled with breeze-blocks. As with the north wall, the ground floor of the west wall is also built of coursed squared chalk blocks (elevation 14). In the bottom south corner, the chalk incorporates a pointed brick relieving arch, similar to that visible on the external face here (3/23); the area below the arch is blocked with mixed brick, stone and chalk rubble, suggesting that it was once open. To the north, the upper level of the chalk has been disturbed by the bottom of a tall blocked opening with a timber lintel, possibly a former doorway (see below). In contrast to the other two walls, the south wall of the stair-tower (elevation 11) does not contain any chalk walling but comprises brickwork at ground floor level. This retains several scars left by the removal / collapse of the staircase. At the very west end, decay of the wall face has revealed a small surviving section of chamfered brick coping, suggesting that the lower part of the south wall was once a free-standing boundary.

*Ground floor - south-west wing*

- 4.67 The ground floor of the south-west wing is accessed via the adjacent stair-tower. At the time of the initial survey, this interior was also filled with fallen roof timbers and other debris. Clearance revealed a surface of compacted soil; the original joist and board floor of the wing had been completely removed previously, although traces remained in the internal elevations.
- 4.68 The ground floor of the north wall (elevation 15) rises from chalk and mortar footings exposed here during the clearance work (3/28). Above the footings, a line of recesses for removed floor joists are visible, and above these, there is a large centrally placed recess blocked with brick. The blocking of the recess and the rest of the ground floor brickwork incorporates small regularly spaced pieces of wood formerly used to support battens for wall panelling. In 1992 the RCHME made reference only to "window and doorcase with ornamental foliate carving" here (RCHME 1992) but other drawings show that both the doorway from the stair-tower and the cupboards flanking the south wall fireplace (see below) were fitted with decorative architraves (Gelder & Kitchen 1992-1993).
- 4.69 The east, south and west walls of the south-west wing all rise from ragged slightly stepped brick footings, exposed during the internal clearance work. In terms of their overall appearance, the ground floors of the east and west walls (elevations 12 and 14) are very similar to the external faces, and only significant differences are noted here. The central blocked window in the east wall (elevation 12) has an area of breeze-blocks to the north, apparently with a proper brick jamb at the north end, whilst the area of brickwork to the south, contains a rectangular opening, now blocked with brick (3/32). The form and level of the opening is suggestive of a window, perhaps truncated by a rebuilding of the south wall (3/30). The south wall (elevation 13) has a projecting blocked fireplace and flue on the ground floor, rising from a stepped brick plinth (3/26 and 4/1; see plate 20); both have been subject to much modern alteration. The flanking wall areas are blank but formerly housed fitted cupboards with decorative architraves (Gelder & Kitchen 1992-1993).

*First and upper floors – main east-west range*

- 4.70 The first floor of the main house was accessed either via the principal staircase in the stair-tower at its west end, or from the small or back staircase adjacent to the south end of the central stack. The first and upper floors of the stair-tower and the south-west wing were accessible only from within the stair-tower.
- 4.71 As on the ground floor, the north wall of the main room within the main house had a large fireplace served by the adjoining lateral stack (elevation 17). The moulded bricks forming the west jamb of the fireplace are well preserved and have the remains of a broad, perhaps four-centred brick arch above (3/37). To the east of the fireplace, there is a small arched head recess or niche of unknown purpose, apparently carved into the brickwork, and the splayed jamb of a probable window; the upper three or four courses of this section are a modern rebuild. The east end of the north wall's first floor has either collapsed or been rebuilt in breeze-blocks. A photograph of the former first floor east end room shows a bare interior with plastered walls, crossed by a single east-west ceiling beam with joists lodged across it (NMR photo BB77/7984). The room was divided into two parts by a partition or screen beneath the ceiling beam; the floor boards were aligned east-west to the north of the partition, and north-south to the south. A shallow arched headed recess shown in the north wall may have been a former window; photographs taken after the north wall had partly collapsed appear to show the remains of at least one arched opening here.
- 4.72 At the west end of the north wall, the wall returns to the south to form the west gable of the main house (elevation 16). To the south of the blocked first floor window (3/38; see plate 21), there is a mixed area of exposed wall core and modern brick / breeze-block repairs, rising to the fragmentary remains of a flat arch at first floor level; only a very few bricks at the north side remain. The arch appears to have been previously located over a softwood beam (Gelder & Kitchen 1992-1993). The brickwork around and above the arch fragment stands proud of the rest of the surviving gable area. The north slope of the gable is uninterrupted but the south slope incorporates a small vertical step (4/32). The apex of the gable appears to contain a blocked opening, perhaps a window.
- 4.73 The south wall of the main house contains three window openings, all now blocked with brick (elevation 11). The central window has been much altered but was originally of the same width as, and set directly above, the central ground floor window (3/40). The flanking windows are narrower; that to the east window is aligned with that on the ground floor, but the west window is slightly offset from the doorway below (3/41 and 3/42).

*First and upper floors – stair-tower*

- 4.74 The north wall of the stair-tower (elevation 17) has a small blocked window to the east of centre at first floor level, with evidence of either the former staircase or floor joists surviving as recesses in the wall face (3/35; see plate 22). In the west wall (elevation 14), a tall blocked opening with a timber lintel, possibly a former doorway, is set midway between the ground and first floors and protrudes into the chalk coursing below; it is shown as a shallow plaster recess with a flat-head in 1975 (NMR photo BB77/7983). Above the tall opening, there is a small blocked window, with the staircase shadow visible to the north (3/29

and **3/39**). A first floor doorway at the east end of the south wall (elevation 11) gave access to the south-west wing's first floor, with further staircase scarring visible on the brickwork to the west; a timber projects out over the doorway from the wall core as on the ground floor. Photographs taken in 1975 show that the staircase rising from the ground floor had the same detailing and was of the same form as the surviving section on the ground floor. The main newel on the first floor landing had a moulded cap and there was a doorway on the staircase midway between the first and second floors (NMR photo BB77/7983).

- 4.75 The stair-tower is the only surviving part of the house to rise to a full third storey. Both the west and north walls (elevations 14 and 17) have small blocked windows on the second floor, whilst the south wall (elevation 11) has largely collapsed and now consists only of a single panel of plastered brickwork.

*First and upper floors – south-west wing*

- 4.76 A plan was made of the floor timbers of the south-west wing in 1992-1993, and this shows that the first floor was supported by a single north-south aligned beam jointed to more substantial east-west beams at either end, with floor joists running to either side (Gelder & Kitchen 1992-1993). In contrast to the ground floor, the first floor of the south-west wing does not appear to have been panelled; the small pieces of wood used to support panelling battens seen in the north wall (elevation 15) do not extend above the horizontal scar in the north wall left by the removal of the first floor floorboards. In 1976 Hall noted the survival of carved mouldings, a chimneypiece and doors here that were, in his opinion, removed from Hotham House in Beverley, which was built in 1716-21 and demolished in 1766 (Hall 1976, 29; Hall & Hall 1981, 53-54). The first floor of the north wall (elevation 15) remained largely plastered at the time of survey (**3/31**). The central portion breaks forward slightly from that to either side but appears to be blank. Above, within the former attic space, the north wall rose to form the north gable of the south-west wing, and incorporates a small raised "step" apparently constructed by applying broken pantile and cement to the wall face. The brickwork above is also plastered but appears to have been added to the first floor, rather than being built at the same date.
- 4.77 As on the ground floor, the internal appearance of the east and west internal elevations (elevations 12 and 14) at first floor level is very similar to the external faces (**3/27** and **3/29**). On the south wall (elevation 13), the projecting chimney breast / flue rises from the ground floor, although it does not appear to have had a fireplace at first floor level (see plate 20). Above, the remains of the south gable of the north-west wing are visible; they are repaired in modern brick to the east side (**3/33** and **3/34**).

## 5 EXCAVATIONS AND RUBBLE CLEARANCE

### Excavation Methodology

- 5.1 As noted in Chapter 1 above, four of the ten test pits (pits 7 to 10 on figure 21) were machine-excavated by a JCB wheeled excavator on 6th February 2004 and were the subject of an archaeological watching brief. These pits were dug in order to move gateposts defining the route of an existing trackway which runs through the site.
- 5.2 The remaining test pits (pits 1 to 6 on figure 21) were excavated between 4th-6th May 2004. These pits were excavated in order to try and clarify a number of questions relating to the surviving structure of the farmhouse, and to locate a number of sub-surface features recorded by previous geophysical surveys. The precise location of the pits was determined by EDAS, in consultation with Mrs Claire Hadgraft and Mr Keith Miller of English Heritage. In each case, the turf and topsoil was removed by machine and the remainder of the excavation / clearance work was undertaken by hand.
- 5.3 Following standard archaeological procedure, each discrete stratigraphic entity (e.g. a cut, fill or layer) was assigned an individual context number and detailed information was recorded on *pro forma* context sheets. A total of 39 archaeological contexts were recorded in test pits 1 to 6, and 13 from test pits 7 to 10; these are all described in the following text as three digit numbers (e.g. 005; see Appendix 4). In-house recording and quality control procedures ensured that all recording information was cross-referenced as appropriate. The positions of all excavations were marked on a general site plan (see figure 22), and more detailed plans and sections were made of each area as necessary (see figures 23 and 24); some sections are also marked on the building elevation drawings. A photographic record was also maintained using 35mm colour prints.

### Test Pit Results

#### *Test Pit 1*

- 5.4 Test Pit 1 was located in and adjacent to the main doorway into the farmhouse at the west end of the south elevation of the main range. The pit measured 2.15m long (east-west) by 1.30m wide (north-south), and was excavated to a maximum depth of 0.15m below existing ground level (BGL). Following the removal of turf and topsoil (001), two contexts were exposed. The former threshold of the doorway (002) was represented by two large pieces of chalk and fragments of a number of different types of brick. The threshold itself was surrounded by a dark brown silty loam (003) containing infrequent flecks of chalk.

#### *Test Pit 2*

- 5.5 Test Pit 2 was located adjacent to the south gable of the south-west of the farmhouse. The pit was T-shaped in plan, with maximum dimensions of 4.20m east-west by 2.00m north-south, and it was excavated to a maximum depth of 0.30m BGL. Following the removal of the turf and topsoil (004), a number of contexts were exposed.

- 5.6 At the south end of the pit were the remains of a mass of brickwork (010), possibly containing some chalk at the core and perhaps forming the degraded remains of a wall. At the north end of the east side of the brickwork, a small area of tiles set on edge butted up against the main feature but they may be contemporary with it. To the west, the brickwork may have been butted by a compact mid-brown clay (007), which was itself perhaps disturbed by a dark brown silty loam (005); the latter continued to the east of the brickwork (010). The north end of the brickwork had been disturbed by a cut (008) and fill (009) for a ceramic water pipe, laid as part of the 1994 repair scheme (Gelder and Kitchen 1992-1993). To the north of the pipe cut, adjacent to the farmhouse, a small section of mid brown silt loam (006) may be a continuation of context (005) exposed at the south end of the pit.

#### *Test Pit 3*

- 5.7 Test Pit 3 was located at the base of the west wall of the stair-tower. The pit was L-shaped in plan, with maximum dimensions of 3.00m east-west by 2.40m north-south, and it was excavated to a maximum depth of 1.12m BGL.
- 5.8 Following the removal of the 0.08m thick turf and topsoil (011), a layer of grey brown silt loam was exposed (012). This loam contained large quantities of fragments of brick, tile, pottery, glass, chalk and mortar fragments; within the loam, there was a hard packed lens of chalk rubble (016) which had been placed to deliberately conceal a bundle of 1950s cut-throat razors. The loam overlay a similar deposit (013) containing a higher proportion of sand and mortar. When this was removed, a partly destroyed culvert (014) was exposed. The culvert had an arched profile, and was c.1.10m wide by at least 0.60m in depth (see plate 23). It was built of hand-made red brick, partly rendered / plastered to the interior. The culvert appeared to be contemporary with the west wall of the stair-tower (elevation 6), but to pre-date the wall (elevation 5) to the south, although this was not certain and contradicts the structural evidence (see Chapter 4 above). The culvert was filled with a grey brown silt loam (015), containing fragments of glass, pottery, coal, brick and oyster shells; one fragment of a probable medieval glazed floor tile was also recovered.
- 5.9 At the south end of the test pit, the removal of deposit 013 revealed a compact mid brown clay (017), similar to deposit 007 recorded in Test Pit 2. The clay appears to run beneath the rough brick / rubble footings of the adjacent wall (elevation 4) of the south-west wing.

#### *Test Pit 4*

- 5.10 Test Pit 4 was located adjacent to the centre of the north elevation of the main range. It measured 2.00m long (east-west) by 1.50m wide (north-south) and was excavated to a maximum depth of 1.10m BGL.
- 5.11 A thin layer of concrete (018) and associated hardcore (019), totalling a maximum of 0.18m thick, was removed to reveal a mixed deposit of gritty red brown silt loam (020) containing a high proportion of brick, pantile and chalk rubble; the majority of the pottery from this deposit was of 18th and 19th century date although there were also two sherds of a locally produced 17th century trailed slipware vessel. Within the red brown silt loam there was a

small isolated “pad” of brickwork (021), 0.23m thick, which was apparently unconnected to the main farmhouse.

#### *Test Pit 5*

- 5.12 Test Pit 5 was positioned to the south and east of the main range of the farmhouse and was linear in plan, incorporating a number of returns. It had maximum dimensions of 11.70m east-west by 10.10m north-south, and was excavated to a maximum depth of 1.05m BGL at the west end, although the majority was much shallower.
- 5.13 Following the removal of a 0.11m depth of turf and topsoil (022), a shallow deposit of mid brown silt loam (023) was exposed, which contained fragments of pottery, brick and glass; the pottery within this material included sherds of Humberware which have a date range of the 14th to 19th centuries, pieces of 18th century tin glaze and Staffordshire slipware, and one sherd of Raeren stoneware dating to 1475-1550, while there were also two clay pipe stems of late 17th / early 18th century date. In the deeper west end of the trench, this loam overlay a very clean deposit of light brown silt loam (026). At its north end, it was disturbed by a steep-sided cut (024), apparently made to expose the foundations of the south elevation of the farmhouse. This cut was backfilled with a mixed silty loam fill (025) containing frequent fragments of red hand-made brick in the upper part. The cut had also disturbed the north end of a roughly constructed line of possible footings (027), built from red hand-made bricks varying from 40mm to 60mm in depth.
- 5.14 The south end of the footings (027) was built over the barrel vault of what was presumed to be a large culvert (028). The vault of the culvert was 1.35m wide and was built of red hand-made bricks (average dimensions 250mm by 130mm by 40mm) set with a light brown lime mortar. In order to trace the path of the culvert, a small additional pit (Pit 5a) was dug 10m to the east on its projected line. This confirmed that the culvert continued at least this far to the east; its western extent is as yet unknown. There appeared to be very little fall between the two sections of the culvert that were exposed.
- 5.15 In the shallower main section of the trench, the main feature to be exposed was the base of a north-west/south-east aligned brick wall (029). At its west end, the wall emerged from beneath the south elevation of the farmhouse, and appeared to have been substantially truncated by its construction (see plate 24). It incorporated the remains of a small buttress at the base, and then ran 11.50m to the east, where it thickened and returned to the north to form a substantial gatepier on one side of what was evidently once a large gateway (see plate 25). The wall (029) was built of red hand-made bricks (average dimensions 230mm by 130mm by 40mm) set with a buff lime mortar and apparently laid in Monk bond, a variation of Flemish bond with two stretchers between each header, and was a maximum of 0.6m wide. The south-east corner of the wall incorporated a chamfered plinth made of rubbed brick, and a number of other *ex situ* moulded bricks were recovered from this general area (see above). The core of the wall was constructed from chalk blocks, and the central section had been disturbed by a number of service pipes. The top of the gate pier lay at 4.39m OD, immediately beneath the turf and topsoil.

- 5.16 Around the gate pier at the east end of wall (029) were the remains of a cobbled surface (030), composed of smooth rounded pebbles of different colours, perhaps recovered from the banks of the Humber estuary (see plate 26). The cobbles had been disturbed to the north of the gate-pier but then resumed, continuing a further 5m to the north and incorporating a number of drains formed by larger flat stones. The top of the cobbled surface lay at 4.07m OD, 0.32m BGL. The cobbled surface terminated at the remains of a substantial buttress (031), 0.95m wide, which was evidently once part of a larger building here. The top of the buttress had been exposed during earlier clearance works (4/4 and 4/5) but insufficient had been revealed to interpret the remains properly. The buttress rose from a chamfered limestone plinth, which supported the remains of a chalk wall core faced with brick; the top of this feature lay at 4.65m OD, again immediately below the turf and topsoil. The structure to which the buttress was once attached was truncated on three sides, but it appeared to continue to the north beyond the extent of the trench.

#### *Test Pit 6*

- 5.17 Test Pit 6 was located 16.50m to the south of the south-east corner of the south-west wing, and was excavated to locate a sub-surface anomaly highlighted by a previous geophysical survey (GSB Prospection 2003b, anomaly 5). The pit was aligned north-east/south-west, and was 3m long and 0.80m wide, and was excavated to a maximum depth of 0.60m BGL. The removal of the turf and topsoil (0.10m thick) (032) exposed a dark brown silt loam (033) crossed by an iron pipe (034), the cause of the geophysical anomaly. The dark brown silt loam (033) overlay a mid brown silt loam with frequent flecks of chalk (035).

#### *Test Pits 7 and 8*

- 5.18 Test Pits 7 and 8 were located adjacent to the existing gate-posts at the north end of the trackway / public footpath which crosses the site. The pits were each on average 1.3m long (north-south), 0.80m wide (east-west), and were excavated to a maximum depth of 0.70m.
- 5.19 In Test Pit 8, on the west side of the track, the removal of the 0.7m deep turf and topsoil (001) revealed a dark brown gritty sandy silt (002) which contained a few fragments of modern machine moulded brick. This overlay a firm mid brown silty clay (003) containing bands or layers of small angular chalk pieces but no brick; the appearance of the bands suggested that the clay had accumulated or been tipped into an existing depression in a number of stages. The silty clay overlay a possible natural reddish-brown clay with frequent flecks of chalk (004). A similar sequence of deposits (005 to 007) was noted in Test Pit 7 on the east side of the track.

#### *Test Pits 9 and 10*

- 5.20 Test Pits 9 and 10 were located adjacent to the existing gate-posts at the south end of the trackway / public footpath crossing the site. They each measured a maximum of 1.30m long (north-south) and 0.80m wide (east-west), and were excavated to a depth of 0.70m. In test pit 9, on the west side of the track, the removal of the turf and topsoil (008) exposed a firm dark brown gritty sandy silt (009). This overlay what appeared to be two courses of very roughly shaped

chalk blocks (010) with pieces of flint rammed in between. The chalk blocks were absent from test pit 10 but the other overlying deposits were very similar (011 to 013).

### **Results from General Clearance Work**

- 5.21 A bank of spoil to the north and east of the concrete platform located on the north side of the farmhouse was removed by mechanical excavator under strict archaeological supervision. The spoil was formed by a very mixed deposit of mid brown sandy silt and silt loam, and contained a high proportion of brick, chalk, stone and concrete rubble. Several large carved architectural fragments were recovered from the spoil on the east side of the concrete platform (see paragraph 4.18 above and figure 20). The base of the brick wall which formed the north side of the now demolished range of outbuildings, as depicted on the 19th century maps (see figure 8) was also revealed, together with a drain running parallel to this wall (see figure 22).

### **Discussion and Conclusions**

- 5.22 The results from the test pits can be summarised as follows. Probable natural deposits (004) were only exposed in Test Pit 8, at the north end of the site, c.0.5m below ground level (BGL) or 4.15m OD. The earliest structural features were all contained in Test Pit 5, located along the south and east sides of the existing farmhouse.
- 5.23 The size and form of the brickwork in wall 029 indicates that it is probably late medieval in date. The exposed section had a substantial gateway at the east end, leading into a space with a cobbled yard (030) and a large buttressed building (031) immediately to the north, also both probably late medieval in date. The alignment and brickwork of the culvert to the south (028) suggests that it may also be contemporary with wall 029 and may therefore also be late medieval in date. It is possible that the mass of brickwork (010) seen in Test Pit 2 might also represent the remains of a priory structure, whilst the chalk footings (010) in Test Pit 9 could relate to an outlying wall.
- 5.24 The culvert (014) recorded in Test Pit 3 on the west side of the farmhouse could support suggestions that this end of the building had once housed garderobes, although if this was the case, they can only ever have been present on the ground floor. The clay deposits (017) and (007) noted in Test Pits 3 and 2 respectively may pre-date or be associated with the construction of the south-west wing of the farmhouse, whilst the widespread dark brown silt loam (033) observed to the south of the farmhouse is probably the result of former garden or agricultural cultivation.
- 5.25 It is relevant here to compare the results of the various geophysical surveys carried out on the site with the archaeological deposits described above. To the south of the farmhouse, Test Pit 6 confirmed that an anomaly previously identified by a resistance survey was a service pipe. In Test Pit 5, potential structural anomalies highlighted along the south wall of the farmhouse (GSB Prospection 2003c, anomalies 9 & 8) were revealed to be substantial early wall footings (029). The large structural anomaly highlighted to the west by the same survey (GSB Prospection 2003c, anomaly 10) was not uncovered by excavation in Test Pit 1, but it may lie at a lower level. The geophysical survey

did not clearly identify the north return and gatepier of the buried wall (029) and did not extend far enough northwards to cover the remains of the buttressed structure (031). However, it did identify the area of linear disturbance to the cobbled surface (030) (GSB Prospection 2003c, anomaly 2), with the high resistance to either side (GSB Prospection 2003c, anomaly 1) perhaps representing the cobbled surface itself. Truncated structural remains were uncovered in Test Pit 2 between the south end of the south-west wing and the large structural anomaly slightly further south identified by geophysical survey (GSB Prospection 2003c, anomaly 7).

- 5.26 Surprisingly, the buried culvert (028) to the south of the farmhouse was not clearly identified by the geophysical survey in this area, but it lay on the northern edge of a general area of low resistance (GSB Prospection 2003c, anomalies 4 & 5). However, the buried culvert (014) on the west side of the house was noted as a linear high resistance anomaly (GSB Prospection 2003a, south of anomaly F), suggesting that it may once have run as far as the moat which formerly existed along the western edge of the site. The end of a possible moat was noted in the north-west corner of the site and the former pond was seen in the south-west corner (GSB Prospection 2003a, anomalies E and G); this survey also noted a possible drain connecting the two (GSB Prospection 2003a, anomaly H). None of these latter features were investigated by the test pits.

## 6 THE SURROUNDING PRIORY COMPLEX

### Introduction

- 6.1 As part of the project, a rapid walk-over survey was undertaken of the entire area of the Scheduled Monument in order to better place the standing remains within their archaeological and topographical contexts. It should be noted that only a very small proportion of the scheduled area (c.15%) falls within the Hadgraft ownership (see figure 2). The information gained from this walk-over survey was then synthesised with information obtained from documentary sources, aerial photographs and previous investigations to produce a gazetteer of the surrounding sites. Each site has been identified using a unique letter reference code (e.g. A); sites already noted by the Humberside Sites and Monuments Record are prefixed HSMR.
- 6.2 The surviving earthworks within the rest of the Scheduled Monument are, with a few exceptions, very discrete. Although they were observed at several different times of the year, the land to the north and north-west of the farmhouse was almost always covered in long tussocky grass, even in the winter, making the identification of minor earthworks difficult.
- 6.3 The level area on which the farmhouse stands continues to the north for c.75m before sloping off slightly, and then for a further c.100m before the ground falls away more significantly. To the south of the farmhouse, the ground surface slopes very gently down towards Abbey Lane, and then more markedly beyond the lane itself. To the west, the arable land is slightly lower beyond the site boundary, whilst to the east, the ground surface drops significantly at the boundary with the ploughed field to the east known as Ash Hill. Although the maximum fall between the farmhouse and the eastern edge of the Hadgraft landholding abutting Ash Hill is only c.1.6m, these small differences in height are of some importance. A ground-penetrating radar survey established that the water table lies only c.1.8m below the farmhouse itself (GSB Prospection 2003c), and so small differences in height would have had a significant effect on, for example, the layout of the drainage and water management features, and also which parts of the site were most suitable for settlement.
- 6.4 The only other land in the immediate surroundings of the farmhouse, which rises to the same height, is a sub-square area some 200m to the north-east.

### Identified Sites

- 6.5 A total of seven features were identified within the scheduled area, as follows (see figure 25). Unless stated otherwise, all dates given in the text below refer to the various editions of Ordnance Survey maps listed in the bibliography below. Chapter 3 above provided details of the various features as depicted on the historic maps, but a summary of this information is also repeated here to place the identified earthworks into context.

#### *Site A: Possible enclosure*

- 6.6 There is a possible enclosure, located some 260m north-east of the farmhouse in the north-east corner of the Scheduled Monument within an area of scrub and grassland. In 1855, this feature appears as a sub-square enclosure

defined by banks on three sides and a ditched field boundary on the north side (see figure 7). There are a few isolated trees inside the enclosure. Another bank appears to run west from the south-west corner, whilst a longer straight bank runs approximately south from the south-east corner towards one corner of the moat surrounding the priory site (see Site D below). The open area to the south of the enclosure is crossed by a number of intersecting footpaths.

- 6.7 The enclosure is depicted in more detail on the 25" Ordnance Survey maps of 1888 and 1927; in 1927 it is shown as being rough grass (see figure 8). The earthwork is c.60m square overall and is defined by double-banks, with another bank running parallel c.15m to the west side. The bank running virtually south from the south-east corner is linked to the north-east corner of the priory moat. The site is similarly depicted in 1938 and 1956, and the enclosure was sufficiently prominent to be shown as a dashed feature in a 1948 rambling guide (Stainforth 1948, 17). An aerial photograph taken in 1948 (ERRO DDX 236/7 & reproduced in Stamp 1989, 25) shows the very south-east tip of the enclosure; the bank running south from the south-east corner appears a more substantial feature than that shown on maps. A later aerial photograph of 1957 shows the enclosure to be well preserved and prominent although the bank running south appears eroded with some dumping (ERRO DDX 236/7). No earthworks are shown on the 1977 1:10,000 scale map. Despite being clearly shown as a bank on historic maps, it is described as a moat / ditch in the Scheduled Monument description (DCMS 2000). The SMR records the site of Newton DMV to the east of the bank / moat (HSMR 4520), whilst a find of a skeleton is located to the west of the main enclosure (HSMR 2546).
- 6.8 The enclosure is sub-square in plan, measuring approximately 60m in both directions. It is now poorly defined, and only the south and west sides are still clearly visible, formed by spread banks c.4m wide and 0.3m high. No features are visible within the interior, nor are the earthworks shown on historic maps to the west. The bank formerly running south from the south-east corner was dug away to form a modern steep-sided drainage ditch without authorisation in 2001, and no action or recording took place despite the area being within the legally protected Scheduled Monument. This new ditch now defines the edge of the scheduled area.

#### *Site B: Lady Well*

- 6.9 A "Lady Well" is depicted on a number of historic maps approximately 250m to the north-east of the farmhouse (see figure 7). The site is named in 1855, and is shown with a curvilinear drain running to the east into a larger north-east/south-west aligned drain. It is similarly depicted in 1888, but with another "Spring" linked to it, marked just to the west. The drainage channel leading from the well appears to have been much widened by 1927, although both the well and the spring are still marked (see figure 8). Both are still shown in 1956, but only the adjacent spring is marked in 1977, with a much straighter drainage channel running to the east.
- 6.10 The position of the well lies just outside the scheduled area. No trace of the well was visible at the time of the walkover survey, the site lying within an arable field which had been ploughed in the recent past but which was rapidly being colonised by weeds and scrub. A modern steep-sided drainage channel

now runs west from the site of the spring into the adjacent north-south aligned drain.

#### *Site C: Earthworks*

- 6.11 There is a sub-rectangular area of earthworks approximately 130m north-west of the farmhouse within an area of long grass and scrub. A "Spring" is marked at the north-east corner of this area in 1855 but no earthworks are depicted (see figure 7). The "Spring" is shown again in 1888, a short distance to the west of its 1855 location, with a spread bank running along the eastern side of the site. The spring does not appear in 1927, although an area of boggy ground is shown (see figure 8), but very faint earthworks may be visible at the site on aerial photographs taken in September 1946 (NMR RAF/CPE/UK/1748) and 1948 (Stamp 1989, 25). The spring does not appear on any maps after this date.
- 6.12 The earthworks are enclosed within a sub-rectangular area approximately 85m wide (east-west) by 160m long (north-south). Three sides of the area are defined by steep-sided modern drainage ditches and a section of earlier moat (see Site D below); the ditch on the east side was formerly crossed by a brick bridge. The unauthorised recutting of this ditch in c.2000 disturbed the remains of a brick arch or bridge situated towards its southern end. Photographs taken at the time show *ex situ* lumps of probable 19th century brickwork (Hadgraft collection). There were apparently once several other similar features crossing the ditches around the site (Mike Hadgraft, *pers. comm.*).
- 6.13 Described from north to south, the northernmost feature within the area is a sub-rectangular possible enclosure c.150m long (north-south) and 50m wide (east-west). It is defined on the north, east and south sides by a very spread bank, c.6m to 7m in width and standing up to c.1m or more high beneath the long grass. The enclosure appears to have a centrally placed gap or opening in the south side, and the interior contains a number of very shallow banks or depressions running parallel to the north side, one of which may bisect the enclosure forming an internal division.
- 6.14 To the south of the possible enclosure there are at least five shallow banks or ditches that appear to run almost east-west and parallel to its south side. These are all poorly defined and set at uneven centres, but two banks at the southern end of the area appear to define a sub-rectangular area of slightly higher ground. The spring shown on the maps is still extant at the north-east corner of the area, rising in a small pool which is linked to an adjacent drainage ditch by a short channel. The 1946 and 1948 aerial photographs (NMR RAF/CPE/UK/1748; ERRO DDX 236/7) shows east-west aligned ridge and furrow on the west side of the ditch, to the south of the slight kink in its alignment, but nothing is now visible here in arable land.

#### *Site D: Moated enclosure*

- 6.15 The farmhouse is located towards the west central side of a moated enclosure shown on the historic maps. In 1855, several moats are depicted which define virtually four sides of a sub-rectangular enclosure approximately 220m long (north-south) by a maximum of 150m wide (east-west) (see figure 7). The enclosure contains the farmhouse, the adjacent farm buildings (see Site F

below) and a rectangular pond in the north-east corner. The western part of the enclosure is crossed by a north-south aligned track which passes between the farmhouse and the farm buildings, and there is a second path which runs up the outside of the east side of the enclosure. The moats do not completely surround the enclosure, most noticeably at the south-west corner where the alignment is broken by a pond and the access from Abbey Lane.

- 6.16 The moat is shown in more detail in 1888 and it appears to have degraded somewhat since 1855; the watercourses are named as "Moat (Remains of)". It is most prominent on the west, east and south sides, and a short "arm" leaves the east side and runs towards the farm complex (see figure 8); if its alignment was continued, it would effectively divide the moated enclosure into two almost equally-sized spaces. The north side of the moat, no longer water-filled, is the widest, whilst the pond in the north-east corner survives as a sub-rectangular depression with a further bank to the south. The south side is narrower and less well defined to the west of the trackway running through the site, and it eventually merges with a drainage ditch where it is crossed by a footpath. The west side of the moat is only clearly visible to the west of the farmhouse, being replaced to the north by a drainage ditch and bank which run towards a spring (see Site C). As in 1855, the moat does not run around the south-west corner of the enclosure where a slightly larger pond is depicted.
- 6.17 The site is similarly depicted in 1927; only the western side of the moat in the garden of the farmhouse appears to have been partly infilled, although according to one source this was not carried out until c.1950 (Anon 1951, 34-35). The moats are clearly visible on the 1946 and 1948 aerial photographs (NMR RAF/CPE/UK/1748; Stamp 1989, 25), although some infilling might be shown on the north side on the latter. They were described as "clearly discernable" in 1948 (Stainforth 1948, 18), they remained largely intact in 1951 (Anon 1951, 34-35) and were still prominent features in 1965, when the internal dividing section running from the east moat is also shown. Only a short section of the west side, to the north-west of the house, is shown in 1977. The moated enclosure is recorded as HSMR 810, while the farmhouse is HSMR 5842. A find of worked stone is also noted within the moated enclosure to the south of the farmhouse (HSMR 2547).
- 6.18 Despite being a legally protected site, the moats have been almost entirely infilled or re-cut since 1965 to a modern steep-sided profile with a narrow base. Only a short section of the west side, to the north-west of the farmhouse, appears to survive in an "unimproved" form. It is a shallow but broad linear depression, c.8m wide at the top, c.3m wide at the base, with gently sloping sides and a maximum depth of 1.20m. The line of the north and east sides of the moat can also be seen as very shallow poorly defined linear depressions, as can the position of the rectangular pond shown on the maps in the north-east corner of the enclosed area.

#### *Site E: Ash Hill*

- 6.19 There is a second moated enclosure to the east of the main moated site (Site D), named as "Ash Hill" on the historic maps; it is currently an arable field which is regularly ploughed. In 1855, a continuous moat is depicted as defining a sub-rectangular enclosure approximately 180m long (east-west) by 130m wide (north-south) (see figure 7). The west ends of the north and south sides are

relatively straight and are marked by moats depicted similarly to those which surround the main enclosure, but the east end of the enclosure is more sinuous in plan. The moat encloses a largely empty area, which contains two rectangular ponds of differing length, linked by a narrow channel; both ponds are aligned north-west/ south-east, parallel to the north side of the enclosure.

- 6.20 The site is similarly depicted in 1888, although the moat is again named as “Moat (Remains of)”. By this date, only the west end of the south side of the moat appears to be as substantial as those surrounding the main enclosure, the other sides being formed by much less prominent earthworks and a drainage ditch. An L-shaped drainage channel had been cut leading from the farm complex to the west end of the north side since 1855, and it is possible that much of the rest of the moat had been “improved” at the same time. This ditch is not shown on the slightly earlier 1876 Risby Estate plan (ERRO DDX 259/1) (see figure 5). Writing in 1908, Sheppard noted that “And in the grounds beyond the farm buildings is a partly warped-up double pond, with the landings of a bridge as though at one time there had been a pleasure-grounds, with possibly swans in the pond” (Sheppard 1908, 24).
- 6.21 The site was little changed in 1927, although the outline of the central ponds continued to become less regular, reflecting their decay. The sale conveyance of 1931 shows a small square cross-hatched structure at the west end of Ash Hill, with a longer rectangular structure at the east end; these structures appear on no other maps but are believed to have been stables (Mike Hadgraft, *pers. comm.*). The ponds remain visible and partly water-filled on the 1940s aerial photographs (NMR RAF/CPE/UK/1748; Stamp 1989, 25), and were described as being filled with water primroses in 1948 (Stainforth 1948, 18). They were still extant as late as 1977 but have since been ploughed out.
- 6.22 As noted in Chapter 1 above, the central area of Ash Hill was subject to a geophysical survey in 1989 (Gater & Gaffney 1989). Although only a small area was sampled, the alignment of the moat on the west side and part of the longest linear pond was identified, but the results were generally very disturbed.
- 6.23 The field named as “Ash Hill” is now ploughed and surrounded by modern drainage ditches, which form steep-sided linear depressions with a V-shaped profile, c.4m wide at the top, c.1.5m wide at the base and up to 4m deep; a comparison between the maps show that these ditches follow the earlier moat alignments. The site of the ponds is just visible as a very shallow depression, and there appears to be another similar feature running parallel to the south. The ground level of the area enclosed by the ditches is set c.1m above that of the surrounding farmland to the east and south-east, but below that of the main moated enclosure to the west (Site D). The infilling of the moat on the west side of Ash Hill means that the division between the earlier enclosure and the modern field is now blurred; the western part of the current Ash Hill field formerly lay within the boundary of the moated enclosure. The footpath which previously ran north-south along the west side of Ash Hill was moved by Briggs in the 1960s to make ploughing easier, and this has been replaced by the current path which runs just to the east of the farmhouse.

### *Site F: Farm complex*

- 6.24 A substantial farm complex was formerly located to the east of the existing farmhouse. In 1855, two conjoined enclosures or yards are shown, separated by a long narrow north-south aligned range; there are numerous other smaller buildings scattered around the edges of the yards. To the north, there is another building with a small attached yard on the east side, and to the south, two small free-standing structures (see figure 7). All these buildings are still shown in 1876 (ERRO DDX 259/1).
- 6.25 Virtually all of these buildings had disappeared by 1888, to be replaced by a regular quadrangular farm complex comprising four ranges enclosing a central yard with an entrance at the south-east corner (see figure 8). This work appears to have included the digging of a right-angled ditch from the west end of the north moat around Ash Hill into the north side of the farm buildings. By 1927 the central yard had been reduced by widening the north range, with additional structures built against the north and east ranges; the various maps suggest that these structural changes were made between 1892 and 1908. The 1927 map also depicts a “spring” at the end of the right-angled drain, next to the farm buildings. The 1946 aerial photograph (NMR RAF/CPE/UK/1748) shows four parallel structures on the south side of the south range. These do not appear on the 1948 aerial photograph (Stamp 1989, 25) and so they must have been demolished in the intervening two years, leaving a cleared area of ground.
- 6.26 The 1948 photograph also appears to show a number of other features to the north and east of the farm. To the north, there may be faint traces of a quadrangular earthwork, measuring c.40m east-west by 30m north-south, with another bank to the west, butting up to the new drainage ditch, which might represent the cloisters of the former priory (see below). To the east and south-east of the farm there may be other poorly defined mounds including sub-rectangular and circular features; some of the latter may be associated with the former buildings here or be mounds of demolition rubble.
- 6.27 The farm is shown as little changed from the late 1940s on maps produced in 1965 and 1977. A colour photograph taken in c.1989 gives a distant view of the farm prior to its demolition (see plate 3). The east range comprised several continuous single storey brick buildings with pitched pantiled roofs and a number of openings in the east wall. The south range was also of a single storey but lower than the east range. The west and north ranges cannot be clearly seen but were presumably also of a single storey. The farm buildings are believed to have been demolished in 1996 (Mike Hadgraft, *pers. comm.*). As far as can be ascertained, the buildings were not subject to any programme of archaeological recording prior to their demolition; a local tradition maintains that the north range contained the remains of “medieval cottages” (Mike Hadgraft, *pers. comm.*) but this study has uncovered no evidence to support this suggestion.
- 6.28 The site of the farm courtyard survives today as a c.30sqm area of concrete, in some parts grassed over. A ground penetrating radar survey of this area (GSB Prospection 2003b) revealed a number of interesting anomalies, the majority of which appeared to relate to the buried remains of the former farm buildings, although one feature at a slightly greater depth (0.5m) was potentially of

archaeological interest (anomaly E). The right-angled ditch dug between 1876 and 1888 still survives, to form the north-east corner of the Hadgraft holding.

*Site G: Abbey Lane*

- 6.29 Abbey Lane forms the main access, and the only vehicular route, into the site and priory complex. In 1855, it left the east side of the main north-south aligned road through Willerby and continued east as Well Lane. This is shown as a wide road in 1855, with intermittent drains / gutters to either side. It becomes slightly narrower as it approaches the priory site, and changes its name to Abbey Lane. The route is similarly depicted on all subsequent maps and was gradually encroached upon to either side by residential development from the mid 1950s onwards.
- 6.30 The west half of Well Lane is a modern tarmac surfaced road forming the north side of a 1960s housing estate. Further east, it becomes a green lane and is used as footpath; this section is slightly raised above the level of both the agricultural land to the north and the houses to the south. It continues east passing the end of a modern road and then striking out across open agricultural land as Abbey Lane towards the priory site. Here it is represented by a metalled but unsurfaced vehicle track, also used as a permissive public footpath, c.2.5m wide and raised c.0.50m above the surrounding ground level.

## 7 INTERPRETATIVE DISCUSSION

### The Priory Complex

- 7.1 Over the past 20 years or so, studies of monasteries have moved away from the main claustral complexes to consider their cultural, social, economic and religious contexts, and to place them within the wider medieval landscape of which they formed an important part (e.g. Gilchrist & Mytum 1989; Aston 2000; Bond 2004). In addition, the various parts of the claustral complex need to be understood not only in terms of the division between the secular and the religious, but also as conveying multi-layered symbolism and ideology, varying from that which was comprehensible to lay servants to that which was intended only for God. There is also a growing understanding of how the material culture of the monastic estate, as recovered through excavation, can lead to a greater appreciation of economic strategies and relationships with external markets (Mytum 1989, 344-346). Greater emphasis is now placed on the post-Dissolution history of monastic buildings and estates, varying from the re-use of medieval architectural fabric to the issues surrounding burials (e.g. Gaimster & Gilchrist 2003). A detailed consideration of these topics, in relation to Haltemprice Priory, lies outside the scope of this report (and is indeed difficult on current evidence), although they are referred to in passing below.
- 7.2 There has been a tendency, based on the documented poverty of Haltemprice in the later 14th and early 15th centuries, to assume that the priory was always poverty stricken and therefore built on a commensurate scale. This is almost certainly mistaken. As noted above, the founder, Thomas Wake, was an important and wealthy individual and there is no reason to believe that he did not start with ambitious plans for his priory. This needs to be borne in mind when considering the complex.
- 7.3 A combination of the evidence obtained from the previous geophysical surveys, the archaeological test pits, the architectural survey, the wider walk-over survey and the collation of the readily-available documents can provide for a more detailed consideration of the development and form of Haltemprice Priory than was previously possible. However, the paucity of documentary and structural evidence relating to the buildings of the priory complex means that much of this consideration has to be based on comparison with other monastic houses in the region and with Augustinian houses across the country. Therefore, many of the points raised below are based on informed supposition, and further archaeological investigation will be needed to confirm or amend the various hypotheses and interpretations.

#### *The pre-priory landscape and the siting of the priory*

- 7.4 Haltemprice formed part of a general resurgence in the numbers of new Augustinian foundations which took place between 1325-1360, following a period of previous decline between 1200-1270 (Robinson 1980, 23-27). After the mid 12th century, excluding royal foundations, few landowners had sufficient wealth to permanently alienate a sizeable block of land to create a monastic estate, and so baronial patrons generally supported older houses in preference to making new establishments (Butler 1989, 4).

- 7.5 Wake's motives for the founding of a priory at Cottingham in 1320 were probably little different to those of other substantial landowners. He presumably acted at least partly out of piety, but he may also have been motivated partly by his recently elevated status (Aston 1993, 18); he had married Blanche, daughter of Thomas, Earl of Lancaster, and attained his majority in 1317 while in 1325 his sister married the king's brother, Edmund, Earl of Kent. Both Creighton and Coulson have argued with regard to castles that a "package of .... seigneurial privileges", such as licences to crenellate, rights to hold markets or to create extensions to deer parks, can often both accompany and indeed mark the elevation of the receiver to a certain level of status (Creighton 2002, 67; Coulson 1979). It could be argued that a similar process took place at Cottingham / Haltemprice, where the creation of the priory close to his principle residence in the area (Baynard's Castle) was reflected in Wake's elevated status following his attainment through marriage of a relationship to both the King and the Earl of Lancaster. No longer content with patronising an existing religious house at Bourne (Halsall 1989, 127-128), he decided to create a new one.
- 7.6 The reason given by contemporaries for the movement of the priory from Cottingham to Haltemprice (formerly Newton) was the difficulty in securing a legal and lasting title to the land at Cottingham. However, such changes of location were not uncommon, 21 Augustinian houses in total having changed site (Greene 1989, 3; Robinson 1980, 76). The land ownership problem at Cottingham should not necessarily be taken at face value, as work on other monastic sites has suggested that the documented reason for a move or relocation was not always the true one, and that, for example, the prior or patron actually wished to obtain a less restricted site where the foundation could expand on a more generous scale (Bond 1989, 86).
- 7.7 Whatever the actual reasons for leaving Cottingham, the choice of Newton as the new priory site would have been determined by a combination of physical, legal, manorial and religious factors. Newton was close to the previous site, and Cottingham church, which it had been planned to incorporate with the priory (Fallow 1913a, 213), remains clearly visible from the Haltemprice farmhouse today. There may even have been a visual link between Haltemprice and Wake's residence at Baynard's Castle. The Rule of St Augustine imposed fewer restrictions on the suitability of sites than other orders and, as regular canons, the residents of the priory may have had parochial obligations; as a result, their houses are more likely to be associated with secular settlements and parish churches. Rural Augustinian houses also show a preference for lower ground, avoiding either desolate uplands or lowland marshes (Gilchrist 1989). Given that the canons initially installed at Cottingham were from Bourne Abbey in Lincolnshire, an Arrouaisian house, it may be that their views also influenced the choice of site. Arrouaisian houses were often set in isolated positions and were meant to be self-sufficient (Aston 1993, 83), although there is nothing distinctive about the layout of their claustral complexes and Haltemprice, even if it was established as an Arrouaisian house, was adhering to regular Augustinian rule by at least 1353 (James Bond, *pers. comm.*; see below).
- 7.8 It is very probable that water played an important part in the choice of site (Bond 1989, 85), and at Newton/Haltemprice the priory was located to take advantage of natural springs. The underlying geology causes waters to rise

here (Sheppard 1908, 23) and there are at least two springs close to the farmhouse, Lady Well to the north-east and an unnamed spring to the north-west. Although the date at which these water sources were first tapped is unknown, the name "Lady Well" may imply an association with the priory, and the priory's water sources were important enough to consider using them to augment Hull's water supply in 1401 (Bulmer & Co 1892a). Whilst there is no evidence that the future strategic importance of the priory's water supplies were taken into account when it was first founded, this cannot be completely discounted, given the fact that most Augustinian priory estates are made up of many small land grants and acquisitions rather than large single donations which would have had more natural resources (Bond 2004, 34-35).

- 7.9 The current survey has uncovered little conclusive evidence for the form of the pre-priory landscape. The relocation of the priory from Cottingham to Newton appears to have led to the desertion of the existing village which is mentioned in documents from 1199 (Smith 1937, 208). Even the exact location of the original settlement is uncertain. Given the low lying nature of the site, Newton might have been expected to have stood on the higher ground now occupied by the farmhouse, although as noted in Chapter 6 above, there is another area of ground at a similar height some 200m north-east of the farmhouse. It is also unclear as to what happened to the village when the priory was built and fully operational. Although several secondary sources allude to the fact that Newton was "destroyed" by the priory, there is little firm evidence for this, and Newton continues to appear in documents relating to the priory until at least 1515. Furthermore, studies of documentary material relating to monastic depopulation, especially that undertaken by the Cistercians, suggests that existing settlements might be re-located or re-organised to suit the needs of the new monastic estate, for example, to provide workers for the estate (Moorhouse 1989, 43-44). Further evidence of such relocation has been uncovered by earthwork surveys of nunneries in Lincolnshire, where it is suggested that settlements removed from a preferred site were re-located close by (Everson 1989, 142). Perhaps the earthworks noted to the north-west of the farmhouse (Site C in Chapter 6 above) might form a remnant of such a re-organisation, as they may have lain outside the main monastic precinct (see below).

#### *The priory precinct, courts and buildings*

- 7.10 A monastery was, in effect, a series of inwardly-turned enclosures designed to protect the monastic community from contact with the outside world. The innermost and smallest enclosure was the cloister, which was located within an inner court which also contained the church and the rest of the ecclesiastical buildings. Beyond this lay the outer court which usually contained the agricultural and industrial structures necessary to support to the priory. Both courts were, in turn, contained within or formed the monastic precinct which was usually surrounded by a wall punctuated by a gatehouse and other entrances as necessary. The outer court was accessible to most people, while entry into the inner court was more strictly controlled. In general terms, the bigger monasteries had larger courts and precincts, but even the smallest houses would have a wide variety of types and sizes of buildings, and on many sites the courts were further sub-divided into a series of separate walled enclosures (Coppack 1990, 100-103). In addition, monastic precincts expanded or changed shape over time, and the different areas within them

were sometimes adapted to serve different functions. On many sites, perhaps even the majority (Aston 1993, 144), large-scale remodelling was also undertaken after the Dissolution by the new secular landowners, to accommodate gardens and other features within the overall precinct or courts.

- 7.11 It has been estimated that there were at least 225 Augustinian monasteries founded in England, including the houses of the Arrouaisians, Victorines and Canons of the Holy Sepulchre, all of whom followed the rule of St Augustine (Gilchrist 1989). However, unlike Carthusian and to a lesser extent Cistercian monasteries, which often had a standardised plan, the Augustinian houses display a considerable variety in terms of their size, position and disposition of buildings (Dickinson 1968, 60; Aston 1993, 102-108). Although conforming to the general Benedictine pattern of having the cloisters on the south side of the church, and the infirmary and cemetery to the east and the abbots lodgings, guesthouses, almonry and service buildings to the west of the claustral ranges, there is nothing distinctive about the plan of an Augustinian house. It therefore follows that Haltemprice is unlikely to have resembled another priory exactly. In addition, much of the above ground evidence for the divisions of the precinct and the locations of monastic buildings at Haltemprice has been destroyed. Nevertheless, a combination of cartographic and archaeological evidence allows some aspects of its layout to be tentatively reconstructed (see figure 26).

*(a) Precinct*

- 7.12 It seems clear that the priory's precinct was originally organised around a number of enclosed areas or courts, defined by moats, ditches or walls, the outlines of which are depicted on the historic maps (see figure 7) and which now partially survive as discrete earthworks. It is suggested that the precinct formed a rectangular block of land, measuring c.400m north-south by c.150m east-west and covering some c.6 hectares or c.14 acres. It is possible that the precinct also included Ash Hill (making a new total of c.8 hectares or c.19 acres) and / or possibly the strip of land on the east side of the northern part which included the Lady Well; this would increase the total area of the precinct to c.10 hectares or c.24 acres.
- 7.13 It is difficult to compare the area of the presumed precinct at Haltemprice with other Augustinian priories, as many have not yet been examined or even identified, for example Kirkham (Coppack, Harrison & Hayfield 1995). However, this suggested figure of c.10 hectares is less than many other known examples, such as the 36 hectare precinct of the Cistercian Bordersley Abbey in Worcestershire, although this had expanded over time and was originally smaller, and Thornton Abbey in Lincolnshire whose walled and ditched precinct covered 29 hectares (Coppack 1990, 102-103). Nevertheless, it is similar to Thornholme Priory in north Lincolnshire which covered 12 hectares (Astill 1989, 277-294; Coppack 1989, 186). Indeed, the overall layout of Thornholme, which appears to have been divided into three main rectangular enclosures with subsidiary earthworks to one side, bears some comparison to Haltemprice (see below). Bourne Abbey, the Arrouaisian house in Lincolnshire under Wake's patronage in the early 14th century, was noted to have a cloister precinct and outer precinct in 1422 (Roffe 2000).
- 7.14 The primary access to the priory complex appears always to have been from the west, along Well Lane and Abbey Lane. Indeed, the depiction of these

lanes on the Ordnance Survey 1855 6" map suggests that they were specifically created to give access to the priory. Even today the route has the appearance of a causeway, being slightly raised above the adjacent fields and modern housing. However, the early maps also show a footpath running directly north from the priory through Southwoods towards Cottingham, and this is also likely to have been a route to and from the precinct; it is still designated as a footpath.

- 7.15 The precinct was, in turn, surrounded by a larger area of demesne (privately farmed land) which in 1537 extended to some 430 acres (National Archives SC6/HenVIII/4505). The core of this area is likely to be represented by the extra-parochial area of 208 acres depicted on the 1855 Ordnance Survey map, which still survived as a single land unit in 1876 (ERRO DDX 259/1) (see figures 4 and 5) and until 2000 when the farmhouse was bought by the present owner.

*(b) Inner court*

- 7.16 The core of the priory complex appears to have been formed by a moated enclosure (Site D), originally some 220m long (north-south) by a maximum of 150m wide (east-west) and so covering an area of c.3.3 hectares or 8.2 acres; the single surviving section of moat that has not been infilled or affected by modern drainage works comprises a shallow but broad linear depression, c.8m wide at the top, c.3m wide at the base, with gently sloping sides and a maximum depth of 1.2m. This moated enclosure is likely to have represented the inner court of the priory and it lies at the south end of the rectangular precinct. Abbey Lane ran up to the south-west corner of this court, and it is assumed that a gatehouse or other form of entrance portal was positioned here. Gatehouses were typically of two storeys, with a wide cart entry and narrow pedestrian door below a single upper chamber (Bond 2004, 119). The surviving early 14th century gatehouse at Kirkham Priory contains a number of shields displaying the heraldry of the founders and patrons; the building also included guest accommodation (Coppack, Harrison & Hayfield 1995, 105-110).
- 7.17 The main claustral complex would have been located within the inner court. The north side of the claustral complex would be expected to be formed by the church, with the cloister and surrounding ranges to the south. The church was normally aligned east-west and was cruciform in plan, with a square-ended presbytery in the east end, the choir in the crossing of the transept, and a frequently aisleless nave to the west; the naves of Augustinian churches were often used by a parochial congregation who would have entered through the west door (Gilchrist 1989). Typical Augustinian churches are between c.30m to c.45m in length, although some could be much larger (see for example Summerson & Harrison 2000, 179), and many were rebuilt over the life of the community. The length of the church obviously partly dictated the dimensions of the cloister garth and the associated claustral ranges. The east range housed the canon's dormitory on the first floor, linked to the latrine block or reredorter, perhaps with an eastwards projecting chapter house and a day room on the ground floor. The refectory or dining room was often located in the south range and the prior's and guests' lodgings sometimes in the west range, perhaps over a storage undercroft (Gilchrist 1989). As noted above, the prior's lodgings, guest house, almonry and service / kitchen buildings were often located in detached structures to the west of the claustral range, with a

separate infirmary and cemetery to the east; in many houses the infirmary was a single hall but in some of the larger monasteries the infirmary had its own enclosure and cloister (James Bond, *pers. comm.*; Coppack 1990, 72-78). Bourne Abbey, which was of similar size and wealth to Haltemprice, was noted as having a fishpond adjoining the church and an infirmary in 1327, and a refectory and dormitory in 1422 (Roffe 2000).

- 7.18 To date, the evidence recovered at Haltemprice suggests that the inner court was probably divided into two halves of approximately equal size, which might represent a division between an ecclesiastical or cloister court and the ancillary, possibly service or agricultural, buildings. As stated in Chapter 5 above, the remains of a late medieval brick boundary wall incorporating a substantial gateway were uncovered by excavation immediately to the south of the farmhouse. This wall had some architectural embellishment and was designed to be viewed when approached from the south, and the position of the gateway shows that the track passing through it was on a similar alignment to that which still exists. If the alignment of the wall is projected to the south-east, it would run approximately along the north side of the later farm complex shown in 1855 and a short length of ditch or moat which is depicted to the east of the farm in 1888. The post-1876 farmstead was slightly bigger and so the wall alignment would have passed through the centre of the new courtyard. The limited excavations also revealed evidence for a stone building on the north side of the wall and a buttressed stone and brick building to the north of the gateway.
- 7.19 The presumably original separation of the inner court into two equally-sized areas, divided by a brick boundary wall and perhaps also a moat or ditch (see below), and with an access point between the two, was evidently continued throughout the life of the priory, as shown by the early 16th century re-building of the earlier boundary wall which was subsequently incorporated into the farmhouse. Geophysical anomalies suggest that this boundary may once have returned to the north, indicating that the whole of the northern half of the enclosure was probably surrounded by a high boundary wall.
- 7.20 The documentary, structural and archaeological evidence for any of the buildings in the inner court at Haltemprice Priory is as yet fairly scant, but can be summarised as follows. Documents note the presence of a gatehouse and “adjoining” offices damaged by fire in the early 15th century while the bell tower of the church also blew down. The form of the worked stone recovered from around the farmhouse points to a re-building / alteration of a major structure in the vicinity in the early 15th century, and it is tempting to interpret these fragments as coming from repairs carried out to the conventual church after the belfry had collapsed. Dissolution documents and a slightly earlier corrody suggest the presence of domestic accommodation, a brewhouse, farm buildings (including animal accommodation and perhaps a granary), a dovecote and an orchard, although some of these may have been located within the outer court (see below).
- 7.21 Beyond these scant details, any other evidence for the appearance and form of other priory buildings within the inner court is less reliable, and it should be noted that some of the structures may well have been of timber construction, especially in their initial phases. The 1332 seal (see figure 6) almost certainly presents a very stylised image and might depict what it was hoped to build, rather than an existing building. The structure that is shown could be taken

either to be the conventual church, or perhaps a crenellated gatehouse with the church behind. Similarly, the 1959 sketch of foundations (HUA DDX/16/539) depicting a 120 feet (36.5m) long apsidal-ended structure cannot be taken at face value, principally because the remains were not located accurately in relation to any existing boundaries or features. If the plan is accurate, it may show the chancel of the conventual church complete with an ambulatory, but this interpretation raises a number of problems. The plan shows an incomplete structure at least 36.5m long and, although this falls within the average for a typical Augustinian church (c.30m to c.45m long) and some could be much larger (Summerson & Harrison 2000, 179), this minimum size seems over ambitious for a site of Haltemprice's status. In addition, the apsed east end with aisles carried round the apse as an ambulatory is typical of Norman Benedictine chancels and early Cluniac houses, and was adopted by the major early Augustinian houses. Again, it is not what would be expected at Haltemprice in the early 14th century, by which date the smaller Augustinian houses had generally adopted square-ended presbyteries flanked by short aisles (Gilchrist 1989; see for example, comparative plans reproduced in Summerson & Harrison 2000, 179). An alternative explanation is that the plan shows a misinterpretation of the cloister garth but this is not convincing.

- 7.22 The faint traces of a quadrangular earthwork, measuring c.30m square with a further bank just to the west, butting up to a drainage ditch dug between 1876 and 1888 just to the north-east of the 19th century farm complex can be seen on the 1948 aerial photograph (Stamp 1996, 25). It is possible that this earthwork represents the claustral complex, and these dimensions would correspond roughly with those of a typical smaller Augustinian monastery (Gilchrist 1989). This part of the site now lies within the north-west corner of Ash Hill whose level, relative to that of the Hadgraff landholding, has been reduced by modern ploughing. Interestingly, the accounts of the disturbance to the site during 1960-61 and details of chance finds made during later ploughing imply that, while many brick and tile fragments were uncovered to the north of the farmhouse, no foundations or substantial stonework were seen. In contrast, ploughing to the east of the farmhouse revealed "notable quantities of building materials ..." (Hall 1976, 30); the 19th century accounts also imply that carved and worked stones were found in the vicinity of the farm complex, rather than to the north of the farmhouse. Although no geophysical survey was done in this precise area (the land being outside the Hadgraff ownership), some anomalies possibly representing building debris were identified between the former farm buildings and the earthwork, although these could, of course, result from the demolition of the farm complex (GSB Prospection 2003a). The 1948 aerial photograph also shows other vague sub-rectangular and circular earthworks to the east and south-east of the farm complex which might represent further monastic buildings.
- 7.23 The claustral complex would not have existed in isolation within the inner court, and the combined evidence suggests the presence of at least one fishpond here as well, as occurred at Bourne (see above). There would also probably have been a dovecote, gardens for the kitchen and / or the infirmary, and/or orchards, and such elements were included in the 1537 account (see Appendix 2).

*(c) Outer court*

- 7.24 Of course, the claustral complex formed only a small proportion of the overall site (as low as 12% in some cases - Coppack 1989, 185-187). Smaller Augustinian houses like Haltemprice, that were without their own granges (outlying farms), sometimes had outer courts similar to farmyards (Gilchrist 1989). Excavation of part of the outer court of the Augustinian priory at Thornholme in Lincolnshire revealed eleven superimposed phases of development, with buildings frequently changing between a residential and agricultural function (Coppack 1989, 185-222). Very few monastic outer courts have been investigated in detail, and it is probable that the sort of complex development seen at Thornholme is likely to be the norm, rather than the exception. Some of the typical buildings which might be expected in the outer court would include a malthouse, granary, corn or malt drier, various barns, animal sheds and other agricultural buildings, domestic accommodation for the servants and tenants, industrial structures of various kinds, possibly some accommodation for the steward who was responsible for the administration and exploitation of the monastic estate, and other structures associated with the building and maintenance of the monastery, for example, a smithy, a brick kiln and stone mason's yard (Aston 2000, 101-102; Coppack 1990, 109-120). These buildings would have served the immediate needs of the monastic community.
- 7.25 Most of the large, widely dispersed, monastic estates were farmed from a system of granges or outlying farms, often situated at some distance from the central precinct. However, this was often not the case with Augustinian houses which, as noted above, did not attract large estates as single donations but gradually accumulated small parcels of land piecemeal through patronage, gift, exchange and purchase. In these cases, the land was farmed from a "home grange" which was in effect a separate farm located close to the monastery. In 1537 the home grange at Bridlington Priory contained several storage barns, a granary, malthouse, kiln house (for drying the malt), stables and cattle stalls; some of these structures were large and many of the barns would have been aisled (Coppack 1990, 121-124). A similar range of buildings, as well as gardens and orchards, was identified at Waltham Abbey, the only home farm to have been examined archaeologically (Coppack 1990, 122-124).
- 7.26 At Haltemprice, it is suggested that the outer court is formed by the northern half of the priory precinct, occupying an area some 180m long (north-south) by a maximum of 150m wide (east-west). It is likely that this area was also defined by the precinct wall; this wall alignment is probably represented by the formerly straight, approximately north-south aligned, earthwork bank which ran along the east side of the outer court. The Dissolution documents and the earlier corrody suggest the presence of domestic accommodation, a brewhouse, farm buildings (including animal accommodation and perhaps a granary), a dovecote and an orchard at Haltemprice, which all might have been located in an outer court; in 1535 there were 40 servants and boys at the priory (Stamp 1989, 22). It was noted in Chapter 6 above that there is an embanked enclosure (Site A) measuring c.60m square on the northern edge of this area, and this might have contained an orchard or a garden, or some other structure that required it to be separated from the rest of the outer court; it seems too big and too isolated to be the priory infirmary, and Harvey (1981, 85) illustrates an enclosed herbarium

at Peterborough Abbey created in 1302 at approximately the same distance from the claustral complex.

- 7.27 References are also made in the documents to the priory's mill at Newton. Although two watermills are shown on Cottingham Beck in c.1600 (Allison 1979a, 60) and Meaux Abbey persisted with three unsuccessful watermills on its lands throughout the later medieval period (Lewis 1996), the nature of the surrounding landscape suggests that any mill operating within the priory precinct must have been a windmill, although they could have had a water mill further afield within the wider demesne. The linear pond in Ash Hill is more suggestive of a fishpond, as has previously been suggested (DCMS 2000), or a later feature (see below), rather than a mill pond. The point at which the present footpath now leaves the north-west corner of the outer court might also have been marked by a lesser gatehouse or gateway.
- 7.28 Without further research, and archaeological investigation, it is impossible to be sure how many buildings lay in the outer court and what function they served. Detailed Dissolution surveys of small priories show that considerable numbers of structures serving a wide range of activities might be expected (Brown 1886, 321-333), and the earthwork remains of Ellerton Priory in North Yorkshire, the second poorest house in England at the Dissolution, contain at least 20 buildings, although these may not all have been in use at the same time (Dennison 2000).
- 7.29 However, it was also noted above that the southern part of the inner court could well have served some service or agricultural function. It is therefore suggested that the southern half of the inner court contained those buildings which were necessary to serve the immediate needs of the monastic community, such as the prior's lodgings and guest house (if detached from the claustral range), domestic and servant accommodation, brew house, stables, dovecote, gardens, orchard and builders yard etc. Perhaps the scattered buildings shown in 1824 and 1855 to the east of the central trackway may have formed remnants of some of the buildings in the southern inner court or perhaps preserved part of their layout. The outer court proper may therefore be the site of the home grange where the larger agricultural buildings, storage barns and stock rearing sheds were located, and from where the 450 or so acres of the demesne were farmed. It is also possible that some industrial activity might have taken place here, for example corn drying, brick making or smithing. Perhaps this part of the site was formerly occupied by part of the village of Newton, and the earthworks to the west (Site C) could represent the remains of some village elements, or be additional features associated with the home grange.
- 7.30 As previously explained, this suggested layout of the monastic complex is based on informed supposition stemming from comparisons with other similar sites. For example, it is not certain whether the other enclosures surrounding the main moated block, and the earthworks they contain, are contemporary with it, whether they were created at a later date in the priory's life, or even if they post-date the Dissolution.

### *The use of brickwork*

- 7.31 Whilst the evidence for the form and spatial arrangement of the priory buildings is poor, there is some information relating to the materials used for their construction. The amount of re-used 14th century and later medieval bricks noted within the ruined farmhouse, the standing fragment of the probable early 16th century boundary wall and doorway, the late medieval boundary wall uncovered just to its south together with the *ex situ* moulded / rubbed bricks recovered from its vicinity, all point to the extensive use of brickwork in the original and later structures of the priory. In the boundary walls, brickwork was utilised as a decorative as well as a structural element, and was sometimes executed to a high standard; in 1976 Hall went as far as to say that the character of the moulded brickwork around the doorway in the south wall of the main range “cannot now be matched in any other contemporary brickwork in North Humberside” (Hall 1976, 27).
- 7.32 Further excavation would be needed to prove whether the brickwork was used only for the boundary walls, or whether its use extended to all or parts of the major structures such as the church, claustral ranges and gatehouse. However, bricks were used in a number of other ecclesiastical and secular buildings in the East Riding at roughly the same time. For example, the transepts and lower crossing tower of Holy Trinity Church in Hull (built c.1300-1320) are generally cited as being the earliest major use of brick in a church in England, and they were closely followed by the brick chancel (built 1320-1370) and the nave (built c.1389-1425) (Pevsner & Neave 1995, 505-506). Hull’s town walls were also built of some 4.7 million bricks between c.1321 and c.1400 (Pevsner & Neave 1995, 27). The earliest bricks used in Beverley Minster appeared in the nave vaulting in the first half of the 14th century, whilst the town’s North Bar was built in brick between 1409-1410 (Lloyd 1925, 17-21 & 108). Other early uses of brick have been noted at Sutton-on-Hull, Wawne and Roos churches, and the Gilbertine priory at Watton has a very impressive mid to late 15th century brick prior’s lodgings (Pevsner & Neave 1995, 736).
- 7.33 The origin of the medieval bricks used at Haltemprice has not yet been pinpointed. To date, no evidence has been uncovered for medieval brick manufacture on or around the priory, although this does not mean that it did not take place. However, there are also several other possible local sources. The list of land held by the priory at the Dissolution (see Appendix 2) notes “a close in Newland called Tyllerre” which might refer to a brick kiln. Beverley and Hull also formed two of the most important brick manufacturing areas within the region during the 14th century, whilst Meaux Abbey was also manufacturing bricks from the late 13th to the early 14th century at their tilerly at North Grange on the east bank of the River Hull. The Corporation tilerly at Hull was no longer making bricks by c.1440 and so could therefore not be supplying the priory after this date, although the de la Pole tilerly in Hull was still operating. By the 15th century, Beverley had become the dominant brick-manufacturing source in the East Riding and was already supplying brick and tile to ecclesiastical clients, such as the town’s Dominican friary (Tibbles 2004).
- 7.34 The architectural survey of the farmhouse and the archaeological test pitting indicate that limestone was used as a dressing for some of the buildings, perhaps in combination with brick, whilst other buildings might have been entirely of stone. Some of this stone may have come from the original priory

site at Cottingham. Permission to demolish the church, oratories and other buildings was given in January 1325-26 and archaeological investigations on the site suggested that substantial amounts of building material had been removed; furthermore, the brick and tile recorded at Cottingham was comparable to that manufactured locally in the 14th century (Tibbles 2004) and this might also have been taken to Haltemprice. The higher status brick and stone buildings of the priory would have been complemented by a number of lesser structures, which might also have been constructed of lesser quality brick or stone but may equally have been timber-framed, either wholly or in part, or even in mud, a common local building material used up to the 18th century (Pevsner & Neave 1995, 79). It is also likely that the first buildings on the new priory site were of wood, while the other more substantial structures were being constructed.

### *Water management system*

- 7.35 Many monastic sites, especially those located in low-lying, easily floodable areas such as Haltemprice, were surrounded by moats or ditches; the area to the south of Cottingham, which included Newton, was flooded in the mid 12th century for example (Allison 1979a, 72). The presence of these moats, together with the springs and the apparently early culvert uncovered in Test Pit 5, all imply a sophisticated water management system, which would be expected on a typical monastic site (Bond 1989). The priory would have required water to have been brought into the inner and outer courts, keeping drinking water and other water separate. As well as filling the moats, the water would have also played an important part in the disposal of waste.
- 7.36 The nature of the later ground disturbance within the body of the priory precinct means that, without archaeological investigation, it is only possible to guess at the way in which water was moved to, through and from the site. It is tempting to associate the culvert uncovered in Test Pit 5 with a reredorter (latrine block), although this would place it in an odd position relative to the conjectured claustral complex. It may be that the priory placed the reredorter in a different position within the cloister to take advantage of a water supply, as occurred at other smaller houses, or perhaps the sanitary arrangements more closely resembled domestic garderobes with no obvious means of flushing (Bond 1989, 87-97 & 95); at other moated priory sites, the reredorter drained directly into the moat (Green 1989, 34). However, this culvert appears to line up with the short arm of a moat depicted in 1888 which runs west from the eastern moat - perhaps it originally continued further west to divide the two halves of the inner court, in which case the culvert could represent a post-Dissolution measure to level the ground in front of the post-Dissolution house. Alternatively, the culvert could have fed a fishpond located in Ash Hill.
- 7.37 It would seem likely that the significantly-named "Lady Well" was associated with the priory, and this may have been one source of fresh water for the community. It is possible that the well was included in the area of the outer court or precinct, but it could have remained outside, perhaps with a small well house marking and securing its position, similar to that which still exists at Mount Grace Priory (Coppack 1990, 85). The Ordnance Survey maps show that the water drains west to east across the site, and so some hydraulic engineering would have been required to take water from here west into the priory complex. However, this would certainly have not been beyond the skills

of the monastic community, for example the Augustinian priory at Warter brought its water supply by pipe and conduit from a source some distance away, and excavations at Kirkham Priory have revealed a number of tapered clay pipes (Bond 1989, 86; Coppack, Harrison & Hayfield 1995, 97-99). On the other hand, another spring shown on the 1888 map lies on the west side of the precinct and it would have been a relatively simple matter to tap water from here.

- 7.38 There is no surface indication nor historical information to suggest how the presumed fishpond in the north-east corner of the inner court was supplied with water; it would have required a through-flow of water to maintain oxygen to support any fish population. It is also probable that the moats or ditches around the inner court would have acted as a fishpond, with fish being placed in the separate pond to act as a “larder” for use as and when demand required. The pond in Ash Hill appears too large and “ornamental” to have acted as a monastic fishpond, although it could always have originated as such.

#### *The economics and later medieval history of the priory*

- 7.39 Dissolution documents suggest that the priory probably practised a mixed agricultural regime incorporating arable, livestock and dairy farming on its demesne lands. The 1537 account (SC6/HenVIII/4505; see Appendix 2) notes that the demesne extended to 430 acres, of which 72 acres are itemised as arable and 173 acres are named as pasture or meadow; land use in the rest of the demesne is unspecified. The largest blocks of land were 80 acres of pasture in “le Withes”, 30 acres of pasture called “West Close”, 14 acres in “Salteyng”, 20 acres of arable in Conygarth Dale and 16 acres of arable in “Pesewispyng dale”, but the majority were smaller blocks of between one and ten acres. As noted in Chapter 2 above, the Withies was centred on a block of land located to the north of the Setting Dike and east of Willerby Carr Farm, while Salt lngs and Inglemire were common meadows just to the east. The rest of the lands cannot be located without further detailed research, but it is likely that the core of the demesne was the 208 acres which is shown as being the extra-parochial township of Haltemprice on the 1855 Ordnance Survey map (see figure 4). Aerial photographs show ridge and furrow in several of the fields within this area which could indicate the location of some of the arable fields, but of course some of these earthworks could pre-date or post-date their ownership by the priory. All of the surrounding ridge and furrow has now either been ploughed out or built over.
- 7.40 Woodland was also a valuable resource, for fuel and building materials, and the presence of building timber in “Haltemprice Wood” is mentioned in 1537 (Letter and Papers Henry VIII vol 12(2), 206). An area of woodland, similarly named, is shown on the north side of the former outer court on the 1824 map, but by 1855 it was named as “Old Wood” and in 1876 it was arable. It is also likely that the area of the original wood was much larger, possibly forming “Willerby Hags” on the north-west side of the priory.
- 7.41 The 1537 account also shows that the priory’s income amounted to £7 21½d from the “assise rents” from free tenants, £135 2s 4d from rents from tenants at will, £18 14s 9d from the demesne lands, and £80 13s 4d from the “spiritualities” or income derived from churches. In many cases, the spiritualities amounted to some 50% of a priory’s income while by 1535

approximately 80% of a priory's income was from their landed estates in the form of fixed rents (Robinson 1980, 207). Haltemprice followed this trend, although by 1537 the spiritualities were much reduced.

- 7.42 Like many of the rural Augustinian houses, Haltemprice was never a large establishment, probably supporting a community of a Prior and about 12 canons for much of its life, supplemented by a fluctuating number of lay servants; Robinson notes that there were 13 canons at its foundation (1320), only three in 1328-29 (soon after the move to Newton), nine in 1381, 11 in 1424 and 10 plus 40 servants in 1535 (Robinson 1980, 400). These numbers are similar to other comparable Augustinian houses in the area, for example at the Dissolution Drax had 10 canons and 29 servants, Warter had 10 canons, and North Ferriby had six canons and 34 servants (Fallow 1913b; Fallow 1913c; Fallow 1913d). There is no doubt, as Stamp has previously noted, that the death of the principal patron, Thomas Wake in 1349, had a significant impact on the fortunes of the priory, a pattern seen at many other monastic sites (Aston 1993, 22). It is also probably no coincidence that the litigation undertaken by the Prior appears to have increased at the same time as Wake's monetary and military problems caused him to curtail his patronage. A similar situation occurred at Coverham Abbey in North Yorkshire, where disputes over property rights and land grants were most prominent when land gifts were falling (Halsall 1989, 130-131). Although Haltemprice continued to attract local benefactors, donations were never to reach the level and consistency of those made by Wake.
- 7.43 To what extent an apparent curtailment of donations affected the physical appearance and status of the priory after 1349 is, at present, difficult to assess. Aston (quoted in Halsall 1989, 132) has made the point, in regard to churches, that burial is a good indicator of ecclesiastical status. The fact that the prominent noble Sir John Neville, the son of the Earl of Westmoreland, requested burial in the middle of the chancel of the priory church in 1449 could indicate that Haltemprice was more highly regarded than the existing documentary evidence might suggest.

#### *The Dissolution*

- 7.44 As yet, no detailed Dissolution survey of the buildings within the priory has been discovered, such as those which have been published for other smaller Yorkshire houses (e.g. Brown 1886, 321-333). The survey undertaken at Michaelmas 1537 by Christopher Wright (SC6/HenVIII/4505; see Appendix 2) mentions only that the priory site consisted of dovecotes, gardens and orchards. In terms of its monetary value, Haltemprice was one of the smaller or "lesser" monastic foundations in East Yorkshire at the Dissolution, vastly outclassed by both Meaux (gross value £445) and Watton (£453), although closer to other smaller Augustinian houses at Warter (£144), North Ferriby (£60) and Drax (£92) (Stamp 1989, 22; Bulmer & Co 1892c).
- 7.45 Documentary evidence indicates that the removal and sale of materials from the priory began soon after the Dissolution. The fate of other physical remains on the site is less clear. Late 19th century newspaper accounts make reference to the discovery of human remains at Haltemprice, but no clear location is given. A monastic cemetery might be expected on the site, within the inner court, as well as the burials within the conventual church, such as that

of the founder Thomas Wake. No evidence has been uncovered to suggest that Wake's body was removed after the Dissolution. There are examples of the translocation of burials of both important individuals and in some cases burial populations *en masse* from monastic sites, but at other sites the monastic burials were robbed out and treated with little respect (Gilchrist 2003, 408). It is therefore possible that Wake and others remain buried within the former church site, assuming that they have escaped subsequent agricultural disturbance; full excavation of other Augustinian priories, such as Norton Abbey in Cheshire, has revealed a series of elaborate and well-preserved burials of the baronial patrons associated with the site (Greene 1989, 7-11).

- 7.46 One of the most interesting aspects concerning the Dissolution history of Haltemprice is the brief reference to the pilgrimage to Thomas Wake's tomb. As has been noted above, examples of such pilgrimages involving non-canonised individuals are rare. Consultation with leading experts on both late medieval pilgrimage (Dr Graham Jones, Cambridge University) and the reign of Edward II (Dr Wendy Childs, School of History, Leeds University) have uncovered no further references to the cult surrounding Wake. However, it may be significant that a far better known and documented cult of pilgrimage had grown up around Wake's father-in-law, Thomas, Earl of Lancaster (?1277-1322).
- 7.47 This cult arose after his execution in 1322 at Pontefract as a result of his armed opposition to Edward II at Boroughbridge in 1321. He was subsequently buried at St John's Priory in Pontefract, and within six weeks of his death miraculous cures were reported by those visiting his tomb; some 2,000 pilgrims were said to have visited Lancaster's burial place in 1323 alone. Such was the interest that Edward II was forced to close the priory church. Edward himself was deposed in 1327, and in the same year his son, Edward III, wrote to the Pope requesting that Lancaster be canonised. Although this did not take place, popular veneration of Lancaster continued right up to the Dissolution, at which date the priory still preserved Lancaster's hat and belt. Lancaster is perhaps best described as a "political saint", the focus of a "politico-religious cult which helped to unite popular opposition to the king" (Edwards 1992, 103-113). As such, he was one of a number of prominent individuals in the later 13th and 14th centuries where canonisation was sought as an instrument of political or anti-royalist opposition (Edwards 1992, 109). Curiously, attempts were also made to have Edward II canonised during the 14th century, although like Lancaster, these came to nothing. It is tempting to surmise that the close family link between Wake and Lancaster played some part in the pilgrimage cult developing around the former at Haltemprice, although there is no evidence to confirm this. The scale of any pilgrimage cannot be assessed on current evidence, but it may have been significant to the priory's finances; shrines and the income derived from them, such as the shrine of St John at Bridlington Priory, were not always noted in the *Valor Ecclesiasticus* (Greene 1989, 21).

#### *The post-Dissolution house and its landscape*

- 7.48 As no detailed immediate post-Dissolution survey of the priory has come to light, only comparisons with other monastic sites can suggest what may or may not have been retained at Haltemprice. The amount of demolition undertaken immediately after the Dissolution on some sites can be exaggerated, and in some places buildings were retained in the hope of cashing in on rising property

prices. Tudor secular owners also had no ideological objection to medieval buildings and lesser owners retained old buildings little altered from choice or necessity (Dickinson 1968, 62-63). Nevertheless, a study of nunnery precincts has suggested that where surveys survive, the church and main claustral buildings were often deemed to be “superfluous”, whilst buildings with a practical secular function in the outer court, such as barns and bake houses, were retained (Bond 2003, 70).

- 7.49 There is no evidence at Haltemprice that either the whole or a part of the conventual church was retained for use as a place of public worship (Dickinson 1968, 63-65). There is similarly little evidence that the new owner of the site, Sir Ralph Ellerker, immediately set about converting any of the monastic buildings into a domestic residence, and the structural remains suggest that the earliest post-medieval house on the farmhouse site may be late 16th or early 17th century in date (Phase 4 below). Similar patterns have been noted at other monastic sites in Hertfordshire. First grantees or lessees of monastic property often did little to the buildings and left it to second or third generations to implement major conversion works; some grantees may simply have wanted to farm the former monastic land and not wished to convert the buildings at all. Many families waited until the 1570s or 1580s to convert monastic buildings, as by this date fears that property might revert back to the Crown or church had gone, as perhaps had superstitions about re-using former religious sites, and the owners had paid off the former purchase price of their properties (Doggett 2002, 5-57). What is clear however from the documents examined by this current project is that the site of Haltemprice Priory was held by the Ellerkers and their descendants from the 1540s until 1883.
- 7.50 The erection of a new house on the former priory site in the late 16th or more probably early 17th century is likely to have been accompanied by changes to the surrounding landscape. The possible complex meanings and motives that may lie behind post-Dissolution conversions of monastic precincts have been demonstrated elsewhere (Everson & Stocker 2003, 152-153). As yet, it is difficult to see what changes the Ellerkers might have made to the house’s landscape and which elements of the priory precinct they retained. The presumed monastic moats do not appear to have been deliberately infilled and they may have been kept as water-filled features, even if only to serve a prosaic drainage function rather than for pleasure or to convey some symbolic or meaning.
- 7.51 Stone or brick farm buildings in the priory’s inner court may have continued in the same use, and it is possible that some of the haphazardly arranged structures shown on the site of the farm in 1824 and 1855 (see figure 7) contained remnants of such buildings. However, as mentioned above, it is as yet certain that Ash Hill was included within the monastic precinct. If not, perhaps this moated area was partly or wholly created by the Ellerkers to serve as a pleasure ground or garden, and it was they who excavated the two large conjoined ponds and perhaps other features. As Sheppard noted: “And in the grounds beyond the farm buildings is a partly warped-up double pond, with the landings of a bridge as though at one time there had been a pleasure-grounds, with possibly swans in the pond” (Sheppard 1908, 24).

## The Farmhouse

- 7.52 Although it contains much post-Dissolution fabric, the building development of the farmhouse is discussed first, as it forms the only major structural component to survive on the site and this understanding is crucial for the chronological interpretation of the wider priory complex. The structural development is initially considered in relative terms only; the wider social and architectural contexts of the suggested phasing and chronology have been covered above.
- 7.53 The detailed architectural recording and the associated test pitting around the house has allowed the conclusions of previous studies of the building to be modified substantially, echoing work carried out elsewhere on former monastic sites in Hertfordshire, where “seemingly unpromising exteriors and even interiors” yielded valuable evidence (Doggett 2002, 11). These modifications are discussed in the text below, and compared / contrasted with the earlier conclusions.
- 7.54 Figure 27 provides an indication of the various phases of development, based on the currently available information. It is also worth noting that further documentary research into the Ellerker family and their descendants, who owned the site from the 1540s to the late 19th century, might help to explain and place into context some of the various re-buildings and alterations highlighted below.

### *Phase 1*

- 7.55 The earliest surviving structures, either forming part of or influencing the development of the house, appear to be the wall line buried under the south side of the main range which was uncovered in Test Pit 5, and the section of chamfered stone plinth which survives at the base of the north wall of the main range (elevation 9) and exposed within Test Pit 4 (see plates 24 and 15 respectively). In both cases, these elements appear to have influenced the placing and form of the later phases of the house. This clearly demonstrates that the upstanding building is intimately linked with the below-ground archaeology, and highlights the importance of considering the now ruined house holistically within its landscape, earthwork and archaeological settings.
- 7.56 The buried wall line exposed in Test Pit 5 (context 29) was clearly much truncated and had been used partly as footings for the south elevation (elevation 1) of the main range (see plate 24). The form of construction and the size of the brickwork used in the buried wall suggest that it is of late medieval date, and perhaps as early as the 14th century. In its original form, the wall comprised a free-standing boundary at least 11.50m long, with the remnant of a buttress at the western end and a substantial gatepier at the east end. This gatepier formed the west side of a gateway, perhaps a similar but larger and earlier version of the lower part of the four-centred arched example existing in Friars Lane in Beverley, which was associated with the Dominican friary (Armstrong & Tomlinson 1987, 65 plate 1B). The rubbed / moulded brickwork plinth at the base of the south face of the Haltemprice wall shows that its construction incorporated elements of display, as well as being merely functional - it was designed to be both seen and approached from the south. The wall clearly influenced the orientation and siting of a surviving fragment of

later upstanding boundary wall (see phase 2 below); indeed the latter may represent a re-building of the former.

7.57 The chamfered stone plinth at the base of the north elevation of the main range (elevation 9) is the only piece of high quality masonry incorporated into the farmhouse, but its exact date remains uncertain. There are several reasons to believe that it may represent an *in situ* element of a late medieval or immediately post-Dissolution building:

- Unlike the crude plinths built at the base of the north side of the stair-tower and around the west end of the main range (elevations 7, 8 and part of 9), which are argued to be late 16th or early 17th century in date (see below), the chamfered plinth does not incorporate any re-used masonry and is far more neatly coursed and dressed. It therefore seems reasonable to suggest that it belongs to a different, earlier phase and is a remnant of an earlier building.
- The chamfered plinth partly dictated the physical structure and visual appearance of the late 16th century / early 17th century house. The plinth appears to have returned to the south at its east end, and structural evidence suggests that the 16th / 17th century house once did the same (see below), suggesting that the plinth acted as its base. In addition, within the stair-tower at the west end of the 16th / 17th century house, apart from the quoins, the re-used stone is set mainly below the level of a crude inset in the brickwork. This inset is set at the same height as the chamfered course of the chamfered plinth. This, together with the re-used stone beneath, strongly indicates that when the stair-tower was built, an attempt was made, however crudely, to replicate the “look” of the chamfered plinth. As well as raising questions regarding the visual appreciation and experiencing of the house within its landscape during the 16th / 17th century, and how such subtleties might still be inferred from the surviving building, it again suggests that the chamfered plinth belongs to an earlier, different phase.
- When Test Pit 4 was excavated adjacent to the chamfered plinth, the foundations were found to comprise limestone rubble containing fragments of shallow hand-made red brick, 350mm to 400mm thick. The size of these bricks suggest a possible late medieval date, and no obviously later material was noted within the foundations. In addition, the excavation of Test Pit 5 revealed the remnants of a substantial probable late medieval buttress, contemporary with the cobbled surface to the south and also rising from a chamfered limestone plinth.

7.58 Whilst there is good evidence to suggest that the chamfered plinth pre-dates much of the rest of the existing building, it is acknowledged that it may be early post-medieval in date rather than late medieval. For example, at North Killingholme Manor in north Lincolnshire, a site comparable with Haltemprice in some ways, the 17th century brick west wing rises from a plinth with chamfered ashlar coping. However, in contrast to Haltemprice, this plinth is brick, rather than stone, below the coping and there is no clear evidence that it pre-dates the wing above. Therefore, on the basis of the current evidence at Haltemprice set out above and below, it is considered most likely that the chamfered plinth dates from either the late medieval period or perhaps the early to mid 16th

century. It should also be noted that the limestone blocks visible beneath the south elevation of the main range (elevation 1), referred to as a “plinth” in previous studies (e.g. RCHME 1992), are in no way similar to the chamfered plinth on the north side, and comprise *ex situ* pieces of stone used to form crude footings for the brickwork above.

- 7.59 Unfortunately, based on current evidence, it has not been possible to establish any relationship between the two separate fragments of wall and plinth described above. They are clearly built of quite different materials and are set on slightly differing alignments, although this need not mean that they are of widely different dates. Only further excavation within the building is likely to establish the relationship of one to the other.

### *Phase 2*

- 7.60 Previous studies of the farmhouse have all noted the moulded brick doorway at the west end of the south elevation of the main range (elevation 1) as being an early surviving element of the building (Hutton 1974; RCHME 1992), although only Hall (1976, 27) correctly identified it as a gateway set into a free-standing boundary wall. The doorway (formerly a gateway) is located at the west end of a surviving section of free-standing boundary wall c.8m long, running west from the doorway between the stair-tower and south-west wing and then projecting beyond the west end of the farmhouse. The wall has a chalk / mortar / brick rubble core faced with double-struck pointed handmade brick and averages 0.70m in width. It stood c.2.20m tall and was surmounted by chamfered brick coping; Hall noted partially surviving decorative stone battlements to the western projection (Hall 1986, 27-28), an unusual feature for a rural monastery such as Haltemprice (Gilchrist 1989). The western projection may once have returned to the north at its west end but any clear structural evidence has been obscured by later alterations. However, it may be significant that one of the geophysical surveys located a high resistance anomaly, suggested as a possible wall / boundary, some distance to the north of the farmhouse, on the projected line of the possible return (GSB Prospection 2003a).
- 7.61 The exact date of the doorway / gateway and associated boundary wall is not certain, although both Hall (1976, 28), the RCHME (1992) and Pevsner and Neave (1995, 756) all felt that the doorway might be early 16th century; Hall also entertained the possibility that it could be slightly earlier. Tibbles (2004, 9) suggests that stylistically and dimension-wise, the brickwork of the doorway was likely to be mid to late 16th century in date. The doorway does bear some resemblance to the examples surviving in Eastgate and Friar Lane in Beverley, both associated with the former Dominican friary and suggested to be “mainly post-Dissolution” (Armstrong & Tomlinson 1987, 4, 65) or perhaps late 16th or early 17th century (Pevsner & Neave 1995, 301). An early to late 16th century date range clearly has significant implications for the function of the wall. If in the early part of this range, the wall could represent a late rebuilding of a major priory boundary some 10 to 20 years before the Dissolution, whilst at the opposite end, it could be interpreted as forming part of the enclosure of the former priory site by the Ellerkers as part of its conversion to residential use; the now removed shield with its 1584 date above the gateway shows the crest of a branch of the Ellerker family (David Neave, *pers. comm.*). A similar crenellated forecourt wall was added to a medieval residence at Wycliffe Hall in County Durham during a 16th century remodelling (Richardson & Dennison 2001, 53).

7.62 On balance, an immediately pre-Dissolution date (i.e. before 1536) for the gateway and boundary wall appears most likely, and that the shield was inserted later, possibly in Phase 4 (see below). Although not on exactly the same alignment as the late medieval boundary wall uncovered by excavation to the south of the farmhouse (see Phase 1 above), the later boundary wall runs close to it and it could represent a repair or modification to its line; further excavation may clarify the relationship between the two. In addition, the bulk of the surviving main range of the farmhouse appears to be either late 16th or 17th century in date, and as it clearly post-dates the boundary wall and doorway, this again suggests that the latter are more likely to be early 16th century in date.

### *Phase 3*

7.63 There is some evidence to suggest that a structure was built against the north side of the boundary wall prior to the erection of the main body of the existing farmhouse. As has been noted in Chapter 4 above, coursed chalk blocks are used as internal walling within the stair-tower (west and north sides) and the north and south walls of the main range. In the north wall of the main range (elevation 17), the chalk is only 0.80m in height, but in all other walls where it is present (elevations 11, 14 and 17) it averages c.2.40m, approximately the same height as the adjacent boundary wall. In addition, the boundary wall itself has a large timber, possibly the base of a timber-framed structure, running along the top of it (visible in elevation 11), and in several of the external elevations at the west end of the farmhouse (e.g. in elevation 7) there is a "missing quoin" at c.2.70m above ground level, sometimes associated with a slight inset in the wall face. Taken together, these features could suggest that the forerunner of the existing farmhouse may have been a structure covering approximately the same area as the stair-tower and the main room of the main range, incorporating the early 16th century boundary wall. The ground floor was built of chalk blocks, whilst the upper floor may have been wholly or partly timber-framed, using materials salvaged from the priory.

7.64 It is possible that all of the features noted above may be no more than constructional elements of the existing farmhouse; for example, the chalk walling could have been used in the interior to economise on brickwork, although the high level of re-use of earlier bricks within the main range suggests that there was a good source of older material nearby. It may also be significant that, in contrast to the crude plinths of re-used material around the stair-tower and north elevation of the main range, the internal chalk walling is neatly coursed and squared, and does not contain any re-used architectural fragments.

7.65 The date of the suggested chalk and timber-framed structure is as yet unclear. If the doorway and associated wall in the south elevation of the main range are taken to be the remnants of an early 16th century boundary, then it could be either immediately pre-Dissolution in date, perhaps a building erected quickly and cheaply under the straitened economic circumstances of the priory. Alternatively, it may represent the earliest evidence for the post-Dissolution conversion of the site to residential use.

#### *Phase 4*

- 7.66 Structural evidence suggests that the main room of the main range, its north and south elevations and the stair-tower are all of a single build. These elements are characterised by the re-use of much medieval material, both stone and brick, and they also incorporate much brickwork similar to that produced in Hull during the 17th century. In several places, a rough bonding pattern of alternating headers and stretchers has been attempted. The brickwork is generally set with a cream sandy lime mortar containing frequent inclusions of chalk, flint and lime, and the pointing is generally understruck with a narrow shelf at the base. Internally, the main room of the main range retains a ground floor ceiling of substantial moulded beams of late 16th or 17th century date, and there are remnants of a probable 15th century two-light window in the west gable (elevation 8).
- 7.67 Both the walls of the stair-tower and the main room of the main range are quite thick, averaging 0.70m in width. The north and south walls of the main range reduce significantly in width beyond (east of) the central stack, and the combined structural evidence suggests that they formerly returned in line with the return on the chamfered stone plinth at the base of the north wall (elevation 9 – see phase 1 above). If so, in plan the phase 4 building comprised the existing stair-tower and the main room of the main range only, giving total dimensions of c.15m east-west by a maximum of 6.20m north-south. There was apparently a single large room on the ground floor, with perhaps a smaller room to the east, and a similar arrangement on the first floor.
- 7.68 Both floors were heated by large fireplaces centrally located in the north wall (elevation 17), served by an external lateral stack. Opposite the fireplaces, in the south wall (elevation 11), the central window on the ground and first floors is much wider than those to either side. Internally, the form of the central window openings is suggestive of a former projecting bay here, although no evidence for this was noted either externally or in Test Pit 5. The Listed Building description proposes that the windows in the south wall were originally fitted with mullions (see Appendix 1).
- 7.69 Despite suggestions in earlier studies (i.e. RCHME 1992), there is no convincing evidence that the western stair-tower ever functioned wholly as a garderobe / latrine tower. The structural form and fenestration are clearly those of a stair-tower, even though the former staircase may have been a late 17th century replacement of an original (see below). It is possible that there were originally garderobes on the ground floor only, as evidenced by the discovery of the arched culvert in Test Pit 3 at the base of the west wall, but if this was so, the original staircase must have been of a different form. The stair-tower also contains several other anomalous features. At first floor level in the west wall (elevation 14), a tall blocked opening resembling a former doorway is visible; might this once have lead to external steps? The stair-tower also rises to three storeys, instead of the two of the main range; could there ever have been a third storey to the latter as well? The external walls are certainly thick enough to have supported one and, prior to its collapse, the attic storey of the main range was dated to the later 18th century, perhaps having replaced an earlier, higher structure (RCHME 1982).

- 7.70 In summary, this Phase 4 building had a rather squat plan, with thick walls and a stair-tower in an unusual position at the west end; the stair-tower is of one build with the main range, and was not a latrine tower later converted to stair-tower (replacing a possible staircase at the east end of the building), as suggested by the RCHME (1992). There may have been one large and one small room on the ground and first floors of the house, and perhaps another storey since demolished as evidenced by the three floors of the stair-tower. A squat three storey plan with a stair-tower at one end would however be most unusual, and more reminiscent of a tower-house than a post-Dissolution residence. However, the unusual form of the building may have been brought about by the need to incorporate the remnants of earlier structures into the new house (see phases 1, 2 and 3 above).
- 7.71 The date of the Phase 4 building is uncertain. As has been noted elsewhere, the vernacular architecture of the East Riding has received little detailed study (Pevsner & Neave 1995, 90), whilst other local examples of surviving / converted former monastic buildings, such as the Dominican friary in Beverley, demonstrate the difficulty of disentangling late monastic and early post-Dissolution phasing (Miller *et al* 1982, 48-50). Previous studies of Haltemprice have pinned much on the 1584 date stone located over the moulded doorway in the main range (e.g. Hutton 1974), and it is certainly true that the moulded ceiling beams of the interior could be of this period. However, the datestone, which contains the arms of a branch of the Ellerker family, may have been inserted into this building (RCHME 1992) although the fact that it has since been removed means that this can no longer be determined; the existing photographs (e.g. plate 7) are not clear. Other features of the Phase 4 building, such as the large external lateral stack and the extensive use of brickwork are reminiscent of earlier 17th century East Riding manor houses, such as Elmswell Old Hall built in c.1634 (Pevsner & Neave 1995, 63), although it does not conform to any of the known plan types of regional vernacular houses such as hearth-passage or lobby-entry (Pevsner & Neave 1995, 81-84). Given that the Phase 4 building also contains much apparently 17th century brickwork (Tibbles 2004), as well as earlier re-used material, it is perhaps on balance more likely to be early 17th century rather than late 16th century. Perhaps the Ellerker family inserted their shield over the doorway of what was the first substantial post-Dissolution structure on the priory site - perhaps the shield originated from their earlier manor house at Risby which was demolished in 1680. It is likely that the well to the rear of the farmhouse is also contemporary with the Phase 4 building.
- 7.72 The vast majority of secular owners who converted former Augustinian houses to private residences took over the former apartments and lodgings of the Prior which were generally more spacious than those provided for the canons. The Prior's lodgings were most commonly located in the west side of the claustral complex or in smaller detached houses at the south end of the west range (Gilchrist 1989; Dickinson 1968, 68-71; Doggett 2002, 5). There is no clear evidence that the Phase 4 house is a converted monastic building, but the Phase 1 chamfered limestone plinth at the base of north wall, the buried remains of the Phase 1 brick boundary wall, the upstanding remains of the brick Phase 2 boundary wall and the possible Phase 3 building all strongly suggest that its siting here has a direct relationship to the former layout of the priory (see below) and that its form was partly dictated by earlier structures. It also needs to be remembered that this Phase 4 house may not have been the only

or the main structure to have been built or converted on the site – we do not yet have any evidence for any others – but current knowledge suggests it probably was.

#### *Phase 5*

- 7.73 The Phase 4 building underwent a radical alteration by the insertion of a central stack and the addition of an eastward extension, c.5m in length. The central stack was obviously modified and enlarged over time, but in its earliest form it appears to have heated both the main room of the main range (replacing the earlier lateral stack) and the east room of the main range, where a firehood bressumer appears on historic photographs. The height of the firehood bressumer in the photographs strongly suggests that the floor level of the east room was at its existing level when the bressumer was installed. It is therefore likely that the arched cellar was also present at the same date, otherwise the bressumer would have been set far too high. Although the remnants of the staircase to the south of the stack recorded at the time of survey were clearly modern, they may well have preserved an earlier arrangement, inserted at the same time as the central stack and the eastern extension. Such a circulation arrangement would make sense, otherwise one would have had to access the newly-built east rooms from the stair-tower at the opposite end of the house.
- 7.74 The RCHME dated the eastern extension, and the firehood heating it, to the late 17th century (RCHME 1992). Hutton (1974) was of the opinion that the eastern extension she saw some 20 years earlier was a 19th century rebuilding of an earlier structure; the majority of this is now lost although Tibbles (2004) notes the re-use of much medieval material in this area. The current survey has uncovered no evidence to contradict the original late 17th century date put forward by the RCHME; they were however unaware of the presence of the lateral stack and it is considered likely that the whole of the central stack, rather than just the east side, is late 17th century in origin. The windows in the south elevation of the main range opposite the stack may have been blocked when it was inserted, and it is interesting to note that, in contrast to the main body of the elevation, the window blockings are carried out almost entirely in 14th century brickwork (Tibbles 2004).
- 7.75 The RCHME proposed that the staircase in the stair-tower was also inserted during the same period and it also seems possible that the north-west wing might also have belonged to the same scheme, as its construction required the demolition of the redundant lateral stack. The cellar itself is built largely from re-used materials, and again, the current survey has uncovered no evidence to contradict a proposed late 17th century date. It is probably this Phase 5 building that contained the six hearths recorded in 1672 (Purdy 1991, 173).

#### *Phase 6*

- 7.76 The next major addition to the farmhouse was the construction of the south-west wing. There are some indications that the wing was formerly longer than that now existing. There were formerly staggered joints at the south ends of the east and west elevations (elevations 2 and 4), suggesting that the south gable is a later alteration. Internally, at the south end of the east wall (elevation 12), there is a feature resembling a truncated blocked window, again suggesting that the south gable is an addition to a shortened wing. Finally, both the

geophysical survey and test pits uncovered evidence of structures to the south of the existing wing, although the remains exposed by the latter were not clearly part of a longer wing and might have been much earlier altogether.

- 7.77 As previous studies have stated (RCHME 1992), the south-west wing is clearly of later 18th century date. If Hall's assertion that the carved material he saw in the south-west wing had come from Hotham House in Beverley (demolished 1766) is correct, then the wing in its existing form cannot be any earlier than c.1770. A longer wing might have been built slightly earlier in the mid 18th century, and then shortened and improved after c.1770.
- 7.78 Other improvements to the house were carried out at around the same time. The earlier form of the fireplace in the west side of the axial stack is unclear, but in the later 18th century it was infilled to create a small grate flanked by two tall arched-headed recesses. The roof structure noted by the RCHME over the main range also appears to have been of later 18th century date, and the entire range may have been re-roofed at this time; new tripartite sliding sashes were inserted into the windows of the south elevation of the main range. It is also probable that the small courtyard, shown on the 1855 6" Ordnance Survey map, to the rear of the house began to develop during the late 18th century, adding to a north-west wing that may have been built in the late 17th century (see above).

#### *Phase 7*

- 7.79 Following the construction of the south-west wing, there appear to have been few major changes to the farmhouse until the wholesale decay and dereliction of the 1990s. The interior would have been updated and sub-divided, resulting in the awkward circulation plan and room divisions shown by Hutton (1974). Minor alterations were carried out to the fenestration, replacing late 18th century windows or blocking up others. The fireplace in the east ground floor room of the main range was reduced in size and remodelled with a cooking range in the late 19th or early 20th century, and the brick paving throughout the main range was replaced at the same time.

## 8 CONCLUSIONS

### The Priory Complex

- 8.1 On the basis of the currently available evidence, and a comparison of other similar rural monastic houses, a suggested layout for the priory could have been as follows. The precinct is probably represented by a rectangular area which measures c.400m north-south by c.150m east-west (c.6ha), although it might also have included Ash Hill and adjacent land to cover a total of c.10 hectares. The historic maps suggest that the rectangular precinct was probably divided into two approximately equal halves, the northern half being the outer court and the southern half being the inner court. The maps show that the inner court was moated, but it is possible that the whole of the precinct was originally moated or at least surrounded by a water-filled ditch with a wall on the inside.
- 8.2 Small-scale excavation has shown that the inner court appears to have been divided into two by an approximately east-west aligned brick built wall. The northern half of this area might therefore represent the claustral court, and the earthworks of the possible cloister complex are perhaps visible on 1940s aerial photographs. Other detached buildings which might be expected in this area would include the prior's lodgings, a guest house, almonry, service / kitchen buildings to the west and a separate infirmary and cemetery to the east. A similarly sized area to the south might have contained those other structures which provided for the direct needs of the monastic community, for example, the prior's lodgings and guest house (if detached from the claustral range), domestic and servant accommodation, a brew house, stables, dovecote, gardens, orchard and a builders / stone masons yard. The limited excavations also showed that there was a gateway through this dividing wall, and there may have been a stone building to its immediate north or perhaps even abutting its north face, with a second stone-built buttressed structure just to the north. The main gatehouse into the inner court is likely to have been located in the south-west corner of the precinct, and there was also probably another gate in the north-east corner of the outer court.
- 8.3 The outer court proper may represent the site of the home grange where the larger agricultural buildings, storage barns and stock rearing sheds were located, and from where the 430 or so acres of the demesne were farmed and managed. It is also possible that some industrial activity might have taken place here, for example corn drying, brick making or smithing. Perhaps this part of the site was formerly occupied by part of the village of Newton, and the earthworks to the west could represent the remains of some village elements, or be additional features associated with the home grange.
- 8.4 Unfortunately, the majority of the earthworks within the priory complex were deliberately levelled in the 1960s, and there has been further significant damage since then, including continued ploughing in Ash Hill and the dredging / re-cutting of the drainage ditches and former moats which surround the site; all this work has taken place without any archaeological investigation or record. It is therefore impossible to be precise about the distribution of the buildings or the courts within the priory precinct, or even about the size and location of the precinct itself, without further archaeological investigation. However, additional geophysical survey would be a good starting point, and this would serve to

enhance the results already obtained from within the Hadgraft landholding, which only represents c.15% of the scheduled area.

### **The Farmhouse**

- 8.5 In the early 16th century (Phase 2), immediately prior to the Dissolution, the west end of the boundary wall dividing the two parts of the inner court was rebuilt on a slightly different alignment, again in brick, to incorporate an elaborately moulded doorway / gateway and perhaps also decorative coping. The boundary may have returned to the north at its west end. Perhaps also prior to the Dissolution, or shortly afterwards, a structure of mixed chalk / timber-framed construction was built against the north side of the new boundary wall (Phase 3).
- 8.6 This chalk and timber structure (including the earlier boundary wall) was then enlarged and incorporated into a house in the late 16th or early 17th century (Phase 4), presumably by the Ellerker family who owned the site from the Dissolution until the late 19th century. This house made much use of re-used late medieval brick and stone, suggesting that parts of the priory may still have survived above ground at this date. However, the house was essentially a “new build” and was not a conversion of an earlier monastic building, such as the prior’s lodgings, although its form and siting was clearly influenced by the former layout of the priory and earlier structures on the same site. This probably early 17th century house comprised a single east-west range, perhaps rising to three storeys, with a three storey stair-tower at the west end. The housebody or main room of the main range was located on the ground floor and was heated by a large lateral stack in the north wall, which was probably used for cooking at this date as well; there may have been another smaller room to the east. There was a heated chamber on the first floor above the main room, perhaps also with a further room to the east. The stair-tower may have had garderobes on the ground floor only.
- 8.7 In the late 17th century, a new stack was created at the east end of the earlier main range, which was itself extended eastwards over a new vaulted cellar (Phase 5). It is probable that the lateral stack fell out of use at this date, to be replaced by fireplaces in the newly constructed central stack, and it is likely to be this house which contained six hearths in 1672. The eastern extension probably formed a kitchen, where the cooking functions previously undertaken in the housebody were carried out. The chamber over this room may have been used for storage. A new staircase was inserted into the stair-tower during the same period and perhaps the north-west wing was also built.
- 8.8 In the mid 18th century, a south-west wing was built (Phase 6). This was shortened in the later 18th century (perhaps after 1787) and its status upgraded by the introduction of re-used carved woodwork from Hotham House in Beverley. The ground floor of the wing formed a panelled parlour, whilst the first floor was a chamber fitted out with the re-used woodwork. At the same time, the main range was re-roofed and re-fenestrated, and the fireplace at the east end of its main ground floor room remodelled. The small courtyard to the rear was fully developed by the mid 19th century. The farmhouse underwent no further major changes until the late 20th century, although internal sub-division and minor alterations were undertaken.

## 9 BIBLIOGRAPHY

### *Abbreviations:*

BIHR Borthwick Institute for Historical Research, York  
BLHL Local History Library, Beverley  
ERRO East Riding Record Office, Beverley  
HRO Hull City Archives  
HUA Hull University Archives  
NA National Archives, London

### **Unpublished primary sources**

- 1537 Haltemprice dissolution papers (NA SC6/HenVIII/4505)
- 1548 Haltemprice Priory Cause Papers (BIHR CP E. 64, 182; CP G. 379)
- 1608-1721 Probate Index: Holderness with Hull April 1608 to May 1721 (BIHR Microfilm 1188)
- 1625-1744 Leases and deeds relating to West Hags closes in Haltemprice (HRO WT/1/59 & WT/2)
- 1787 The Particulars of the capital and very valuable freehold, copyhold and leasehold Estates situated in the East Riding of the County of York, the Property of the late Roger Mainwaring Ellerker Esq ... to be sold 23/24 May 1787 (HUA DDFA/15/59)
- 1876 Risby Estate Survey (ERRO DDX 259/1)
- 1877 Agreement between the Onslow family and Charles Henry Wilson of Cottingham (East Riding Registry of Deeds MI/391/608)
- 1883 Sale of Halton Price (East Riding Registry of Deeds NR/163/226)
- 1931 Messrs J Suddaby and A Norfolk to The Hull and Humber Investment Company Limited: Conveyance of Haltemprice Priory and surrounding land containing approximately 210 acres in the East Riding of the County of York (Hadgraft collection)
- 1946 Aerial photograph of Cottingham / Willerby (NMR RAF/CPE/UK/1748 taken 21/9/46) (ERRO DDX 236/7)
- 1948 Aerial photograph (58(B)/30 frame 5120) taken 13/4/48 (ERRO DDX236/7, reproduced by Stamp 1998, 25)
- 1957 Aerial photograph (RAF/2162 frame 2162) taken 7/5/57 (ERRO DDX236/7)
- 1959 Haltemprice Priory: Section of Stone Sash Bar Actual Size: Recovered from ditch at North Side by NH & RWSN 12th July 1959 (HUA DDX/16/340)
- 1959 Rough Plan of Foundations and Suggested Reconstruction of apsidal-ended building (church?) from Site of Haltemprice Priory July 1959: deposited by N Higson of Cottingham (HUA DDX/16/539)

- 1975 Series of photos held by English Heritage NMR, taken 12th November 1975:  
 BB77/7964: Haltemprice Priory Farm, south side, looking NW  
 BB77/7965: Haltemprice Priory Farm, south side, looking NE  
 BB77/7966: Haltemprice Priory Farm, doorway in south side, looking NW  
 BB77/7967: Haltemprice Priory Farm, panel over doorway in south side, looking N  
 BB77/7968: Haltemprice Priory Farm, east end, looking NW  
 BB77/7969: Haltemprice Priory Farm, north side, looking S  
 BB77/7970: Haltemprice Priory Farm, north side, looking SW  
 BB77/7972: Haltemprice Priory Farm, north side, looking SE  
 BB77/7973: Haltemprice Priory Farm, west end, looking E  
 BB77/7974: Haltemprice Priory Farm, north-west corner, looking SE  
 BB77/7975: Haltemprice Priory Farm, former window at north-west corner, looking SE  
 BB77/7976: Haltemprice Priory Farm, arch at base of west wall of stair tower, looking E  
 BB77/7977: Haltemprice Priory Farm, ground floor step and staircase south of central stack, looking E  
 BB77/7978: Haltemprice Priory Farm, ground floor east end room interior, looking NW  
 BB77/7979: Haltemprice Priory Farm, ground floor east room interior, looking NE  
 BB77/7980: Haltemprice Priory Farm, former ground floor cross passage, looking N  
 BB77/7981: Haltemprice Priory Farm, ground floor staircase in stair-tower, looking SW  
 BB77/7982: Haltemprice Priory Farm, ground floor staircase in stair-tower, looking N  
 BB77/7983: Haltemprice Priory Farm, first floor staircase, stair-tower  
 BB77/7984: Haltemprice Priory Farm, first floor east end room interior, looking E
- 1992/1993 Drawings by Gelder & Kitchen, Chartered Architects and Surveyors, Hull for West Ella Holdings Ltd regarding proposed scheme of repair works to Haltemprice Priory Farm, Willerby (job no 91/219) (Hadgraft collection)
- 1985-2002 Unpublished photographs held by M Hadgraft (Hadgraft collection)

### **Published primary sources**

- 1771 *A Map of Yorkshire* by Thomas Jefferys (sheet 14)  
 1824 Ordnance Survey 1" map sheet 86 (electrotyped and updated 1862)  
 1855 Ordnance Survey 6" map sheet 225 (surveyed 1852)  
 1888 Ordnance Survey 25" map sheet 225/16  
 1892 Ordnance Survey 6" map sheet 225SW (surveyed 1888)  
 1908 Ordnance Survey 6" map sheet 225SW  
 1927 Ordnance Survey 25" map sheet 225/16  
 1928 Ordnance Survey 6" map sheet 225SW  
 1938 Ordnance Survey 6" map sheet 225SW  
 1956 Ordnance Survey 1:10,000 map sheet TA03SW  
 1965 Ordnance Survey 1:2500 map sheet TA0430  
 1977 Ordnance Survey 1:10,000 map sheet TA03SW

## Secondary sources

- Alcock, N W, Barley, M W, Dixon, P W & Meeson, R A 1996 *Recording Timber-Framed Buildings: An Illustrated Glossary* (Council for British Archaeology Practical Handbook in Archaeology No 5)
- Alcock, N W & Hall, L 1999 *Fixtures and Fittings in Dated Houses 1567-1763* (Council for British Archaeology Practical Handbook in Archaeology No 11)
- Allison, K J 1969a "Boundaries". In Allison, K J (ed) *Victoria County History of the County of York: East Riding* vol 1, 2-10
- Allison, K J 1969b "Public Services". In Allison, K J (ed) *Victoria County History of the County of York: East Riding* vol 1, 371-386
- Allison, K J 1979a "Cottingham". In Allison, K J (ed) *Victoria County History of the County of York: East Riding* vol 4, 61-84
- Allison, K J 1979b "Rowley". In Allison, K J (ed) *Victoria County History of the County of York: East Riding* vol 4, 140-154
- Anon c.1950 "Monks rode forth to fight the Sheriff of Hull in these Willerby fields" (unreferenced newspaper article in Hadgraft collection)
- Anon 1951 *Survey of Willerby and Kirkella*
- Anon. c.1980 "Plan to Axe Ancient Haltemprice Priory Farm" (unreferenced newspaper article copy held in HSMR 5842)
- Armstrong, P & Tomlinson, D 1987 *Excavations at the Dominican Priory, Beverley, 1960-1983*
- Astill, G 1989 "Monastic Research Designs: Bordersley and the Avon Valley". In Gilchrist, R & Mytum, H (eds) *The Archaeology of Rural Monasteries, 277-294* (British Archaeological Reports British Series 203)
- Aston, M 1993 *Monasteries*
- Aston, M 2000 *Monasteries in the Landscape*
- Aveling, H 1960 *Post-Reformation Catholicism in East Yorkshire*. East Yorkshire Local History Society Series No 11
- Beresford, M W 1952 "The Lost Villages of Yorkshire". *Yorkshire Archaeological Journal* vol 38, 44-70
- Blake, B, Egan, G, Hurst, J & New, E 2003 "From Popular Devotion to Resistance and Revival in England: The Cult of the Holy Name of Jesus and the Reformation". In Gaimster, D & Gilchrist, R (eds) *The Archaeology of Reformation 1480-1580*, 175-203
- Bond, J 1989 "Water Management in the Rural Monastery". In Gilchrist, R & Mytum, H *The Archaeology of Rural Monasteries*, 83-112 (British Archaeological Reports British Series 203)

Bond, J 2003 "Medieval Nunneries in England and Wales: Buildings, Precincts and Estates". In Wood, B (ed) *Women and Religion in Medieval England*, 46-90

Bond, J 2004 *Monastic Landscapes*

Borthwick Institute for Historical Research *Yorkshire Probate Calendar 1711-1731*

Boutell, C 1889 *English Heraldry*

Bradley, J & Tibbles, J 2000 *Archaeological Watching Brief: 7 Northgate, Cottingham* (unpublished Humber Field Archaeology Report 365)

Brown, W 1886 "Description of the Buildings of Twelve Small Yorkshire Priors at the Reformation". *Yorkshire Archaeological Journal* vol 9, 321-333

Bulmer & Co 1892a *Bulmer's History, Topography and Directory of East Yorkshire: Cottingham* (<http://www.genuki.org.uk/big/eng/YKS/ERY/Cottingham/Cottingham92.html> - accessed 20 Dec 2005)

Bulmer & Co 1892b *Bulmer's History, Topography and Directory of East Yorkshire: A History of Hull* ([www.genuki.org.uk/big/eng/YKS/ERY/Hull/HullHistory/](http://www.genuki.org.uk/big/eng/YKS/ERY/Hull/HullHistory/) - accessed 20 Dec 2005)

Bulmer & Co 1892c *Bulmer's History, Topography and Directory of East Yorkshire: North Ferriby* (<http://www.genuki.org.uk/big/eng/YKS/ERY/Northferriby/Northferriby92.html> - accessed 20 Dec 2005)

Butler, L 1989 "The Archaeology of Rural Monasteries in England and Wales". In Gilchrist, R & Mytum, H (eds) *The Archaeology of Rural Monasteries*, 1-28 (British Archaeological Reports British Series 203)

Campbell, J 2000 "Naming the Parts of Post-Medieval Roof Structures". *Vernacular Architecture* vol 31, 45-51

Clay, J 1912 *Yorkshire Monasteries: Suppression Papers*. Yorkshire Archaeological Society Record Series vol 48

CLHS (Cottingham Local History Society) 1956 "Haltemprice Priory". *Cottingham Local History Society* vol 1 (22), 72-74

CLHS (Cottingham Local History Society) 1960a "Suppression of Haltemprice Priory". *Cottingham Local History Society* vol 2 (15), 52-53

CLHS (Cottingham Local History Society) 1960b "Suppression of Haltemprice Priory". *Cottingham Local History Society* vol 2 (16), 54-56

Coppack, G 1989 "Thornholme Priory: the Development of a Monastic Court Outer Landscape". In Gilchrist, R & Mytum, H (eds) *The Archaeology of Rural Monasteries*, 185-222 (British Archaeological Reports British Series 203)

Coppack, G 1990 *Abbeys and Priors*

Coppack, G, Harrison, S & Hayfield, C 1995 "Kirkham Priory: the Architecture and Archaeology of an Augustinian House". *Journal of the British Archaeological Association* vol 148, 55-136

Coulson, C 1979 "Structural Symbolism in Medieval Castle Architecture". *Journal of the British Archaeological Association* vol 132, 79-90

Cox, J 1911 "The Priory of Haltemprice". *Transactions of the East Riding Antiquarian Society* vol 18, 12-26

Creighton, O 2002 *Castles and Landscapes*

Cross, C 1993 *The End of Medieval Monasticism in the East Riding of Yorkshire*

Cumming, H S 1870 "On Dated Seals". *Journal of the British Archaeological Association* vol 214, 213-218

Curl, J 1977 *English Architecture: An Illustrated Glossary*

DCMS (Department of Culture, Media and Sport) 2000 *Entry in the Schedule of Monuments compiled and Maintained by the Secretary of State ... Haltemprice Augustinian Priory (SM 32639)*

Dennison, E 2000 *Ellerton Priory, North Yorkshire: Archaeological Survey* (unpublished EDAS report for Yorkshire Dales National Park Authority)

Dickinson, J 1968 "The Buildings of the English Austin Canons after the Dissolution of the Monasteries". *Journal of the British Archaeological Association (3rd Series)* vol 31, 60-73

DMVRG (Deserted Medieval Village Research Group) 1960 vol 8, 7 (noted by HSMR 810)

Doggett, N 2002 *Patterns of Re-use: The Transformation of Former Monastic Buildings in Post-Dissolution Hertfordshire, 1540-1600*

Duffy, E 1992 *The Stripping of the Altars: Traditional Religion in England 1400-1580*

Dugdale, W et al 1830 *Monasticon Anglicanum: a History of the Abbies and other Monasteries, Hospitals, Frieries, and Cathedral and Collegiate Churches, with their Dependencies, in England and Wales* vol 6 (1)

Duggan, N 2000 *Archaeological Watching Brief: 7, Northgate, Cottingham* (unpublished Humber Field Archaeology Report 382)

Edwards, J 1992 "The Cult of 'St.' Thomas of Lancaster and its Iconography". *Yorkshire Archaeological Journal* vol 64, 103-122

Elsbeth (Sister Elspeth of All Saints' Community) 1913 "House of Austin Canons of the Arrouasian Reform". *Victoria County History of the Counties of England: County of Lincoln* vol 2, 177-178

English, B 1990 *The Great Landowners of East Yorkshire 1530-1910*

Everson, P 1989 "Rural Monasteries Within the Secular Landscape". In Gilchrist, R & Mytum, H (eds) *The Archaeology of Rural Monasteries*, 141-145 (British Archaeological Reports British Series 203)

Everson, P & Stocker, D "The Archaeology of Vice-Regality: Charles Brandon's Brief Rule in Lincolnshire". In Gaimster, D & Gilchrist, R (eds) *The Archaeology of Reformation 1480-1580*, 145-159

Fallow, T 1913a "The Priory of Haltemprice". In Page, W (ed) *Victoria County History of the Counties of England: County of Yorkshire vol 3*, 213-216 (reprinted 1974)

Fallow, T 1913b "The Priory of Drax". In Page, W (ed) *Victoria County History of the Counties of England: County of Yorkshire vol 3*, 205-208 (reprinted 1974)

Fallow, T 1913c "The Priory of Warter". In Page, W (ed) *Victoria County History of the Counties of England: County of Yorkshire vol 3*, 235-239 (reprinted 1974)

Fallow, T 1913d "The Priory of North Ferriby". In Page, W (ed) *Victoria County History of the Counties of England: County of Yorkshire vol 3*, 241-243 (reprinted 1974)

Field, J 1972 *English Field-Names: A Dictionary*

Gaimster, D & Gilchrist, R (eds) 2003 *The Archaeology of Reformation 1480-1580* (Society for Post-medieval Archaeology Monograph no 1)

Gater, J & Gaffney, C 1989 *Report on Geophysical Survey: Haltemprice Priory, Humberside, February 1989*

Gilchrist, R 1989 *Monument Class Description: Monasteries for Men (Postconquest)* (<http://www.eng-h.gov.uk/mpp/mcd/sub/postmon.htm> - accessed 15 March 2004)

Gilchrist, R 2003 "'Dust to Dust': Revealing the Reformation Dead". In Gaimster, D & Gilchrist, R (eds) *The Archaeology of Reformation 1480-1580*, 399-414

Gilchrist, R & Mytum, H 1989 *The Archaeology of Rural Monasteries* (British Archaeological Reports British Series 203)

Greene, J P 1989 *Norton Priory: The Archaeology of a Medieval Religious House*

GSB Prospection 2003a *Haltemprice Priory Farm, Willerby, East Riding* (unpublished GSB Report 2003/06 commissioned by Mrs C Hadgraft)

GSB Prospection 2003b *Haltemprice Priory Farm II, Willerby, East Riding* (unpublished GSB Report 2003/56 commissioned by Mrs C Hadgraft)

GSB Prospection 2003c *Haltemprice Priory Farm III, Willerby, East Riding* (unpublished GSB Report 2003/99 commissioned by Mrs C Hadgraft)

Hall, G 1892 *History of South Cave*

Hall, I 1976 "Haltemprice Priory". *Cottingham Local History Society* vol 5(4), 26-30

Hall, I & Hall, E 1981 *Historic Beverley*

Halsall, G 1989 "Coverham Abbey: its context in the Landscape of Late Medieval North Yorkshire". In Gilchrist, R & Mytum, H (eds) *The Archaeology of Rural Monasteries*, 113-140 (British Archaeological Reports British Series 203)

Harvey, J 1978 *The Perpendicular Style 1330-1485*

Harvey, J 1981 *Medieval Gardens*

Hayton, R (no date, c.2004) *The Augustinian Priory of Haltemprice* (<http://www.yorkshirehistory.com/haltemprice.htm> - accessed 2 Jan 2006)

Heathcote, R 1999 *Anlaby: the History of an East Yorkshire Village 867-1999*

Hodgson, J 1884 "On the Differences of Plan Alleged to Exist between Church of Austin Canons and those of Monks; and the Frequency with which such Churches were Parochial". *Archaeological Journal* vol 41, 374-414

Howard, M 2003 "Recycling the Monastic Fabric: Beyond the Act of Dissolution". In Gaimster, D & Gilchrist, R (eds) *The Archaeology of Reformation 1480-1580*, 221-234

Hoyle, R 2001 *The Pilgrimage of Grace and the Politics of the 1530s*

Hutton, B 1974 *Haltemprice Priory Farm, Cottingham* (unpublished mss)

Lewis, M 1996 "The Mills of Meaux". *Industrial Archaeology Review* vol 18(2), 165-179

Little, A G 1913 "The Crutched Friars of Kildale. In Page, W (ed) *Victoria County History of the Counties of England: County of Yorkshire* vol 3, 270

Lloyd, N 1925 *A History of English Brickwork*

Lloyd, N 1931 *A History of the English House*

MacMahon, L 2004 *Ellerker, Sir Ralph (b. in or before 1489, d. 1546)* (<http://www.oxforddnb.com/view/article/8644> - accessed 13 Feb 2006)

Midmer, R 1971 *English Medieval Monasteries (1066-1540): A Summary*

Miller, K, Robinson, J, English, B & Hall, I 1982 *Beverley: An Archaeological and Architectural Study* (Royal Commission on Historical Monuments England Supplementary Series No 4)

Moorhouse, S 1989 "Monastic Estates: their Composition and Development". In Gilchrist, R & Mytum, H (eds) *The Archaeology of Rural Monasteries*, 29-82 (British Archaeological Reports British Series 203)

Morrell, J 1949 *Woodwork in York*

Morris, R 2003 "Monastic Architecture: Destruction and Reconstruction". In Gaimster, D & Gilchrist, R (eds) *The Archaeology of Reformation 1480-1580*, 235-251

- Mortimer, I 2003 *The Greatest Traitor: The Life of Sir Roger Mortimer 1st Earl of March, Ruler of England 1327-1330*
- Mytum, H 1989 "Functionalist and Non-functionalist Approaches in Monastic Archaeology". In Gilchrist, R & Mytum, H (eds) *The Archaeology of Rural Monasteries*, 339-361 (British Archaeological Reports British Series 203)
- NAA (Northern Archaeological Associates) 2003 *Haltemprice Augustinian Priory, Willerby, East Yorkshire: Archaeological Trial Trenching and Building Recording Project Design* (unpublished mss)
- Neave, D & Turnbull, D 1992 *Landscaped Parks and Gardens of East Yorkshire 1700-1830*
- Needle, R 1998-2005 "Bourne Abbey" (<http://hompages.which.net/~rex/bourne/bourneabbey.htm> accessed 19 Feb 2005)
- Oliver, G 1829 *History and Antiquities of the Town and Minster of Beverley*
- Ormrod, W M 2004 *Wake, Thomas, second Lord Wake (1298-1349)* (<http://www.oxforddnb.com/view/article/28408> - accessed 13 Feb 2006)
- Pevsner, N & Neave, D 1995 *The Buildings of England: Yorkshire: York and the East Riding*
- Purdy, J D 1991 *Yorkshire Hearth Tax Returns* (University of Hull Studies on Regional and Local History No 7)
- RCHME 1992 *Haltemprice Priory Farm, Willerby, Humberside: Historic Building Report* (unpublished RCHME mss report)
- Richardson, S & Dennison, E 2001 *Wycliffe Hall, County Durham: Desk-Based Assessment and Preliminary Archaeological Survey* (unpublished EDAS report 2000/123R.01)
- Robinson, D M 1980 *The Geography of Augustinian Settlement in Medieval England and Wales* (British Archaeological Reports British Series 80)
- Roffe, D 2000 "Bourne Abbey" (<http://www.roffe.freeseve.co.uk/bourne.htm> - accessed 19 Feb 2005)
- Sheppard, J A 1958 *The Draining of the Hull Valley*. East Yorkshire Local History Series No 8
- Sheppard, T 1908 "The Story of Haltemprice Priory". *Hull Museum Publications Quarterly Review of Additions* no 27, 21-26
- Sheppard, T 1914a "Historic East Yorkshire – X. Haltemprice Priory Farm House". *Hull Museum Publications no. 103: Quarterly Record of Additions* no 1
- Sheppard, T 1914b "East Yorkshire Antiquities". *Transactions of the East Riding Antiquarian Society* vol 20, 41-52
- Simmons, D 1961 "Excavations on the site of Cottingham Priory, 1960-61". *Cottingham Local History Society* vol 2 (24), 85-86

Smith, A H 1937 *The Place-Names of the East Riding of Yorkshire and York* (English Place-Name Society vol 14)

Stamp, A H 1989 *A Brief History of Haltemprice Priory*. Cottingham Local History Series No 10

Stainforth, T 1948 *Rambles around Hull*

Summerson, H & Harrison, S 2000 *Lanercost Priory, Cumbria: A Survey and Documentary History*

Thompson, M 1958 "Excavation of a Medieval Moat at Anlaby". *Yorkshire Archaeological Journal* vol 39, 67-85

Tibbles, J 2004 *The Ceramic Building Materials at Haltemprice Priory Farm, Willerby East Riding of Yorkshire* (unpublished report commissioned by Mrs C Hadgraft)

Wentworth, G 1860 "Lease of a Piece of Pasture to Haltemprice Priory, Yorkshire, Dated May 13, 2 Edw IV, 1462". *Archaeological Journal* vol 17, 149-150

Wilson, D 1960 "Medieval Britain in 1959". *Medieval Archaeology* vol 4, 134-165

Wood, M 1965 *The English Medieval House*

Yorkshire Post 1996 "Vandals Intent on Destroying Important House of History". *Yorkshire Post* 16th October 1996

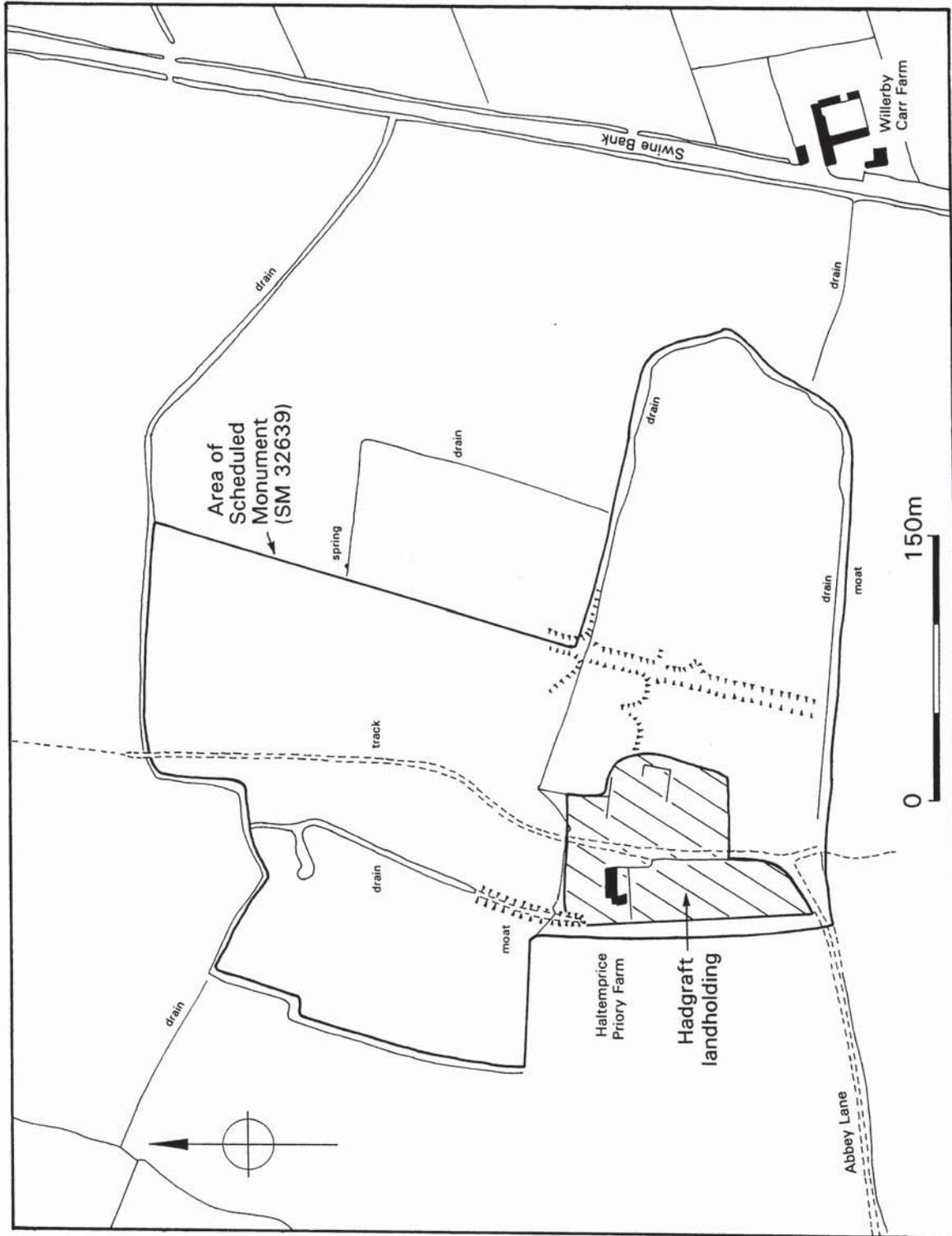
## 10 ACKNOWLEDGEMENTS

- 10.1 The architectural and archaeological survey at Haltemprice Priory Farmhouse was commissioned and funded by the owner of the site, Mrs Claire Hadgraft. The work was undertaken by Shaun Richardson and Ed Dennison of Ed Dennison Archaeological Services Ltd (EDAS) of Beverley. EDAS wish to thank Mr and Mrs Hadgraft for their considerable co-operation and patience during the work.
- 10.2 EDAS also gratefully acknowledge the help and assistance of a number of other individuals during the preparation of this report. Dr Bridgett Jones translated and transcribed some of the documents held at the National Archives, Susan Neave provided some information from the East Riding Registry of Deeds, and Mrs Hadgraft provided further documentary material and information on the recent history of landownership. Richard Lamb, Kate Dennett and Mr and Mrs Hadgraft assisted with the building survey and archaeological excavations / monitoring work. Drs David and Susan Neave, James Bond, Dr Graham Jones of Cambridge University and Dr Wendy Childs of Leeds University all provided useful and helpful contributions to the background research. Jonathan Hobson of Ingleby and Hobson provided material relating to the previous phases of repair at the house. The topographical survey of the Hadgraft landholding was undertaken by Benchmark Surveys of Leeds, the photographs which accompany the building recording were taken by BMPS of Hull, and the specialist brick survey and report was completed by John Tibbles.
- 10.3 The final report, illustrations and archive were produced by Ed Dennison with considerable assistance from Shaun Richardson. Mrs Hadgraft kindly provided comments on the draft report. Despite this, any errors or inconsistencies remain the responsibility of Ed Dennison. The copyright of this report has been transferred to Mrs Hadgraft, although Ed Dennison and Shaun Richardson retain the right to be accredited as authors.



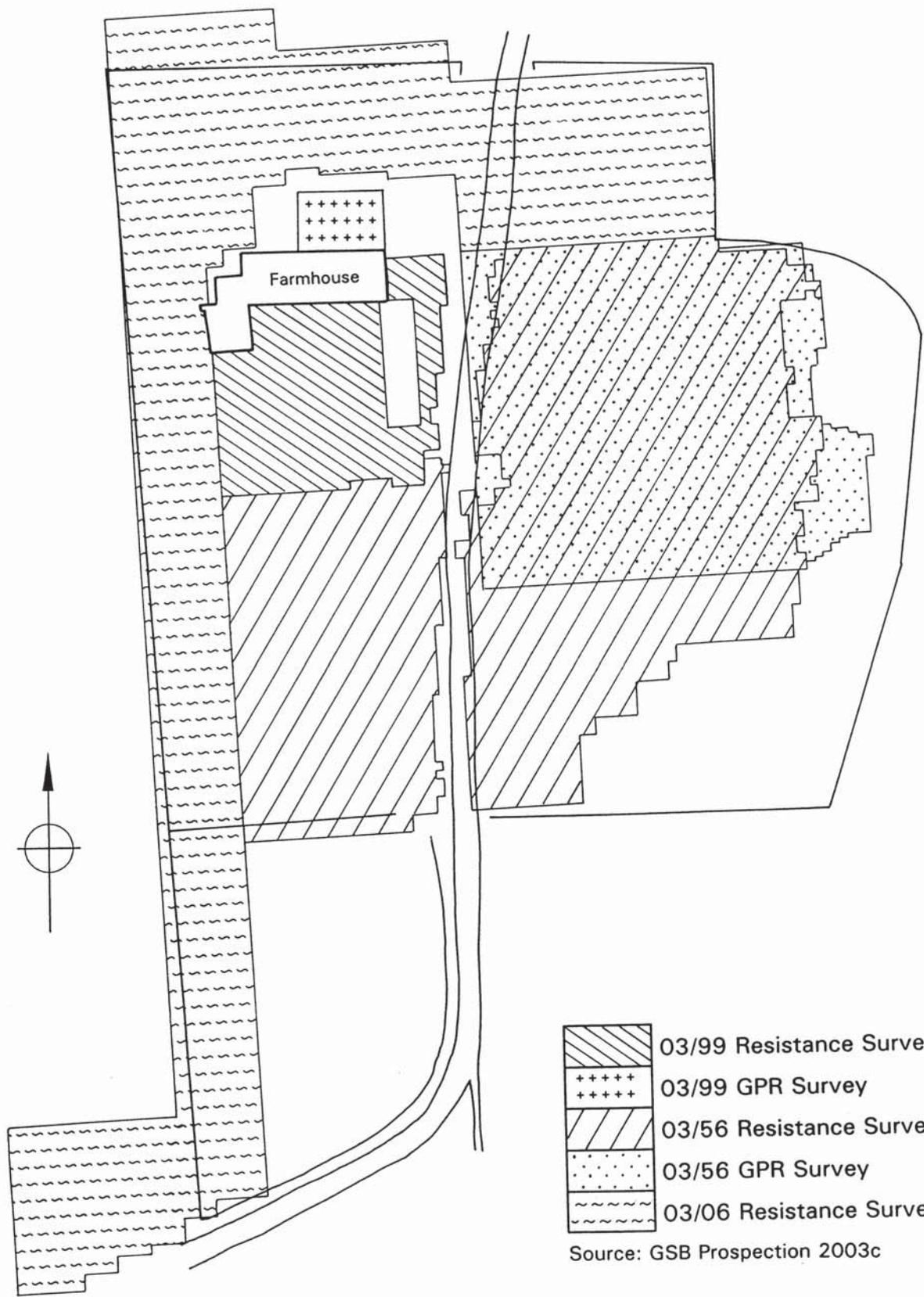
Reproduced from the 1:25,000 scale map by permission of Ordnance Survey® on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright 2000. All rights reserved. Licence AL100013825

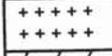
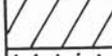
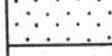
PROJECT	
HALTEMPRICE PRIORY FARMHOUSE	
TITLE	
GENERAL LOCATION	
SCALE	DATE
1 :25,000	FEB 2006
EDAS	FIGURE
	1



PROJECT		HALTEMPRICE PRIORY FARMHOUSE	
TITLE		GENERAL SITE PLAN	
SCALE	AS SHOWN	DATE	FEB 2006
EDAS		FIGURE	2

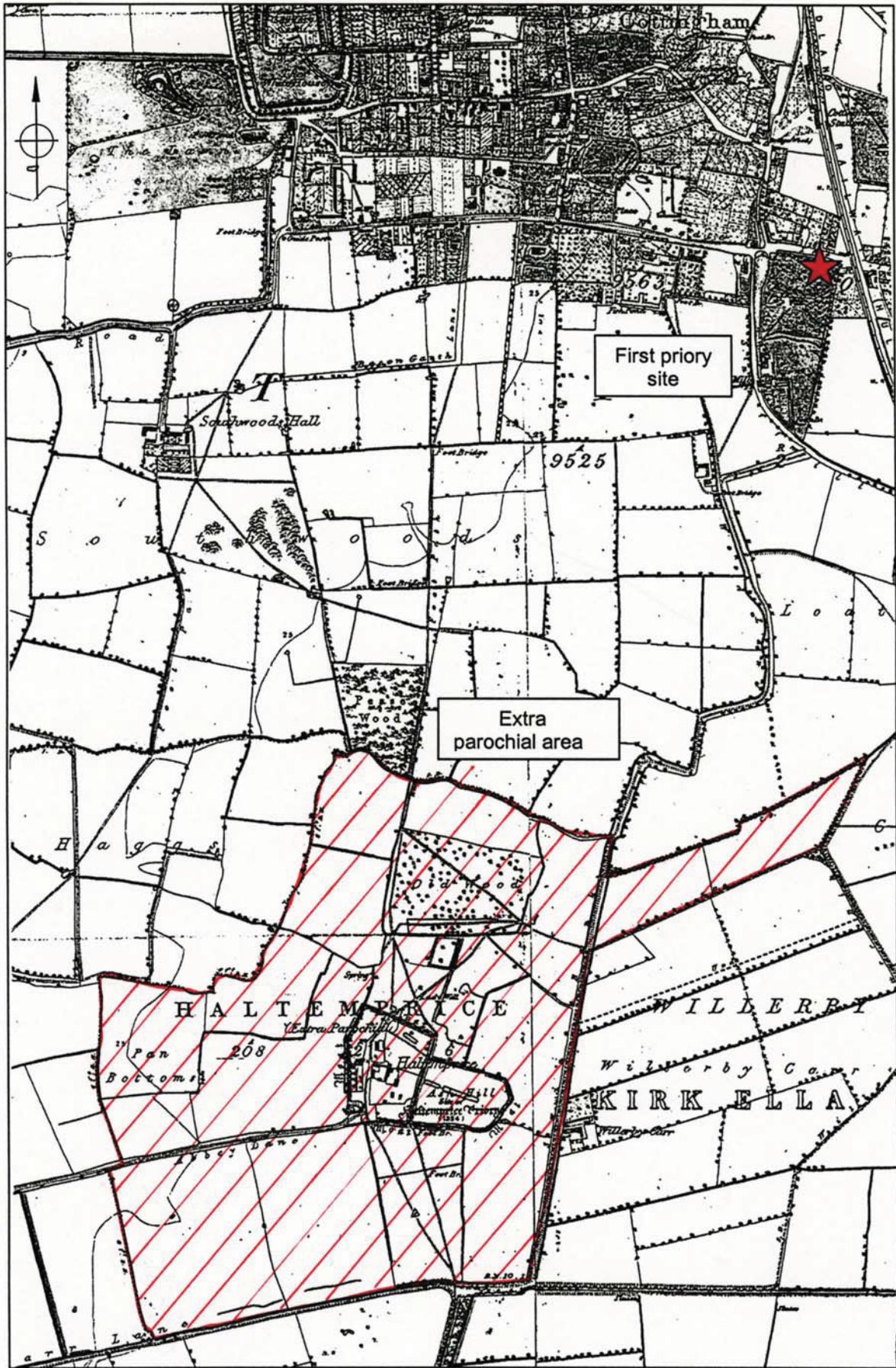
PROJECT		HALTEMPRICE PRIORY FARMHOUSE	
TITLE		AREAS OF GEOPHYSICAL SURVEY	
SCALE	AS SHOWN	DATE	FEB 2006
EDAS		FIGURE	3



-  03/99 Resistance Survey
-  03/99 GPR Survey
-  03/56 Resistance Survey
-  03/56 GPR Survey
-  03/06 Resistance Survey

Source: GSB Propection 2003c

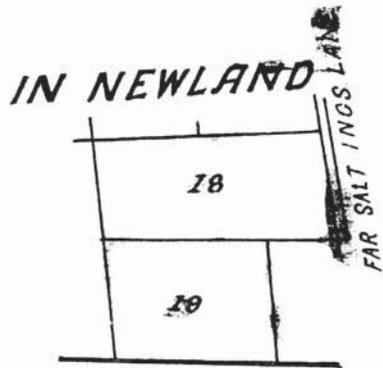
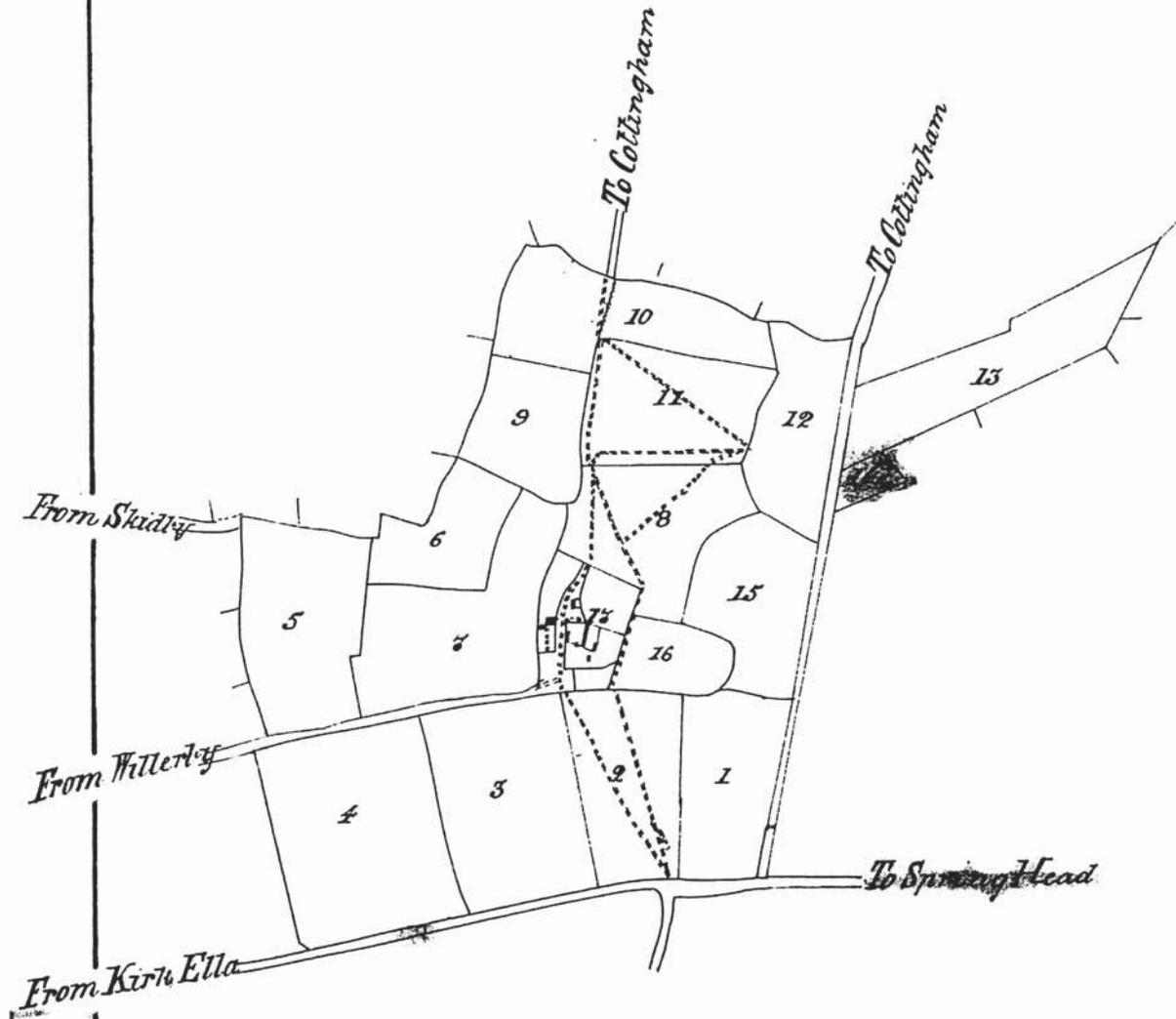
0 30m



Source: Ordnance Survey 1855  
6" map (sheets 225 & 226)

PROJECT		HALTEMPRICE PRIORY FARMHOUSE	
TITLE		PRIORY LOCATIONS	
SCALE	DATE	FIGURE	
NTS	FEB 2006	4	
EDAS			

# HALTEMPRICE



Source: 1876 Risby Estate Survey (ERRO DDX 259/1)

PROJECT HALTEMPRICE PRIORY FARMHOUSE	
TITLE 1876 RISBY ESTATE SURVEY	
SCALE NTS	DATE FEB 2006
EDAS	FIGURE 5



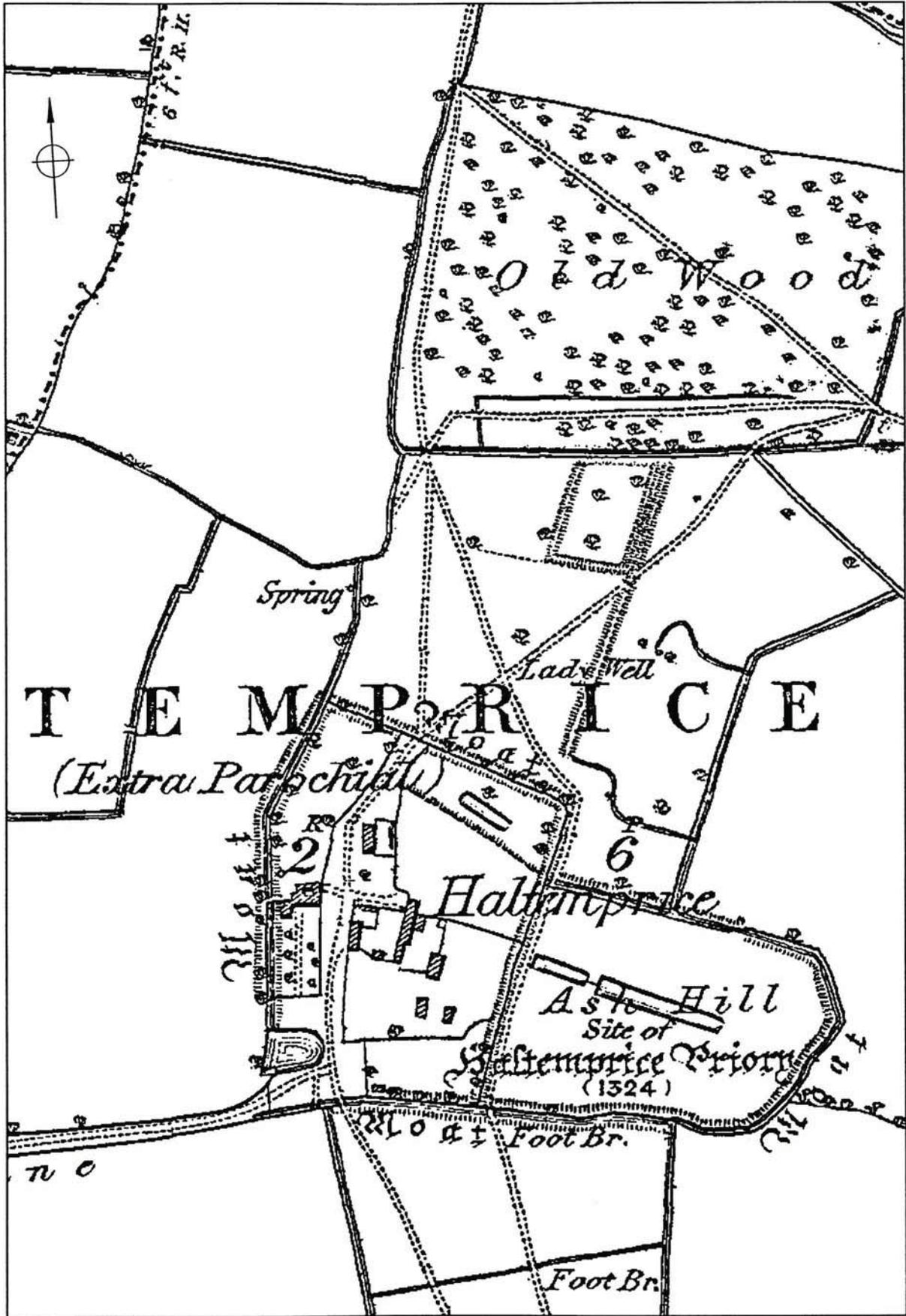
Obverse



Reverse

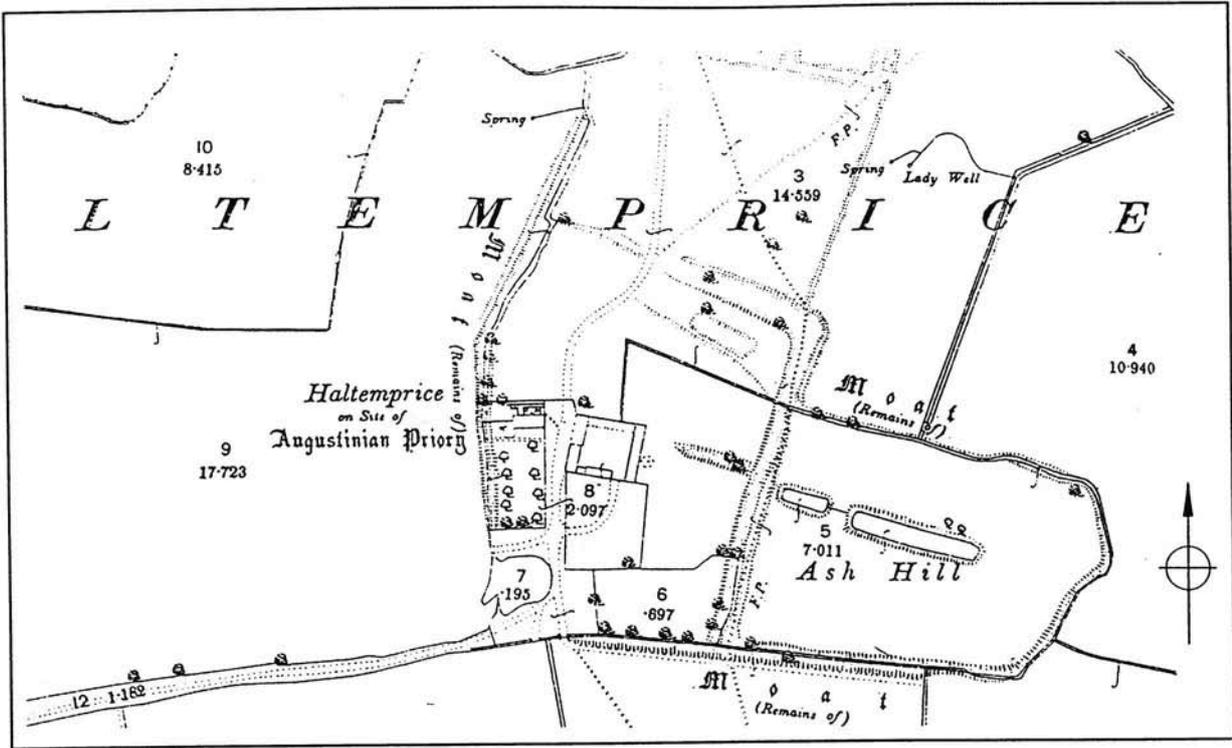
Source: Cumming 1870, plate 12

PROJECT		HALTEMPRICE PRIORY FARMHOUSE	
TITLE		HALTEMPRICE PRIORY SEAL	
SCALE	NTS	DATE	FEB 2006
EDAS		FIGURE	6

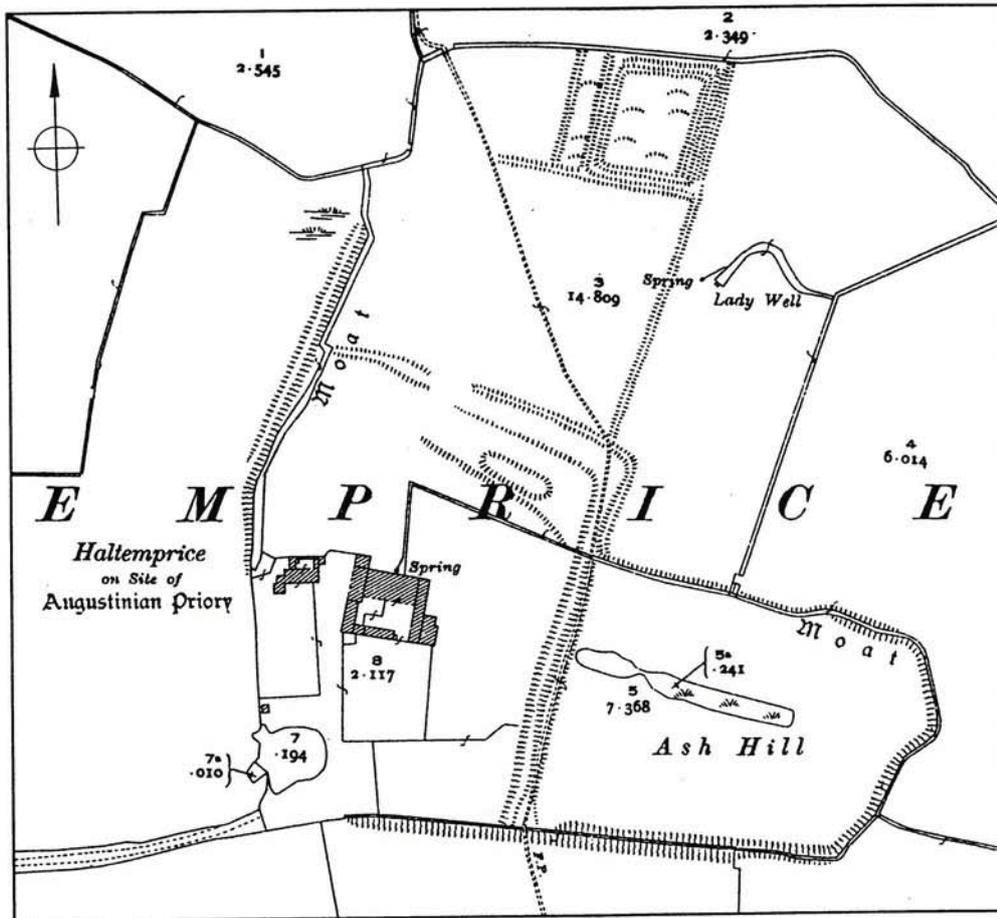


Source: Ordnance Survey 1855 6" map (sheet 225)

PROJECT		HALTEMPRICE PRIORY FARMHOUSE	
TITLE		1855 DEPICTION	
SCALE	NTS	DATE	FEB 2006
EDAS		FIGURE	7



Source: Ordnance Survey 1888 25" map (sheet 225/16)



Source: Ordnance Survey 1927 25" map (sheet 225/16)

PROJECT HALTEMPRICE PRIORY FARMHOUSE	
TITLE 1888 / 1927 DEPICTIONS	
SCALE NTS	DATE FEB 2006
EDAS	FIGURE 8

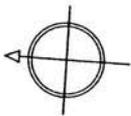


Earliest known photograph of south elevation (Source: Sheppard 1914a).

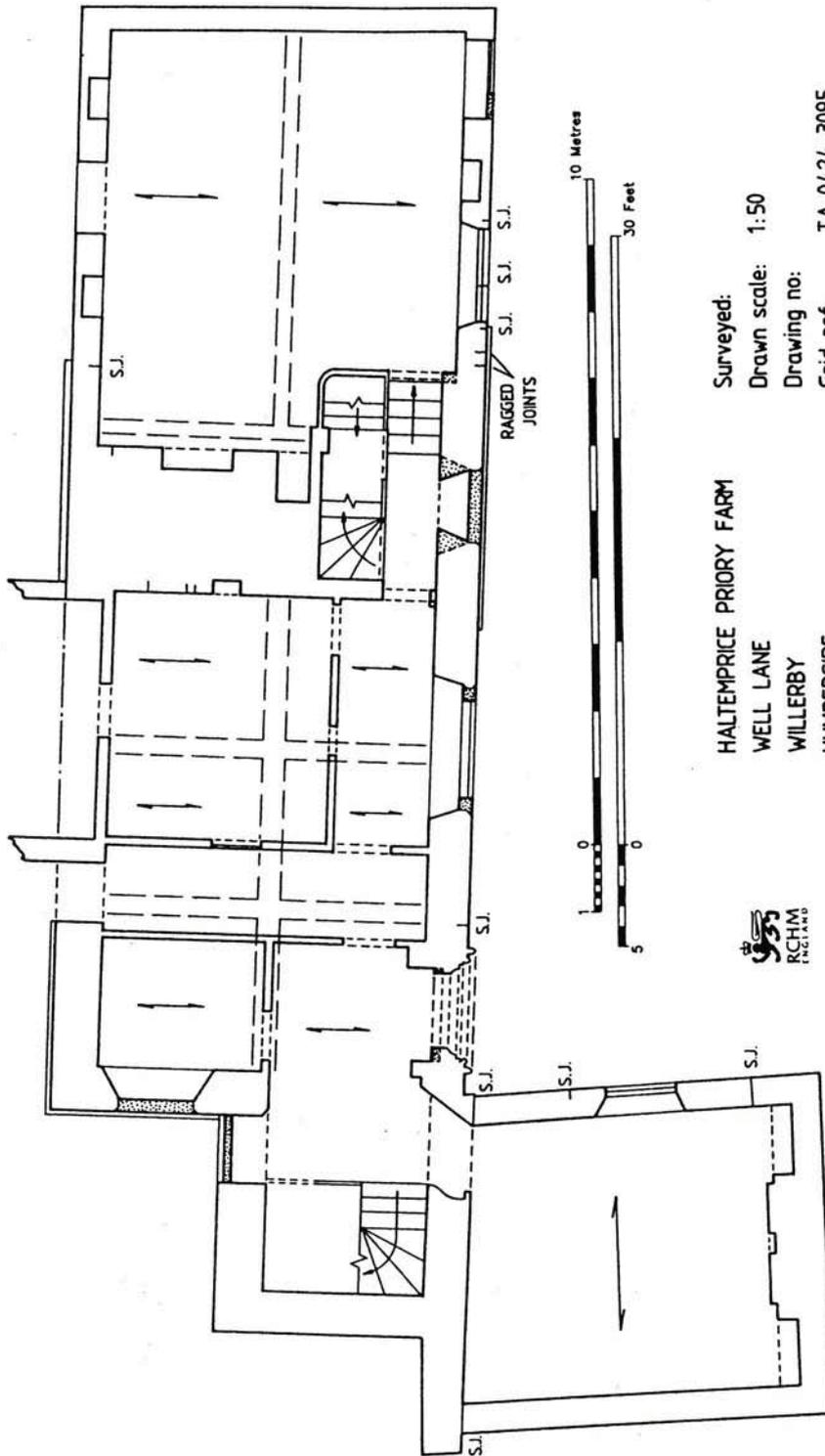


Drawing of doorway in south elevation  
(Source: Sheppard 1908, 22).

PROJECT	
HALTEMPRICE PRIORY FARMHOUSE	
TITLE	
EARLY ILLUSTRATIONS	
SCALE	DATE
NTS	FEB 2006
EDAS	FIGURE
	9



Source: RCHME 1992



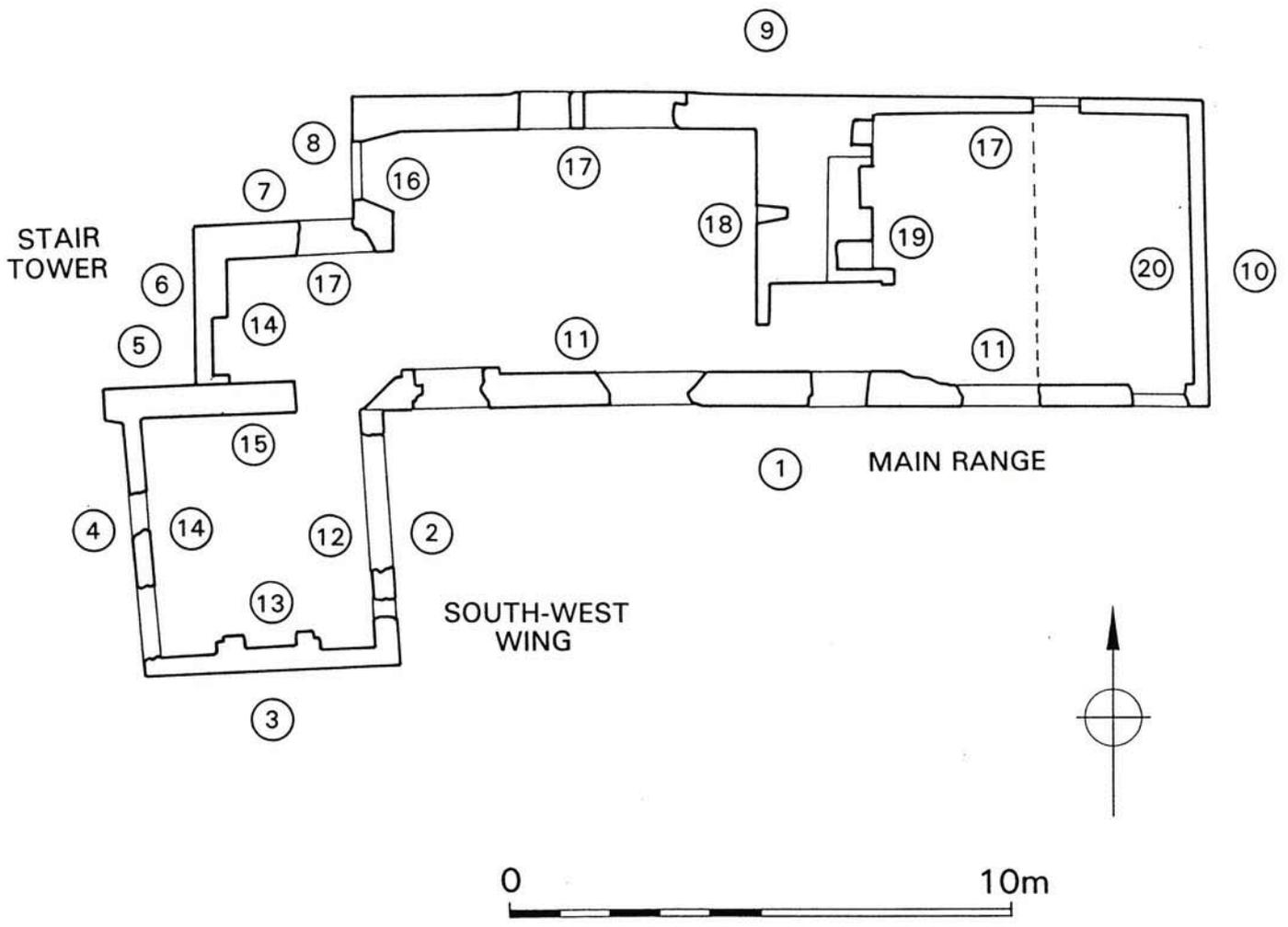
Surveyed:  
 Drawn scale: 1:50  
 Drawing no:  
 Grid ref: TA 0424 3095  
 NBR no:

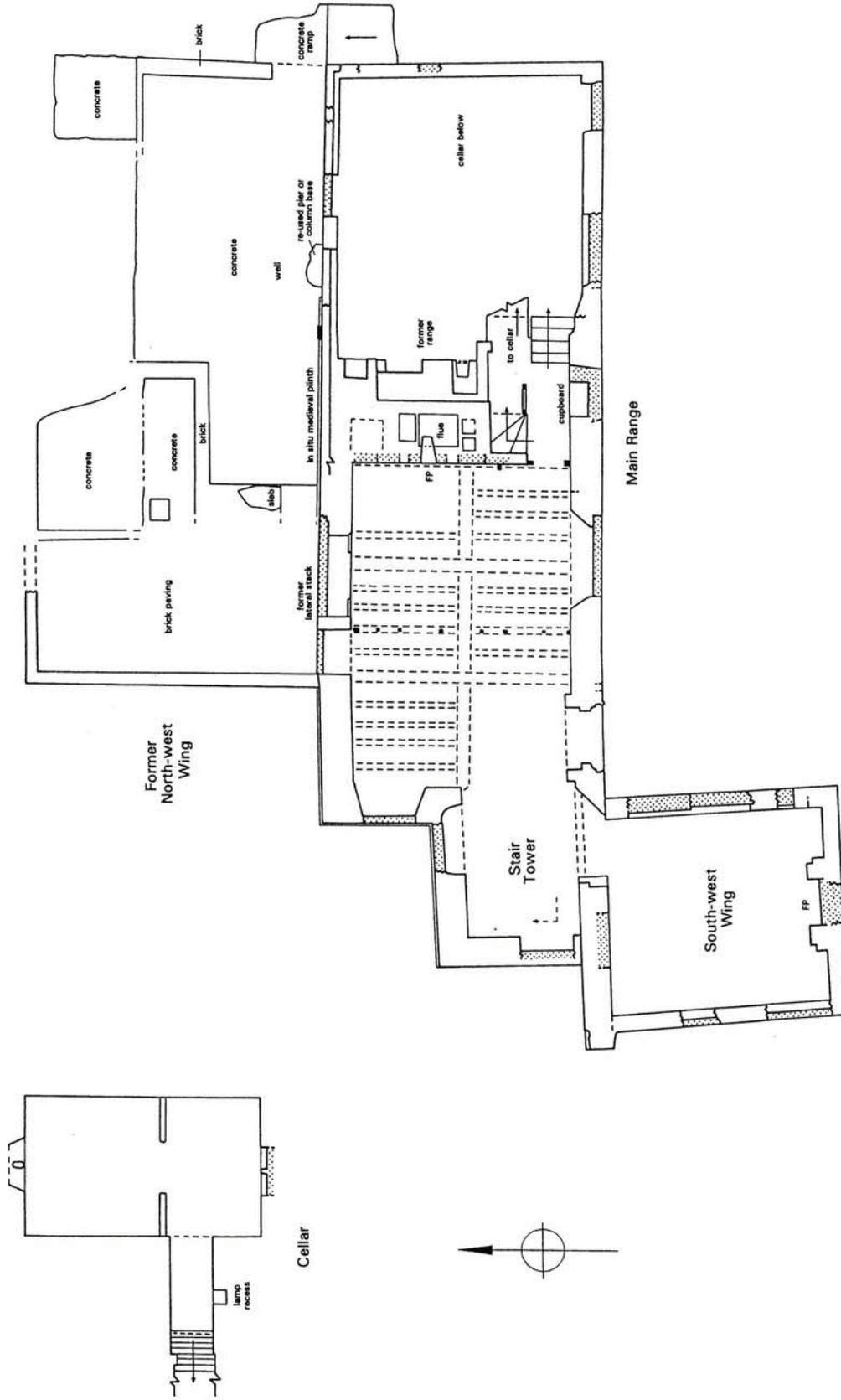
HALTEMPRICE PRIORY FARM  
 WELL LANE  
 WILLERBY  
 HUMBERSIDE



PROJECT HALTEMPRICE PRIORY FARMHOUSE	
TITLE RCHME GROUND FLOOR PLAN	
SCALE AS SHOWN	DATE FEB 2006
EDAS	FIGURE 10

PROJECT HALTEMPRICE PRIORY FARMHOUSE	
TITLE KEY TO RECORDED ELEVATIONS	
SCALE AS SHOWN	DATE FEB 2006
EDAS	FIGURE 11

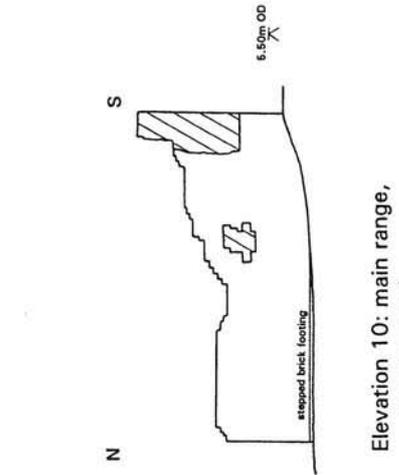




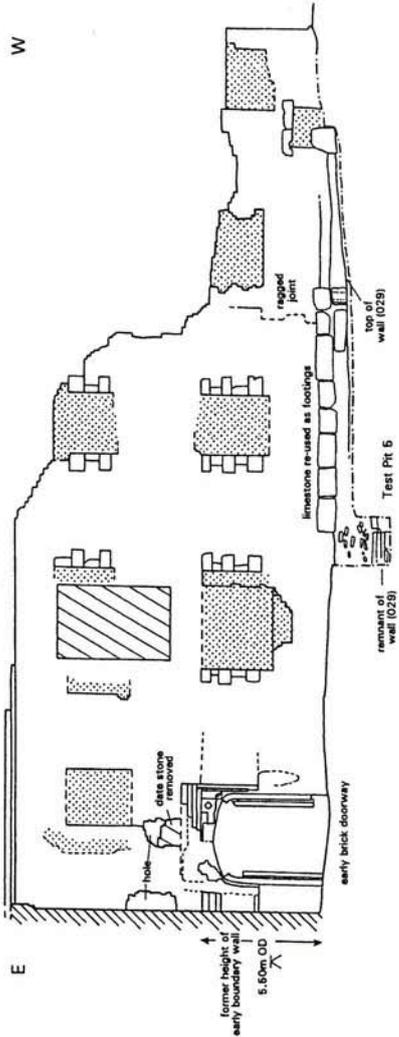
**BLOCKING**  
 Survey data December 2003 / May 2004



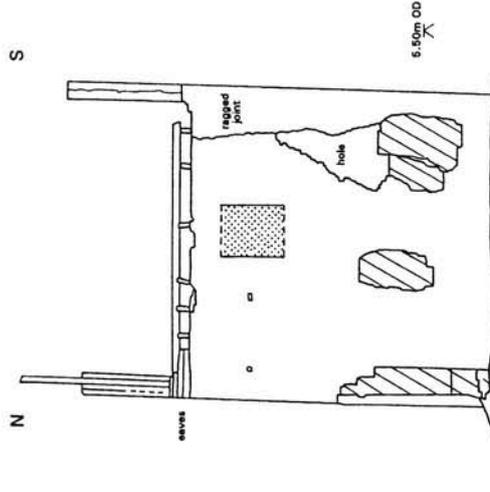
PROJECT	HALTEMPRICE PRIORY FARMHOUSE		
TITLE	GROUND PLAN		
SCALE	AS SHOWN	DATE	FEB 2006
	EDAS	FIGURE	12



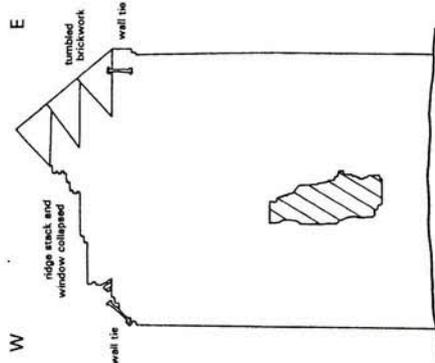
Elevation 10: main range,  
east external



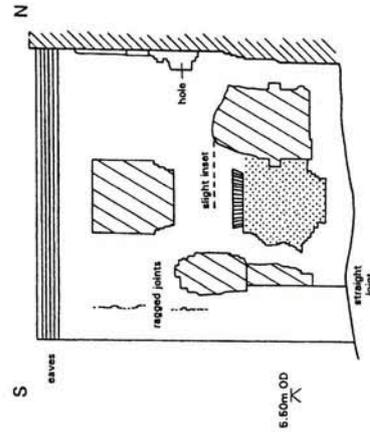
Elevation 1: main range, south external



Elevation 4: south-west wing,  
west external



Elevation 3: south-west wing,  
south external



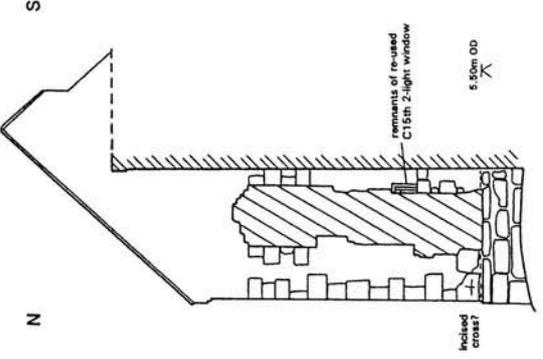
Elevation 2: south-west wing,  
east external

PROJECT	HALTEMPRICE PRIORY FARMHOUSE		
TITLE	EXTERNAL ELEVATIONS		
SCALE	AS SHOWN	DATE	FEB 2006
	EDAS	FIGURE	13

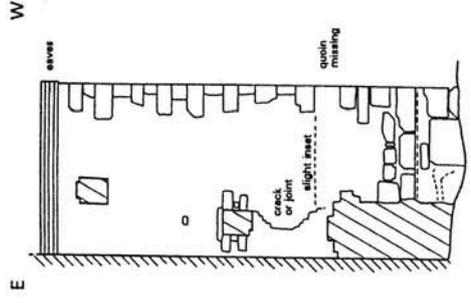


Survey data December 2003 / May 2004

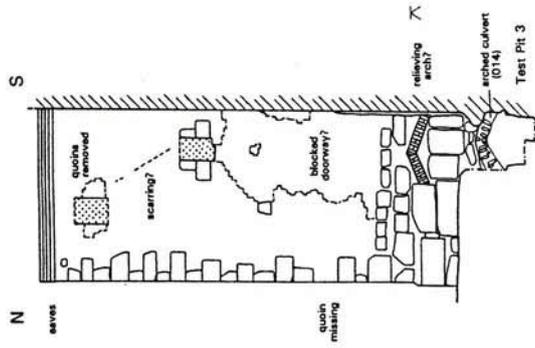
PROJECT	HALTEMPRICE PRIORY FARMHOUSE		
TITLE	EXTERNAL ELEVATIONS		
SCALE	AS SHOWN	DATE	FEB 2006
	EDAS	FIGURE	14



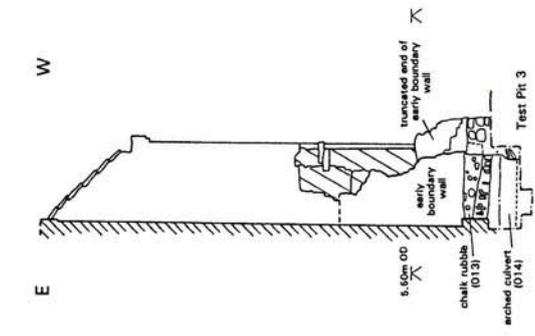
Elevation 8: main range,  
west external



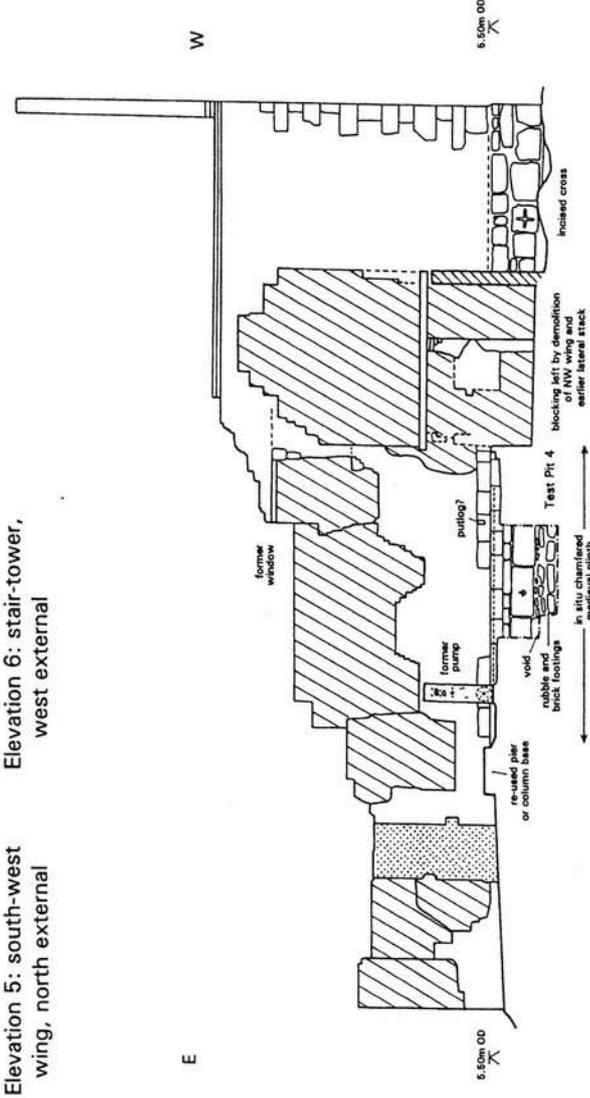
Elevation 7: stair-tower,  
north external



Elevation 6: stair-tower,  
west external



Elevation 5: south-west  
wing, north external



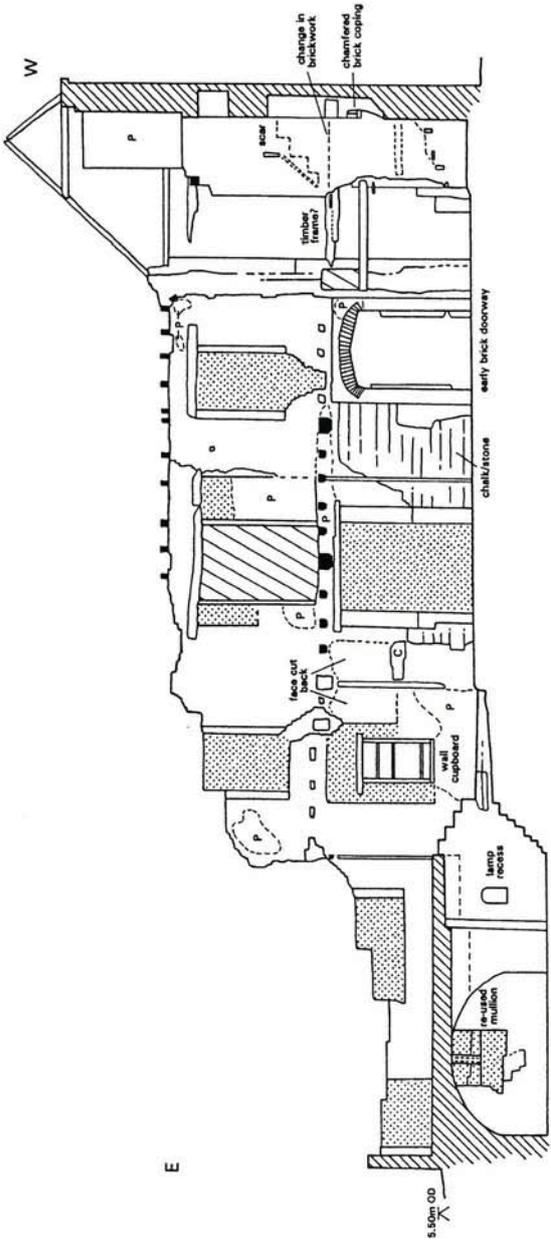
Elevation 9: main range, north external



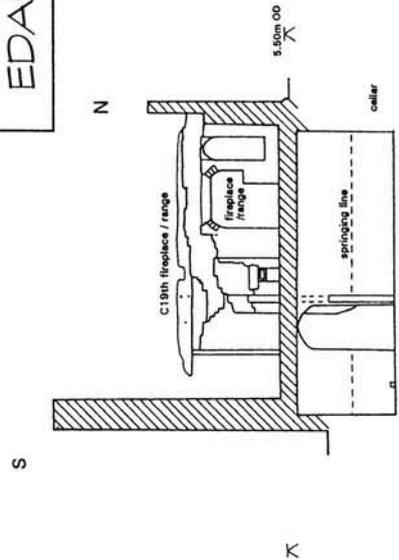
Survey data December 2003 / May 2004



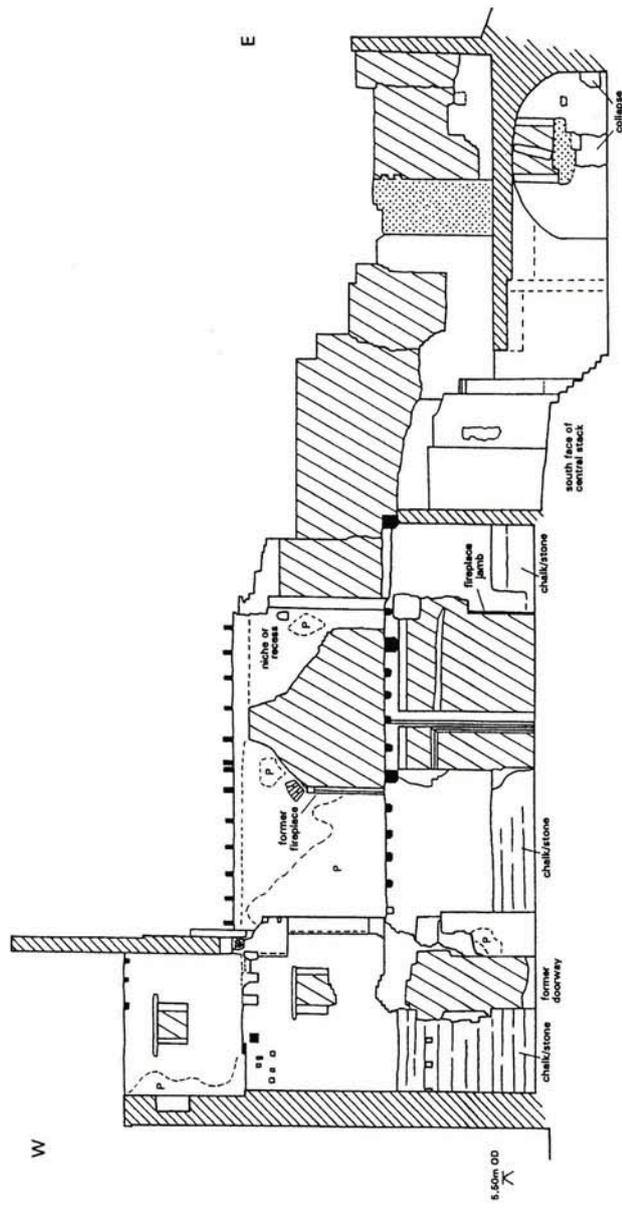
PROJECT	HALTEMPRICE PRIORY FARMHOUSE		
TITLE	INTERNAL ELEVATIONS		
SCALE	AS SHOWN	DATE	FEB 2006
	EDAS	FIGURE	15



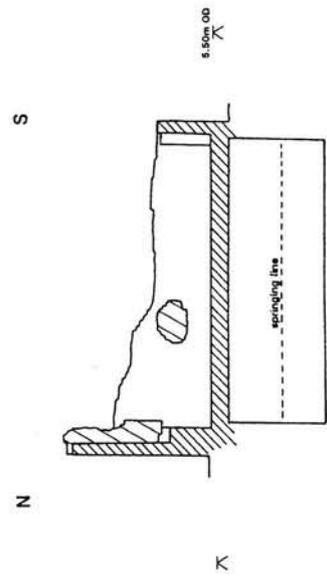
Elevation 11: main range, south internal



Elevation 19: main range, internal



Elevation 17: stair-tower and main range, north internal

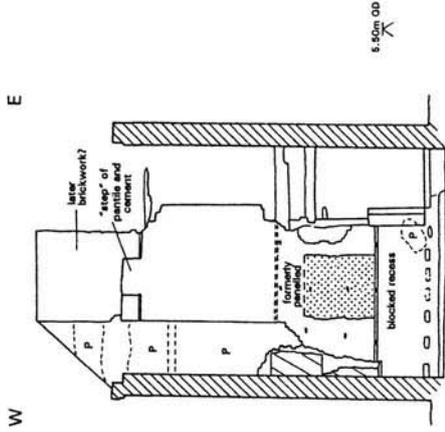


Elevation 20: main range, east internal

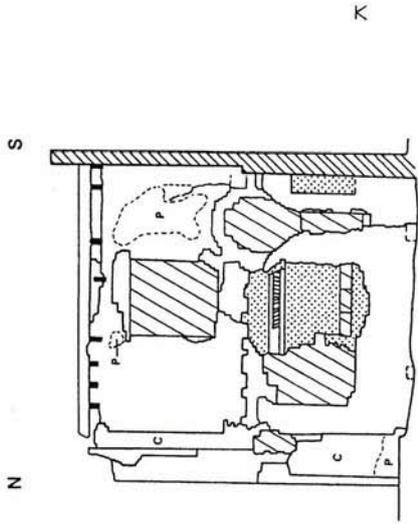
	BRICK BLOCKING
	BREEZE BLOCK
	PLASTER
	EXPOSED CORE



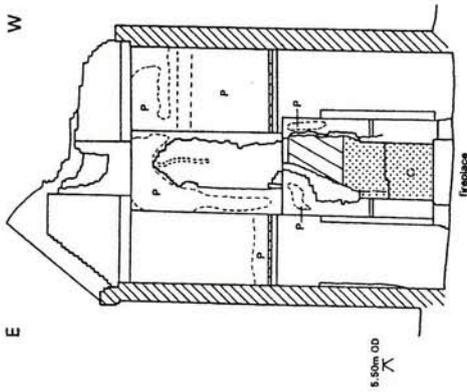
PROJECT	HALTEMPRICE PRIORY FARMHOUSE		
TITLE	INTERNAL ELEVATIONS		
SCALE	AS SHOWN	DATE	FEB 2006
	EDAS	FIGURE	16



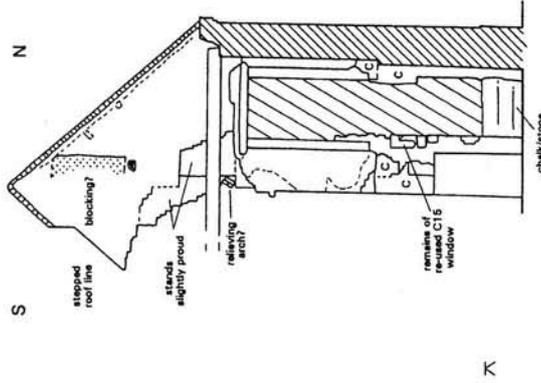
Elevation 15: south-west wing, north internal



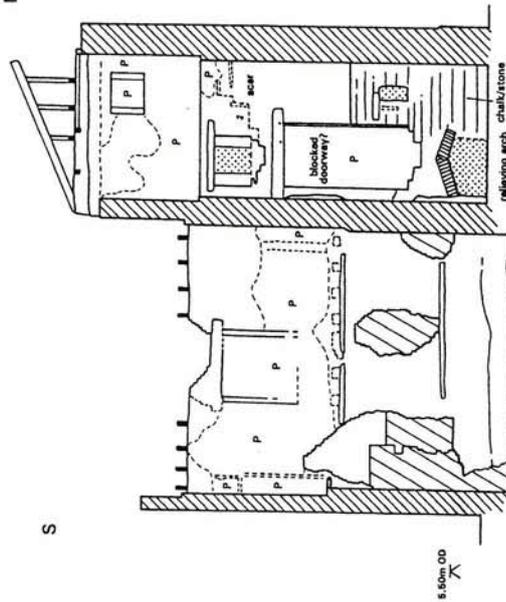
Elevation 12: south-west wing, east internal



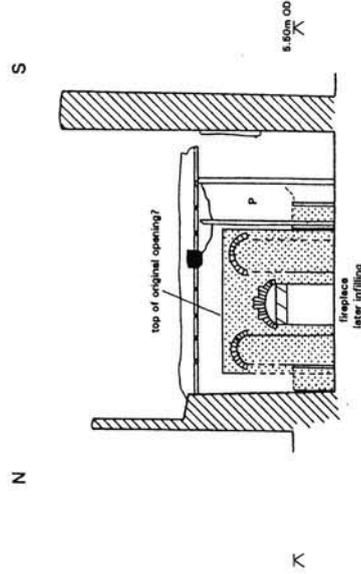
Elevation 13: south-west wing, south internal



Elevation 16: main range, west internal



Elevation 14: south-west wing and stair-tower, west internal

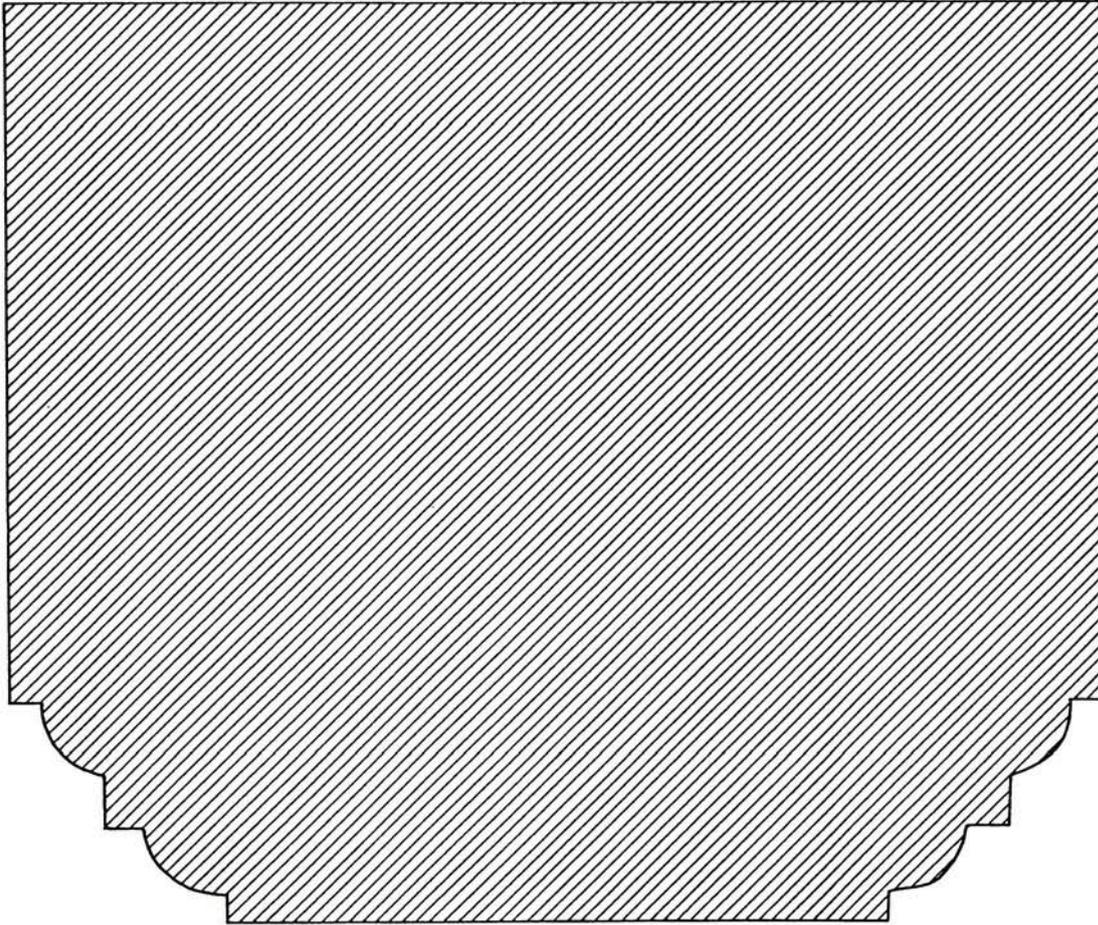


Elevation 18: main range, internal

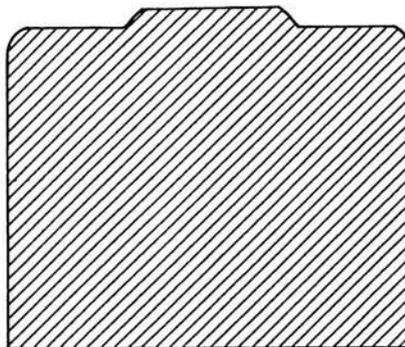
	BRICK BLOCKING
	BREEZE BLOCK
	PLASTER
	EXPOSED CORE



Typical profile of moulded ceiling beam, main room in main range



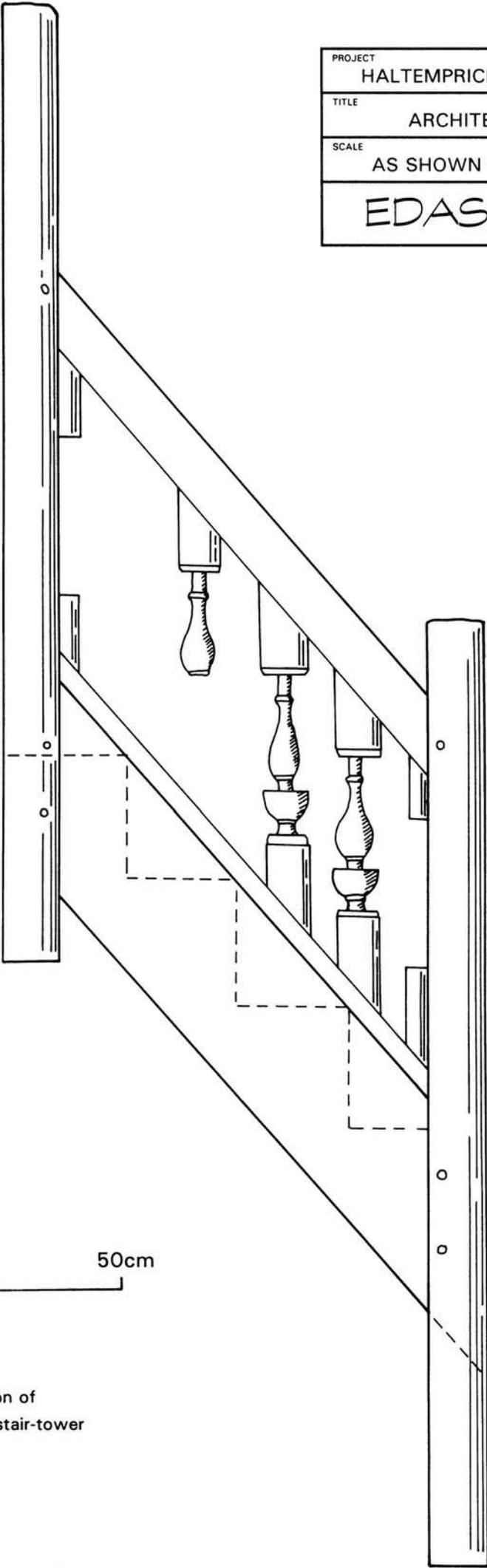
0 10cm



Profile of staircase handrail

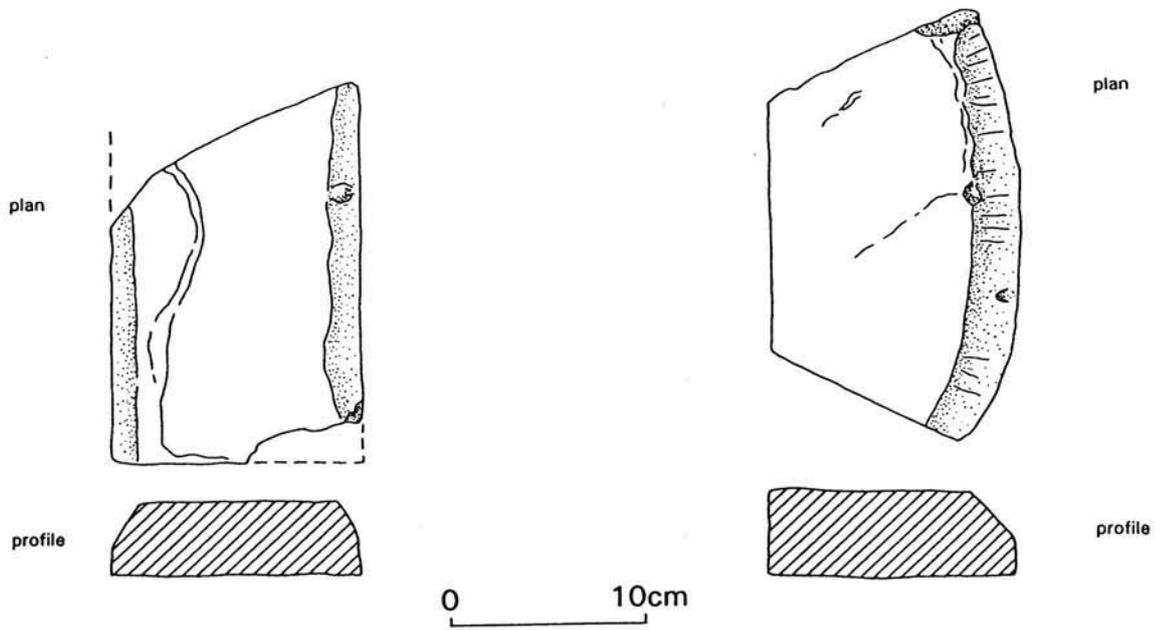
PROJECT		HALTEMPRICE PRIORY FARMHOUSE	
TITLE		ARCHITECTURAL DETAILS	
SCALE	AS SHOWN	DATE	FEB 2006
EDAS		FIGURE	17

PROJECT		HALTEMPRICE PRIORY FARMHOUSE	
TITLE		ARCHITECTURAL DETAILS	
SCALE	AS SHOWN	DATE	FEB 2006
EDAS		FIGURE	18

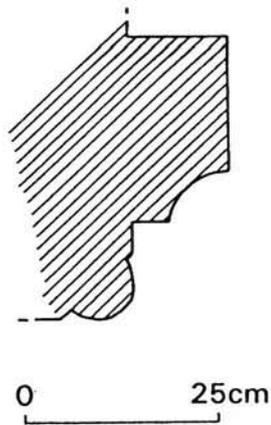


0 50cm

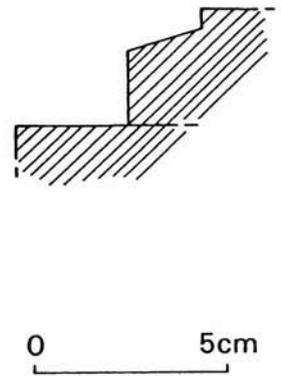
Ex situ section of staircase from stair-tower



Moulded/rubbed brick recovered from general clearance of Test Pit 5



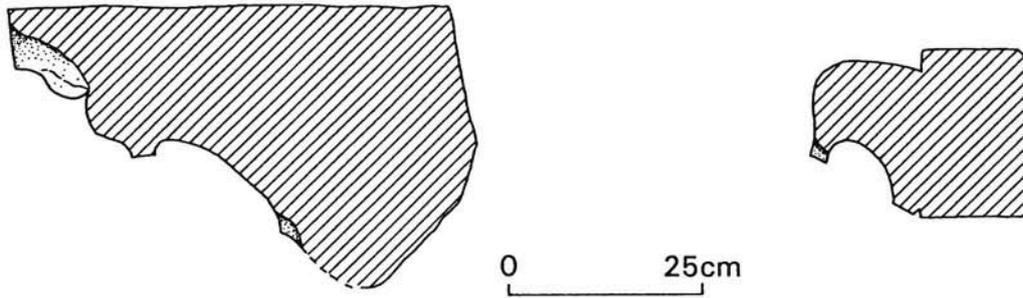
Moulded profile of west side of brick doorway, south side of main range



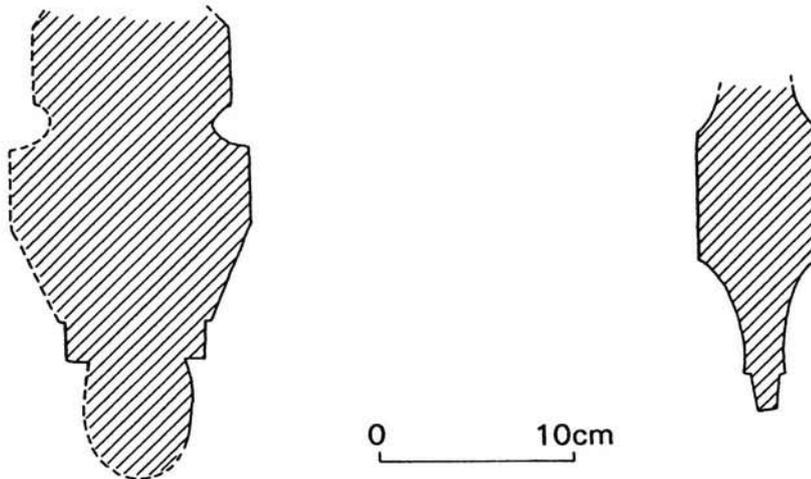
Profile of rubbed brick, in boundary wall in Test Pit 5

PROJECT HALTEMPRICE PRIORY FARMHOUSE	
TITLE ARCHITECTURAL DETAILS	
SCALE AS SHOWN	DATE FEB 2006
EDAS	FIGURE 19

PROJECT HALTEMPRICE PRIORY FARMHOUSE	
TITLE ARCHITECTURAL DETAILS	
SCALE AS SHOWN	DATE FEB 2006
EDAS	FIGURE 20

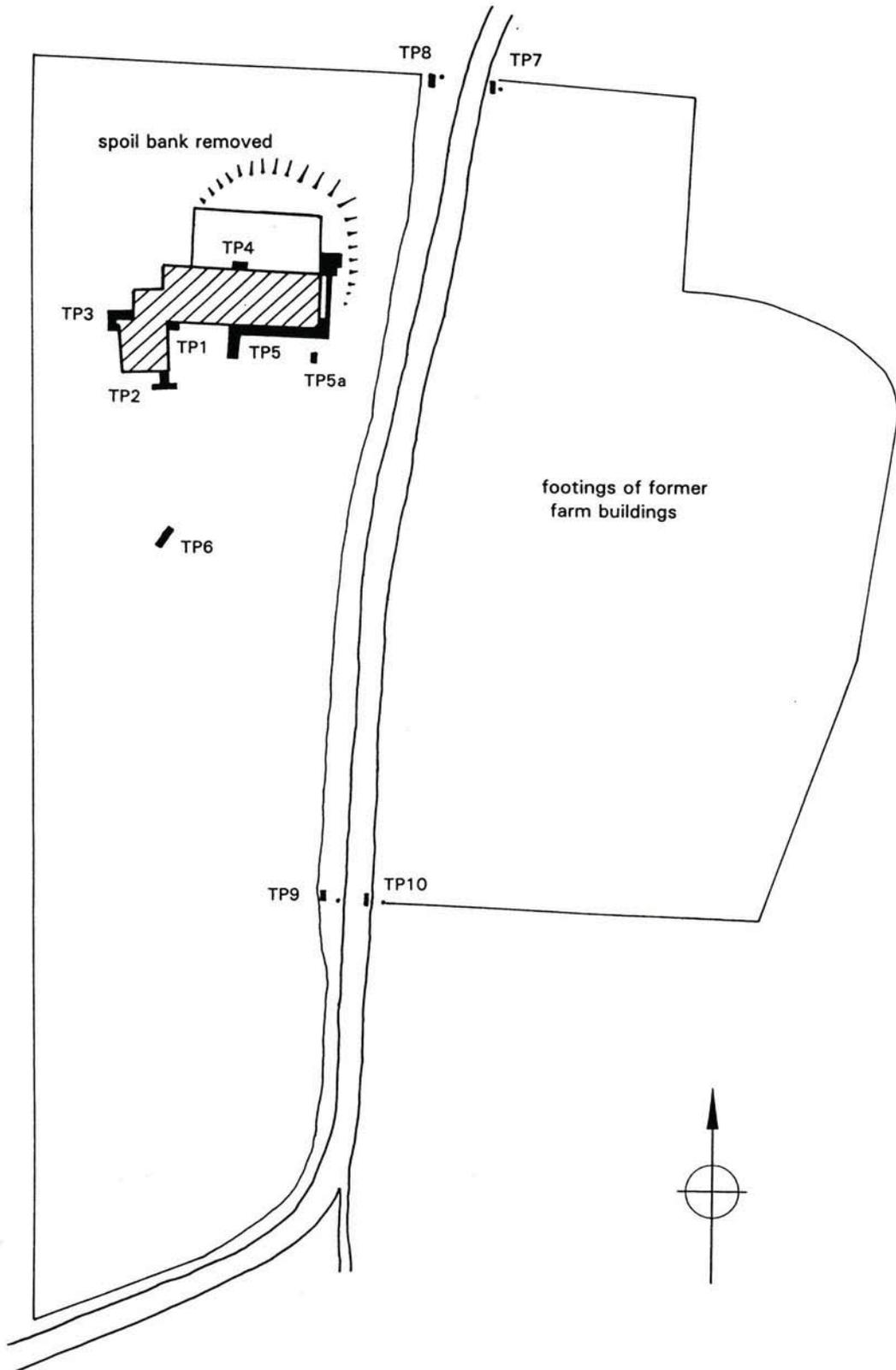


Profiles of moulded jamb fragments recovered from general clearance work



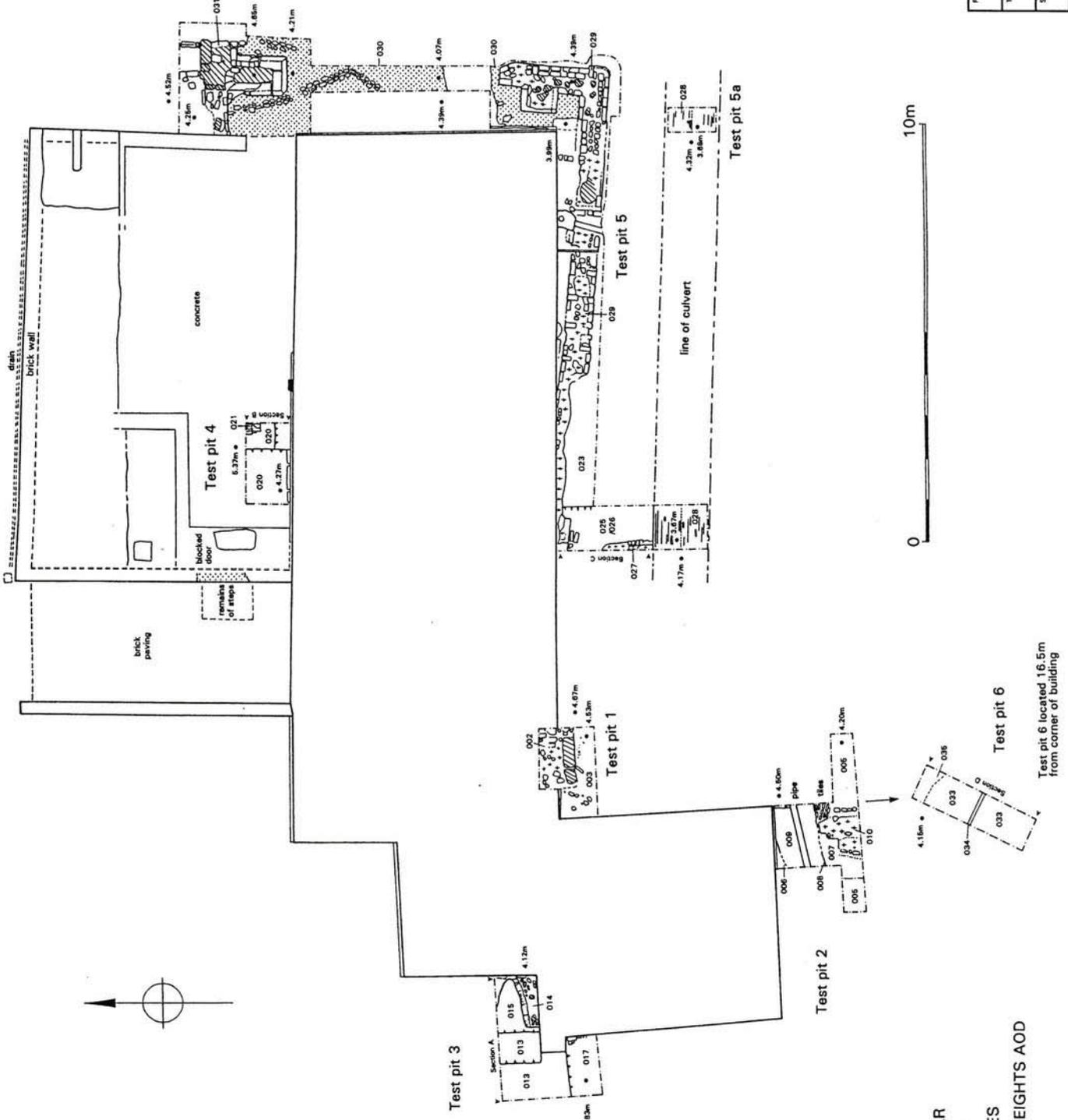
Profile of mullion fragment re-used  
in window at north end of cellar

Profile of mullion fragment  
recovered from rubble in cellar



PROJECT		HALTEMPRICE PRIORY FARMHOUSE	
TITLE		LOCATION OF TEST PITS	
SCALE	AS SHOWN	DATE	FEB 2006
EDAS		FIGURE	21

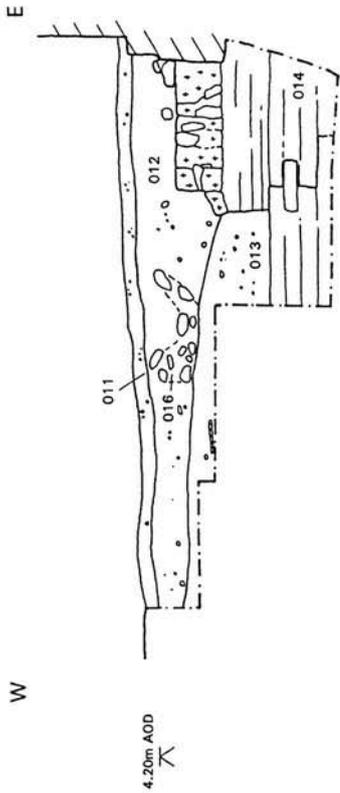
Spoil bank removed by machine



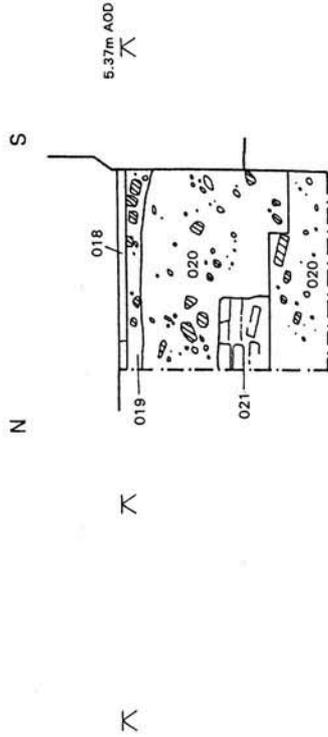
	MORTAR
	CHALK
	COBBLES
	SPOT HEIGHTS AOD

Test pit 6 located 16.5m from corner of building

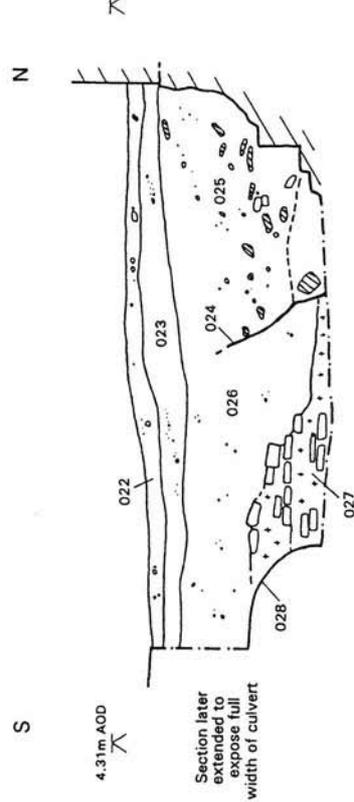
PROJECT	HAL TEMPRICE PRIORY FARMHOUSE
TITLE	TEST PITS - PLANS
SCALE	AS SHOWN
DATE	FEB 2006
FIGURE	22



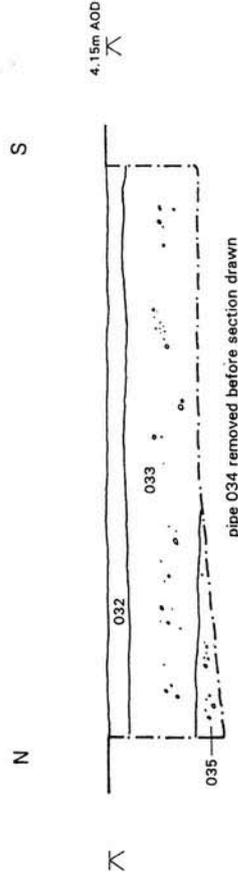
Test pit 3: Section A



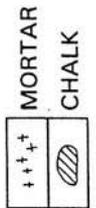
Test pit 4: Section B



Test pit 5: Section C

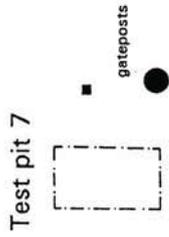
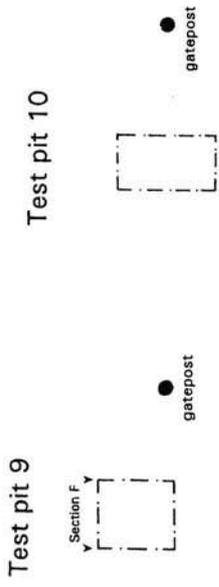


Test pit 6: Section D

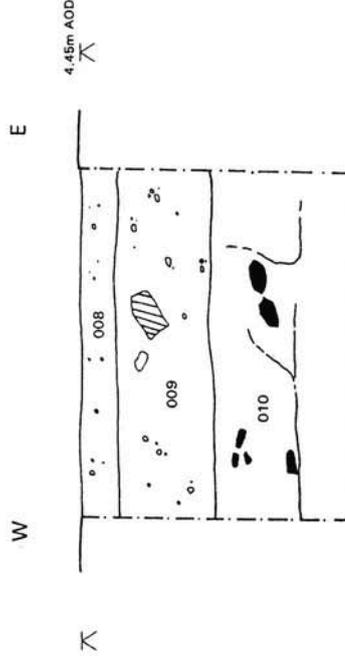
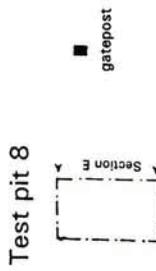


PROJECT HALTEMPRICE PRIORY FARMHOUSE	
TITLE TEST PITS - SECTIONS	
SCALE AS SHOWN	DATE FEB 2006
EDAS	FIGURE 23

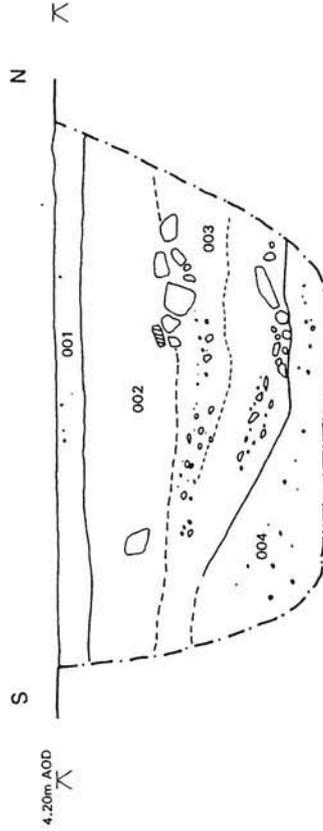
Plan



Plan



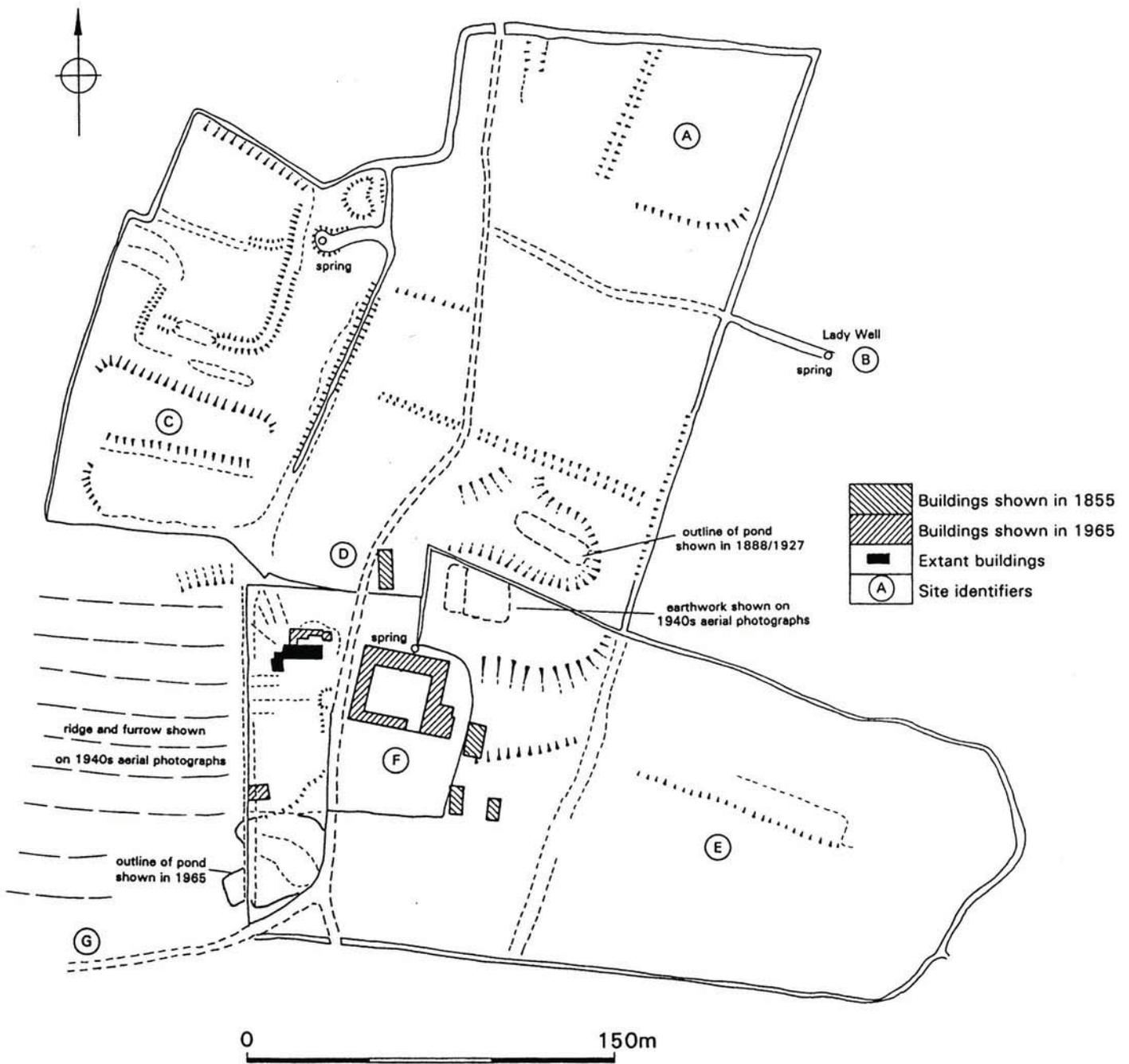
Test pit 9: Section F



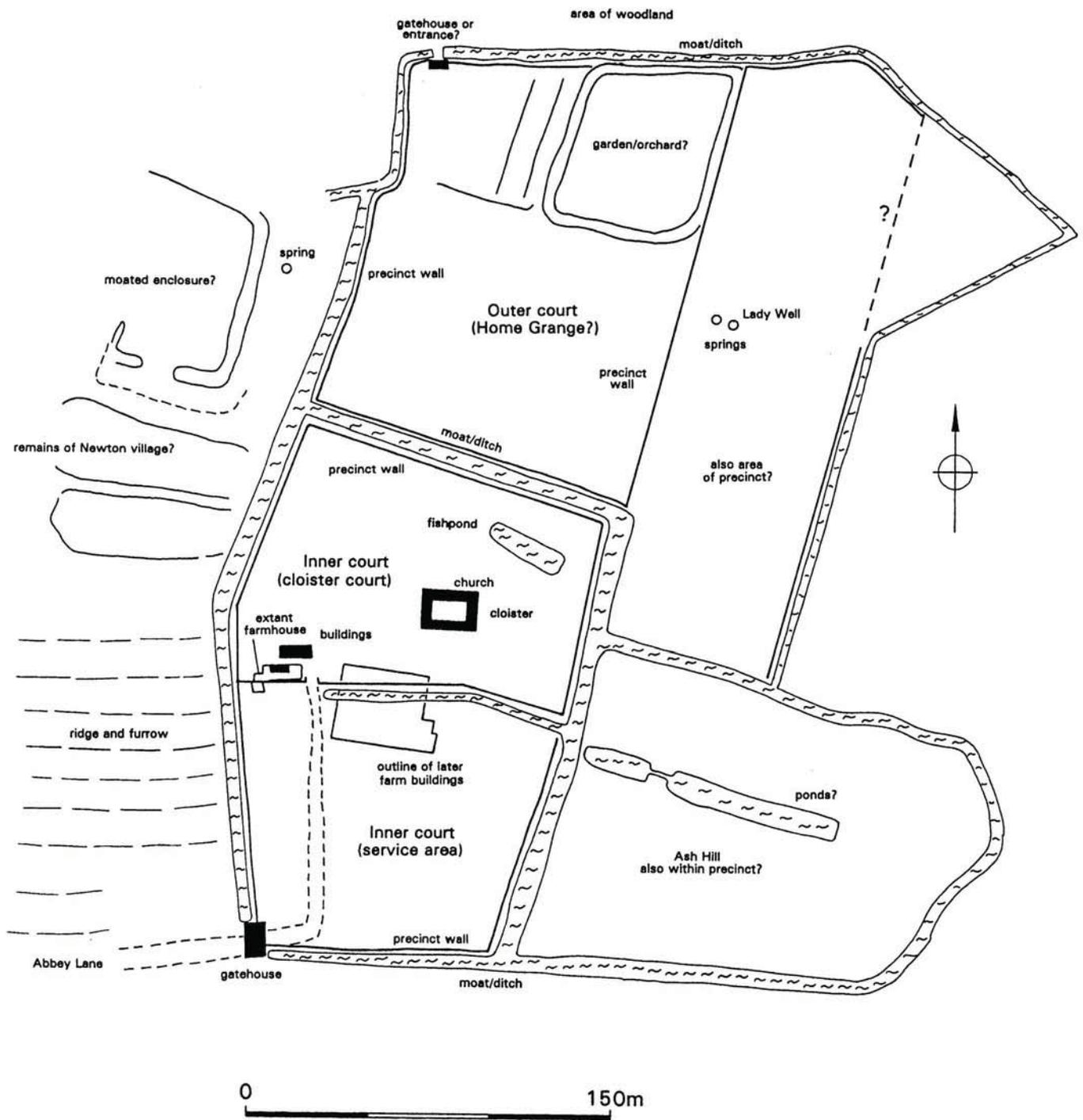
Test pit 8: Section E



PROJECT HALTEMPRICE PRIORY FARMHOUSE	
TITLE TEST PITS - PLANS AND SECTIONS	
SCALE AS SHOWN	DATE FEB 2006
EDAS	
FIGURE 24	

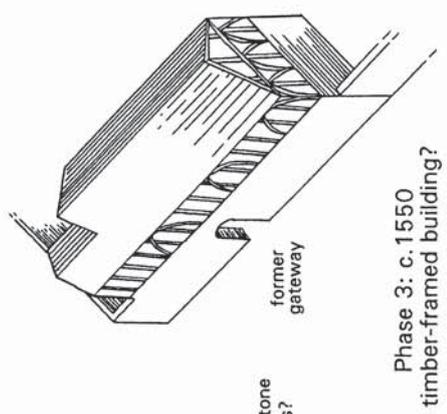


PROJECT		HALTEMPRIORE PRIORY FARMHOUSE	
TITLE		EARTHWORKS OF PRIORY COMPLEX	
SCALE	AS SHOWN	DATE	FEB 2006
	EDAS	FIGURE	25

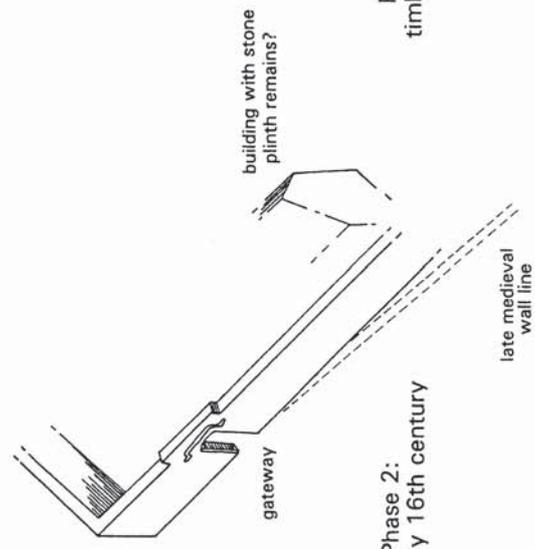


PROJECT	
HALTEMPRICE PRIORY FARMHOUSE	
TITLE	
INTERPRETATION OF PRIORY COMPLEX	
SCALE	DATE
AS SHOWN	FEB 2006
EDAS	FIGURE
	26

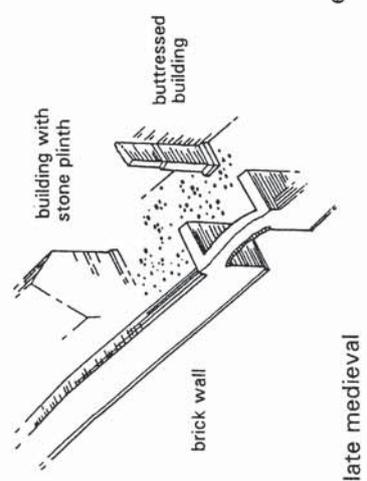
PROJECT	HALTEMPRICE PRIORY FARMHOUSE		
TITLE	PHASES OF DEVELOPMENT		
SCALE	AS SHOWN	DATE	FEB 2006
	EDAS	FIGURE	27



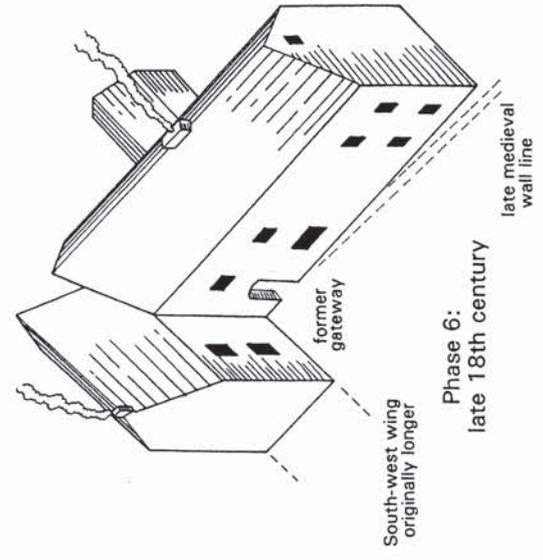
Phase 3: c. 1550  
timber-framed building?



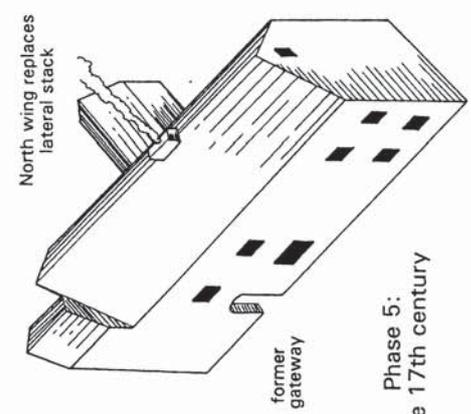
Phase 2:  
early 16th century



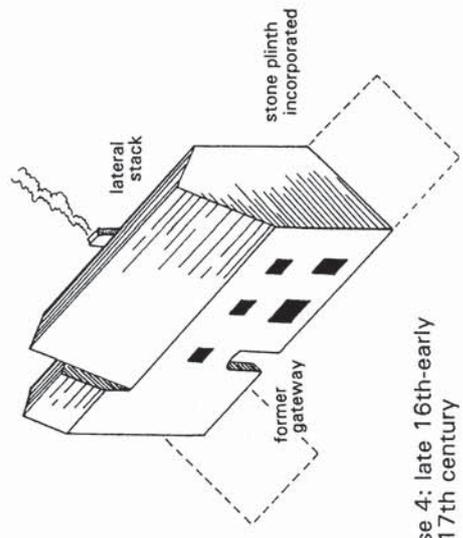
Phase 1: late medieval



Phase 6:  
late 18th century



Phase 5:  
late 17th century



Phase 4: late 16th-early  
17th century





Plate 1: Haltemprice Priory farmhouse, looking north, December 2003 (photo 7/37)



Plate 2: Haltemprice Priory farmhouse, looking north, November 1975 (© Crown copyright NMR BB77/7964)



Plate 3: View of farmhouse and adjacent farm buildings, looking north-east, early 1989 (Hadgraft collection)



Plate 4: View of south doorway, November 1975 (© Crown copyright NMR BB77/7966)



Plate 5: West side of farmhouse showing stair-tower, looking south-east, January 2004 (photo 1/8)



Plate 6: Roof structure over main range, c.2000 (Hadgraft collection)



Plate 7: Detail of decoration and shield over south doorway, November 1975  
(© Crown Copyright NMR BB77/7967)



Plate 8: South doorway, February 2004 (photo 3/22)



Plate 9: Blocked ground floor window on south elevation, February 2004 (photo 4/29)



Plate 10: Arch and masonry at base of west elevation of stair-tower, February 2004 (photo 4/19)

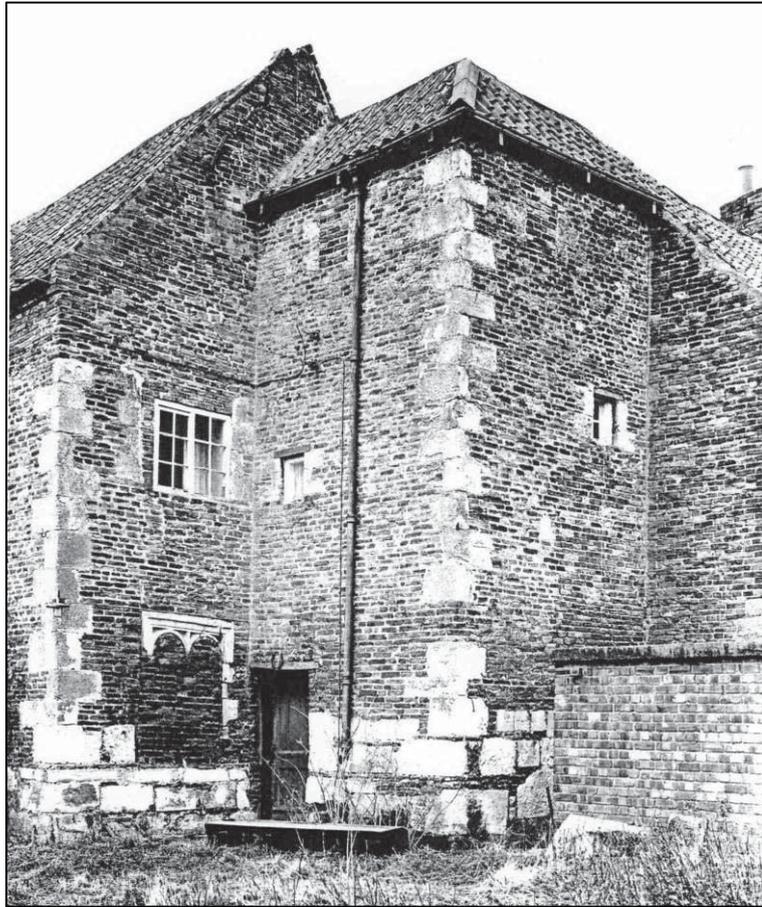


Plate 11: Stair-tower, looking south-east, November 1975 (© Crown Copyright NMR BB77/7974)



Plate 12: North side of farmhouse, looking south, November 1975 (© Crown Copyright NMR BB77/7969)



Plate 13: North side of farmhouse, looking south, January 2004 (photo 2/42)



Plate 14: Masonry at base of west end of north elevation of farmhouse, February 2004 (photo 4/23)



Plate 15: Test pit 4 showing *in situ* plinth and foundations below, north side of farmhouse



Plate 16: South end of cellar, looking south, February 2004 (photo 4/40)



Plate 17: Ground floor main room after clearance, showing fireplaces in north and east walls, looking north-east, February 2004 (photo 3/17)

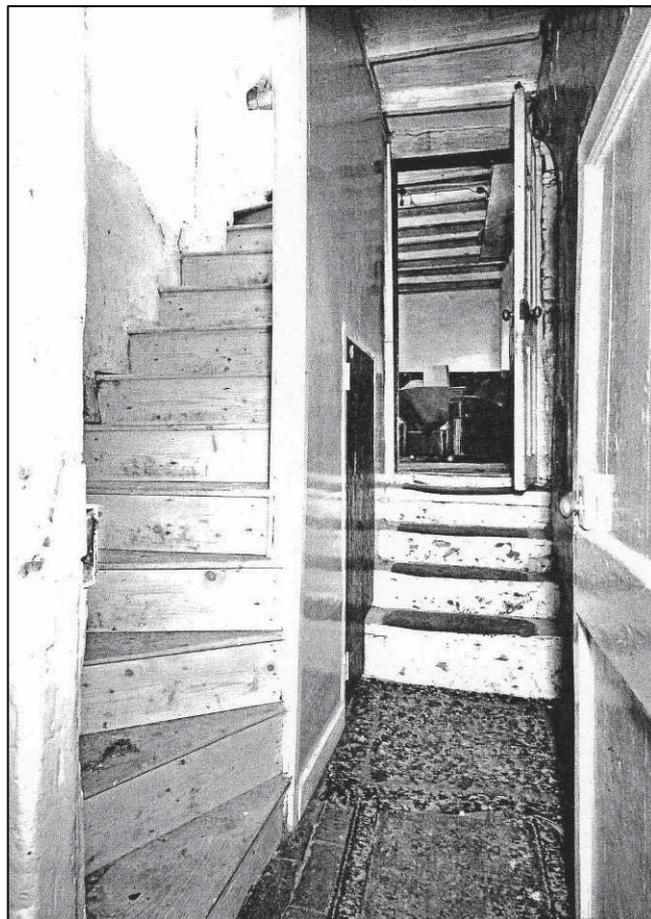


Plate 18: Arrangement of stairs leading to east end of main range, November 1975 (© Crown Copyright NMR BB77/7977)



Plate 19: Fireplace / range in west side of east ground floor room, looking west, February 2004 (photo 3/3)



Plate 20: Interior of south-west wing, looking south-west, February 2004 (photo 3/27)



Plate 21: West end of first floor of main room, looking north-west, February 2004 (photo 3/38)



Plate 22: North wall of stair-tower showing scars of former stairs, looking north, February 2004 (photo 3/35)



Plate 23: Culvert (014) in Test Pit 3, looking east, May 2004

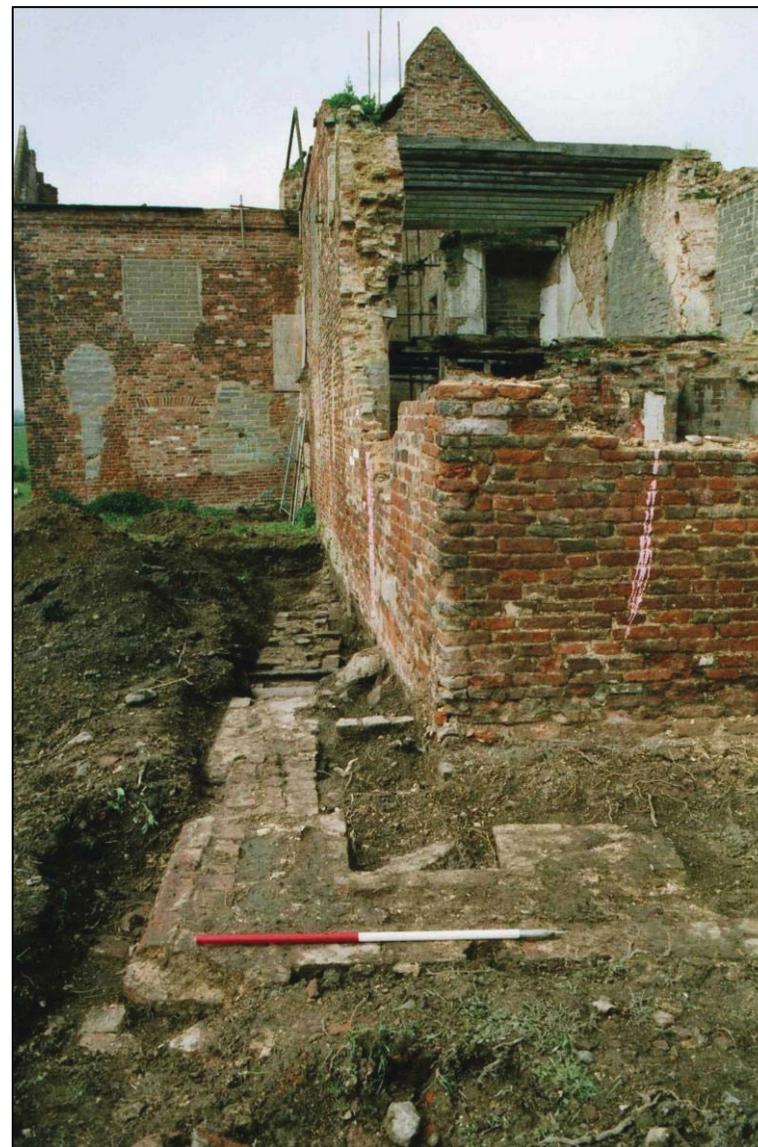


Plate 24: Wall (029) in Test Pit 5, looking west, May 2004



Plate 25: East end of wall 029 in Test Pit 5, looking north, May 2004



Plate 26: Cobbling (030) in Test Pit 5, looking south, May 2004

## **APPENDIX 1**

## APPENDIX 1: LISTED BUILDING DESCRIPTION

Location : HALTEMPRICE PRIORY FARM, WELL LANE (east end off), KIRK ELLA, EAST RIDING OF YORKSHIRE

IoE number : 164688

Date listed : 03 DECEMBER 1951

Date of last amendment : 03 DECEMBER 1951

TA03SW

7/46

3.12.51

WILLERBY, WELL LANE

(east end, off)

Haltemprice Priory Farm

II\*

House. Late C15/early C16; right gable rebuilt late C17; left cross wing added and building re-fenestrated late C18. Red brick, some moulded and rubbed, with stone dressings; pantiled roof. 2 storeys, probably 4 bays originally. 2-window front. Ground floor: to left a large 6-panel door in 4-centred moulded brick surround under an ornate panel, now obscured, below moulded brick hood. Hoodmould to heraldic shield with latticed design above. To the right are 2 blocked C18 windows. First floor: two 3-light sliding sashes. Embedded in the brickwork are stone jambs indicating the former presence of regularly spaced mullioned windows as part of the original construction. Axial stack, tumbled-in brick to raised gables. Late C18 extension to left with similar windows to ground and first floor. Tumbled-in brick to raised gable, end stack. Rear elevation has stone quoins to right corner of main range and attached C16 tower beyond to right. Remains of 2-light original window to right return of main range with 4-centred arched lights, incised spandrels and moulded surround. Single-light windows with quoined jambs to tower. Interior has C17 closed-string, dogleg staircase with square newels, bulbous column-on-vase balusters and moulded handrail. Original moulded beams and joist to first floor. Early C18 panelled doors and kitchen corner cupboard. Disused and derelict time of resurvey. This building probably incorporates part of the buildings of Haltemprice Priory. The curious position of the door suggests that it may have extended further to the left. Interior not inspected.

Source: Images of England website ([www.imagesofengland.org.uk](http://www.imagesofengland.org.uk))

## APPENDIX 2

## APPENDIX 2: TRANSCRIPTION OF 1537 ACCOUNT FOR HALTEMPRICE PRIORY

### Haltemprice priory in the county of York.

Account of Christopher Wright collector of the rents and farms of all and singular manors, lands and tenements and other possessions late temporal and spiritual pertaining to the aforesaid former priory now in the hands of the present king and annexed to his crown and heirs and his successors kings of England in augmentation of the revenues of the crown of England, by virtue of an act of the Parliament held at Westminster 4<sup>th</sup> February 27 Henry VIII (1536); account from Michaelmas 27 Henry VIII to Michaelmas 28 Henry VIII, that is for one whole year. (1537-1537)

**Arrears.** There are none this year as this is the first account.

**Assise rents of free tenants.** 8s 4d per annum from rents of free tenants within the village of Wyllerby paid at Michaelmas term: viz. from Thomas Hogard chaplain for 4 tenements with appurtenances there 7s 10d; from the Master of the Carthusian house next to Hull for certain lands there with homage and suit of court; from William Hayton for certain lands there 2d and suit of court; William Baynton certain lands which he holds in right of his former wife in Smythby 2d; and from the Master of St Giles within the town of Beverley for certain lands 2d. And 30s 8d from free rents of divers tenements in Cottingham per annum: viz. John Currey lands there 4s paid at Michaelmas; Sir Ralph Ellerker knight one close called Tenne Acres 26s 5d paid in equal sums at 25<sup>th</sup> March and 1<sup>st</sup> August. 6s 7d and a half rent of tenants in Auleyby; viz. from prior of Carthusian house in Kingston upon Hull for certain lands 14d paid 11<sup>th</sup> November and at Pentecost with suit of court; Nicholas Auleyby for certain lands 2s 1d and a half paid at Michaelmas; Ralph Legend for parcels of land 14d paid at Michaelmas; John Johnson for 1 messuage with appurtenances 14d and 1 sheepcote there 12d, in all 2s 1d at Michaelmas. Rents of tenants in Kyrke Elveley: Thomas Patyngton for lands, suit of court (rent not given). And 14d rent for 1 croft lying in Auleyby called Pulcroft in parish of Hesill in tenure of William Michell and £4 13s 10d from free tenants in Barkeston, Lincs.  
Total £7 21d and a half.

**Rents of tenants at will,** together with various small farms demised by indenture. 1 tenement with a small close of 2 acres and 6 acres arable in Wyllerby tenure of Richard Lyford 9s p.a.; rent 8s p.a. for one cottage with small close held by Katherine widow of Edmund Wright; 1 small tenement tenure of Emmet widow of Gerard Huntman 2s 8d rent p.a.; cottage with small croft tenure of Cornelius Rysone 10s p.a.; tenement with small close and [blank] acres arable land in divers fields there 32s p.a., tenure William Molbreye; tenement with small close and 4 bouvates land tenure of John Sissetson 53s p.a. rent; 1 close lying next to close called Madford Leys tenure John Sissetson rent 4s.; tenement with small close and another close called Stelegarth and 5 bouvates land tenure Joan widow of John Walter £4 rent; close in her tenure lying next to her tenement 12d rent; tenement with close and 5 bouvates tenure of William Best 72s p.a. rent; cottage with small close tenure William Orton 5s p.a. rent. Cottage with small close tenure Richard Harris 7s p.a. rent; tenement and 5 bouvates and 3 closes called Le Aplegarth, Seynt John Garth, Hey and Le Rowe in the fields there tenure John Jakson 100s p.a. rent; tenement with little close and 4 bouvates land tenure William Elyot 53s 4d p.a.; small cottage with croft tenure William Elyot 10s rent; cottage, small close, 5 bouvates land tenure Peter Wright £4 p.a. rent; cottage with small close tenure Henry Shirwyd 7s rent; cottage with small close tenure Richard Vero 8s rent; cottage with small close tenure William Richardson 7s p.a. rent; Cottage with small close tenure John Richardson 7s p.a. rent; cottage with small close tenure Richard Beste 7s rent; cottage with toft tenure John Sissetson 3s rent; cottage with close and orchard tenure Nicholas Kyrkeby 12s rent; close called Watford Leys tenure John Sissetson 9s rent; cottage tenure Robert Cordens rent 5s; cottage with croft tenure John Watson 5s; small tenement tenure Thomas Lambe 2s p.a. rent; tenement in Rothers meadow and 2 and half acres tenure Stephen Warner 4s rent; tenement, small close and 5 acres in Wolfreyton tenure Nicholas Temperton 16s rent; tenement with 2 closes called Porter close and Goosegarth and 16 acres arable tenure John Payton 40s rent; tenement with small close and 5 acres meadow in le Woldyng and 36 acres arable 60s rent tenure John Kyrkeman; tenement small close and 2 acres arable and 6 lands ends there tenure Alice widow of Robert Shadford 14s p.a. rent; farm of a messuage in Le Hallegate of Cottingham and 1 close called Abbey Croft with 2 bouvates arable of 12 acres and 4 acres meadow and pasture for 3 beasts in pasture called Le Frith demised to William Akett for 21 yrs. Rent 66s 8d, repairing covenant in lease; tenement, small close, close next to Le Towne gate, pasture and 7 acres arable in Cottingham,

tenure of John Akett rent 32s.; 2 closes tenure Robert Bell 8s 6d p.a. rent; 4 acres tenure Richard Walker 6s 8d p.a.; 37 acres 1 rod land held by Thomas See 53s 4d rent; 2 tenements with 2 tofts tenure Richard Palmer 16s rent; 1 cottage with toft held by Thomas Crosse rent 16s.; 1 cottage with toft tenure William Rowley rent 6s p.a.; cottage and close held by Robert Hunt 14s p.a.; cottage, small close tenure John Barbur 6s p.a. rent; 1 cottage, small close tenure Robert Rosedale 8s p.a. rent; 6 acres land tenure of Walter Rayne 7s.; 25 acres land tenure William Thompson 24s.; small toft, tenure William Wright 12d rent; rent of messuage with 20 acres pasture and 5 acres meadow and 2 closes one lying next to the messuage and the other at west end of the town tenure William Sissetson 60s p.a. rent; farm of 27 acres arable, 6 acres meadow and close in Hulberkesfeld abutting on water of Hull, close in Newland field called Tyllerre, pasture for 4 beasts in le Frith in Cottingham demised to John Stakhouse for 40 yrs. Covenant to repair banks and ditches, rent 67s 4d; Farm of close called Craystrete in demesne of Cottingham near le White Rawe 33s 4d p.a. rent; 1 croft called Coke Croft tenure of Thomas Ellerker gent. 32s p.a. rent; Farm of messuage, barn and kilnehouse with appurtenances, 4 acres land in Littlefield, 10 acres in Lawefield, 17 acres in Le Northe field, 16 acres in Westfield, 1 acre in Waldyng, 1 acre in Royth, 1 acre in Weytgate, 5 acres in Fyrthgayton, 1 in Girsee ground and 40 acres arable land, tenure William Welburne £13 4s p.a.; land in Elley field 3s rent and 1 bouvate land 26s 8d rent tenure John Johnson; Farm of messuage in Prestongate tenill, farm of passage across the Humber at Hesill. Lands in Barkston, Lincs.  
Total: £135 2s 6d.

### **Farm of Demesne lands.**

£18 14s 9d from Farm of the site of the aforesaid former priory together with the houses, buildings, dovecots, gardens, orchards, demesne lands, meadows, pastures as written below pertaining to the site of the priory formerly in the tenure of the prior and convent there £18 14s 9d: viz: for the site of the monastery with dovecots, gardens, orchards and gardens 20s; 14 acres in Cottingham called Salteyng 21s 8d; 1 close called Pesetakclose 20 acres 13s 4d; close called Conygarth dale 20 acres arable land 6s 8d; 6 acres arable in a field called Wolfreyton 2s; 16 acres arable in another land called Pesewispyng dale 5s 4d; 20 acres land called Hadbuske 6s 8d; 5 acres arable at Willerby Butts 20d; 5 acres in Ratton Dale 20d; 6 acres at Parson Pitte 2s; 6 acres arable called Vicardale 20d; 9 acres called Lounde Dale 3s; 5 acres arable called Costynges 20d; 12 acres arable called Andrews Thorndale 4s; 2 acres arable called Eppulinchhede 8d; 2 and a half acres called Woodgate 10d; 4 acres called Astcrofts dale 16d; 8 acres called Stanepitt dale 2s 8d; 6 acres called Weldale 2s 4d; 4 acres called Drewbawks 16d; 1 acre at Grenegate end 6d; 4 acres towards Cotecroft 16d; 1 acre 3 rods lying on the east part of Stonepit dale 7d; 8 acres called Rawedale 2s 7d; 1 acre at Ascottwell 4d; 9 acres called West Acres 3s; 4½ acres called Fowlerdale 18d; 9 acres called Stanepitt dale in Willerley field 3s; 3 acres next to Stanepitt end 12d; 2 acres land at Arondell houses 8d; 2 acres land called Gares 8d; 5 acres at Wyllerby dale 20d; 4 acres called Homedale 16d; 7 acres lying at Homegares 2s 4d; 2 acres called Langedale 8d; 3 acres called Willowe Weyes 12d; 3 acres called Ryddayles and Sughill 12d; 7 acres called Lowe Selenders 2s 6d; 3½ acres called Hey Selenders 14d; 3 acres called Wood Butts 12d; 3 acres called Syles and Sughill 1 acre Toffyndale 12d; 1 acre called Kirkgate londes 4d; 12 acres in le Est Feld de Willerby next to the wood there 4s; 7 acres called Willowewyer dale 2s 4d; 2 acres at Toffyndale 8d; 30 acres pasture in close called West Close 20 acres; 8 acres pasture in close called Greate Stokying 5s 4d; 5 acres pasture in close called New Parke and 3 landes 3s 4d; 16 acres pasture in close called Cow Pasture 10s 8d; 13 acres meadow in close called Lady Yngs 21s 8d; 3 acres meadow in another close called Birdyng 5s; 8 acres pasture in close called Eight Acres close at La Carre Grene 5s 4d; 10 acres pasture in close called Rounsett close 6s 8d; 80 acres pasture in le Withes £8. All above lands now demised to Sir Ralph Ellerker knight by indenture. Total £18 14s 9d.

**Spiritualia** 6s 8d from farm of tithes of grain in Auleyby pertaining to the rector of Ellerker, now leased to John Eland; 66s 8d tithes of grain in Wolfreyton, leased to John Eland; farm of tithes in Wyllerby pertaining to rector of Elley, leased to John Sibbiton; 13s-4d from tithes of hay in Auleyby, pertaining to rector of Elley, leased to Thomas Butler; £10 farm of tithes of grain in Tranby, pertaining to rector of Elley, leased to Richard Bower and wife Alice; £13 6s 8d from tithes of hay and wool in Elley and tithes of grain in Skidby leased to Cornelius Rysome and wife Isabel, £15 from tithes of grain in Elley, £9 from farm of 1 place, 2 bouvates land, 2 gardens, barns and other buildings and tithes etc. of Towthorp pertaining to rectory of Wharham Percy, leased to William Hodschon; £9 6s 8d from farm of barn and 4 boouvates land with tithes in Sixtendale leased to Richard Hodschon; Farm of tithes of grain in Wharham Percy and Birdale £10; £4 6s 8d farm of 10 barns in Rascrofte tenure now

of John Dixon; 66s 8d pension from rector of Belton, Lincs., in Isle of Axilhome.  
Total £80 13s 4d.

**Sale of Wood.** No sale this year in Haltemprice wood.

**Perquisites of court.** No perks this year.      **Total** £243 14s ½d.

(Source: Kew, National Archives SC6/HenVIII/4505, translated and transcribed by Dr Bridgett Jones)

## **APPENDIX 3**

**The Ceramic Building Materials  
at  
Haltemprice Priory Farm,  
Willerby  
East Riding of Yorkshire**

J.Tibbles  
BA (Hons); Cert. Arch. AIFA

Report No 2046

14<sup>th</sup> February 2004

JT Ceramic Building Materials  
Barff House, Ash Grove  
Sigglesthorne  
HU11 5QE



## Contents

Summary.....	3
Introduction.....	4
Methodology.....	5
The in-situ Material.....	5
Discussion.....	10
Recommendations.....	11
Bibliography.....	12

## *Summary*

*Due to the height and safety implications it was not feasible to measure each individual brick and therefore several sample dimensions were taken from each elevation on which this report is based. Under these circumstances only a general description and interpretation of the brickwork can be given.*

*The assemblage contains numerous examples of both good and poor quality medieval brick that includes abraded, under-fired, over-fired fragments probably from multiple nearby sources such as Hull or Beverley. The assemblage also shows typical evidence of hand-made, pressed and machine-made brick manufacture. The date range of the bricks extends from the 14<sup>th</sup> century to the 19<sup>th</sup>/20<sup>th</sup> century and is the result of the extensive re-use of material within alterations and additions. A few examples of medieval flat roof tile were present within wall constructions acting as course levelling.*

*The brick mouldings around the entrance are hand-moulded with post-firing trimming and once contained decorated ceramic moulded roses and plaque.*

## **The Ceramic Building Material.**

### **1. Introduction**

Due to the height and safety implications it was not feasible to measure each individual brick and therefore several sample dimensions were taken from each elevation on which this report is based. Under these circumstances only a general description and interpretation of the brickwork can be given.

It should be noted that the diversity of size and colour within brick and tile caused during the manufacturing process must be taken into consideration when comparing examples within collected assemblages and local typologies. The varying sizes and colours can be attributed to the variation in the clays used, shrinkage during drying, firing within the kiln or clamp and the location of the brick/tile within the kiln. The dating of ceramic building material can be highly contentious due to its re-usable nature and therefore the date range given is that of the known dates where such bricks have been recorded.

Assessment of the samples measured was based upon visual scanning of the material whilst in situ. The resulting information was then compared with the HAP typologies and any correlation recorded. Due to the height of the standing walls bricks examined were restricted to the lower courses to a maximum height of approximately 2m

All dimensions are primarily been given in imperial with metric equivalents. For the purposes of this report each structural elevation has been designated an identification number to aid in location and identification.

'Modern' bricks have been excluded from the report unless their presence was considered important for interpretation.

#### *Statement of potential*

The ceramic building materials can provide valuable information as to the method of construction of the buildings, fabric and their possible form, that once stood on this site. It can also show the construction techniques of hearths, ovens and chimneys and their possible uses, particularly the local industries. Brick was also used for the construction of kilns, well linings, floors and culverts.

Bricks and tiles alone cannot provide a firm date because of their re-usable nature but it is possible to date types of brick and roof tile by their earliest occurrence within dated contexts. The identification of new brick or tile types would supplement the existing regional typology and there is potential for comparison with CBM assemblages from elsewhere in the region.

## **2. Methodology**

The brickwork was visually examined in situ and diagnostic measurements were taken from several examples in each structure. Information regarding the dimensions, shape and fabric (where applicable) was recorded and catalogued accordingly. The presence of the original surfaces was also taken into consideration to aid identification

Where brick sizes are similar but differing dates are given the character and fabric of the bricks have been taken into consideration, particularly if the dimensions are comparable to both early and late dates of manufacture.

Brick measurements were taken wherever possible, however, a minority of elevations were not feasible to record the bricks and therefore not included within this report

### **The in-situ Material**

#### **Elevation 1**

*(Exterior south facing wall of central chamber)*

Examples of bricks examined were generally of 9 ¾" x 4 ¼" x 2 ¾" (248mm x 110mm x 70mm) a size produced in Hull during the late 17<sup>th</sup> century. Within the wall, particularly between the window positions, the complete bricks were found to be 9 ½" x 5" x 1 ¾" (240mm x 128mm x 45mm) and the part bricks 2 ¼" (58mm) thick. The complete bricks may be of 14<sup>th</sup> century date whilst the part bricks may be dated between the 14<sup>th</sup> and the 18<sup>th</sup> centuries.

The brickwork to the immediate west of the doorway was constructed of bricks ranging between 9" x ? x 1 ½" (230mm x ?mm x 38mm) and 9" x ? x 2" (230mm x ? x 50mm) suggesting a 14<sup>th</sup> to 16<sup>th</sup> century date range. The brick lintel over the door was constructed of bricks measuring 9 ½" x 5" x 1 ¾"-2" (240mm x 128mm x 45-50mm) comparable to 14<sup>th</sup> century date of manufacture.

#### **Elevation 2**

*(Exterior east facing wall to the south annex)*

The majority of complete bricks examined fell into two sizes: 9" x 4" x 2" (230mm x 102mm x 50mm) and 8" x ? x 2" (203mm x ? x 50mm). The former bricks are comparable to 18<sup>th</sup> century bricks recorded in the East Riding and the latter recorded as either 14<sup>th</sup> or 16<sup>th</sup> century bricks at Hull.

#### **Elevation 3**

*(Exterior southern wall to southern annex)*

The sample of complete bricks examined were all 9" x 4" x 2 ¼" (230mm x 102mm x 56mm). Comparable with 18<sup>th</sup> century bricks at Hull and extant structures within the East Riding.

#### **Elevation 4**

*(Exterior western wall to southern annex)*

Bricks examined within this elevation were generally of a 10" x 4 ½" x 2 ½" (255mm x 115mm x 65mm) and based upon a 'best fit' policy may be of late 17<sup>th</sup> century date.

### **Elevation 5**

*(External north facing buttress wall)*

All the bricks examined within this elevation were of 2" (50mm) thickness and hand-made. Sizes recorded were 9 ½" x 5" x 2" (240mm x 128mm x 50mm) and 8" x ? x 2" (204mm x ?mm x 50mm) The former bricks are comparable to 14<sup>th</sup> century bricks recorded at Beverley and the latter recorded as either 14<sup>th</sup> century bricks or 16<sup>th</sup> century bricks at Hull.

### **Elevations 6,7 & 8**

*(Exterior walls of the north and western central chamber)*

Several differing sizes of bricks were recorded within these elevations: 9" x 4 ½" x 1 ½" (230mm x 115mm x 45mm), 10 ½" x 5" x 2 ¼" (267mm x 128mm x 56mm), 9" x 4 ½" x 2 ½" (230mm x 115mm x 64mm), 10 ½" x 4" x 2" (267mm x 102mm x 50mm). The initial two sizes can be compared to 13<sup>th</sup>-14<sup>th</sup> century date, the 2 ½" (64mm) thickness is comparable to 17<sup>th</sup> century manufacture whilst the latter is of an unknown size but is probably of medieval date. Two further complete bricks measuring 11" x 5 ½" x 2" (280mm x 140mm x 50mm) and 11" x 5" x 2" (280mm x 128mm x 50mm), were recorded within the coursing both comparable with 13<sup>th</sup> - 14<sup>th</sup> century at Hull. Medieval flat roof tiles of unknown type have been incorporated within the brick courses to assist with course levelling.

### **Elevation 9 East**

*(Exterior north facing wall)*

A thick coating of white render restricted the examination of bricks within a significant part of this elevation. Therefore sizes given must be treated with caution. Examples measuring 9" x ?mm x 2" (230mm x ?mm x 50mm), had a date range of 14<sup>th</sup>-16<sup>th</sup> centuries and examples measuring, 9" x ? x 2 ½" (230mm x ?mm x 64mm) had a date range of 18<sup>th</sup>-19<sup>th</sup> century manufacture The smaller bricks suggesting a size of 8" x ? x 1 ¾"-2" (204mm x ?mm x 45-50mm) had a date range of 14<sup>th</sup>-16<sup>th</sup> centuries.

### **Elevation 10**

*(East facing external wall to eastern chamber)*

Frequent part bricks have been incorporated within the wall and were examined bricks of 9" x 5" x 1 ¾" (230mm x 128mm x 45mm) were recorded and comparable to 14<sup>th</sup> century bricks recorded in Beverley.

### **Elevation 12**

*(West facing internal wall of the southern room within the west wing.)*

Measurable bricks within the wall were 9 ½" x 4 ½" x 2 ¼" (240mm x 115mm x 58mm) ? x 4" x 2 ½" (?mm x 102mm x 64mm) and ? x 4" x 2" (? mm x 102mm x 50mm). The size range suggests re-used medieval bricks, possibly 14<sup>th</sup> century, incorporated within 17<sup>th</sup>-18<sup>th</sup> century bricks.

### **Elevation 13**

*(North facing internal wall of the southern room within the west wing.)*

A late fireplace constructed from bricks dominated the lower courses of this wall. The bricks were identified as late 19<sup>th</sup>-20<sup>th</sup> century machine-made bricks of 3" (75mm) thickness. The remainder of the examinable brickwork appeared to be of older manufacture displaying the characteristics of hand-made bricks. The upper courses

had a high propensity to be part or half-bricks, the remainder displayed measurements of c. 9 ¼" x 4 ½" x 2" (235mm x 115mm x 50mm). Although the size is close to the 14<sup>th</sup> century bricks recorded at the Holy Trinity Hull, their general characteristics tended to suggest a late 17<sup>th</sup> date of manufacture.

The lower courses contained bricks ranging in thickness between 1 ¾"- 2" (45-50mm) although the complete bricks were c. 9" x 4" x 2" (230mm x 102mm x 50mm). An odd brick was measured at 11" (280mm) in length by 2" (50mm) thick. The complete brick sizes are closely comparable to those manufactured at Meaux during the late 13<sup>th</sup> -early 14<sup>th</sup> century, however, the size is also comparable to late 18<sup>th</sup> century manufacture within the East Riding. The larger brick of 11" (280mm) in length by 2" (50mm) thick is comparable to late 14<sup>th</sup> century bricks at Thornton Abbey gatehouse in North Lincolnshire and 15<sup>th</sup> century bricks at Hull.

#### **Elevation 14 (a)**

*(Interior western wall to southern annex)*

Chalk foundations at the base of the wall incorporated bricks sizes of 9 ½" x ? x 1 ¾" (242mm x ?mm x 45mm), 9" x ? x 1 ¾" (230mm x ?mm x 45mm) 9" x ? x 2" (230mm x ?mm x 50mm) and 10" x ? x 2" (255mm x ?mm x 50mm). The majority of the bricks fit within a 14<sup>th</sup>-17<sup>th</sup> century manufacturing range that indicates substantial re-use of material.

#### **Elevation 14 (b)**

*(Central chamber, west wall)*

The measurable bricks within this wall contain frequent early bricks of sizes 10 ½" x 1 ¾" (267mm x ?mm x 45mm) 10 ½" x ? x 2 ½" (267mm x ?mm x 64mm) 10" x ? x 1 ½" (255mm x ?mm x 38mm) 9" x 4 ½" x 2" (230mm x 115mm x 50mm).

The arch within the wall had been constructed of bricks 9 ½" x 5" x 2" (242mm x 128mm x 50mm), which are comparable with 14<sup>th</sup> century manufacture.

#### **Elevation 15**

*(South facing internal wall of the southern room within the west wing.)*

Measurable bricks within the wall were found to be ? x 4 ½" x 2 ½" (?mm x 115mm x 64mm). General characteristics suggest a 17<sup>th</sup>-18<sup>th</sup> century date of manufacture. Bricks of the same dimensions were recorded below the 'floor' level within the wall.

Medieval flat roof tiles of ¾" (15mm) thick had been incorporated within the brick coursing to act as levelling. None of the tile fragments could be identified for comparison purposes.

#### **Elevation 17**

*(South facing internal wall of central chamber)*

Where possible the complete bricks examined were found to be 10" x 4 ½" x 2" (255mm x 115mm x 50mm) comparable with 14<sup>th</sup>-15<sup>th</sup> century bricks at Beverley, although a 17<sup>th</sup> century brick of the same size was used to construct the dovecote at Emswell (Pevsner, 403).

### **Elevation 17**

*(North western corner of central chamber)*

The wall contained bricks of 1 ¾" (945mm) although the complete bricks were c. 9" x ? x 1 ¾" (230mm x ? x 45mm). The complete brick size is closely comparable to those manufactured at Meaux during the late 13<sup>th</sup> -early 14<sup>th</sup> century, however, the size is also comparable to late 18<sup>th</sup> century manufacture within the East Riding.

Examples recorded within remainder of the wall ranged between 9" x 4" x 1½" (230mm x 102mm x 38mm), 10" x 4" x 2" (255mm x 102mm x 50mm), and 9" x 4" x 2" (230mm x 102mm x 50mm). Sizes are comparable to bricks of 13<sup>th</sup>-14<sup>th</sup> century manufacture; however, the latter size is also comparable to late 18<sup>th</sup> century extant structures within the East Riding.

### **Elevation 18**

*(West facing eastern wall, central chamber)*

The general size of the bricks examined ranged from 9 ¼" x 4" x 2" (235mm x 102mm x 50mm) 9" x 4 ½" x 2" (230mm x 115mm x 50mm), representing the reuse? of early 17<sup>th</sup> century bricks to 9 ½" x ? x 2 ¾" (242mm x ?mm x 70mm) manufactured in the mid to late 19<sup>th</sup> century.

The original hearth was constructed, in bricks of 8 ½" x 4 ½" x 2 ¾" (216mm x 115mm x 70mm) and 8 ½" x 4 ¼" x 2 ¾" (216mm x 108mm x 70mm), suggesting early to mid 19<sup>th</sup> century manufacture with various bricks around the hearth measuring? x 4 ½" x 2 ¼" (?mm x 115mm x 58mm). The arch of voussoir bricks above the hearth also incorporated bricks of ? x 4 ½" x 2 ¼" (?mm x 115mm x 58mm), of probable late 17<sup>th</sup> to 18<sup>th</sup> century date. The latest alterations to the hearth were of machine-made bricks of 20<sup>th</sup> century date some displaying the makers stamp ("Willerby") within the frog.

### **Elevation 19**

*(North facing internal wall of central chamber, west side of window bay)*

Complete bricks examined were found to be 9" x ? x 2 ¾" (230mm x ?mm x 70mm) and 9" x ? x 2 ½" (230mm x ?mm x 64mm). Generally 2 ¾" (70mm) and 2 ¼" (64mm) thick bricks can be allocated to 18<sup>th</sup> and 19<sup>th</sup> century manufacture.

### **Elevation 19**

*(North facing internal wall of central chamber, south western corner)*

Where possible the complete bricks examined were found to be 10" x 4" x 2 ¾" (255mm x 102mm x 70mm) and 10" x 4" x 2 ¼" (255mm x 102mm x 58mm), the latter displaying a corner chamfer. Both sizes have not been previously recorded in the region. Generally 2 ¾" (70mm) and 2 ¼" (64mm) thick bricks can be allocated to 18<sup>th</sup> and 19<sup>th</sup> century manufacture.

### **Elevation 20**

*(Western end of eastern chamber)*

The general size of the bricks within the structure ranged between 9" x 4" x 2 ½" (230mm x 102mm x 64mm), and 9" x 4 ½" x 2 ¾" (230mm x 115mm x 70mm). The former size is likely to be of a mid 18<sup>th</sup> century date and the latter of early 19<sup>th</sup> century date.

### **Cellar**

The cellar under the floor within the eastern chamber was examined by portable light. The bricks within the main structure displayed dimensions of 10" x 5" x 2" (255mm x 127mm x 50mm) comparable with 14<sup>th</sup>-15<sup>th</sup> century bricks at Hull. A brick division partially dividing the cellar is probably a rebuild or added structure constructed from bricks measuring 9" x 4 ½" x 2" (230mm x 115mm x 50mm) suggesting a date of c. 17<sup>th</sup>-18<sup>th</sup> century manufacture.

### **Moulded Door bricks**

Remnants of a late 16<sup>th</sup> century entrance although partly demolished still contained the residual elements of a highly decorated structure. The door surround contained moulded brickwork including a rectangular label mould. Between the two pieces of brick moulding once displayed an open quatrefoil formed by four cusps. Within each quarter a moulded rose had been inserted. A ceramic twisted band moulding surrounded the robbed date stone. Brick sizes of the door moulding were 9 ¾" x 4 ¾" x 1 ¾" (245mm x 120mm x 46mm.)

#### 4. Discussion

The diversity of brick/tile colour and size caused during manufacture must be allowed for when making comparisons with typologies. The brick assemblage shows typical evidence of hand-made and machine-made brick manufacture utilising alluvial clays. Although generally the majority of the brick and tile fragments appear to be of a similar fabric, a homogenous red clay (7.5YR/6/6),

The part bricks were classified adopting a best-fit policy based on surviving dimensions, fabrics and general characteristics. Several sizes were comparable with the HAP brick typology type 1-4; however, the part bricks, based upon the above method, a general comparison could only be made heavily biased towards thickness. The assemblage also contained numerous examples of both good and poor quality brick that included over-fired brick fragments.

Sixty-five different sizes of brick were recorded within eighteen elevations, which indicates a high level of reuse and repairs. The earliest bricks are clearly of the 14<sup>th</sup> century manufacture and can be paralleled at several local excavations; however, their manufacturing source is debatable. In addition to Beverley and Hull, two of the most important brick manufacturing areas within the region at this time, Meaux Abbey was also manufacturing bricks from the late 13<sup>th</sup> to the early 14<sup>th</sup> century at their tilerly at North Grange on the east bank of the River Hull.

The transportation of bricks by water was the cheapest and quickest mode of transport to various destinations within the East Riding. The short distance of 2km from the River Hull to the Priory is within reasonable haulage distance to prevent prohibited transport costs. Beverley, Hull and Meaux would have all utilised this cheap mode of transport if supplying bricks to the Priory. The Corporation tilerly at Hull was no longer manufacturing bricks by c. 1440 and could therefore not be supplying bricks to the Priory after this date although the De La Pole tilerly in Hull was still operating.

Beverley had by the 15<sup>th</sup> century become the dominant brick-manufacturing source in the East Riding and was already supplying brick and tile to the Dominican Priory at Beverley (Potts 1996). It is not inconceivable that the priors removed and re-used their building materials from their original site at Cottingham as the brick and tile recorded on the original site was also comparable to 14<sup>th</sup> century Beverley manufacture (Tibbles 2000)

The extensive re-use of material, particularly of the early post-medieval period, tends to suggest that the building material may be sourced from any slighted ecclesiastical buildings at the time of the dissolution. Again the bricks may have been imported from Beverley, Hull or Meaux. Alternately out buildings associated with the priory may have also been substantially robbed for material as by 1758 no remains where the priory stood were visible (Cox 1912).

To date there has been no evidence forthcoming of any brick manufacture on or around the Priory until the late post-medieval brickyards began to spring up to meet the demand of industry and housing.

The brickwork surrounding the southern entrance is of good quality and the moulded specials incorporated show evidence of initial hand-moulding and then post-firing trimming to the desired shape. The style of the entrance and brickwork would suggest a mid to late 16<sup>th</sup> century date.

## **12. Recommendations**

It is recommended that upon completion of work on the building material the findings should be published outlining its main characteristics, particularly the moulded materials surrounding the entrance. Its significance should be discussed in local and regional terms. The architectural function of the materials should also be discussed, with a view to enhancing our understanding of the structure and appearance of the regional buildings.

## 7. Bibliography

Cox J.C, 1912

*The Priory of Haltemprice* in The Transactions of the East Riding Antiquarian Society 1911. Vol. XVIII. Hull

Pevsner n & Neave D 2002

The Buildings of England. Yorkshire: York and the East Riding. Yale

Potts S 1996

*The brick* in Foreman (1996), Excavations at the Dominican Prior, Beverley 1986-1989. Sheffield Excavation Reports 4

Tibbles 2000

*The Ceramic Building Material* in Bradley J, An Archaeological watching Brief at 7 Northgate, Cottingham. Report No: 365

## Appendix I

### *Brick sizes recorded within elevations*

<b>Length ins</b>	<b>Width ins</b>	<b>Thickness ins</b>
?	?	3
9 ¼	4 ½	2
?	?	1 ¾
?	?	2
9	4	2
9 ½	?	?
11	?	?
9 ½	?	1 ¾
10	?	1 ¾
10	?	2
9 ½	4 ½	2 ¼
?	4	2 ½
?	4 ½	2 ½
8	?	2
9	4	2 ¼
10 ½	?	1 ¾
10 ½	?	2 ½
10	?	1 ½
9	4 ½	2
9 ½	5	2
9	4 ½	1 ½
10 ½	5	2 ¼
10 ½	4	2
99	4 ½	2 ½
11	5	2
11	5 ½	2
8	?	2
8 ½	4 ¼	2 ¾
8 ½	4 ½	2 ¾
9	4	1 ½
9	4	2
9	4	2 ¼
9	4	2 ½
9	4 ¼	2
9	4 ½	1 ½
9	4 ½	2
9	4 ½	2 ½
9	4 ½	2 ¾
9	5	1 ¾
9 ¼	4 ½	2
9 ½	4 ½	2 ¼
9 ½	?	1 ¾

9 ½	5	1 ¾
9 ½	5	2
9 ¾	4 ¼	2 ¾
10	?	1 ½
10	?	1 ¾
10	4	2
10	4	2 ¼
10	4	2 ¾
10	5	2
10	4 ½	2
9	5	1 ¾
9 ¾	4 ¼	2 ¾
9 ½	5	1 ¾
9	4 ¼	2
9	4	1 ½
10	4	2
10	4	2 ¼
10	4	2 ¾
8 ½	4 ½	2 ¾
8 ½	4 ¼	2 ¾
9	4	2 ½
9	4 ½	2 ¾
10	5	2

## Appendix II

### *Moulded bricks*

Length mm	Width mm	Thickness mm	Munsell
245	120	46	10R/6/6

JT Ceramic Building Materials (Archaeological Brick and Tile Consultants).  
Barff House, Ash Grove, Sigglesthorne, HU11 5QE.  
Tel: (01964) 537246. Mobile: 07817951727. E-Mail:  
brickman@barffhouse.freeserve.co.uk

## **APPENDIX 4**

## APPENDIX 4: LIST OF CONTEXTS AND ARTEFACTS

### Contexts from Test Pits 1 to 6

Context Number	Description	Location
001	Turf / topsoil	TP1
002	Front door threshold – chalk blocks and brick rubble	TP1
003	Dark brown silt loam with frequent chalk flecks	TP1
004	Turf / topsoil	TP2
005	Dark brown silt loam with infrequent chalk flecks	TP2
006	Mid brown silt loam with infrequent chalk flecks	TP2
007	Mid brown clay	TP2
008	Cut for pipe	TP2
009	Fill of cut (008)	TP2
010	Brickwork mass – footings?	TP2
011	Turf / topsoil	TP3
012	Grey brown silt loam	TP3
013	Light grey brown silt loam	TP3
014	Brick culvert	TP3
015	Grey brown silt loam – “fill” of culvert	TP3
016	Lens of chalk rubble	TP3
017	Mid brown clay	TP3
018	Concrete	TP4
019	Hardcore	TP4
020	Gritty red brown silt loam	TP4
021	Small brick structure	TP4
022	Turf / topsoil	TP5
023	Mid brown silt loam	TP5
024	Cut?	TP5
025	Fill of cut (024)?	TP5
026	Gritty light brown silt loam	TP5
027	Brick footings	TP5
028	Culvert	TP5 / 5a
029	Wall footings and base	TP5
030	Cobbled surface	TP5
031	Truncated buttress and building	TP5
032	Turf / topsoil	TP6
033	Dark brown silt loam with infrequent chalk flecks	TP6
034	Iron water pipe	TP6
035	Mid brown silt loam with frequent chalk flecks	TP6

### Contexts from Test Pits 7 to 10

Context number	Description	Location
001	Topsoil	TP8
002	Gritty dark brown sandy silt	TP8
003	Mid brown silt clay with bands of angular chalk fragments	TP8
004	Natural? Red brown silty clay with frequent chalk flecks	TP8
005	Topsoil	TP7
006	Gritty dark brown sandy silt	TP7
007	Mid brown silt clay	TP7
008	Topsoil	TP9
009	Gritty dark brown sandy silt	TP9
010	Chalk footings?	TP9
011	Topsoil	TP10
012	Gritty dark brown sandy silt	TP10
013	Dark brown sandy silt with frequent chalk flecks	TP10

Artefacts recovered from Test Pits

Context no	Test pit	Description
012	3	2 pieces undateable roof tile 1 piece PM pantile
023	5	4 sherds purple glazed Humberware (HUM 4), late C15/early C16 (includes thumbled rim of closed form) 1 sherds C18 tin glaze (willow pattern type) 2 sherds C18 Staffordshire slipware (yellow colour) 1 sherd Raeren stoneware 1475-1550 (grey/blue colour) 4 sherds Humberware (HUM 1), C14-C16 3 sherds post-med Humberware (HUM 5) C16-C19 2 sherds modern stoneware C19 1 sherd unattributed 1 sherd post-med glazed red earthenware (pedestal base) 2 clay pipe stems late C17/early C18
020	4	1 melted bottle rim? 2 pieces CBM – possibly medieval roof tiles 1 sherd C19 stoneware (handles) 23 sherds glazed red earthenware (brown and green) (includes storage jar rim of C18-C19 type) 2 sherds Staffordshire slipware C18 (yellow/brown) (includes press moulded platter) 1 sherd yellow glazed earthenware C19 4 sherds creamware late C18/early C19 2 sherds of a trailed slipware vessel, probably a bowl, C17 (locally produced)
	2	1 sherd ?C19 porcelain 1 sherd tin glazed earthenware late C17/early C18 1 sherd English stoneware late C17/early C18
015	3	1 fragment glazed floor tile, probably medieval
	5	7 oyster shells 2 fragments flat roof tile CBM post 1680 1 fragment pantile post 1680 3 sherds glazed red earthenware C17-C18 (two rims of bowl – same bowl but not joining pieces) 8 sherds English stoneware vessel probably C18/C19 1 sherd English stoneware C19
023	5	Fragment of ?medieval tile

## APPENDIX 5

## APPENDIX 5: CENSUS INFORMATION

Information obtained from [www.ancestry.co.uk](http://www.ancestry.co.uk) and Beverley Local History Library

### 1841 census (HO 107/1217-18)

<i>Name</i>	<i>Age &amp; relationship</i>	<i>Occupation</i>	<i>Born</i>
John Ellyard	40 - head	Farmer	Nafferton
Charles Ellyard	25 - brother		
Rachel Ellyard	60 - wife of John		
Samuel Ellyard	14 - son		
Margaret Ellyard	12 - daughter		
Jane Longthorne	20 - servant	House servant	
Ann Wilson	15 - servant	House servant	
William Wollas	20 - servant	Agricultural labourer	
David Landridge	15 - servant	Agricultural labourer	
Robert Fowler	13 - servant	Agricultural labourer	

### 1851 census (HO 107/2360 fol 282 p21)

<i>Name</i>	<i>Age &amp; relationship</i>	<i>Occupation</i>	<i>Born</i>
John Ellyard	55 - head	Farmer of 270 acres	Nafferton
Charles Ellyard	40 - brother	In business	Nafferton
John Wilson	24 - servant	Farmers servant	Walkington
William Blackston	30 - servant	Farmers servant	Lund
Emanuel Ashton	16 - servant	Farmers servant	Kilnwick
Rueben Amstiong	15 - servant	Farmers servant	Alborough
Mary Milner	26 - servant	House servant	Beverley
Eliza Richarson	16 - servant	House servant	Wetwang

### 1861 census (RG9/3576 fol 32 p16)

<i>Name</i>	<i>Age &amp; relationship</i>	<i>Occupation</i>	<i>Born</i>
John Ellyard	65 - head	Farmer of 230 acres	Nafferton
Charles Ellyard	46 - brother	Farmer	Nafferton
Sarah Ellyard	47 - sister (in law)	Farmers wife	Hull
George Ellis	21 - servant	Carter	Hessle
George Johnson	14 - servant	Farm servant	Hessle
Maria Marshall	21 - servant	House servant	Newland
Elizabeth Sherwood	23 - servant	House servant	Halethorpe
William Smith	23 - servant	Farm servant	Shipham (Norfolk)
Joseph Young	24 - servant	Farm servant	Holbech (Lincs)

### 1871 census (RG10/4774 fol 49 p3)

<i>Name</i>	<i>Age &amp; relationship</i>	<i>Occupation</i>	<i>Born</i>
John Smithson	49 - head	Farm bailiff	Walton
Sarah Smithson	48 - wife	Bailiff's wife	Swanland
James Brocklebank	18 - servant	Farm servant	Beswick
Charles Spefford	10 - servant	Farm servant	Willerby
George Schuldby	16 - servant	Farm servant	Kirk Ella

**1881 census (RG11/4748 fol 40 p2)**

<i>Name</i>	<i>Age &amp; relationship</i>	<i>Occupation</i>	<i>Born</i>
James Lawton	55 - head	Farm bailiff	Halsham
Jemima Lawton	38 - wife	Bailiff's wife	Preston
James Lawton	21 - son	Farm labourer	Anlaby
Richard Dearing	17 - boarder	Farm labourer	Cottingham
Joseph Hewett Manforth	17 - boarder	Farm labourer	Anlaby
George West	16 - boarder	Farm labourer	North Ferriby

**1891 census (RG12/3915 fol 103 p9)**

<i>Name</i>	<i>Age &amp; relationship</i>	<i>Occupation</i>	<i>Born</i>
Edwin Ward	54 - head	Farm bailiff	Hedon
Sarah Ward	47 - wife	Bailiff's wife	Burstwick
Eleanor Ward	14 - daughter	Scholar	West Newton
Florence Ward	12 - daughter	Scholar	Preston
Fred Ward	10 - son	Scholar	Preston
William Ward	7 - son	Scholar	Coniston
Ernest Ward	3 - son		Coniston
John Kirk	19 - boarder	Farm labourer	Cottingham
Edwin Coupland	15 - boarder	Farm labourer	Anlaby
John Newell	57 - boarder	Farm labourer	Liverpool (Norfolk)

**1901 census (RG13/4472 fol 8 p8)**

<i>Name</i>	<i>Age &amp; relationship</i>	<i>Occupation</i>	<i>Born</i>
Edwin Ward	61 - head	Farm foreman	Hedon
Mary Ward	26 - daughter		Hedon
Florence Ward	21 - daughter		Preston
Fred Ward	19 - son	Cattleman	Preston
William Ward	17 - son	Locomotive cleaner	Coniston
Ernest Ward	13 - son		Coniston
Cristina Ward	30 - visitor		Hull
Thomas Pleuss	22 - servant	Carter	Willerby
Herbert Homsey	17 - servant	Stable boy	Beverley
Bass Newcombe	40 - servant	Shepherd	Kirk Ella