

**Staynor Hall
Selby
North Yorkshire**

**Building Survey
SE 6230 3110**

Authorised by

Date:.....

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June 2009

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Non Technical Summary

Staynor Hall is a late seventeenth century house with eighteenth, nineteen and twentieth century additions and renovations. The Hall is surrounded by gardens including a tennis court to the west and orchards to the east. To the west is a twentieth century house (Staynor House), and to the east is the working farm yard with nineteenth and twentieth century buildings.

The house was built for Bartholomew Walmsley in 1689, and was continuously occupied until the early twenty-first century. The house has been fenced off and boarded up for at least two years prior to the Building Survey. The house shows signs of vandalism and attempts at arson.

The Building Survey recorded the house using photography, a drawn record (floor plans and elevations), and a written description of the house in its current condition.

1. Introduction

1.1 MAP Archaeological Consultancy Ltd. undertook the Building Recording of Staynor Hall, Selby, North Yorkshire on 27th, 28th and 29th May and 8th June 2009 (Fig. 1). The Building Survey was commissioned by Persimmon Homes. The work was undertaken to comply with Condition 34 of Outline Planning Permission 8/19/1011CPA and the Section 106 Agreement Clauses 3.6.20 – 3.6.24

1.2 . The 106 Agreement stated that (para 3.6.21):-

The Archaeology Scheme shall include details of the following:-

a) Trial trenching;

- b) *Recording and reporting of the findings*
 - c) *Mitigation measures*
 - d) *Provision for the preservation in situ of the remains of the medieval moated site;*
 - e) *The record of the historic fabric of Staynor Hall*
- And the results of the Archaeology Scheme will be used to determine the nature and extent of the development within the Archaeological Zone of Sensitivity.*

1.3 A Project Design for the Archaeological Scheme was prepared by Northern Archaeological Associates and approved by the Heritage and Environment Section at North Yorkshire County Council.

1.4 All work was funded by the Persimmon Homes.

1.5 The project was assigned the MAP site code 05-04-08.

1.6 All maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, Licence No. AL50453A.

2. Site Description (Fig. 1 & 2, Pls. 1 & 2).

2.1 Staynor Hall is situated 1.3km south east of Selby Town Centre in the District of Selby, North Yorkshire. Staynor Hall was formerly a farmstead located south-east of Abbots Road, east of Bawtry Road, west of Selby College and north of the Selby Bypass.

2.2 Access to Staynor Hall is currently via the Persimmon, Charles Church and Barratt Homes Developments on the east side of Bawtry Road, formerly access to the site was from Abbots Road. The Proposed Development is 54.53 hectares in size and comprises farmland surrounding Staynor Hall.

2.3 Staynor Hall (Pls. 2 – 4) is currently a derelict building to the west of the working farmyard. The Building is fenced off with Heras Fencing. All

windows and doors into the hall have been boarded up for c. two years, and several attempts at vandalism have been noted in this time. The boarding was removed in order for the building survey to be undertaken.

2.4 Staynor Hall is a late seventeenth century house with eighteenth, nineteen and twentieth century additions and renovations. The Hall is surrounded by gardens including a tennis court to the west and orchards to the east. To the west of Staynor Hall is a late twentieth century house, Staynor House. To the east of the Hall is the farm, comprising a nineteenth century farmyard, granary, stables, modern barns and pig rearing units. To the west of the farm is an area of rough pasture and Staynor Hall Cottages, dating to the nineteenth century.

2.3 The soils of the Proposed Development Area are of the Foggathorpe Soil Association (Mackney et al 1983, 712i) described as “*slowly permeable seasonally waterlogged stoneless clayey and fine loamy over clayey soils*” over geology of glaciolacustrine clay.

3. Archaeological and Historical Background

3.1 Staynor Hall lies to the south of the Town of Selby, in the Parishes of Selby and Brayton, within the District of Selby in North Yorkshire; and was formerly in the Wapentake of Barkston-Ash, part of the Liberty of St. Peter, in the West Riding of Yorkshire.

3.2 The Environmental Statement by Northern Archaeological Associates lists sixteen sites within the Development Environs (Fig. 2):-

Site	SMR	Grid Reference	Classification	Period
1	-	-	Park	Medieval
2	MNY 10486	SE 6225 3113	Moat	13 th century
3	MNY 10489	SE 6227 3114	Manor House	13 th century
4	MNY 10488	SE 6227 3114	Grange	13 th century
5	MNY 10490	SE 6227 3102	Building (Servant's Hall)	fourteenth century
6	MNY 10492	SE 6220 3110	Chapel	13 th century
7	-	-	Parish Boundary	Medieval
8	-	SE 6250 3100	Ridge and Furrow	Medieval
9	MNY 10493	SE 6228 3115	Staynor Hall	17 th century

10	-	SE 6233 3110	Building	Post-medieval
11	MNY 10494	SE 6240 3120	Woodland	18 th century
12	-	SE 6200 3080	Enclosures	19 th century
13	-	SE 6232 3109	Farmstead	19 th century
14	-	SE 6231 3101	Pond	19 th century
15	-	SE 6238 3105	Pond	19 th century
16	-	SE 6251 3108	Cottages	19 th century

- 3.3 Staynor in the Medieval Period comprised a Park (Site 1), a moat (Site 2, a Manor House (Site 3), a Grange (Site 4), a Building (Site 5) and a chapel (Site 6).
- 3.4 The area of Staynor Hall is recorded as a Medieval Park (Site 1) with references from the thirteenth century, when the property was acquired by Selby Abbey in 1257, when Staynor became a grange for Selby Abbey. References to Staynor appear throughout the Account Rolls for Selby Abbey (from 1397 to 1537: Tillotson 1988). In 1540, the valuation of following the dissolution *Steyner Parke* comprised 26 acres of pasture and 120 acres of woodland (Solloway 1917, 6).
- 3.5 Site 2 and 3 are the Moated Site and the Manor House. Solloway notes in 1540, the moated site as “*a mansion house with edyfices moted aboute*” (ibid, 6). Le Patourel notes the Moated Site in the Gazetteer as “STAINER HALL (Selby) SE 623311, A1(a). Grange of Selby Abbey, licence to crenellate 1365. Partly excavated by D.C. Eyre. Land acquired in 1257 and chapel erected outside moated enclosure by 1286” (Le Patourel 1973, 128). The moat is noted in the area of the present hall on the First and Second Edition Ordnance Survey Maps. The Manor was rebuilt in 1360 and a licence to crenellate was granted in 1365.
- 3.6 The Chapel at Staynor Hall is documented from 1286, although its precise location is not known. The Account Rolls for Staynor notes the Chapel and stated in 1413-14 “*and for 58s11 ½ d for offerings coming top the chapel at Stainer for this year*” (Tillotson, 1988, p. 208). A footnote in Tillotson notes “*In 1442, a papal grant of indulgences spoke of a painted picture of the Blessed*

Virgin Mary at Stainer Chapel, and its being frequented by the local faithful because of Miracles worked there by the Virgin" (ibid, p. 208 footnote 25).

- 3.7 A Detailed Description of the Grange (Site 4) was provided in the Patent Roll recording the grant of the property to Sir Ralph Saddler subsequent to the Dissolution of Selby Abbey : "Also the whole of that Grange of ours called Steyner, and all the houses, edifices, granaries, stables, dovecotes, gardens (ortos), orchards, gardens (gardina) and cartilages adjacent, belonging and appertaining to that Grange; also one Chapel situated near to the aforesaid Stayner Grange; and also one close of land called "Chapel Lawnde", and one garth over against the gates of the said Grange, containing in all estimation three acres and one house or "le lodge" opposite the gates of the same Grange" (Solloway 1917, 6).
- 3.8 Surviving remains of the Staynor Manor and Grange were excavated in the early 1960's. Remains of the Medieval buildings found during these excavations comprise Site 5 (MNY 10490). The only reference to the excavations at Staynor Hall are two notes in Medieval Archaeology. The Notes in Medieval Archaeology for 1961 (p. 338) relate to the excavations south of Staynor Hall *"YORKSHIRE, WEST RIDING: SELBY, STAYNER HALL (SE 623311). A complete plan was obtained by Mr. And Mrs. D.C. Eyre of a building complex, 90ft. by 45 ft., with limestone dry-walling on clay foundations. The foundations of a baking oven and a stone bordered hearth were identified, and the main room was paved with stone flags and brick. Great numbers of sherds, predominately of fourteenth century date with some Cistercian ware, and many small household and agricultural objects of iron and bronze were found, and also small portions of window-glass. The house is believed to have been the servant's house of the Selby abbey grange. Excavations were also undertaken to try and locate the grange chapel. Some carved fragments of stone were unearthed, but no chapel foundations have yet to be traced. A possible kiln was marked, but has still to be excavated. Research into the Court Rolls of the five manors belonging to Selby abbey, recently deposited in the Beverley Deeds Registry and dating from the 14th to 18th century, is being undertaken"* (Wilson and Hurst 1962/3, p.338).

- 3.9 The Note on the excavation within the garden of Staynor Hall in Medieval Archaeology in 1963 (p. 276) states “*SELBY, STAYNOR HALL (SE623 311). Excavation by D.C. Eyre in the garden of the present hall (built in 1689) within the moated area revealed a foundation of limestone blocks, 1 ¾ ft. wide, running parallel to the moat, and traces of a brick floor. This was possibly the manor house built by Gilfred de Gaddesby in 1360, but no pottery or other dating evidence was found. Work in the area of a large barn in the fold yard produced early foundations, but no evidence that they belonged to the chapel (cf. Med. Archaeol., VI-VII (1962-3), 388)*” (Hurst and Gillian 1964, p. 276).
- 3.10 No precise location for either excavation exists, no report was published, and the location of the archive and the finds assemblage for these excavations is not known.
- 3.11 The present building at Staynor Hall (Site 9) dates to 1689, built by Bartholomew Walmsley with the area around the Hall landscaped for form a garden. The present building is south facing, two storey brick built on stone foundations with a modern extension to the north.
- 3.12 In the Post-medieval period, a farmstead was established at Staynor Hall to the south-east of the Moated Site (Site 13). The farmstead includes a nineteenth century stables and barn with granary and twentieth century barn, sheds and pig housing. The farm includes two ponds (Sites 14 and 15). To the east of the farm is the nineteenth century Staynor Hall Cottages (Site 16).
- 3.13 A cartographic regression for Staynor Hall, has shown maps from the eighteenth through to the early twenty-first century. Staynor Hall is depicted as a house but no moat on Jefferies Map of Yorkshire, dating to 1757 and noted as Stoner hall. The first map showing the house and moat is the 1808 Enclosure Award Survey Plan (Fig. 3). The 1818 Plan of Selby also shows the house and moat (Fig. 4). The First Edition Ordnance Survey Map shows Staynor Hall and Moat (Fig. 5). The 1908 Edition Ordnance Survey Map shows Staynor Hall in greater detail with signs of the moat to the to the

north, south and west of the garden (Fig. 6). The 1938 Map shows the House and gardens with farmyard to the west (Fig. 7).

- 3.14 A programme of archaeological work has been undertaken to assess the archaeological deposits at Staynor Hall. As part of a staged approach an Archaeological Assessment was conducted by Northern Archaeological Associates (NAA 1998), which was incorporated into the Environmental Statement by Michael Courcier and Partners Ltd produced in 2002; a Geophysical Survey (GSB Prospection 1999); and a Programme of Intensive and Rapid Fieldwalking was undertaken by Northern Archaeological Associates in 1999. The Development Brief issued in July 2003 defined a Zone of Archaeological Sensitivity (Fig. 11) located around Staynor Hall and the “site of a medieval grange, including a moated manor house, chapel and associated buildings.” (Selby District Council 2003). A Project Design for the Archaeological Scheme was produced by Northern Archaeological Associates in 2006, to comply with Condition 34 of the Outline Planning Permission and a Section 106 Agreement. The Archaeological Scheme included evaluation by Trial Trenching, an Earthwork Survey and Building Recording of Staynor Hall and associated farm buildings and mitigation.
- 3.15 The results of the fieldwalking found a scatter of Prehistoric, Roman and Anglo-Saxon finds. The Magnetometer Survey uncovered high, medium and low resistant anomalies, which were interpreted as archaeological features and the trial trenches were targeted to examine these features. Blank areas on the geophysical survey were also evaluated by Trial Trenches. No evidence was found for building remains in the garden of Staynor Hall, when a small area was evaluated by resistivity survey. The excavation of Trial Trenches to the south and west of Staynor Hall in the Zone of Archaeological Sensitivity found significant archaeological remains, including features not detected by the magnetometer survey.
- 3.17 The archaeological features include undated, possibly Prehistoric Pits and an Iron Age curvilinear gully (possibly remains of a round house), Roman, Medieval and Post-medieval ditches. Medieval furrows were found in Trench

10, but no medieval features in Trenches 8 and 9. South of Staynor Hall a substantial curvilinear ditch was found and “formed a major component of the medieval monastic grange layout” (Johnson, 2006, p. 52). A substantial amount of medieval building material was found in the three trenches south of Staynor Hall. The backfill of the pond in Trench 2 included a substantial quantity of domestic rubbish. The area South-west of Staynor Hall found no significant archaeological remains (Trenches 17-23). The area to the east of Staynor Hall uncovered remains of Medieval ploughing (furrows) and evidence for metal-working in the vicinity.

3.18 In 2008, MAP Archaeological Consultancy was commissioned to excavate five evaluation trenches in the gardens of Staynor House, Staynor Hall and the fold-yard of the farm. The earliest archaeological evidence encountered during the Trial Trenching consisted of a Post-medieval boundary ditch forming the western boundary of the garden, south-west of the Seventeenth Century House (Staynor Hall). Five undated pits and two linear gullies were located west of Staynor Hall, and two undated pits to the south of the hall. The feature to the south of the Hall was Post-medieval in date, and probably related to levelling of the garden in the nineteenth century. In the farm courtyard, only modern features and deposits were found. No archaeological features or finds were uncovered to the east or north of the farmyard.

4. Aims and Objectives

4.1 The purpose of the recording work was to provide a permanent archive record of the Hall consisting of a written description, survey and photographs.

5. Methodology

5.1 The photographic record of the existing structures was made to the standards detailed by the English Heritage’s ‘Understanding Historic Buildings A Guide to Good Recording Practice’ (2006).

5.2 The photographic record consisted of:

- General views of the exterior of the structures, with reference to their landscape context.
- All elevations, external and internal (where appropriate) of the buildings and structures.
- Fixtures and fittings.
- Constructional details, including any details, which might help to phase the structures.

5.3 Monochrome Print Films were taken using an Nikon FG-20 35mm format camera with a Nikkor 35mm perspective shift lens using Ilford HP5 film. A Nikon D-200 (10 megapixel) Digital Camera fitted with a AF-S Nikkor 18-70mm lens was used for the photographic recording work, and for general shots a Nikon Coolpix L4 (4 megapixel) Digital Camera was used. All the photographs taken were cross-referenced (including position and orientation) to the site plan (Appendix 1). The films were professionally processed by FL Photography in York.

5.4 The Floor Plans and Elevations were prepared to English Heritage standard after hand surveying of the building on site, and were hand drawn at a scale of 1:50.

5.5 Site drawings suitable for reproduction as report figures were prepared at scales of 1:150 on standard A4 size.

5.6 A written account was made giving the precise location of the features of the buildings, a summary statement describing each component, materials, possible dates, a summary of the plan, form, function, age and development sequence. The written account also refers to local historical sources.

5.7 The Survey did not require the loss of, or damage to, the historical fabric of the structure.

6. Building Survey Results

6.1 The Building Recording was undertaken for Staynor Hall in late May and early June 2009. At the time of the survey the boarding on the windows and doors had been removed by Persimmon Homes, to allow access. The Building has been derelict for at least two years and had suffered vandalism and several small fires.

6.2 Exterior Description (Figs. 8 & 9; Pls. 5-20)

6.2.1 Staynor Hall comprises a late seventeenth century two-storey house with later extensions. The house and extensions are built in brick with hipped pantile roofs. The house is constructed in early small flat bricks in English bond with lime mortar with flush jointing. The rear extension and outhouse are constructed in eighteenth/nineteenth century brick. The roof is a late, possibly twentieth century addition from the condition of the pantile (The use of ceramic pantile dates from the eighteenth century; there is no evidence as to what material the house was originally roofed with). There is a stone plinth on the south, east and west elevations of the house and on the northern elevation of the western wing. The guttering, flashboards and downpipes are all modern plastic replacements. A modern classical style porch had been torn down by vandals.

6.2.2 There is a two storey northern nineteenth century extension with hipped roof on the eastern wing, and a single storey nineteenth century outhouse building, which has been converted into a domestic dwelling and office.

6.2.3 The main elevation with entrance is the Southern Elevation of Staynor Hall with views south across open farmland. This main elevation has a central door with stone mouldings, dressings and pediment above and a central first floor window with architrave and carved mouldings on the bottom corners. The centre of the pediment has a datestone inscribed "B W 1689". The pediment and datestone were only visible as vandals had pulled down the twentieth century porch. To the west and east of this central entrance were three windows on the first and ground floor. The centre windows on the east side are both blocked and the east windows on the west side are both

blocked. The frieze above the first floor windows has been rendered in the recent past. There are stone quoins on the south-east and south-west corners of the house. There are two cast iron S-shaped tie beams on this façade, keyed into the interior internal walls. The windows are all tall six over six pane vertical sash windows almost flush with the exterior wall. The windows with fine glazing bars and internal sashes are typical of the late eighteenth century.

6.2.4 The west elevation originally had five windows on the first floor, and four windows and a central door on the ground floor. The northernmost, central and southernmost windows on the first floor are blocked. The northern, two windows have been replaced by patio doors on the ground floor. The central door and southern most window on the ground floor are blocked. This regular classical façade also faced towards Bawtry Road. The windows are all tall six over six pane vertical sash windows almost flush with the exterior wall.

6.2.5 The eastern elevation faces the farmyard and orchard. This façade does not have the classical symmetry of the north and west elevations. There is a blocked central door on the ground floor and the blocked window on the ground floor where the window position has moved the north. There are three windows on the first floor, the centre window has been inserted. On the ground floor a larger picture window has been inserted in the later twentieth century. There is a two-storey extension to the north on the east wing with a single storey outbuilding to the north. These are both brick built with pantile roofs. The two-storey extension has a windows and a door with flat brick lintels on the ground floor and a single window on the first floor. The windows are all tall six over six pane vertical sash windows almost flush with the exterior wall. The extension has a blocked doorway, a door and two windows, both modern side-opening units.

6.2.6 The western elevation of the east wing and the eastern elevation of the west wing have mirrored blocked doorways. The western elevation of the east wing has a window on the first floor. The northern elevation of the west wing also has a blocked doorway and an inserted modern side-opening window.

The Northern Elevation of the house has a round headed window lighting the stairwell, and two modern inserted windows on the eastern side on the ground and first floor. The western elevation of the extension has a large modern oriel window. To the north, in the single storey building is another door and large modern window.

6.3 Interior Description: Ground Floor (Fig. 10; Pls. 21-40)

- 6.3.1 The ground floor plan consists of three large rooms at the front (southern side of the house), a rear hall with staircase and inserted downstairs lavatory and two north rooms, one in each wing. The room in the east wing leads into the extension and the single storey building.
- 6.3.2 The main entrance into the house leads into the centre reception room. This room has doors into the east and west reception rooms and a large arch opening out onto the hall and staircase to the west of the large fireplace. Across the ceiling is a large beam, aligned east west, which corresponds with beams in the east and west reception rooms. The fireplace has been removed to expose modern concrete breeze blocks. The carpet has been pulled back to expose wooden floorboards, which have been damaged by fire in places.
- 6.3.3 The east reception room has internal doors to the centre reception room and hall. This room is well lit. There is a central east-west beam across the ceiling. The fireplace on the north wall has been removed, leaving the exposed gas pipe and metal backing in place.
- 6.3.4 The west reception is well lit, and has internal doors to the centre reception room and the hall. There is a central east-west beam across the ceiling. The fireplace on the north wall has been removed.
- 6.3.5 The hall has doors into the east, north, west reception rooms and the kitchen and arch into the centre reception room. There is a u-shaped stairwell with two landings, north of the arch from the centre reception room. The stairwell has been damaged by vandals. To the east of the stairwell a small lavatory

has been inserted. There is an arch across the hall at the junction with the east wing. The eastern end of the hall has been converted into a cupboard.

6.3.6 The north reception room in the west wing has a large modern brick, inglenook-style fireplace on the south side of the room. There are modern timber beams on the ceiling. This room is lit from the large patio doors and an inserted window on the north wall.

6.3.7 The north room in the east wing is a kitchen with inserted chimney for the Aga and a large picture window. There is access to the extension to the north.

6.3.8 The north extension is a utility with larder and entrance into the northern single storey building. The single storey building comprises an office with kitchen, shower room, lavatory, hall with entrances to the east and west, and two offices, one with large storage room. This building has been converted and extended from nineteenth century outbuildings.

6.3.9 The only features of original eighteenth or late seventeenth century date are the door frames and doors into the three reception rooms and the flat cap finials and posts on the staircase. The windows in these reception rooms are all of later eighteenth century style. No original door furniture survives. The ceilings have all been recently plastered and finished.

6.4 Interior Description: First Floor (Fig. 11; Pls. 41-52)

6.4.1 The layout of the first floor at Staynor Hall is similar to the ground floor, with three south facing main bedrooms, a lavatory off the hall, a bathroom in the east wing and another bedroom in the west wing and the fifth bedroom down a narrow hall in the east wing to the extension.

6.4.2 All the bedrooms had been extensively modernised. The centre bedroom had an inserted en-suite bathroom and the west bedroom has an en-suite bathroom and walk-in wardrobe inserted. There were no fireplaces on this floor.

6.4.3 The stairwell was lit by a large round headed window.

6.4.4 In the hall at the junction with the east wing is a overhead arch,

6.5 Interior Description: Attic (Fig. 12; Pls. 53-56)

6.5.1 The entrance to the attic is from a ceiling hatch in the first floor hallway, and access is via a pull down ladder. The access is into the eastern wing. There are two small rooms in the eastern wing. These rooms had skylights, which the pantile roof has covered up. The northern room contained a series of water tanks. The main attic had a layer of lagging across the wooden floor.

6.5.2 The structure for the hipped roof included four common rafters with collars. Several re-used timbers were noted as purlins, these included wall plates. The door between the east wing and the main attic is of plank construction with a lift latch.

6.5.3 The three chimney stacks were seen in the main roof space.

7. Phasing of the Staynor Hall

7.1 The original hall comprised the five-room layout and rear hall and stairwell. There were three south facing rooms and two north rooms in the east and west wings. The Hall had three chimneys for fireplaces in the three main reception rooms with a hall running across the building separating the wing rooms from the main rooms. The main structural walls of the original house are 500mm wide, other walls vary from 200mm to 350mm wide.

7.2 In the nineteenth century, the two-storey extension and the single storey outbuildings were added to the rear east wing of Staynor Hall.

7.3 The Blocked doors on the west and east elevations of the house on the ground floor show that the layout of the rooms on the ground floor has changed over time. The presence of two blocked doorways suggest a rear hall originally ran across the rear of the building. In the twentieth century, the

east end of the hall has been converted into a cupboard. The western end of the hall has been incorporated into the north room in the west wing, when a large inglenook style fireplace has been inserted.

- 7.4 On the east elevation the ground floor window in the east front reception room has been moved to the north. This window was moved to accommodate the insertion of the large beam supporting the ceiling across the three main reception rooms. This suggests that this beam is a recent structural insertion, possibly to support the insertion of bathrooms in the bedrooms above.
- 7.5 In the late twentieth century, the kitchen had a large picture window inserted in the ground floor east elevation. At the same time patio doors were inserted into the ground floor west elevation. Lavatories have been inserted into the ground and first floor halls. A Main bathroom, en-suite bathrooms and sinks were inserted into the first floor bedrooms.
- 7.6 The house has been re-plastered, removing any earlier details skirting, picture and dado rails and mouldings.

8. Conclusions

- 8.1 The exterior of Staynor Hall has a date-stone stating "B W 1692" in the pediment above the centre door on the south elevation. The style and plan of the hall is typical of houses of late seventeen to mid-eighteenth century date. There are very few details suggesting a seventeenth century date for this building. The Hall has later eighteenth century windows, and has been re-roofed in the twentieth century. The front door and fanlight above is of twentieth century date.
- 8.2 At the time of re-roofing of the hall the frieze above the first floor windows around the hall has been rendered in concrete. This frieze would have been in stone to reflect the other features on the north elevation.

- 8.3 The interior of the building has shown that the rooms have been extensively modernised. The posts for hall staircase suggest an eighteenth century staircase. No fireplaces survive of an early date. All have been removed since that Hall has been derelict. The ground floor fireplace all show signs of inserted breeze blocks, or conversion to gas.
- 8.4 The insertion of concrete floors in the east wing has caused a problem with damp in the kitchen and hall internal walls.
- 8.5 The attic doors and chimneys are the only rooms and features in the entire house that have not been extensively renovated and modernised.
- 8.5 The house has few features indicative of a building of late seventeenth century date. The reuse of the building will not entail the loss of features of national importance. The survey has provided a full record of the building as it stands prior to Persimmon's conversion, renovation or replacement of the Hall.

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|-------------------------------|--|
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10. List of Contributors

Survey by Paula Ware and Kelly Hunter

Photographs by Kelly Hunter; Assisted by Charlie Morris

Report written by: Kelly Hunter

Figures and Plates by Kelly Hunter & Sophie Langford

Report edited by Paula Ware.

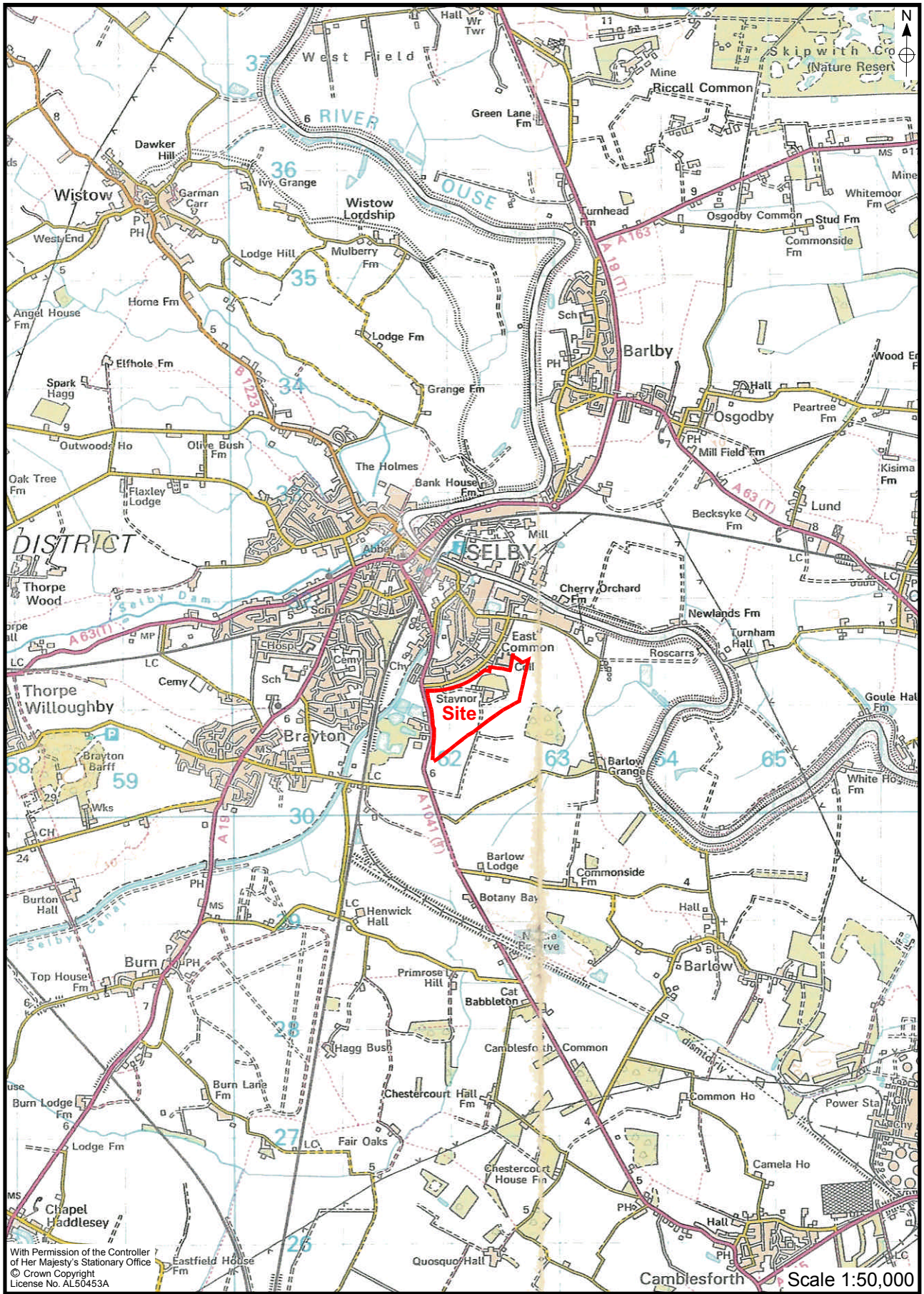


Figure 1. Site Location



Figure 2. Proposed Development Area

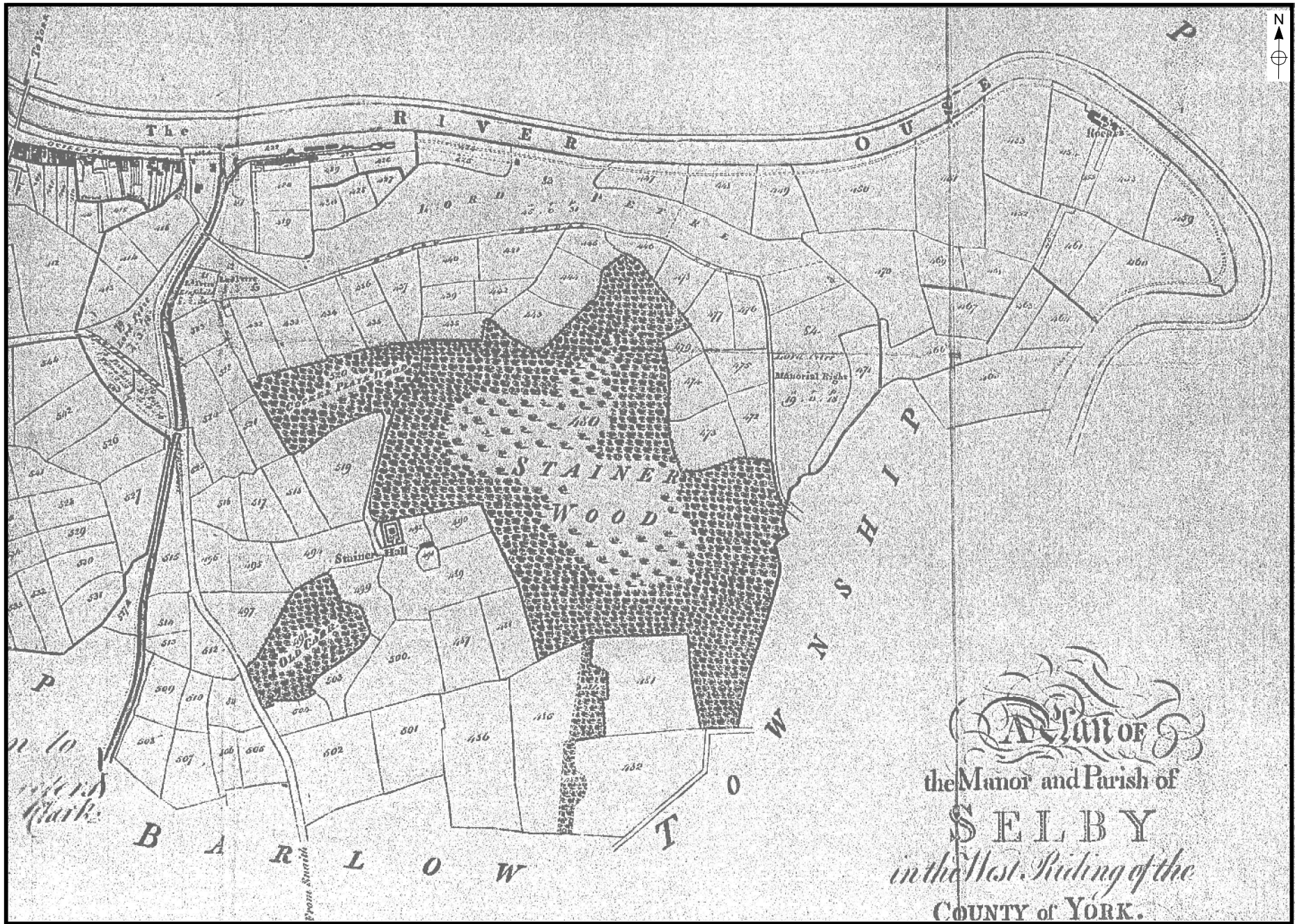


Figure 3. Extract from the 1808 Enclosure Award Plan



Figure 5. Extract from the 1856 First Edition Ordnance Survey Map.

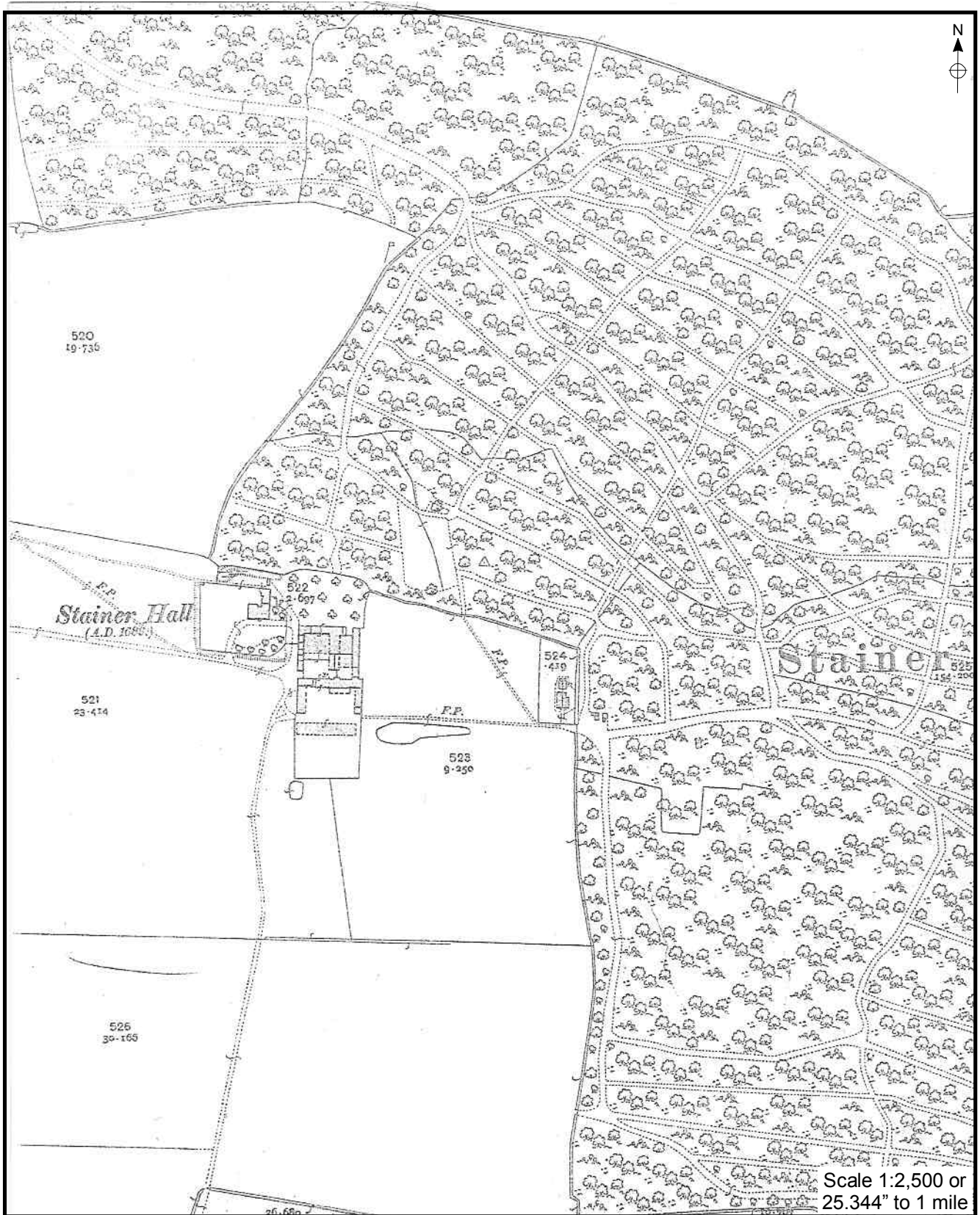


Figure 6. Extract from the 1908 Ordnance Survey Map.

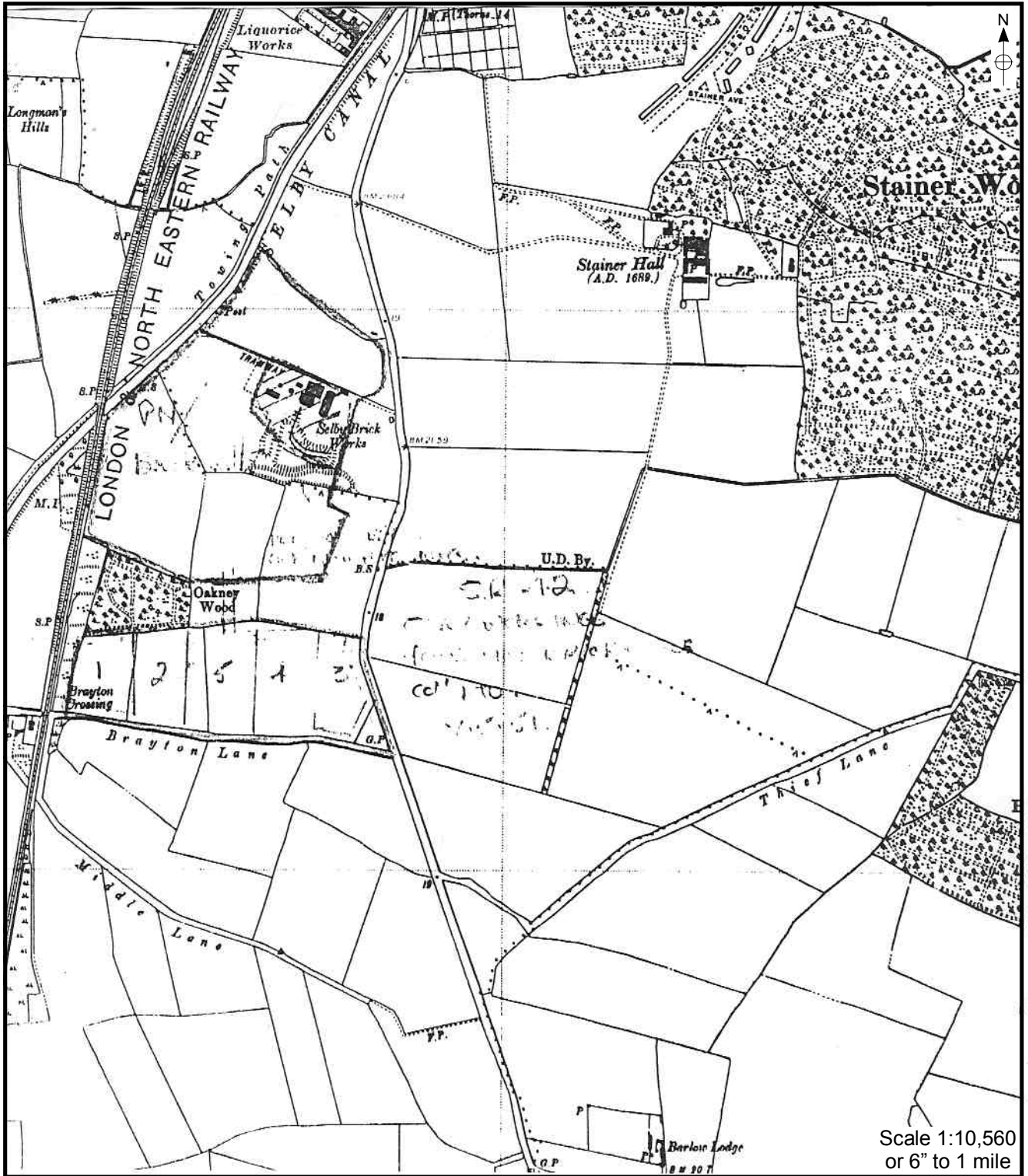


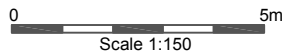
Figure 7. Extract from the 1938 Ordnance Survey Map.



North Elevation



South Elevation



SITE: Staynor Hall, Selby, North
Yorkshire

TITLE: North and South Elevations
FIGURE: 8

MAP
Archaeological Consultancy Ltd.

CLIENT: Persimmon Homes

Surveyed and Drawn By: K. Hunter

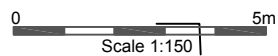


East Elevation



West Elevation (Rear)

West Elevation



MAP

Archaeological Consultancy Ltd.

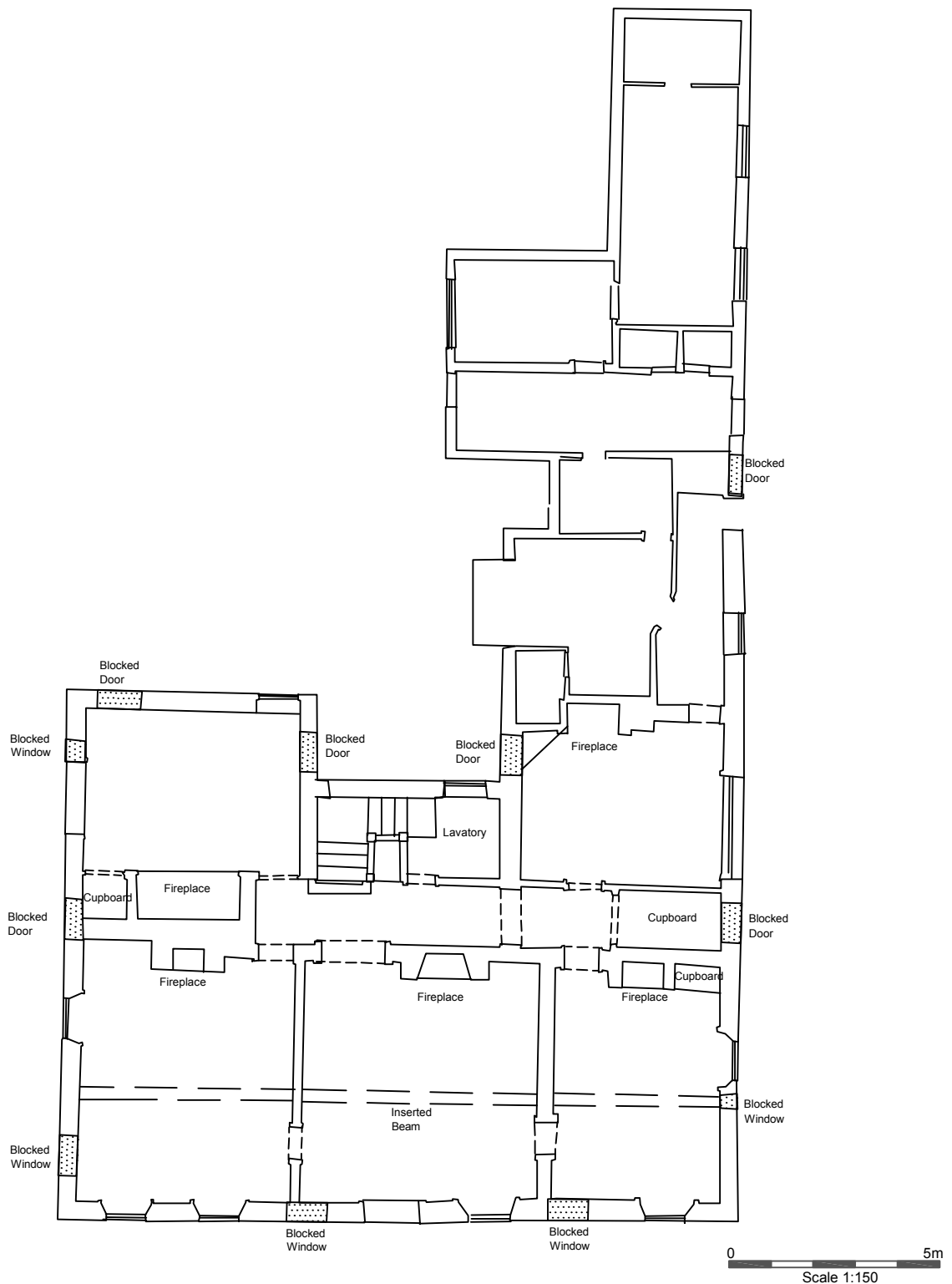
SITE: Staynor Hall, Selby, North
Yorkshire

CLIENT: Persimmon Homes

TITLE: East and West Elevations

FIGURE: 9

Surveyed and Drawn By: K. Hunter



MAP

Archaeological Consultancy Ltd.

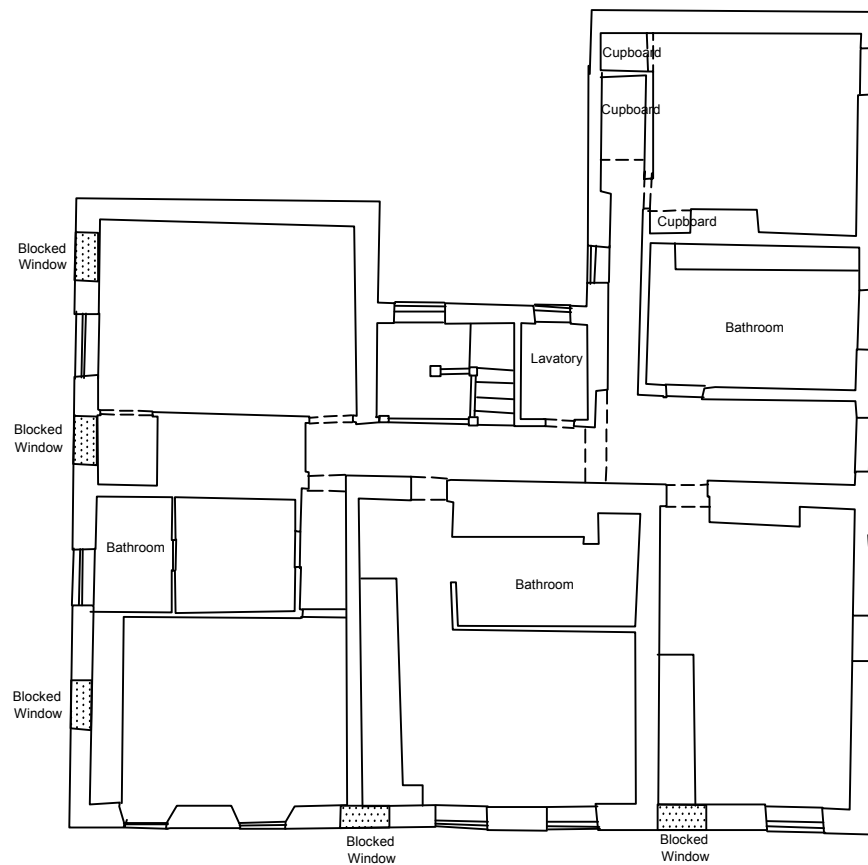
SITE: Staynor Hall, Selby, North Yorkshire


CLIENT: Persimmon Homes

TITLE: Ground Floor Plan.

FIGURE: 10

Surveyed and Drawn By: K. Hunter



0  5m
Scale 1:150

MAP

Archaeological Consultancy Ltd.

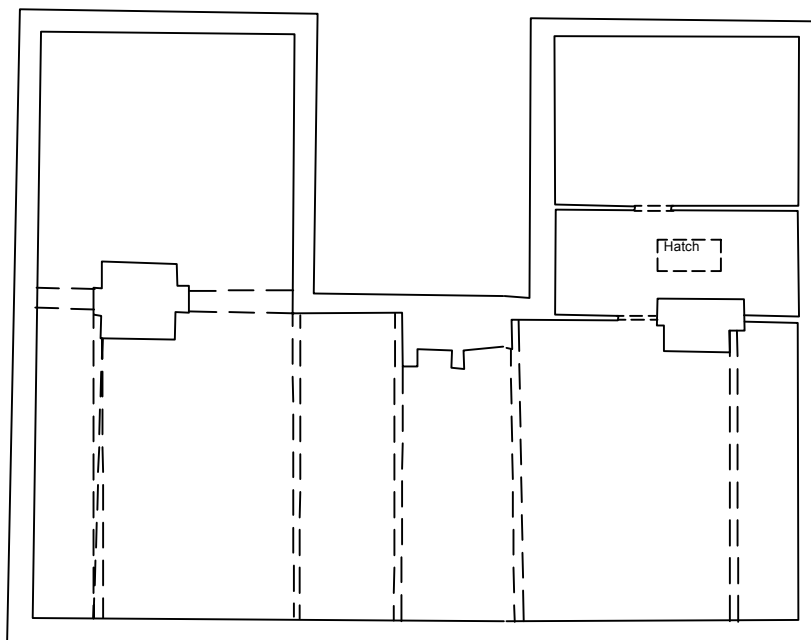
SITE: Staynor Hill, Selby, North Yorkshire

CLIENT: Persimmon Homes

TITLE: First Floor Plan.

FIGURE: 11

Surveyed and Drawn By: K. Hunter



0 5m
Scale 1:150

MAP
Archaeological Consultancy Ltd.

SITE: Staynor Hall, Selby, North
Yorkshire
CLIENT: Persimmon Homes

TITLE: Attic Plan.
FIGURE: 12
Surveyed and Drawn By: K. Hunter



Plate 1. General View of Staynor Hall. Facing North.



Plate 2. General View of Staynor Hall. Facing East.



Plate 3. General View of Staynor Hall. Facing North-east.



Plate 4. General View of Staynor Hall. Facing North-east.



Plate 5. Staynor Hall: Exterior North Elevation. Facing South.

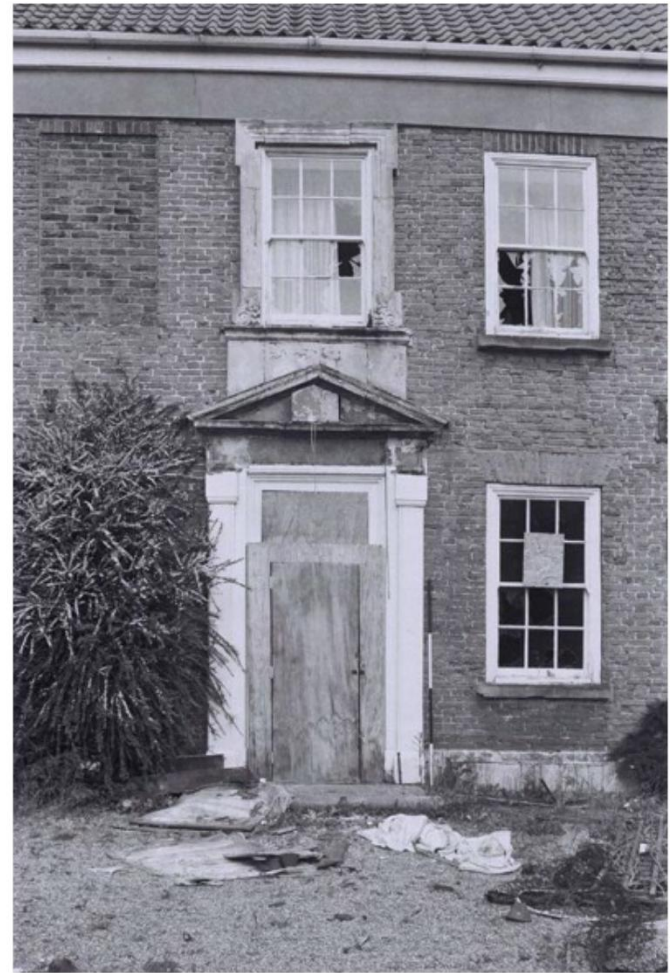


Plate 6. Staynor Hall: Exterior North Elevation. Facing South.



Plate 7. Staynor Hall: Exterior West Elevation.
Facing North-east.



Plate 8. Staynor Hall: Exterior West Elevation.
Facing South-east.



Plate 9. Staynor Hall: Exterior West Elevation. Facing East.



Plate 10. Staynor Hall: Exterior West Elevation East Wing. Facing East.



Plate 11. Staynor Hall: Exterior West Elevation
East Wing. Facing East.



Plate 12. Staynor Hall: Exterior East Elevation.
Facing South-west.



Plate 13. Staynor Hall: Exterior East Elevation. Facing North-west.



Plate 14. Staynor Hall: Exterior East Elevation. Facing North-west.



Plate 15. Staynor Hall: Exterior East Elevation.
Facing South-west.

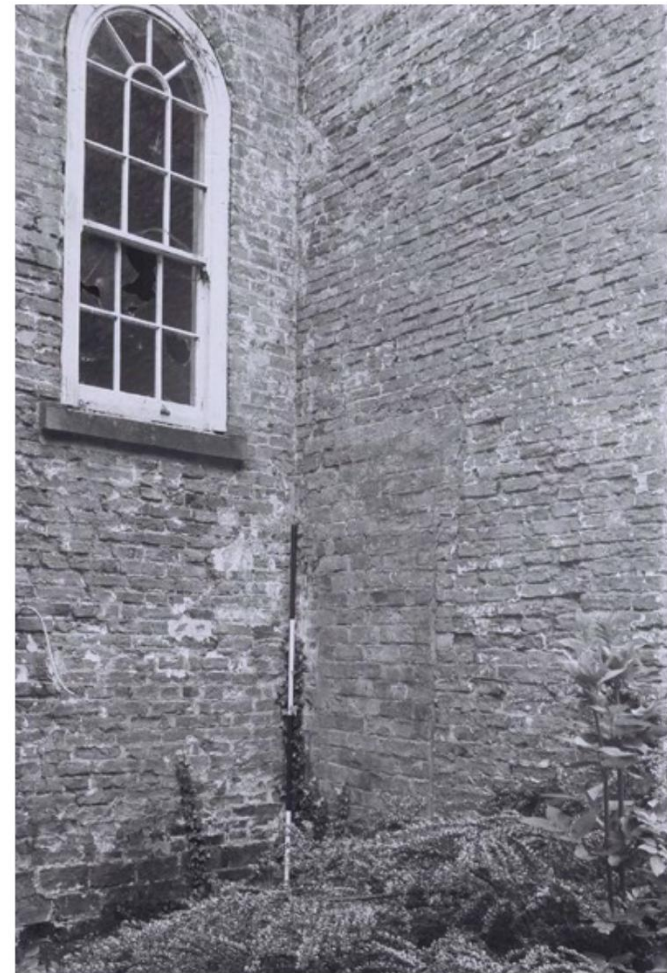


Plate 16. Staynor Hall: Exterior East Elevation West Wing.
Facing South-west.

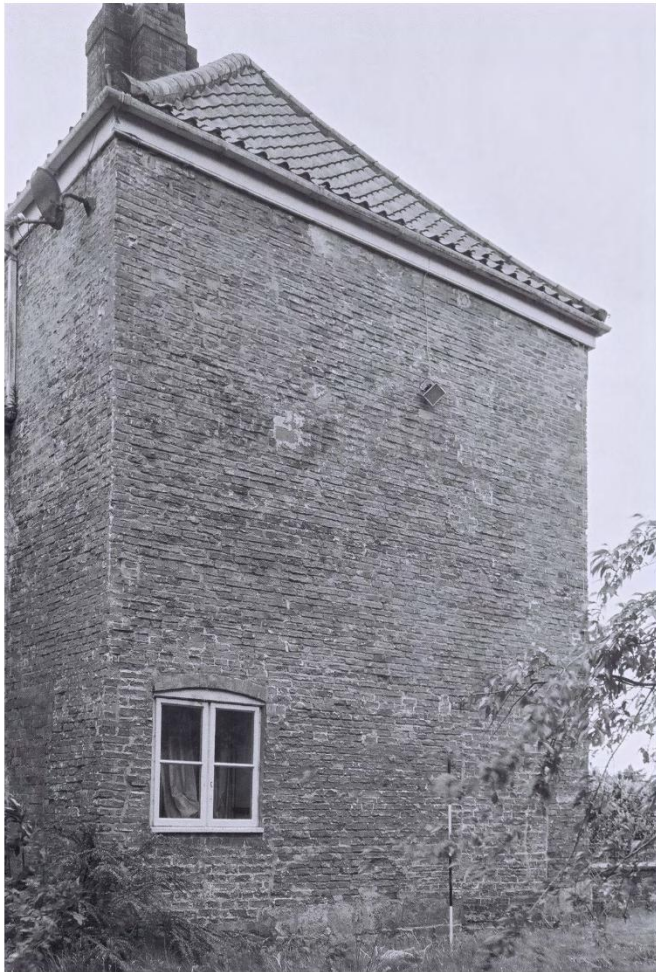


Plate 17. Staynor Hall: Exterior North Elevation West Wing.
Facing South.



Plate 18. Staynor Hall: Exterior North Elevation.
Facing South.



Plate 19. Staynor Hall: Exterior North Elevation Extension.
Facing South.



Plate 20. Staynor Hall: Exterior Datestone. Facing North.



Plate 21. Staynor Hall: Interior Ground Floor. Facing South.



Plate 22. Staynor Hall: Interior Ground Floor. Facing North.



Plate 23. Staynor Hall: Interior Ground Floor. Facing North.



Plate 24. Staynor Hall: Interior Ground Floor. Facing South.

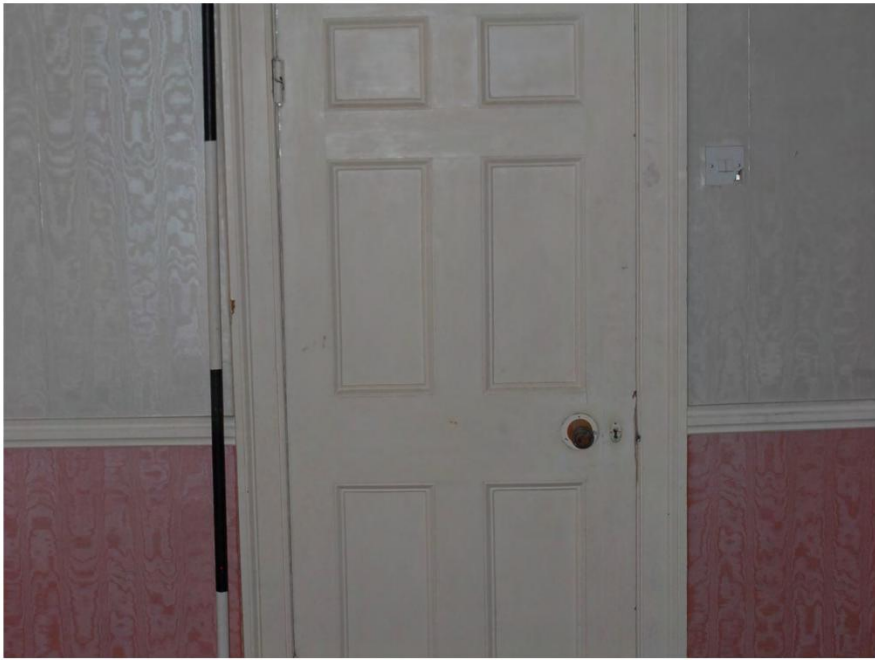


Plate 25. Staynor Hall: Interior Ground Floor. Facing North.



Plate 26. Staynor Hall: Interior Ground Floor. Facing North.



Plate 27. Staynor Hall: Interior Ground Floor. Facing South-east.



Plate 28. Staynor Hall: Interior Ground Floor. Facing North-east.



Plate 29. Staynor Hall: Interior Ground Floor. Facing North.



Plate 30. Staynor Hall: Interior Ground Floor. Facing North-east.



plate 31. Staynor Hall: Interior Ground Floor. Facing South.



Plate 32. Staynor Hall: Interior Ground Floor. Facing South-west.



Plate 33. Staynor Hall: Interior Ground Floor. Facing North-west.



Plate 34. Staynor Hall: Interior Ground Floor. Facing South-west.



Plate 35. Satynor Hall: Interior Ground Floor. facing East.



Plate 36. Satynor Hall: Interior Ground Floor. Facing South.



Plate 37. Staynor Hall: Interior Ground Floor. Facing North.



Plate 38. Staynor Hall: Interior Ground Floor. Facing North.



Plate 39. Staynor Hall: Interior Ground Floor. Facing North.



Plate 40. Staynor Hall: Interior Ground Floor. Facing West.



Plate 41. Staynor Hall: Interior First Floor. Facing South.



Plate 42. Staynor Hall: Interior First Floor. Facing North.



Plate. 43. Staynor Hall: Interior First Floor. facing South-east.



Plate 44. Staynor Hall: Interior First Floor. Facing North.



Plate 45. Staynor Hall: Interior First Floor. Facing South-west.



Plate 46. Staynor Hall: Interior First Floor. Facing North-east.



Plate 47. Staynor Hall: Interior First Floor. Facing North.



Plate 48. Staynor Hall: Interior First Floor. Facing East.



Plate 49. Staynor Hall: Interior First Floor. Facing North-west.



Plate 50. Staynor Hall: Interior First Floor. Facing North-west.



Plate 51. Staynor Hall: Interior First Floor. Facing East.



Plate 52. Staynor Hall: Interior First Floor. Facing South-west.



Plate 53. Staynor Hall: Interior Attic. Facing West.



Plate 54. Staynor Hall: Interior Attic. Facing West.



Plate 55. Staynor Hall: Interior Attic. Facing North.



Plate 56. Staynor Hall: Interior Attic. Facing North.

APPENDIX 1

Photographic Listing

Staynor Hall, Selby, North Yorkshire (MAP 05-04-08)

Nikon Coolpix L4 (4 Megapixel)

Photographer: Kelly C. Hunter (MAP Archaeological Consultancy Ltd.)

File name	Date	Description	Facing
Picture 071	03/06/2008	First Floor Attic	North
Picture 072	03/06/2008	First Floor Attic	South
Picture 073	03/06/2008	First Floor: North Bedroom in East Wing	North-east
Picture 074	03/06/2008	First Floor: Hall	East
Picture 075	03/06/2008	First Floor: Bathroom	North-east
Picture 076	03/06/2008	First Floor: East Bedroom	South-east
Picture 077	03/06/2008	First Floor: Toilet	North
Picture 078	03/06/2008	First Floor: Centre Bedroom	South-east
Picture 079	03/06/2008	First Floor: North Bedroom in West Wing	West
Picture 080	03/06/2008	First Floor: West Bedroom	South-west
Picture 081	03/06/2008	First Floor: West Bedroom	North
Picture 082	03/06/2008	Attic	East
Picture 083	03/06/2008	Attic	North-east
Picture 084	03/06/2008	Attic	West
Picture 085	03/06/2008	Attic	East
Picture 086	03/06/2008	Attic	West
Picture 087	03/06/2008	Attic	West
Picture 088	03/06/2008	Attic	West
Picture 089	03/06/2008	Attic	West
Picture 090	03/06/2008	Attic	West
Picture 091	03/06/2008	Attic	North-west
Picture 092	03/06/2008	Attic	North
Picture 093	03/06/2008	Attic	North
Picture 094	03/06/2008	Attic	North
Picture 095	03/06/2008	Attic	North
Picture 096	03/06/2008	Attic	East
Picture 097	03/06/2008	Attic	South
Picture 098	03/06/2008	Attic	South

Nikon D-200 (10 Megapixel)

Photographer: Kelly C. Hunter (MAP Archaeological Consultancy Ltd.)

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DSC_0008.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0009.jpg	27/05/2009	Exterior: North Elevation	South

File name	Date	Description	Facing
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DSC_0057.jpg	27/05/2009	Gate Pier	East
DSC_0058.jpg	27/05/2009	General view of Staynor Hall	North
DSC_0059.jpg	27/05/2009	Front Gates	South
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File name	Date	Description	Facing
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DSC_0065.jpg	27/05/2009	First Floor: Hall in East Wing	North
DSC_0066.jpg	27/05/2009	First Floor: Hall in East Wing	North
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File name	Date	Description	Facing
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DSC_0161.jpg	27/05/2009	Ground Floor: Kitchen	North
DSC_0162.jpg	27/05/2009	Ground Floor: Kitchen	South
DSC_0163.jpg	27/05/2009	Ground Floor: Kitchen	East
DSC_0164.jpg	27/05/2009	Ground Floor: Kitchen	North
DSC_0165.jpg	27/05/2009	Ground Floor Extension	North
DSC_0166.jpg	27/05/2009	Ground Floor Extension	South
DSC_0167.jpg	27/05/2009	Ground Floor Extension	South
DSC_0168.jpg	27/05/2009	Ground Floor Extension	South-west
DSC_0169.jpg	27/05/2009	Ground Floor Extension	North-west
DSC_0170.jpg	27/05/2009	Ground Floor Extension	North
DSC_0171.jpg	27/05/2009	Ground Floor Extension	East
DSC_0172.jpg	27/05/2009	Ground Floor Extension	East
DSC_0173.jpg	27/05/2009	Ground Floor Extension	East
DSC_0174.jpg	27/05/2009	Ground Floor Extension	West
DSC_0175.jpg	27/05/2009	Ground Floor Extension	West
DSC_0176.jpg	27/05/2009	Ground Floor Extension	North
DSC_0177.jpg	27/05/2009	Ground Floor Extension	North
DSC_0178.jpg	27/05/2009	Ground Floor Extension	South
DSC_0179.jpg	27/05/2009	Ground Floor Extension	West
DSC_0180.jpg	27/05/2009	Ground Floor Extension	North
DSC_0181.jpg	27/05/2009	Exterior: East Elevation	North-west
DSC_0182.jpg	27/05/2009	Exterior: East Elevation	West
DSC_0183.jpg	27/05/2009	Exterior: East Elevation	West
DSC_0184.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0185.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0186.jpg	27/05/2009	Exterior: East Elevation	South-west
DSC_0187.jpg	27/05/2009	Exterior: East Elevation	West
DSC_0188.jpg	27/05/2009	Exterior: East Elevation	West
DSC_0189.jpg	27/05/2009	Exterior: East Elevation	West
DSC_0190.jpg	27/05/2009	Exterior: East Elevation	West
DSC_0191.jpg	27/05/2009	Exterior: East Elevation	West
DSC_0192.jpg	27/05/2009	Exterior: East Elevation	West
DSC_0193.jpg	27/05/2009	Exterior: East Elevation	North-west
DSC_0194.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0195.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0196.jpg	27/05/2009	Exterior: South Elevation	North-east
DSC_0197.jpg	27/05/2009	Exterior: West Elevation	North-east
DSC_0198.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0199.jpg	27/05/2009	Exterior: West Elevation	South-east
DSC_0200.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0201.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0202.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0203.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0204.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0205.jpg	27/05/2009	Exterior East Elevation	West
DSC_0206.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0207.jpg	27/05/2009	Exterior: West Elevation	East

File name	Date	Description	Facing
DSC_0208.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0209.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0210.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0211.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0212.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0213.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0214.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0215.jpg	27/05/2009	Exterior: North Elevation	South
DSC_0216.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0217.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0218.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0219.jpg	27/05/2009	Exterior: West Elevation	East
DSC_0220.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0221.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0222.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0223.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0224.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0225.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0226.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0227.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0228.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0229.jpg	27/05/2009	Exterior: South Elevation	North
DSC_0230.jpg	27/05/2009	Garden	South
DSC_0231.jpg	27/05/2009	Garden	South-east
DSC_0232.jpg	28/05/2009	Driveway	East
DSC_0233.jpg	28/05/2009	Exterior: West Elevation	South-east
DSC_0234.jpg	28/05/2009	Exterior: West Elevation	South-east
DSC_0235.jpg	28/05/2009	Exterior: West Elevation	South-east
DSC_0236.jpg	28/05/2009	Exterior: West Elevation	South-east
DSC_0237.jpg	28/05/2009	Exterior: West Elevation	South-east
DSC_0238.jpg	28/05/2009	Exterior: West Elevation	North-east
DSC_0239.jpg	28/05/2009	Exterior: West Elevation	North-east
DSC_0240.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0241.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0242.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0243.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0244.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0245.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0246.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0247.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0248.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0249.jpg	28/05/2009	Exterior: South Elevation	North
DSC_0250.jpg	28/05/2009	Exterior: East Elevation	North-west
DSC_0251.jpg	28/05/2009	Exterior: East Elevation	North-west
DSC_0252.jpg	28/05/2009	Exterior: East Elevation	North-west
DSC_0253.jpg	28/05/2009	Exterior: East Elevation	North-west
DSC_0254.jpg	28/05/2009	Exterior: East Elevation	South-west
DSC_0255.jpg	28/05/2009	Exterior: East Elevation	South-west

Black & White Print Film ILFORD HP5 - 400ASA
Nikon FG-20 35mm SLR Camera
Nikkor 35mm Perspective Shift Lens
Photographer: Kelly C. Hunter (MAP Archaeological Consultancy Ltd.)

File name	Date	Description	Facing		
Film/Neg No.	Date	Description	Exposure	Aperture	Facing
1120/12	27/05/2009	First Floor: Staircase	8	f5.6	West
1120/13	27/05/2009	First Floor: Staircase	4	f5.6	West
1120/14	27/05/2009	First Floor: Centre Bedroom Door	4	f5.6	North
1120/15	27/05/2009	First Floor: West Bedroom Door	4	f5.6	North
1120/16	27/05/2009	First Floor: West Bedroom Door	4	f5.6	North
1120/17	27/05/2009	First Floor: West Bedroom Door	4	f5.6	North
1120/18	27/05/2009	First Floor: East Wing Hall	2	f5.6	South
1120/19	27/05/2009	First Floor: East Wing Hall	2	f5.6	South
1120/20	27/05/2009	First Floor: East Wing Hall	2	f5.6	South
1120/21	27/05/2009	Ground Floor: Stairs	15	f5.6	North
1120/22	27/05/2009	Ground Floor: Stairs	15	f5.6	North
1120/23	27/05/2009	Ground Floor: Stairs	15	f5.6	North-east
1120/24	27/05/2009	Ground Floor: Stairs	15	f5.6	North-east
1120/25	27/05/2009	Ground Floor: Centre Reception	8	f5.6	North
1120/26	27/05/2009	Ground Floor: Centre Reception	8	f5.6	North
1120/27	27/05/2009	Ground Floor: West Room	8	f5.6	North
1120/28	27/05/2009	Ground Floor: West Room	8	f5.6	North
1120/29	27/05/2009	Ground Floor: West Room	8	f5.6	South-east
1120/30	27/05/2009	Ground Floor: West Room	8	f5.6	South-east
1120/31	27/05/2009	Ground Floor: West Room	8	f5.6	South
1120/32	27/05/2009	Ground Floor: West Room	8	f5.6	South
1120/33	27/05/2009	Ground Floor: West Wing North Room	8	f5.6	South
1120/34	27/05/2009	Ground Floor: West Wing North Room	8	f5.6	South
1120/35	27/05/2009	Ground Floor: Hall	8	f5.6	East
1120/36	27/05/2009	Ground Floor: Hall	8	f5.6	East
1120/37	27/05/2009	Ground Floor: Hall	8	f5.6	West
1121/01	27/05/2009	Ground Floor: Hall	4	f5.6	West
1121/02	27/05/2009	Ground Floor: East Room	15	f5.6	North
1121/03	27/05/2009	Ground Floor: East Room	15	f5.6	North
1121/04	27/05/2009	Ground Floor: East Room	15	f5.6	South-west
1121/05	27/05/2009	Ground Floor: East Room	15	f5.6	South-west
1121/06	27/05/2009	Ground Floor: East Wing Kitchen	8	f5.6	North-west
1121/07	27/05/2009	Ground Floor: East Wing Kitchen	8	f5.6	North-west
1121/08	27/05/2009	Exterior: South Elevation	60	f22	North
1121/09	27/05/2009	Exterior: South Elevation	60	f22	North
1121/10	27/05/2009	Exterior: South Elevation	60	f22	North
1121/11	27/05/2009	Exterior: South Elevation	60	f22	North
1121/12	27/05/2009	Exterior: South Elevation	60	f22	North
1121/13	27/05/2009	Exterior: South Elevation	60	f22	North
1121/14	27/05/2009	Exterior: South Elevation	60	f22	North
1121/15	27/05/2009	Exterior: South Elevation	60	f22	North
1121/16	27/05/2009	Exterior: East Elevation	60	f22	North-west
1121/17	27/05/2009	Exterior: East Elevation	60	f22	North-west
1121/18	27/05/2009	Exterior: East Elevation	30	f22	South-west
1121/19	27/05/2009	Exterior: East Elevation	30	f22	South-west
1121/20	27/05/2009	Exterior: East Elevation	30	f22	South-west

File name	Date	Description	Facing		
1121/21	27/05/2009	Exterior: East Elevation	30	f22	South-west
1121/22	27/05/2009	Exterior: East Elevation	30	f22	North-west
1121/23	27/05/2009	Exterior: East Elevation	30	f22	North-west
1121/24	27/05/2009	Exterior: East Elevation	30	f22	North-west
1121/25	27/05/2009	Exterior: East Elevation	30	f16	North-west
1121/26	27/05/2009	Exterior: East Elevation	30	f16	West
1121/27	27/05/2009	Exterior: East Elevation	30	f16	West
1121/28	27/05/2009	Exterior: West Elevation	30	f16	North-east
1121/29	27/05/2009	Exterior: West Elevation	30	f16	North-east
1121/30	27/05/2009	Exterior: West Elevation	30	f16	South-east
1121/31	27/05/2009	Exterior: West Elevation	30	f16	South-east
1121/32	27/05/2009	Exterior: West Elevation	30	f16	East
1121/33	27/05/2009	Exterior: West Elevation	30	f16	East
1121/34	27/05/2009	Exterior: North Elevation	30	f16	South
1121/35	27/05/2009	Exterior: North Elevation	30	f16	South
1121/36	27/05/2009	Exterior: North Elevation	30	f16	South
1121/37	27/05/2009	Exterior: North Elevation	30	f16	South
1122/01	27/05/2009	Exterior: North Elevation	15	f16	South-west
1122/02	27/05/2009	Exterior: North Elevation	15	f16	South-west
1122/03	27/05/2009	Exterior: North Elevation	15	f16	South
1122/04	27/05/2009	Exterior: North Elevation	15	f16	South
1122/05	27/05/2009	Exterior: West Elevation	15	f16	South-east
1122/06	28/05/2009	Exterior: East Elevation	15	f22	North-east
1122/07	28/05/2009	Exterior: East Elevation	15	f22	North-east
1122/08	28/05/2009	Exterior: West Elevation	30	f22	East
1122/09	28/05/2009	Exterior: West Elevation	30	f22	East
1122/10	28/05/2009	Exterior: West Elevation	125	f22	South-east
1122/11	28/05/2009	Exterior: West Elevation	125	f22	South-east
1122/12	28/05/2009	Exterior: South Elevation	60	f22	North
1122/13	28/05/2009	Exterior: South Elevation	60	f22	North
1122/14	28/05/2009	Exterior: South Elevation	60	f22	North
1122/15	28/05/2009	Exterior: South Elevation	60	f22	North
1122/16	28/05/2009	Exterior: East Elevation	8	f22	South-west
1122/17	28/05/2009	Exterior: East Elevation	8	f22	South-west
1122/18	28/05/2009	Exterior: West Elevation	30	f22	North-east
1122/19	28/05/2009	Exterior: West Elevation	30	f22	North-east
1122/20	28/05/2009	Exterior: West Elevation	60	f22	South-east
1122/21	28/05/2009	Exterior: West Elevation	60	f22	South-east