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Staynor Hall
Selby
North Yorkshire

Archaeological Statement

SELBY DISTRICT COUNCIL PLANNING	
6 MAR 2009	27 MAR 2009
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Authorised by

Date:.....

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January 2009

Staynor Hall, Selby – Archaeological Statement

1. Introduction

- 1.1 This statement has been prepared to comply with Condition 34 of Outline planning Permission 8/19/1011C/PA and the Section 106 Agreement, Clauses 3.6.20 – 3.6.24.
- 1.2 It details the archaeological work undertaken including a brief summary of results, the proposed mitigation and details of archaeological work still to be undertaken.

2. Site Description

- 2.1 The Development Site 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 (Fig. 1).
- 2.2 Access to Staynor Hall is currently via the Persimmon/Charles Church and Barratt Homes Development on the east side of Bawtry Road, formerly access to the site was from Abbots Road. The Development is 54.53 hectares in size and comprises farmland surrounding Staynor Hall (Fig. 2), the present application deals with the reserved matters for c.30 hectares and 461 dwellings. Staynor Hall is a late seventeenth century Hall with eighteenth, nineteen and twentieth century additions and renovations, and is currently derelict and boarded up. 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. The farm and Hall have recently suffered from vandalism, with some buildings damaged by fire. To the west of the farm is an area of rough pasture and Staynor Hall Cottages, dating to the nineteenth century.

3. Archaeological Results

3.1 An Environmental Statement accompanied the original planning application and the contents were accepted by the statutory bodies. The Cultural Heritage and Archaeological Section was prepared by Northern Archaeological Associates and listed sixteen sites within the Development Environs of archaeological significance, namely (Fig. 3):-

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)	14 th 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

3.2 A programme of archaeological work has been undertaken to assess the archaeological deposits at Staynor Hall, both pre and post planning application stage. 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 adopted the results of the Environmental Statement. The Environmental Statement and subsequent

Planning Permission defined a Zone of Archaeological Sensitivity (Fig. 2) 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 and agreed by the Heritage and Environment Section in 2006. The Archaeological Scheme included evaluation by Trial Trenching, an Earthwork Survey and Building Recording of Staynor Hall and associated farm buildings and mitigation.

- 3.3 Two phases of Evaluation by Trial Trenching was undertaken by Northern Archaeological Associates in 2006. The Initial stage of Trail Trenching comprised Trenches 18, 19 and 20, which was undertaken in January and February of 2006. The Second Phase of Trial Trenching was undertaken in the summer and autumn 2006 and comprised Trenches 1 to 17, 21 to 32, 36, and 39 to 41 (NAA 2006). Trenches 33-35 and 37-38 were undertaken in April May 2008 (MAP 2008) in order to assess any archaeological constraints that may affect the nature and extent of development in the Archaeological Zone of Sensitivity (Fig. 3).
- 3.4 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 from the geophysical survey were also examined.
- 3.5 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.
- 3.6 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 large 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,

- 3.7 Five trenches were located within the gardens of Staynor Hall, Farmyard and Staynor House Garden (MAP 2008).
- 3.8 Trench 33 was divided in two and located on either side of the garden wall, each section measured 10m by 2m. The trench was located across the moat (Site 2) in order to access the preservation of archaeological deposits and structures associated with the medieval moat.
- 3.9 A north-south aligned ditch provided the western boundary of the garden of Staynor Hall, on the line of the “moat” and the primary fill contained post-medieval brick. One sherd of Late Medieval Pottery was found in this feature, and a residual sherd of abraded Roman Mortarium.
- 3.10 Trench 34 was L-shaped and measured 10m by 2m with a 2m by 2m extension to the south-east. This trench was located within the interior of the moat (Site 2) in order to assess the preservation of archaeological deposits and structures contained within the platform of the moat (Sites 3 and 4). The excavation revealed four undated Pits, which may represent post settings or garden features. The two linear gullies in Trench 34 were undated and could relate to drainage in the garden to the west of the Hall.
- 3.11 Trench 35 was L-shaped on the lawn in front of the Hall, measuring 20m by 2m east to west and 10m by 2m north-south. This trench was located within

the Medieval moat in order to assess the preservation of archaeological deposits.

- 3.12 Three undated pits were excavated, one was filled with broken fragments of stone tile. The southern end of the trench, a wide shallow linear feature dating to the Post-medieval period was excavated and possibly related to the levelling of the garden.
- 3.13 Trench 37, was excavated in the farmyard (15m by 2m and 20m by 2m) with a small extension north of the farmyard (5 by 2m) were located west of the Walled Garden (Trenches 37 and 37 North). This trench was located in the area of a former farm building shown on the 1809 Enclosure Map.
- 3.14 Excavation revealed no evidence of building predating the present farmyard. The construction of the large twentieth century barn had removed up to 1.2m of deposit and subsequently the surrounding area built up with hardcore and imported material.
- 3.15 Trench 38 was excavated in the field east of the farmyard, measuring 20m by 2m. This trench is located in an area not covered by the Geophysical Survey. Excavation revealed no archaeological features.
- 3.16 The environmental samples produced sparse results, suggesting only recent agricultural activity occurring in the vicinity.
- 3.17 The excavations centred on Staynor Hall found no evidence of building remains within the moat, and no associated finds assemblage expected with medieval domestic occupation.
- 3.18 No evidence was found of the buildings uncovered in the 1963 excavation. The construction of the existing hall and subsequent landscaping, renovation and additions appear to have impacted on any surviving archaeological remains within the interior of the moat.

- 3.19 The lack of archaeological evidence with regard to either structures or finds dating to the medieval period is of note. The possible moat feature does not conform to the standard definition for a moat, the dimensions are much shallower and narrower than the accepted conventions.
- 3.20 No evidence was found for the building located in the 1960's excavation in the gardens of Staynor Hall. Evaluation Trenches (1 – 6, 15 & 36) suggest the focus of surviving Medieval Activity is to the south of Staynor Hall.
- 3.21 The latest phase of archaeological evaluation revealed no significant archaeological deposits that could be a constraint on development around Staynor Hall.
- 3.22 The extensive trial trenching has revealed a multi-phase landscape of some significance there is nothing to prevent development and an appropriate mitigation would be preservation by record

4. Archaeological Mitigation

- 4.1 The proposed mitigation for the Zone of Archaeological Sensitivity has been agreed with the Historic and Environment Team Leader, North Yorkshire County Council and requires an archaeological strip and record over the entire area highlighted in yellow, (Fig. 3). Full excavation in advance of construction if any groundworks are required beneath 300mm of the present land surface in the area highlighted orange and a Watching Brief to the east of the Zone of Archaeological Sensitivity in the area highlighted green, with provision for limited recording of any archaeological features revealed (Fig. 3). The archaeological work will be undertaken in advance of construction and will be undertaken in line with the proposed phases.

Date	Phase	Infrastructure	Dwellings	Archaeology	Recreation & Landscape	Community
PHASE 3						
2010	3A	Housing Development	29	No Archaeological Input		
2010	3B	Housing Development Distributor Road up to Phase 3C	51	No Archaeological Input	Provision of LEAP. Implementation of Buffer Planting to Selby By-pass	
2011	3C	Housing Development	76	No Archaeological Input	Provision of LEAP. Implementation of Buffer Planting to Selby By-pass	Provision of Access to School site Offer School Site to LEA
2012	3D	Housing Development Completion of Distributor Road Link to Phase 1	27	No Archaeological Input	Provision of Playing Field	
2012	3E	Housing Development Distributor Road up to Phase 4.	83	Archaeological Watching Brief	Implementation of Buffer Planting to Selby By-pass	
2013	3F	Housing Development Distributor Road up to Phase 3H	31	Archaeological Watching Brief		Provision of Community Centre.
2013	3G	Housing Development	28	Archaeological Watching Brief		
2013	3H	Housing Development Completion of Distributor Road Link to Phase 1	24	Archaeological Excavation and Archaeological Strip and Record		
2013	3I			Archaeological Excavation and Archaeological Strip and Record	Provision of Central Open Space and LEAP.	Provision of Infrastructure for Community Core. Marketing of Retail Facilities.
2014	3J	Housing Development	112	Archaeological Excavation and Archaeological Strip and Record		

2015	3K		No Archaeological Input	Improvements to Staynor Hall Plantation. Provision of informal open space and LEAP.	
2010-2015		461			

PHASE 4					
2016	4A	Housing Development. Distributor Road up to Phase 4D.	72	No Archaeological Input	Implementation of Buffer Planting to Eastern Boundary
2017	4B	Housing Development	26	No Archaeological Input	
2017	4C	Housing Development	25	No Archaeological Input	Provision of playing fields & LEAP. Implementation of Buffer Planting to Selby College Boundary
2018	4D	Housing Development. Distributor Road to Staynor Avenue. Improvements to Staynor Avenue/ Abbot's Road Junction.	41	No Archaeological Input	
2018	4E	Housing Development	42	No Archaeological Input	
2016-2018			206		

4.2 In addition to the above the following elements are still to be undertaken;

- A Topographic Survey of the archaeological earthworks in the proximity of Staynor Hall. This work will be programmed to be completed in advance of Phase 3H and undertaken in 2013.
- Recording of the Historic Fabric of Staynor Hall, the associated farm buildings and cottages to be undertaken prior to any improvements to Staynor Hall in 2015.



Figure 1. Site Location

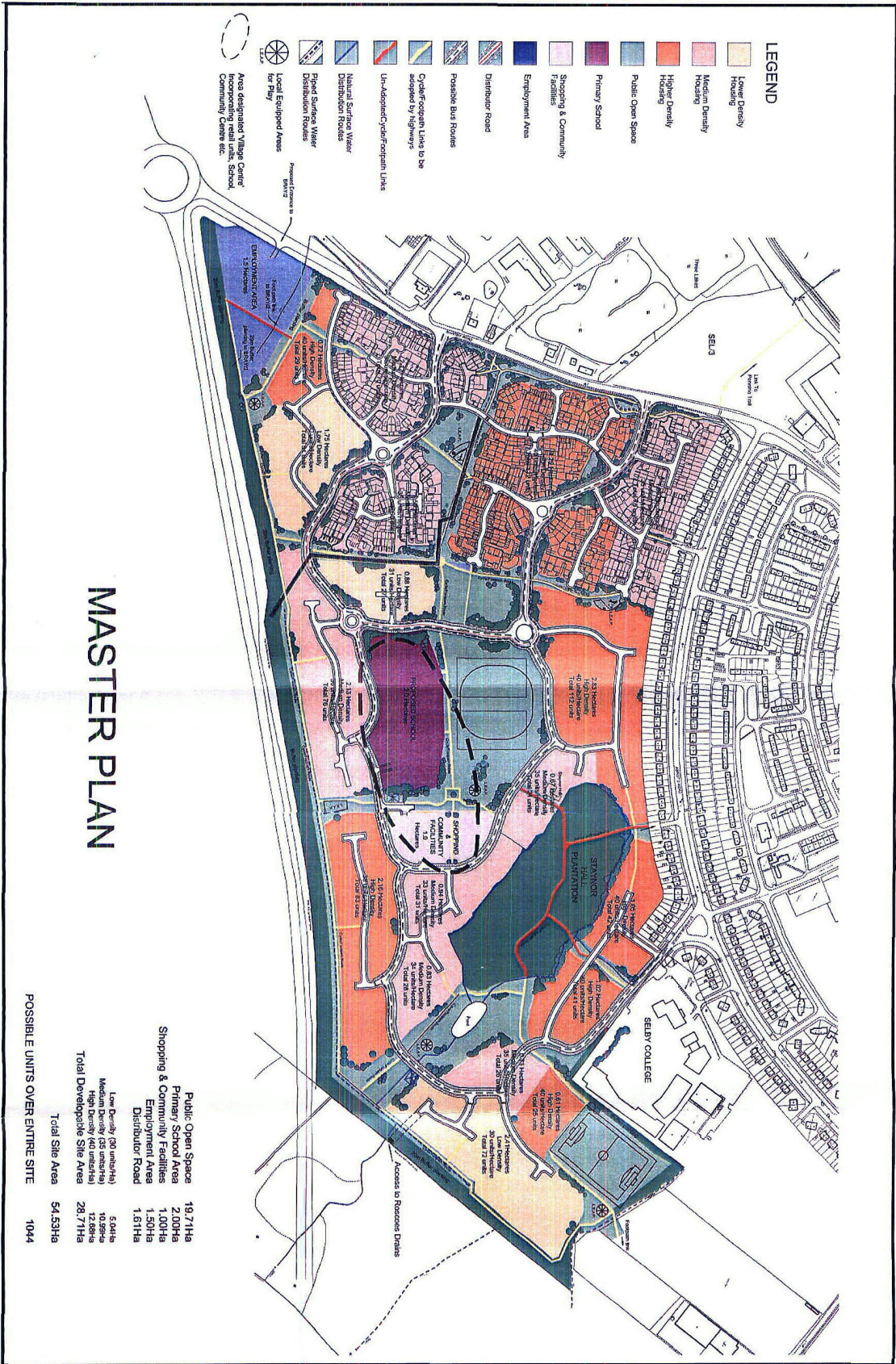


Figure 2. Development Master Plan.

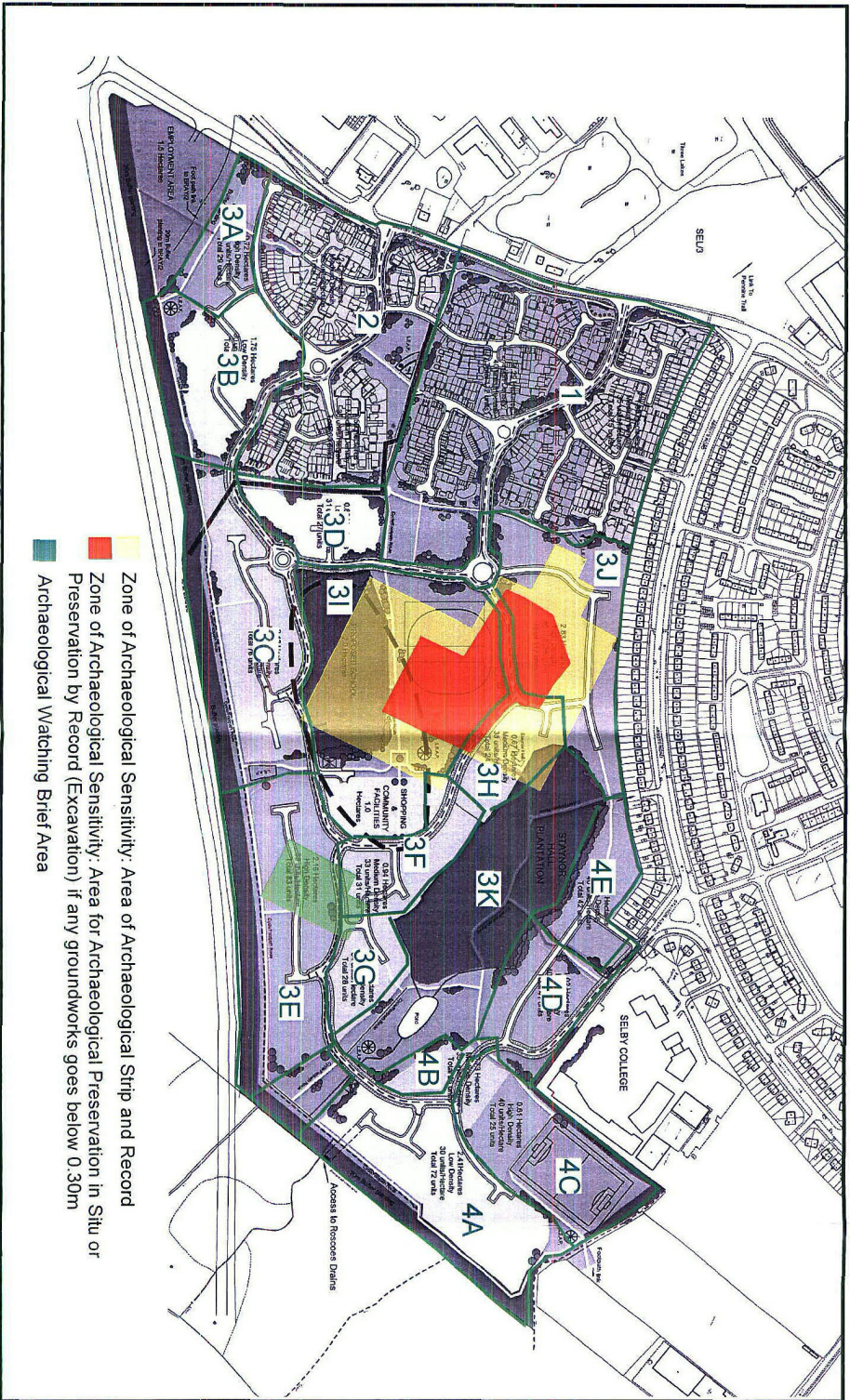


Figure 3. Area of Archaeological Sensitivity and Archaeological Watching Brief.