

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Newton Robinson Partnership Ltd

White Swan Inn
Hunmanby
North Yorkshire

archaeological desk-based assessment

report 2905
May 2012

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1. Summary

The project

- 1.1 This report presents the results of an archaeological desk-based assessment, which was conducted in advance of a proposed development at The White Swan, Hunmanby, North Yorkshire. The assessment comprised a search of pertinent documentary and cartographic records, records of archaeological interventions, the Historic Environment Record, and a site walk-over survey.
- 1.2 The works were commissioned by Newton Robinson Partnership Limited, and conducted by Archaeological Services Durham University.

The archaeological resource

- 1.3 The White Swan is a grade 2 listed building. There are around 30 other historic or statutorily protected buildings in the near vicinity. Castle Hill, less than 50m to the north, is a Scheduled Ancient Monument. The proposed development area lies within a conservation area.
- 1.4 There is no direct evidence for prehistoric activity within the proposed development area, but there is extensive evidence for such activity in the vicinity, and an as yet unidentified resource has the potential to exist, although this may have been removed by later activity.
- 1.5 The village of Hunmanby has medieval origins. Since the proposed development area lies in the centre of the settlement, close to the parish church, market square and motte and bailey castle, it is likely to have been occupied fairly continually since then. There is a potential for archaeological remains of medieval and post-medieval date to survive.
- 1.6 The earliest parts of the White Swan Hotel appear to date from the late 18th century. These are the road frontage block and the clubhouse block, the latter possibly originally built as a manorial court. The relationship between these two parts of the building is everywhere obscured by later additions, but both appear to be of similar date. A domestic accommodation block had been added by the mid 19th century. Externally the whole complex has been little altered since the late 19th century. The former stable block to the rear and the former shop to the south are of similar date to the hotel.

Impact assessment

- 1.7 Conversion of the buildings currently on the site to new uses has the potential to damage or remove features of historical or architectural significance. Construction of new buildings in the yard has the potential to damage or remove deposits of archaeological interest during groundworks for the new foundations and for the laying of new services.

Recommendations

- 1.8 It is recommended that the current standing buildings are recorded prior to works commencing, to English Heritage approved standards for a level 3 survey (English Heritage 2006). It is also recommended that an archaeological evaluation is conducted within the yard, to assess the nature and extent of any archaeological deposits that may be present.

2. Project background

Location (Figures 1 & 2)

- 2.1 The site is located at the White Swan Inn, 1 Church Hill, Hunmanby, North Yorkshire (NGR centre: TA 0954 7741). A building to the south of the car park is included in the proposed development area. To the west are the grounds of Hunmanby Hall School while to the east are Church Hill road and then the graveyard of All Saints' Church. To the north are Church View Cottages while to the south Church Hill opens out into the small market square of Cross Hill. It covers an area of around 0.2 ha.

Development proposal (Figure 3)

- 2.2 It is proposed to remove some parts of the rear of the White Swan and convert the remainder of the standing buildings to residential use, and to construct additional units on part of the car park to the rear.

Objective

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological resource within the proposed development area so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development.

Methods statement

- 2.4 The works have been conducted in accordance with standard Archaeological Services' procedures for desk-based assessments. The works comprised the study of pertinent cartographic and other historical sources, records of previous archaeological interventions, sites listed in the Historic Environment Record (HER) within 500m of the proposed development area, and a site walk-over survey. HER references are referred to in brackets throughout the text of this report, and are shown on Figure 1 and listed in Appendix 1.

Planning guidance

- 2.5 This assessment and its recommendations are a considered response to the proposed development in relation to Government policy, as it is set out in *National Planning Policy Framework 2012*.

Dates

- 2.6 The field visit took place on 14th May 2012. This report was prepared for the 16th May 2012.

Personnel

- 2.7 Research was conducted by Andy Platell with assistance by Richard Annis. This report was prepared by Andy Platell, with illustrations by David Graham. The Project Manager was Daniel Still.

OASIS

- 2.8 Archaeological Services Durham University is registered with the Online Access to the Index of archaeological investigationS project (OASIS). The OASIS ID number for this project is **archaeol3-126185**.

Acknowledgements

- 2.9 Archaeological Services Durham University is grateful for the assistance of the staff of North Yorkshire Record Office and East Riding of Yorkshire Archive Service, and personnel of the North Yorkshire Historic Environment Record and of Palace Green Library, Durham in facilitating this scheme of works.

3. Landuse, topography and geology

Landuse

- 3.1 At the time of this assessment the proposed development area comprised a public house and its car park, and a disused building to the south, formerly a hairdressing salon.

Topography

- 3.2 Castle Hill rises towards the north, winding its way around the natural mound upon which the motte and bailey castle sits. The proposed development area lies on the south east side of this hill at a mean elevation of around 60m OD. The road rises more steeply than the pavement outside the inn so that it is above the floor level at the northern end of the building. However, an old photograph (viewed online at <http://www.hunmanby.com>) shows that this is a modification to the road since 1936, presumably to smooth out the average gradient further up the hill. The car park to the rear of the inn also rises from westwards from the road, with Hunmanby Hall on terraces at a still higher level beyond. The churchyard to the east of Castle Hill is also at a higher level than the road, so it is probable that Castle Hill follows the course of a slight valley.

Geology

- 3.3 The bedrock geology of the area comprises the Cretaceous Welton Chalk Formation; this is overlain by superficial deposits of Devensian diamicton till.

4. Site walk-over survey

- 4.1 A walk-over survey was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains.
- 4.2 The proposed development area consists of the current White Swan Hotel towards the north east and a large car park to the southwest. Two other buildings are present on the site; a former shop to the south of the car park entrance and a former stables block along its northern edge. All these buildings are fully described below (Paragraphs 5.25 to 5.31). The car park has a modern tarmac surface so underlying details are obscured (Figure 13).
- 4.3 The southern part of the western boundary wall to the car park is of modern construction, but the northern half is older and contains a south-facing buttress at either end (Figure 14). These are in the correct location to be the walls of one of the outbuildings historically known to have surrounded the yard.

5. Historical and archaeological development

Previous archaeological works

- 5.1 No previous archaeological works have been identified within the proposed development area although a number of works have been carried out elsewhere in the village. An archaeological desk-based assessment (HER 190) followed by geophysical survey and evaluation (HER 588) have been carried out on land off Bridlington Road, close to the site of an Iron Age chariot burial (HER 23584). Archaeological monitoring has been carried out at 6-8 Hungate (HER 297), All Saints' Church (HER 3587) and at Deep Sea Electronics Ltd on Hunmanby Industrial Estate (HER 3809). An archaeological desk-based assessment (HER 4347) and geophysical surveys (HER 4621-27) have been carried out in advance of construction of the East Coast Water Pipeline, which passes immediately to the west of the village. The Yorkshire Vernacular Buildings Study Group has carried out building recording at Old Manor House, 17 / 19 Northgate, Castle House Farm, Beulah Cottage and Wrangham House (HER 4885-4890).

The prehistoric period (up to AD 70)

- 5.2 There is no direct evidence of prehistoric activity in the proposed development area although there is aerial photographic evidence that the surrounding area was extensively exploited in prehistory. An Iron Age chariot burial was uncovered in a brickworks off Bridlington Road (now Hunmanby Industrial Estate) in 1907 (Sheppard 1907). This possibly formed part of a barrow cemetery (HER 23584), although recent archaeological works in the vicinity have not identified any further burials. An as yet unidentified resource relating to this occupation may therefore survive within the proposed development area.

The Roman period (AD 70 to 5th century)

- 5.3 There is little evidence of Roman activity around Hunmanby. A Roman coin was found at Reighton Hall, and there was a Roman signal station at Filey Brigg, to the north-east.

The medieval period (5th century to 1540)

- 5.4 The name of the village and associated parish is Anglo-Saxon in origin and comes from Hundemanebi meaning 'farmstead of the huntsmen'. Historically it formed part of the wapentake of Dickering in the East Riding of Yorkshire. It was only transferred to North Yorkshire following local government reorganisation in 1974.
- 5.5 Following the Norman Conquest the manor of Hunmanby was given to Gilbert de Gant in 1080. It is recorded as containing 23 carucates and land for 13 ploughs (Allison 1974, 236). Gilbert built a motte and bailey castle (SAM 20531; HER 7579) on top of Castle Hill, a natural knoll north of the proposed development area. The date the motte fell out of use is unknown although the site was known as 'Castlegarth' by the 14th century, indicating an area of open ground. Part of the southern end of the bailey has been encroached upon by modern buildings, and the whole site was emparked in the early 19th century.
- 5.6 Hunmanby is first recorded in the Domesday Survey of AD 1086, when it had a church and priest. The present church (HER 7573, 12977) dates from around this time with later additions. However, fragments of a pre-Norman cross head (HER 7574) and other carvings (HER 7575) are built into its walls, indicating there must

have been an earlier structure. The church was given by Gilbert in AD 1115 as part of the original endowment of Bardney Abbey (*ibid.* 241).

- 5.7 The village thrived throughout the medieval period and had a monthly cattle market, first recorded in AD 1231, and two annual fairs (*ibid.* 238). The market cross in Cross Hill (HER 11921) is of medieval origin although it was restored in the 19th century. The road of Southgate (now Bridlington Road) is first recorded in 1373, that of Stonegate in 1376 and Hungate Lane in 1544 (*ibid.* 229). A watermill is recorded in 1125 and a windmill in 1298 (*ibid.* 238) although their locations are unknown. It is possible that they were on the site of later, better-documented ones.
- 5.8 It is likely that the medieval settlement was concentrated around the church, castle and market square; this area includes the proposed development site so an as yet unidentified resource relating to medieval settlement may survive within it.

The post-medieval period (1541 to 1899)

- 5.9 The manor of Hunmanby passed to William Osbaldeston in AD 1665 and was then held by the Osbaldeston family (and their relatives, a branch of the Mitford family from 1835) until 1920 (*ibid.* 231). Hunmanby Hall (HER 7585; 12978), to the west of Cross Hill, was the family seat. The earliest parts of this building date from the early 17th century, with later additions. It was extensively remodelled as part of its conversion to a Methodist girl's boarding school around 1928.
- 5.10 It is not known if the current Hunmanby Hall was built on the site of an earlier manor house or not. A second building in the village is also referred to as 'the manor house' (HER 30961; 11137). This building lies on Sheep Dyke Lane on the eastern side of the village and is also of 17th-century date. It was possibly built by Charles Stutville who had built up an estate in Hunmanby by 1621 (*ibid.* 234). According to the hearth tax returns of 1674, the Stutvilles possessed a house of five hearths (*ibid.*). The estate, including a house 'commonly called Old Hall' was sold to the Osbaldestons in 1783 and two years later had become the village workhouse.
- 5.11 The date that the market closed is unclear although it appears to be in the late 18th century. It is recorded that there was no market in the year of 1792 and by 1835 the market is described as having been 'long disused' in Lewis's Topographical Dictionary. There is still a village funfair held in Cross Hill once a year, a remnant of one of the medieval fairs.
- 5.12 Jeffrey's map of 1770 (Figure 4) is the first to show the area in any detail. The village is largely confined to the streets of Southgate (now Bridlington Road), Northgate, Stonegate, Hungate Lane and Sheep Dyke Lane, together with the now-removed Garton Lane to the west of Southgate. Hunmanby Hall is marked as being in the ownership of H. Osbaldeston. Tuke's map of 1787 (Figure 5) shows a similar arrangement, as does Smith's map of 1801 (Figure 6). None of these maps are detailed enough to tell whether the White Swan had been built by that time or not but each of these maps shows buildings on or close to the site.
- 5.13 Although some of the fields around Hunmanby are recorded as having been enclosed in 1672, the Act for final enclosure was not passed until 1809 (*ibid.* 239). An enclosure plan (Figure 7) was drawn by J. Dickinson in 1801 showing the situation immediately before this enclosure. This plan again shows the village concentrated on

Southgate, Northgate, Stonegate, Hungate Lane, Sheep Dyke Lane and Garton Lane. A building appears to be present on the proposed development area, although the map is not accurate enough to confirm this.

- 5.14 The White Swan Inn (HER 11129) is listed as being of late 18th-century date, with 19th-century alterations and extensions. It is first documented in 1823, when it was described as an inn, with the victualler named as Thomas Cross (Baines 1823). Alehouse Recognizances (an early form of licensing document) survive from 1825 and 1826 (East Yorks. CRO refs QDT/2/5/219 and 300) naming the same licensee. He is also named in Pigot's directories of 1829 and 1834. In these two directories it is stated that the White Swan also serves as the local excise office.
- 5.15 In addition to this use as an excise office, the White Swan is recorded as being the site of the manorial court in the National Gazetteer of Great Britain and Ireland of 1868. It was also one of the meeting places of the parish vestry committee until the 1890s (Allison 1974, 240). Various clubs and other societies held their meetings there, including the Star of Bethlehem Lodge of Free and Independent Shepherds, a local provident society founded in 1840 (information from <http://www.hunmanby.com>). In later years at least, these all used the 'clubroom' at the rear of the White Swan.
- 5.16 Following enclosure, the land around Hunmanby Hall was emparked in 1826-7 (*ibid.* 229). Buildings to the south of the White Swan were cleared to provide an entrance to the Hall Park from Cross Hill. Garton Lane was stopped up and became a southern approach drive to the new hall. To maintain access from the village to Wold Newton and Burton Fleming, New Road was built to the south of the park. These changes can be seen by comparing Greenwood's map of 1817 (Figure 8), produced shortly before emparkment, with Bryant's map of 1827 (Figure 9), produced just afterwards.
- 5.17 The Ordnance Survey 1st edition of 1860 (Figure 10) is the first map to accurately show properties in the village. The White Swan is named and has a similar outline to that of today, including the extensions to the rear. A number of outbuildings are present all round the yard to the rear. Hunmanby Hall is shown to the southwest and the church to the east. Two ropewalks are present to the south of Cross Hill, ending at the small surviving stub of Garton Lane. The village is still largely restricted to its historic limits, although the railway line to Filey (opened in 1847) is now present to the south east.
- 5.18 During the 1890s the White Swan became renowned for a locally-celebrated stud of hackney horses (*ibid.* 239). Bulmer's Directory of 1892 names George Bourdass, veterinary surgeon and victualler, as the innkeeper at the time. By 1905 the stud had been moved to another farm (Denmark Stables, named after the stud horse) and the innkeeper was now Ephraim Manley (Scarborough Gazette Directory 1905). Following this transfer of the stud, the outbuildings were used for a variety of purposes including garaging, storage, winter stabling for Filey's beach ponies, engineering workshops and a photographic studio (information from <http://www.oocities.org/hunmanbypubs/bridpub.html>). Most of the outbuildings were cleared between 1980 and 2001 to allow expansion of the car park.

The modern period (1900 to present)

- 5.19 The 2nd edition 25" map of 1911 (Figure 11) shows a few changes. An extension (the current toilet block) has been built to the southwest of the road frontage wing of the building. The village shows few changes except for a brickworks that had been constructed close to the railway south of the village by 1913. It was during work at these brickworks that the Iron Age chariot burial was found in 1907.
- 5.20 In 1920 the Mitford family sold the Hunmanby estate to its then-tenant Sir Henry Readett Bayley (*ibid.* 231). He split it into smaller lots and resold it. The White Swan Hotel formed one lot and was sold by auction on 1st October 1920. Particulars of this sale survive (East Yorks. Archives refs. DDHU/9/92 and 93). These describe the White Swan as an old-established, fully licensed country inn. The property is divided into three parts in the particulars; the hotel itself, the 'farm and stable yard', and the 'shop'. Each are described separately. The hotel has the following rooms; basement – cellars, ground floor – dining room, lounge bar, 2 smoke rooms, cooking kitchen, scullery kitchen, dairy, pantry, beer and mineral storeroom, one storeroom, large club and dining room, small yard and offices, first floor – drawing room, sitting room, 10 bed and dressing rooms, 2 attics, bathroom, lavatory and WC. The 'farm' has a stable for 12 horses with granary over, 5 horse boxes, harness room, large barn, cow house for 4 cows, turnip house, pig boxes, 3 brick and timber sheds, carriage house and motor garage and the shop has a sitting or bedroom over, and is occupied as a bank. The whole is around 1 acre of ground and is currently in the occupation of Mr. R. Story. From these descriptions, the hotel appears to include all the current parts of the structure while the farm only included various outbuildings, most of which have since been demolished. One version of the pamphlet (DDHU/9/92) has £2,000 written on it in ink and (in another handwriting) £3,300. These are presumably the guide price and actual selling price. This version also contains a hand-written note about a drain from the Hall, which runs through the Swan yard to the street. The Hall and Park were resold in 1928 and became a Methodist girls' boarding school.
- 5.21 The 1928 Ordnance Survey edition (Figure 12) shows the main buildings of the hotel to be unchanged but a new line of outbuildings has replaced those on the southern edge of the yard. Later editions (not illustrated) show that all the outhouses to the rear of the White Swan were still present in 1958. By 1971 those along the western side of the yard had been removed. The remaining buildings were still present in 1980 but had been removed by 2001 as they are not shown on the earliest aerial image on Google Earth.

The buildings

- 5.22 The White Swan Inn (HER 11129) is a grade 2 listed building of the late 18th century with 19th-century alteration and extensions. It is of whitewashed brick in Garden Wall bond, with a slate roof and brick chimneys. Structurally the main building can be divided into three distinct parts; the road frontage block, the clubroom and the domestic accommodation to the rear, together with later additions (Figure 2).
- 5.23 The road frontage block is of two storeys with five sets of windows and a left of centre door (Figure 15). The left end window on the upper floor is a double-sash, which replaces a bay window visible on early photographs. The building has chimney stacks at each end (of the original building) and one in the centre. Internally there is a rise in floor level at this central fireplace, although there is no external indication

of this change in level. The ground floor contains the bar and a pool room, while the upper floor contains living accommodation for the tenant.

- 5.24 An extension (with a second door but no windows) has been added to the northern end of the block, beyond the northern chimney stack. This extension appears to be of the same date as the domestic accommodation part of the building and pre-dates 1860 (see below). To the rear, and to the south of the clubroom, there are two further single-storey extensions (with slightly different roof levels) that house toilet blocks (Figure 16). The southern wall of these two extensions is set at an angle to the main building to improve access to the car park. An inspection of old Ordnance Survey maps shows that these extensions were added between 1860 and 1911, and that the change of angle was a modification post-dating 1928.
- 5.25 The clubroom is a two-storey block with a high ceiling to the ground floor (Figure 17). It is also set at a higher level than the road frontage block (as the ground slopes upwards towards the rear) so that the roof to this extension is higher than that for the roadside part. A single-storey later addition is present along the south wall, connecting to the toilet extensions on the road frontage block (and therefore obscuring any original join between the clubroom and this block). The clubroom block has three windows on the upper floor and bays for three windows are visible internally on the ground floor. A chimney is present along the north wall, but none is present along the south wall today, although old photographs show three here.
- 5.26 Internally this part of the building contains the pub cellars, which are reached by a short flight of stairs from behind the bar. As the whole extension is at a higher level than the frontage block, the roof of the cellar is at a higher level than the floor of that block. A door and chute from the yard to the north allows delivery of barrels. Above the cellar, the ground floor of this extension consists of a large clubroom with a high ceiling (Figure 18). The upper floor is reached by a wide stairway (Figure 19). This is wider than would be expected for domestic use, and suggests it was originally intended for some form of public access. The upstairs today contains four letting rooms.
- 5.27 The domestic accommodation consists of an L-shaped addition around an enclosed yard to the rear of the frontage block and to the north of the clubroom. It is later than either of these parts to the building, so again obscures any join between them. The main, north-south wing of this extension is of two storeys, is built directly onto the west wall of the frontage block, and is of similar dimensions so that externally it looks similar to that block (Figure 20). A chimney stack is present in the join between the two roofs. Currently the ground floor contains the pub kitchens while the upper floor contains storage rooms. The east-west wing is partly of two storeys and partly of one (Figure 21). One of the rooms on the ground floor contains alcoves in the wall for an oven and range (Figure 22). The rooms here are currently used for additional storage.
- 5.28 Two other buildings are present on the proposed development area. These are part of the former farm mentioned in the 1920s sale particulars (paragraph 5.20, above). On the frontage to the south of the car park entrance is a disused detached building (Figure 23) of rendered and painted brick. The front half of this was formerly a hairdressing salon and the rear was formerly a garage or shed. Access could not be obtained into the rear shed so it could not be examined internally. The building's

roof is timber-framed and two small Whitby sash windows are present immediately below this timber frame in the front face. Since there was no upper floor to the hairdressing salon, these windows must light an attic accessed from the garage part of the building. The building is probably contemporary with the main street front block of the pub.

- 5.29 A former stable block is present along the north wall of the car park (Figure 24). Again access could not be gained to this building so it could not be examined internally. Externally it consists of two halves with slightly different roof heights. The ground floor is of whitewashed stone, patched in places with brick; this is probably of late 18th-century date. The upper storey, a pair of hay lofts, is an addition of the 19th century, and is entirely built of brick. Three doors and three windows are present in the ground floor; two windows and two loading doors are present in the upper floor. The building is in a poor state of repair with cracked lintels, especially towards the left end.
- 5.30 Photographs of the pub from c.1895, 1936 and c.1950 (viewed online at <http://www.hunmanby.com>) confirm that the building has been almost unaltered externally since the end of the 19th century. The main exceptions are; the replacement of a bay window with a two-pane sash window at the left end of the upper floor between 1895 and 1936 (this bay window can also be seen more clearly in an undated old photograph in the bar of the hotel which shows the pub frontage), the removal of some chimney stacks from the rear extension after 1950 and the modification of the toilet block to improve access to the car park (note that only the roof of the rear extension can be seen and the rear yard and its outbuildings are not visible in any of these photographs, so changes to these areas would not be visible).
- 5.31 In addition to the White Swan, many of the surrounding buildings are also listed. All Saints' Church (HER 7573, 12977) is grade 2* listed and is of the late 11th century with a 12th-century tower (HER 7577), 13th-century north aisle, 15th-century belfry (HER 7578) and an 18th-century porch and partly rebuilt chancel. It was extensively restored in 1845 and again in 1904. Fragments of a pre-Norman cross head (HER 7574) and other carvings (HER 7575) are built into its walls. The William Richardson memorial in the churchyard (HER 11919) is grade 2 listed.
- 5.32 Hunmanby Hall (HER 7585; 12978), is grade 2* listed and dates from the early 17th century, with a later 17th-century service crosswing and a second crosswing added at the turn of the 18th century. The building was refronted at the same time. It was altered in the 19th century and then extensively remodelled as part of its conversion to a Methodist girls' boarding school around 1928. The stable block to the north of the hall (HER 11131), school sick bay (originally the Hall's service building) to the west (HER 12604) and the entrance lodge and gateway to the Hall (HER 11931) are all grade 2 listed.
- 5.33 Many other buildings in the village are grade 2 listed; the market cross (HER 11921), Osgoodby House (HER 11130) and Denmark House (HER 12602) on Cross Hill; nos. 1 and 3 (HER 12976), no. 7 (HER 11914), no. 17 (HER 11128) and no. 72 (HER 11916) Bridlington Street; no. 2 (HER 12606), no. 8 (HER 11132), no. 10 (HER 11925), no. 12 (HER 11133), no. 14 (HER 12607), nos. 17 and 19 (HER 11927), no. 20 (HER 11134) and no. 26 (HER 11135) Northgate; Wrangham House, the former vicarage on Stonegate (HER 11138), together with its coach house to the north east (HER 12598);

Prospect House on Hungate Lane; the Old Manor House (HER 11137) on Sheep Dyke Lane, and the nearby village pound (HER 11136) and adjoining lock-up (HER 11928); the K6 telephone kiosk on the junction of Church Hill and Stonegate (HER 11104).

Scheduled Ancient Monuments and other Designated Heritage Assets

- 5.34 Hunmanby motte and bailey castle (SAM 20531) to the north of the proposed development area is a Scheduled Ancient Monument. The proposed development area lies within Hunmanby Conservation Area.

6. The potential archaeological resource

- 6.1 The White Swan is a grade 2 listed building. There are around 30 other historic or statutorily protected buildings in the near vicinity. Castle Hill, less than 50m to the north, is a Scheduled Ancient Monument. The proposed development area lies within a conservation area.
- 6.2 There is no direct evidence for prehistoric activity within the proposed development area, but there is evidence for such activity in the vicinity, and an as yet unidentified resource has the potential to exist, although this may have been removed by later activity.
- 6.3 The village of Hunmanby has medieval origins. Since the proposed development area lies in the centre of the settlement, close to the parish church, market square and motte and bailey castle, it is likely to have been occupied fairly continually since then. There is a potential for archaeological remains of medieval and post-medieval date to survive.
- 6.4 The earliest parts of the White Swan Hotel appear to date from the late 18th century. These are the road frontage block and the clubhouse block, the latter possibly originally built as a manorial court. The relationship between these two parts of the building is everywhere obscured by later additions, but both appear to be of similar date. A domestic accommodation block had been added by the mid 19th century. Externally the whole complex has been little altered since the late 19th century. The former stable block to the rear and the former shop to the south are of similar date to the hotel.

7. Impact assessment

- 7.1 Conversion of the buildings currently on the site to new uses has the potential to damage or remove features of historical or architectural interest. Construction of new buildings in the yard has the potential to damage or remove deposits of archaeological interest during groundworks for the new foundations and for the laying of new services.

8. Recommendations

- 8.1 It is recommended that the current standing buildings are recorded prior to works commencing, to English Heritage approved standards for a level 3 survey (English Heritage 2006). It is also recommended that an archaeological evaluation is conducted within the yard, to assess the nature and extent of any archaeological deposits that may be present.

9. Sources

Cartographic sources [North Yorkshire Record Office]

Jeffrey, 1770 Map of the County of Yorkshire

Tuke, 1787 Map of the County of Yorkshire

Smith, 1801 Map of the County of Yorkshire

Dickinson, 1801 Pre-Enclosure plan of the township of Hunmanby

Greenwood, 1817 Map of the County of Yorkshire

Bryant, 1827 Map of the East Riding of Yorkshire

1860 Ordnance Survey 1st Edition, 25" sheet 110.11

1911 Ordnance Survey 2nd Edition, 25" sheet 110.11

1928 Ordnance Survey 3rd Edition, 25" sheet 110.11

1854 Ordnance Survey 1st Edition, 6" sheet 110

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Pigot's directory of Yorkshire 1834

Lewis's topographical dictionary of England 1835

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Scarborough Gazette directory of Yorkshire 1905

North Yorkshire County Record Office

MIC1919 Various maps of Yorkshire

MIC1982 Maps of the East Riding of Yorkshire

MIC2002 Various maps of the Ridings of Yorkshire

MIC2036 Maps of the East Riding of Yorkshire

MIC2056 Various maps of Yorkshire

ZMF Mitford papers relating to the Hunmanby Estate

East Riding Archives Service

DDHU/9/92 and 93 Particulars for sale of White Swan, 1920

QDT/2/5/219 and 300 Alehouse Recognizance certificates for White Swan

Websites

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<http://www.hunmanby.com>

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www.bl.uk/ukgallery
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www.english-heritage.org.uk
www.genuki.org.uk/big/eng/YKS/ERY/Hunmanby
www.heritagegateway.org.uk
www.magic.gov.uk
www.nationalarchives.gov.uk
www.old-maps.co.uk
<http://www.britishlistedbuildings.co.uk/>
www.bing.com
Google Earth

Aerial photographs

Because the site has been built over since the early 20th century, aerial photographs were not consulted as part of this assessment.

Geotechnical works

No records of geotechnical works within the proposed development area were identified for this assessment.

Appendix 1: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 500m from the site). Not all sites listed below are discussed in the text.

Historic Environment Record

(PRN = Public Record Number)

PRN	Description	Date
7556	Hunmanby village	medieval to modern
7558	Market cross	medieval
7559	Mill race (earthwork)	unknown
7560	Mill race (cropmark)	unknown
7561	Watermill?	unknown
7562	Watermill (documentary evidence)	medieval
7563	Burton Fleming road	unknown to modern
7564	Road to Malton? / Folkton?	unknown to modern
7565	Manor house	16th-18th century
7566	Windmill (documentary evidence)	12th-13th century
7567	Gardiner windmill (documentary evidence)	c.1600
7568	Horse Engine house (documentary evidence)	C.1600
7569	Mill (documentary evidence)	c.1600
7570	Folkton Road windmill	19th century
7571	Bartindale Road windmill	19th century
7572	Muston windmill	post-medieval
7573	All Saints' Church	medieval
7574	Cross fragment	early medieval
7575	Masonry fragments	early medieval
7576	Font	medieval
7577	Church tower	12th / 15th century
7578	Bell tower	14th / 15th century
7579	Motte and bailey	medieval
7580	Motte	medieval
7581	Bailey	medieval
7582	Bank (earthwork)	medieval
7583	Ditch	medieval
7584	Bank (earthwork)	unknown
7585	Hunmanby Hall School	17th – 20th century
7586	Prospect House	18th – 19th century
7872	Cropmark, road	unknown (pre-dating 1771)
7877	Cropmark, road	18th-19th century
23584	Possible barrow cemetery	prehistoric
26756	Aircraft crash site, Dornier 217E, Serial no. 5460	4/2/1943
30961	Old manor house	post-medieval
30962	17-19 Northgate	AD 1694
30963	Castle House Farm	17th century?
30964	Beulah Cottage	18th century
30965	Wrangham House	18th century

Listed buildings

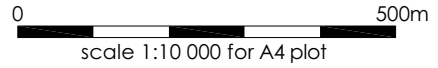
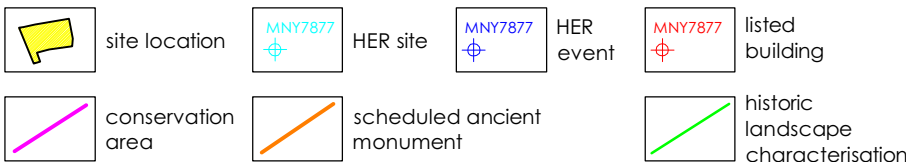
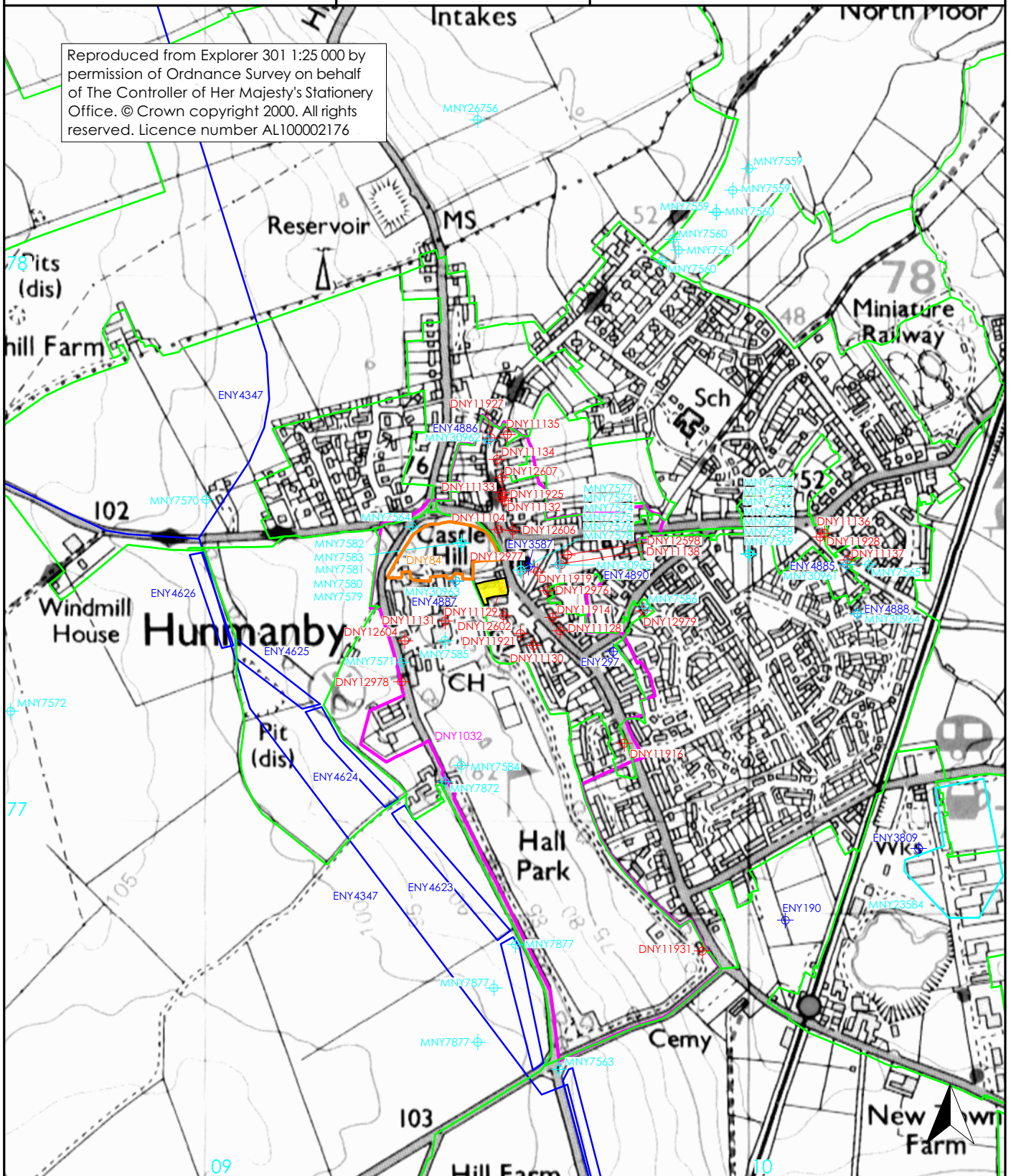
PRN	Description	Grade
11104	K6 telephone kiosk at junction of Church Hill / Stonegate	II
11128	Telford House (17 Bridlington Street)	II
11129	White Swan Inn	II
11130	Osgoodby House (5 Cross Hill)	II
11131	Stable block c.10m N of Hunmanby Hall	II
11132	Northgate House (8 Northgate)	II
11133	12 Northgate	II
11134	Bay View Farmhouse (20 Northgate)	II
11135	Norcote (26 Northgate)	II
11136	Village pound (Sheep Dyke Lane)	II

PRN	Description	Grade
11137	Manor House (Sheep Dyke Lane)	II
11138	Wrangham House (10 Stonegate)	II
11914	Mill Farmhouse (7 Bridlington Street)	II
11916	72 Bridlington Street	II
11919	William Richardson Memorial	II
11921	Market Cross	II
11925	Chestnut House (10 Northgate)	II
11927	Batworth Cottage (17 and 19 Northgate)	II
11928	Village lock-up (Sheep Dyke Lane)	II
11931	Lodge and gateway to Hunmanby Hall	II
12598	Coach House c.3m NE of Wrangham House	II
12602	Denmark House (21 Cross Hill)	II
12604	Sick Bay 40m W of Hunmanby Hall School	II
12606	Castle House Farmhouse (2 Northgate)	II
12607	Pontreve (14 Northgate)	II
12976	1 and 3 Bridlington Street	II
12977	Church of All Saints	II*
12978	Hunmanby Hall	II*
12979	Prospect House (18 Hungate Lane)	II


Previous archaeological interventions

PRN	description
190	Bridlington Road, Hunmanby; archaeological desk-based assessment
297	6-8 Hungate; archaeological monitoring
3587	All Saints Church; archaeological monitoring
3809	Hunmanby Industrial Estate, archaeological monitoring
4347	East Coast Pipeline, alternative supply to Irtton; archaeological desk-based assessment
4621	East Coast Pipeline; geophysical survey, area 40
4622	East Coast Pipeline; geophysical survey area 41
4623	East Coast Pipeline; geophysical survey area 42
4624	East Coast Pipeline; geophysical survey area 43
4625	East Coast Pipeline; geophysical survey area 44
4626	East Coast Pipeline; geophysical survey area 45
4627	East Coast Pipeline; geophysical survey area 47
4885	Old Manor House, Hunmanby; building recording
4886	17 and 19 Northgate, Hunmanby; building recording
4887	Castle House Farm, Hunmanby; building recording
4888	Beulah Cottage, Hunmanby; building recording
4890	Wrangham House, Hunmanby; building recording


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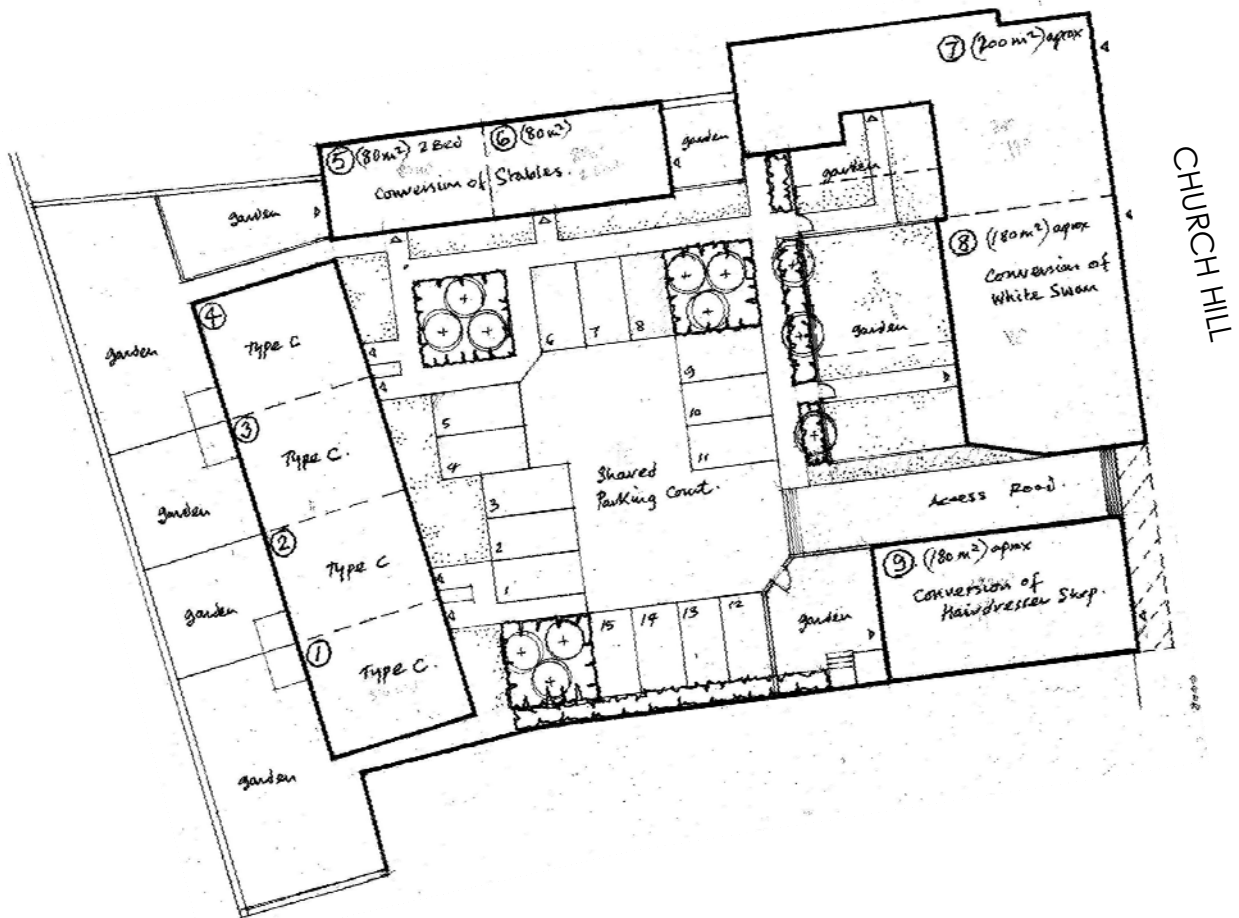




 proposed development area

 later additions to main blocks

0  20m
scale 1:400 for A4 plot






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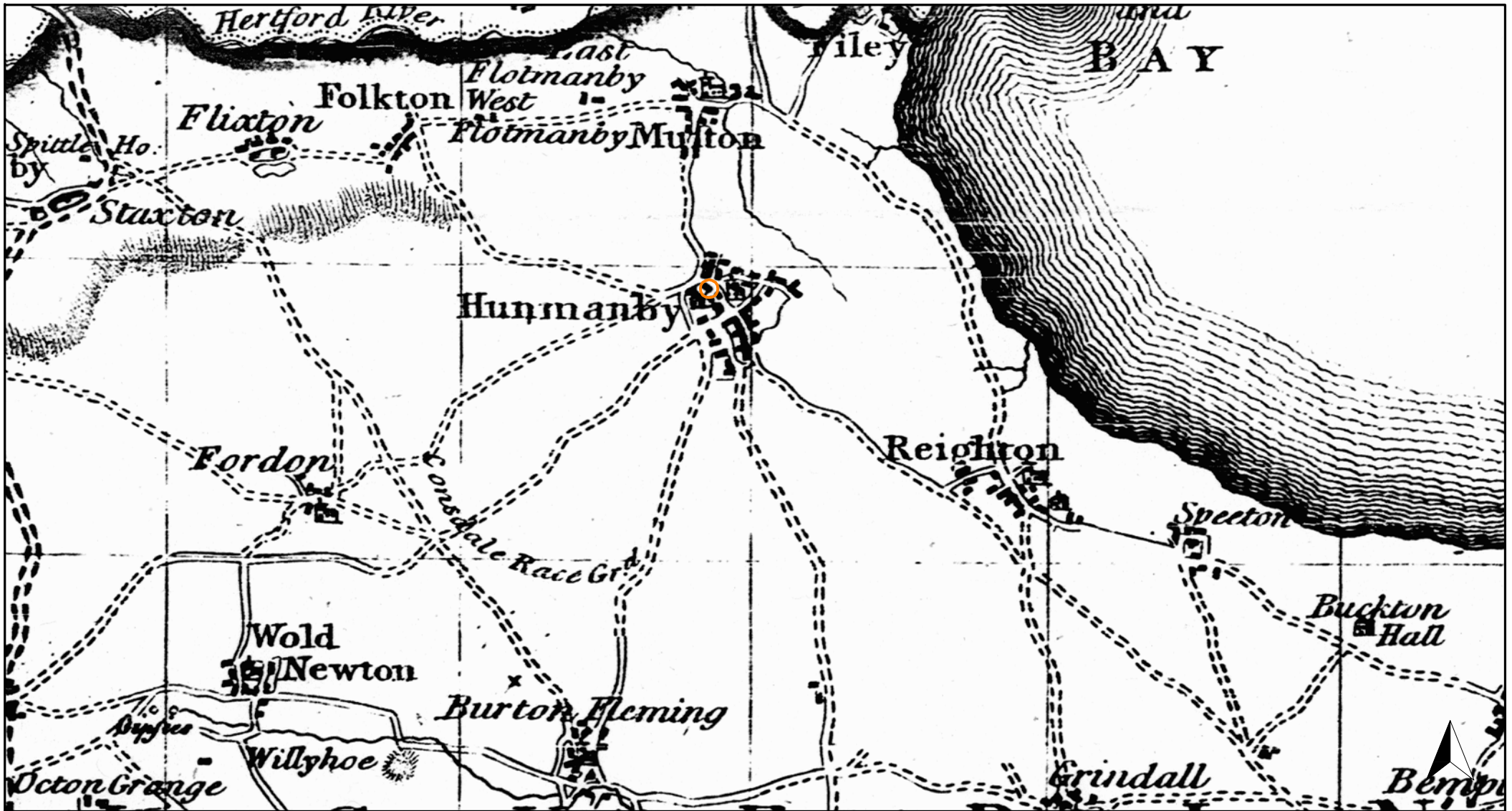
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Figure 4: Extract from Jeffrey's map of
Yorkshire, 1770

 approximate location of the
proposed development area

0  2.5km
approximate scale 1:50 000 for A4 plot




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Figure 5: Extract from Tuke's map of Yorkshire,
1787

 approximate location of the
proposed development area

0  2.5km
approximate scale 1:50 000 for A4 plot



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Figure 6: Extract from Smith's map of Yorkshire,
1801-4



approximate location of the
proposed development area

0  2.5km
approximate scale 1:50 000 for A4 plot



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Figure 7: Extract from the pre-enclosure plan,
1801



approximate location of the
proposed development area

0  400m
approximate scale 1:8000 for A4 plot




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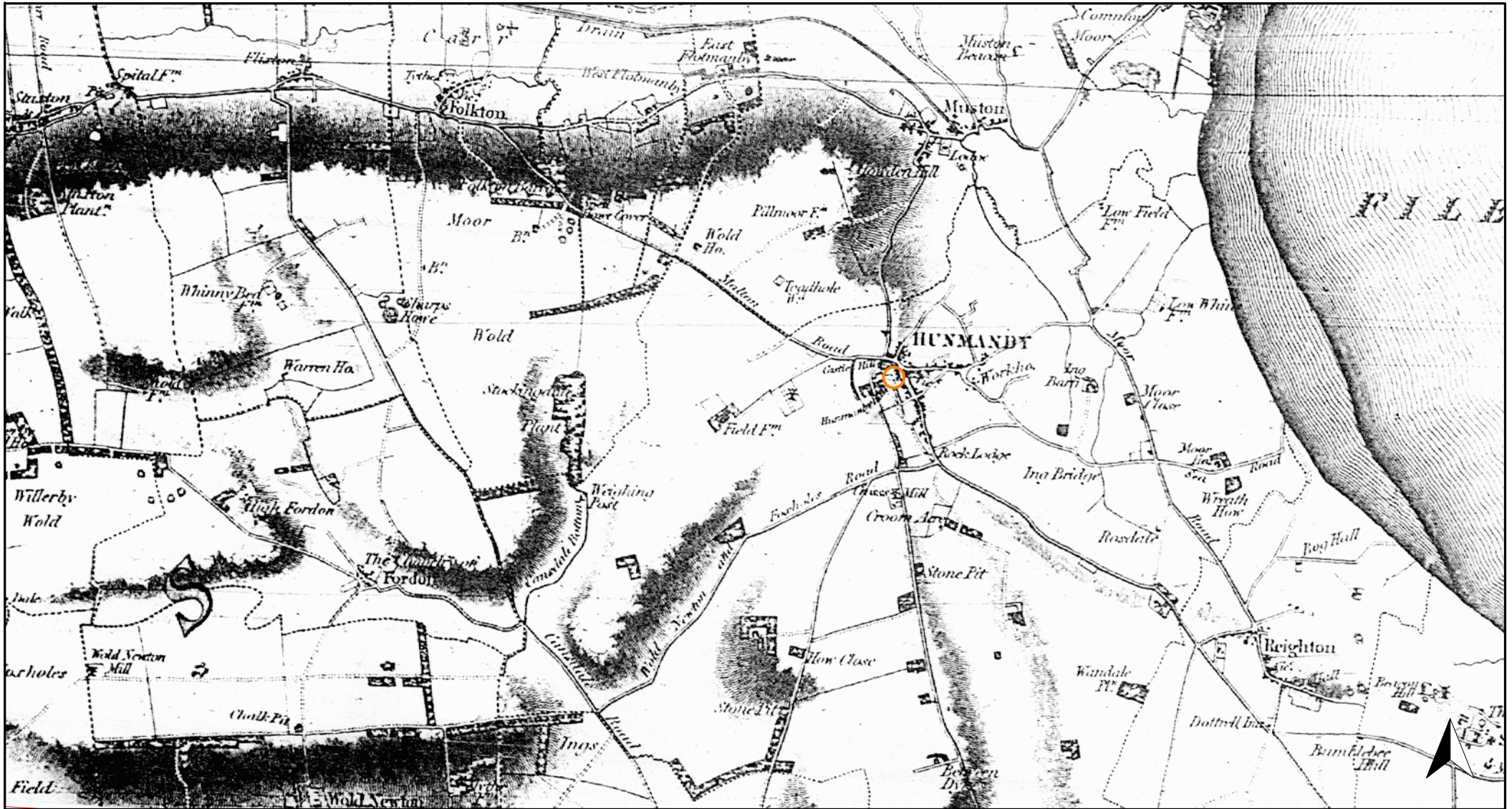
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Figure 8: Extract from Greenwood's map of
Yorkshire, 1817

 approximate location of the
proposed development area

0  2.5km
approximate scale 1:50 000 for A4 plot



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
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Figure 9: Extract from Bryant's map of the East
Riding of Yorkshire, 1827

 approximate location of the
proposed development area

0  2.5km
approximate scale 1:50 000 for A4 plot




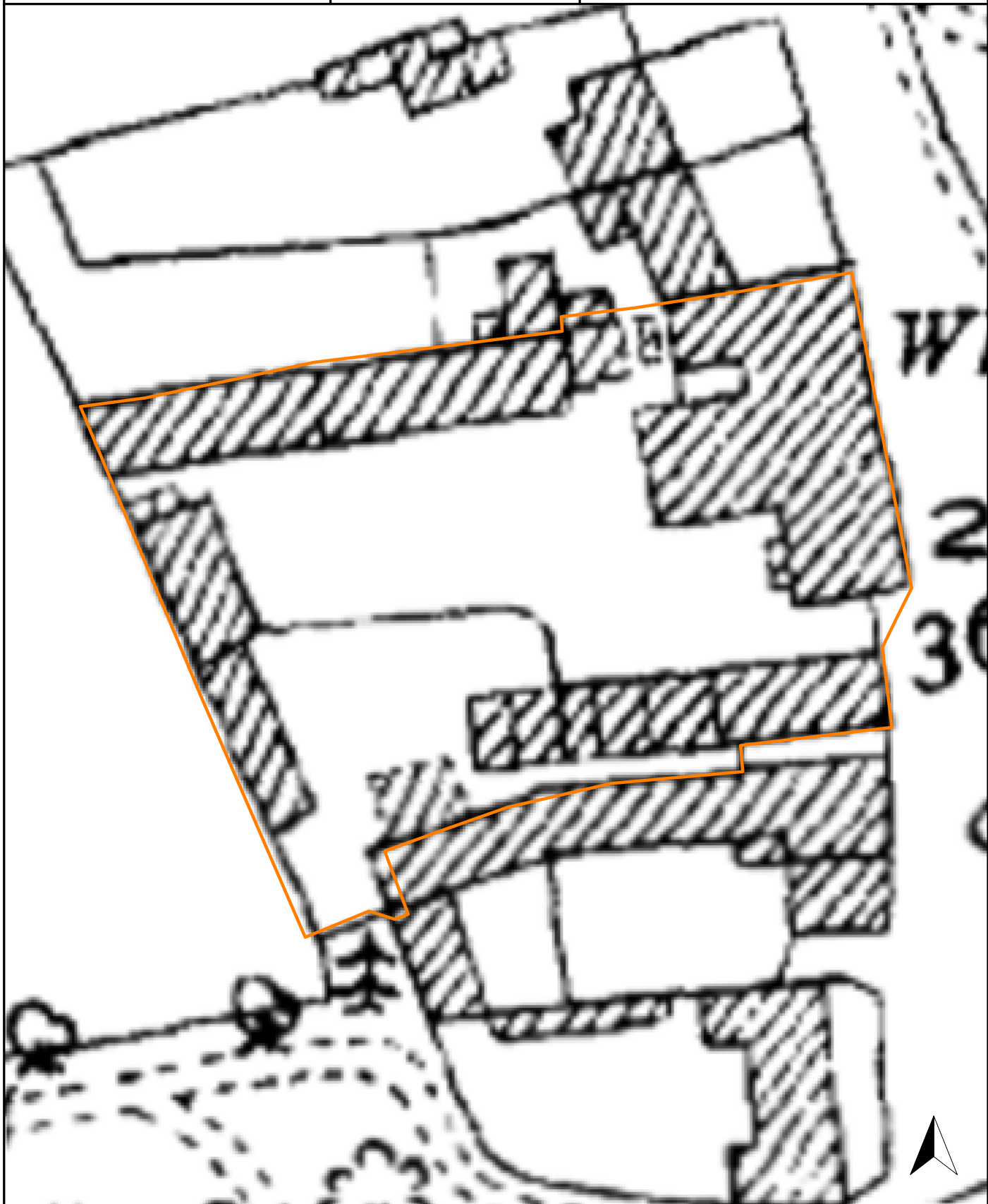
 proposed development area

0  20m
scale 1:400 for A4 plot



 proposed development area

0  20m
scale 1:400 for A4 plot



proposed development area

0 20m
scale 1:400 for A4 plot



Figure 13: The car park, looking east



Figure 14: Old walls at west end of car park



Figure 15: The road frontage block looking west



Figure 16: Toilet block added to rear of road frontage block



Figure 17: Clubhouse block looking north east



Figure 18: Clubroom looking south east

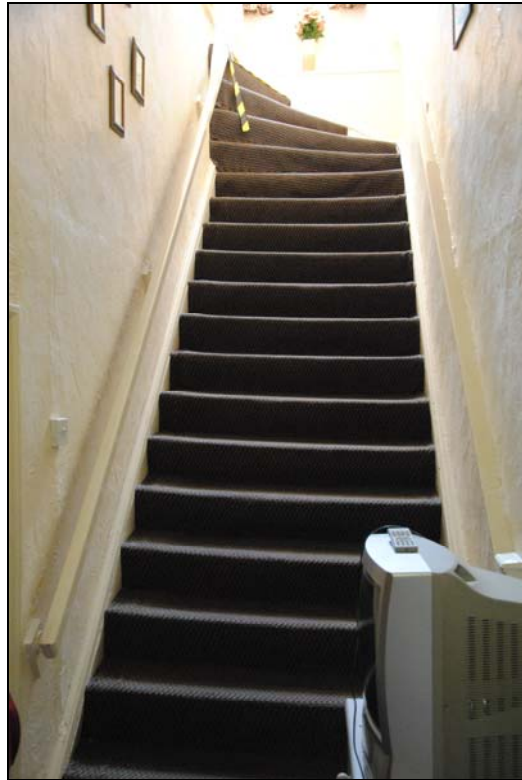


Figure 19: Staircase in clubroom block



Figure 20: View from north east, showing roofs of domestic accommodation and clubroom



Figure 21: Domestic accommodation block looking east across internal yard



Figure 22: Alcoves for range and oven in domestic accommodation kitchen



Figure 23: Former shop to south of car park entrance



Figure 24: Former stable block, looking north