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**PEGGY ELLERTON FARM, CHANTRY LANE,
HAZLEWOOD, TADCASTER,
NORTH YORKSHIRE**

DESK-BASED ASSESSMENT – HERITAGE STATEMENT

D.T. Evans

REPORT NUMBER 2012/25



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Abbreviations

AOD	Above Ordnance Datum
EH	English Heritage
NYHER	North Yorkshire Historic Environment Record
YAT	York Archaeological Trust

ABSTRACT

This report has examined and assessed the readily available and accessible archaeological and historical information for a study area based around Peggy Ellerton Farm, Hazlewood, Tadcaster, North Yorkshire. Although not great the archaeological evidence does suggest that the site has the potential to produce archaeological remains of some significance. This report has also clearly identified one of the current farm buildings as being the former Keeper's House for Hazlewood Park and of some local architectural interest. This study has additionally made certain recommendations for mitigatory work, such as building recording and a geophysical survey, should all or some of the proposals go ahead.

1. INTRODUCTION

York Archaeological Trust has been commissioned by Smiths Gore, Chartered Surveyors and Property Consultants, of York to prepare a Desk-Based Assessment and Heritage Statement covering a proposed development at Peggy Ellerton Farm, Chantry Lane, Hazlewood, Tadcaster, North Yorkshire (NGR SE 4532 3963, Figure 1).

This report forms an assessment of the heritage potential of the development area using the National Planning Policy Framework – Section 12 Conserving and enhancing the historic environment (DCLG, 2012). Further guidance has also come from Planning Policy Statement 5: Planning for the Historic Environment (DCLG, 2010) and Section 4, Environment, of the Selby District Local Plan although this is due to be replaced by the Local Development Framework.

This report follows the guidelines for Desk-Based Assessments as laid down by the Institute for Archaeologists (IFA, 2011) and is a proportionate assessment of the available history and archaeology of the general area and specific development area but also includes elements derived from Heritage Statements.

2. THE SITE AND STUDY AREA

The site lies some 5.1km south-west of Tadcaster close to the junction of the A1 and A64 and 0.35km south-east of the Hazlewood Castle complex (Figure 2). The application area (Plate 1) is irregular in shape but as presently defined measures c.230m east-west and 130m north-south. The site slopes down to the south-east with the northern limit of the site at c.56m AOD, the south at c.53m AOD, the west at c.59m AOD and the east at c.50m AOD.

The site is currently occupied by farm buildings, yards, roughly grassed areas and access tracks surrounded by open fields.

Below the agricultural topsoil the drift geology is glacial till, sands and gravels, overlying the solid geology of dolomite and dolomitised limestone (BGS, 1974).

For this report the study area has been taken as a circle of 500m radius centred on grid reference SE 453 396. Readily accessible information from within this study area was examined and the significant items have been included within this report. Some information from just outside the search may be included in order to present a more thorough assessment of the area.



Figure 1 Location of Hazlewood

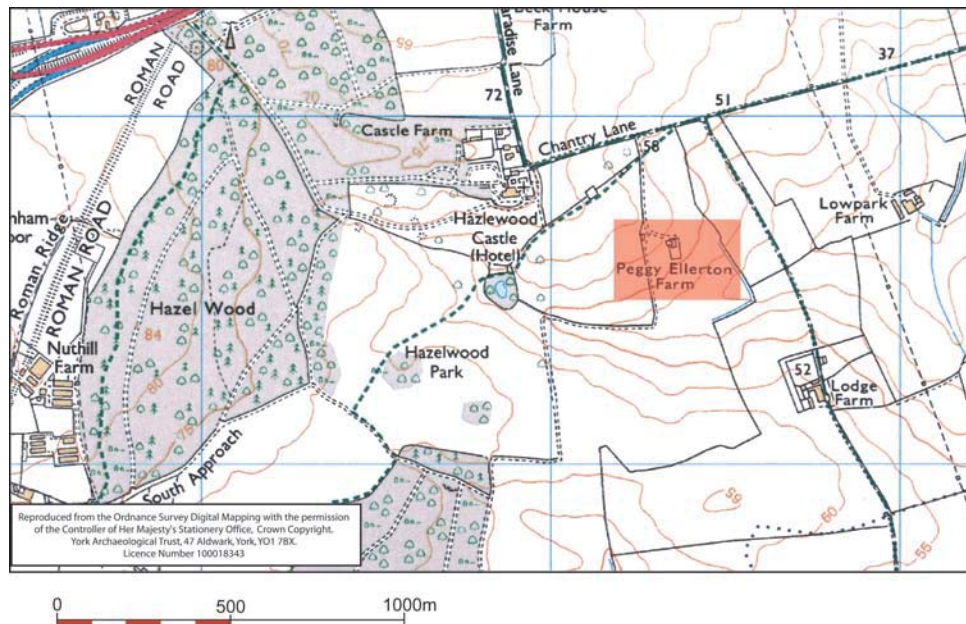


Figure 2 Location of Peggy Ellerton Farm

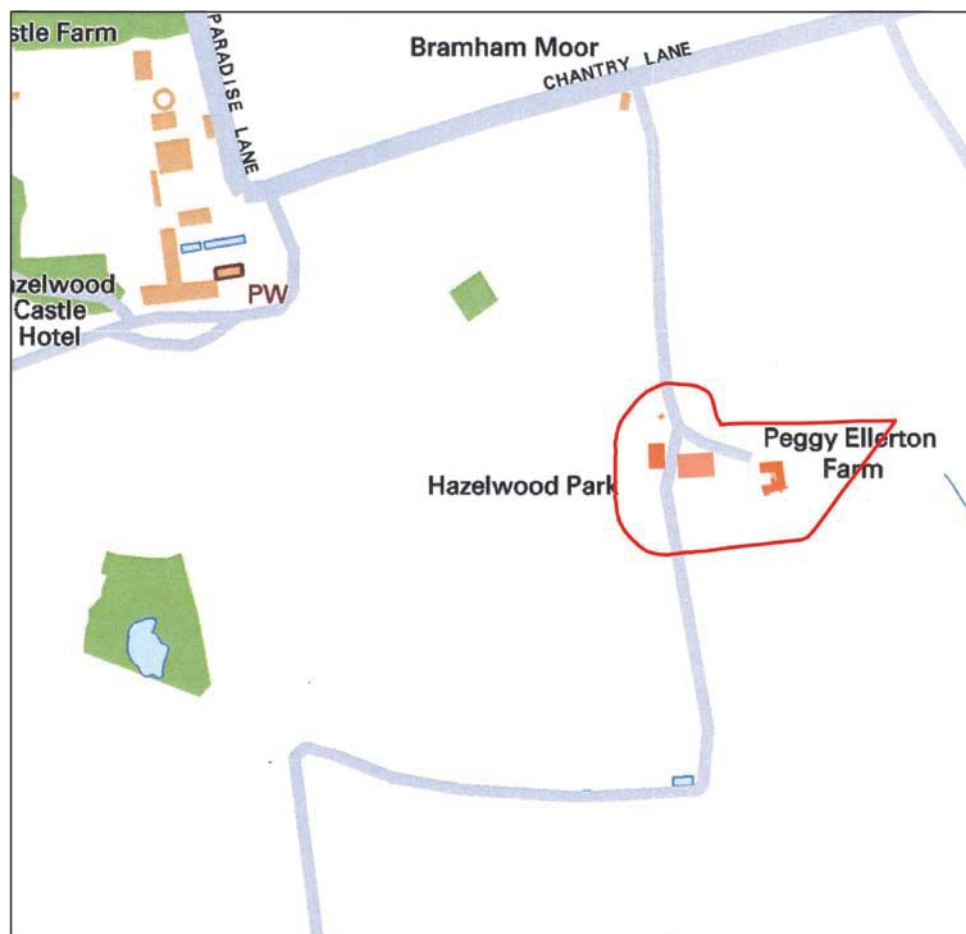


Figure 3 Modern plan of the site with main buildings and current red line boundary

3. AIMS OF THE STUDY

- to elucidate and assess the current state of knowledge about the archaeology and history of the site, using a wide range of readily accessible sources.
- to undertake a walkover survey of the site to establish the current topography of the area and how, or if, it has changed in the past.
- to understand the current state of historical knowledge about the site's topographic evolution and historical development, utilising a wide range of sources, in order to contribute to the development of an archaeological mitigation strategy in relation to proposals for future works.

4. METHOD STATEMENT

This report was compiled using a variety of sources, of variable accessibility. The Heritage Gateway website was searched to provide data from the North Yorkshire Historic Environment Record, the National Monuments Record Excavation Index, Pastscape and the National Heritage List for England, for statutory data. Other websites searched included the Cambridge University Collection of Aerial Photographs, and new website, English Heritage Archives, containing photos, documents and drawings was also searched.

The site has been the subject of a walkover survey during which notes were made and a number of photographs taken.

All original records pertaining to this report are currently held by York Archaeological Trust under the project code 5626. A copy of the report will be lodged with the North Yorkshire HER.

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 THE ARCHAEOLOGICAL BACKGROUND

A search of the readily available online sources revealed only a small quantity of archaeological information for the study area but a general picture of the archaeological potential can be presented.

5.1.1 THE PREHISTORIC PERIOD (UP TO 1ST CENTURY AD)

No definite prehistoric material was identified within the study area but a pair of ring ditches (NYHER MNY10651) (1), (NYHER MNY16879) (2) possibly of prehistoric date have been located some 300m to the south-east of the farm. An earlier desk-based assessment (YAT, 2002) of Hazlewood Castle identified prehistoric finds to the south and south-west of Hazlewood Castle including barbed and tanged arrow heads, flint cores and other flint tools but these appear to lie outside the study area.

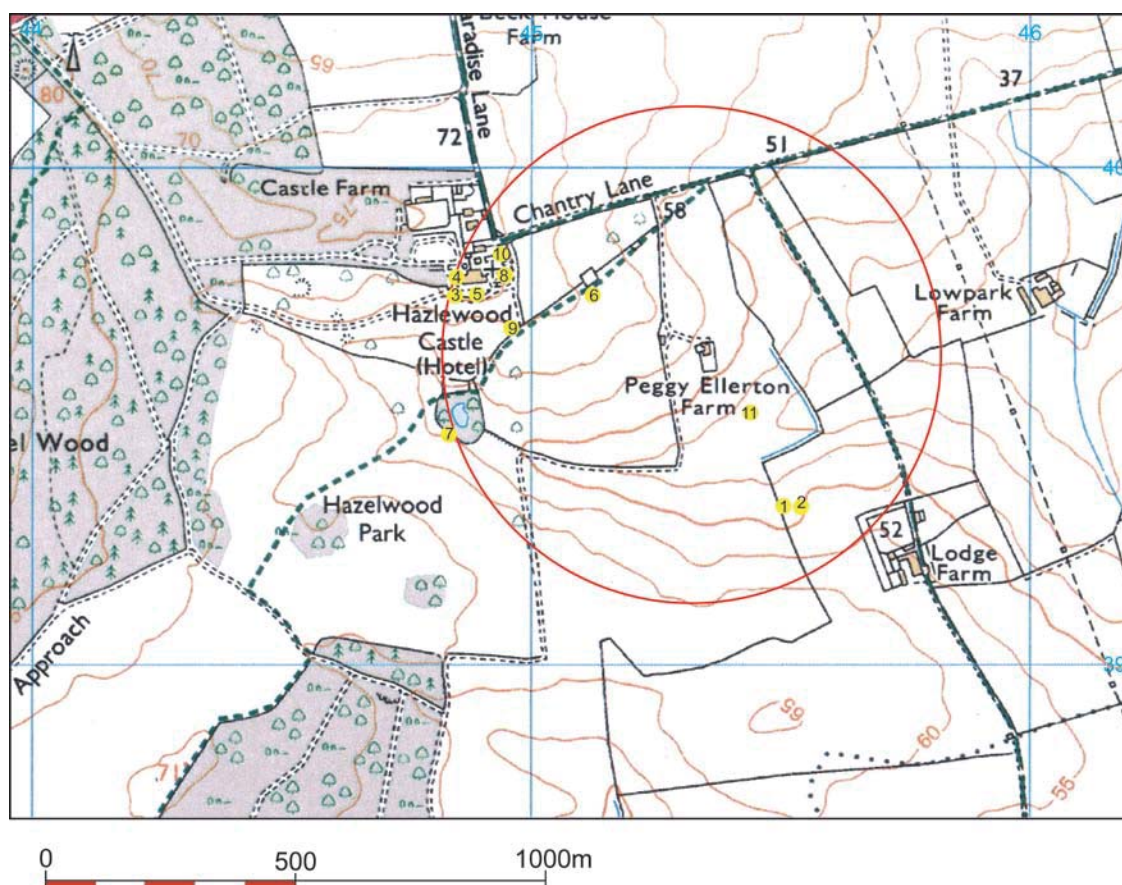


Figure 4 Sites and monuments within the study area

5.1.2 THE ROMAN PERIOD (1ST TO THE 5TH CENTURIES AD)

No material of this date was found inside the study area but the 2002 report noted that the Roman road between Calcaria (Tadcaster) and Castleford which runs south to Doncaster and Lincoln runs to the north-west of Hazlewood Castle beyond the current study area.

5.1.3 THE ANGLO-SAXON AND ANGLO-SCANDINAVIAN PERIODS (5TH TO 11TH CENTURIES AD)

No material attributable to these periods was located within the study area but the 2002 report indicated the possibility of activity in the vicinity.

5.1.4 THE MEDIEVAL PERIOD (11TH TO 16TH CENTURIES)

Evidence for this period was quite plentiful and includes parts of Hazlewood Castle (NYHER MNY10625) (3), a moat (NYHER MNY10626) (4) the Chapel of St Leonard (NYHER MNY16722) (5) and the possible sites of two Deserted Medieval Villages (NYHER MNY16817) (6), (NYHER MNY16857) (7). Work at St Leonard's Chapel located a burial (ADS ID 645519) (8) almost certainly of this period.

5.1.5 THE POST-MEDIEVAL AND MODERN PERIODS (16TH TO 21ST CENTURIES)

There is a good deal of evidence for these periods including a folly, park, pond and topiary avenue (NYHER MNY31764) (9) associated with Hazlewood Castle. An archaeological evaluation at Hazlewood Castle recorded levelling and resurfacing deposits (ADS ID 1509561) (10). There is also a record of Post-Medieval ridge and furrow (Pastscape 1402511) (11) visible as cropmarks on an aerial photo just 100m south-east of the main buildings of Peggy Ellerton Farm.

5.2 THE HISTORICAL EVIDENCE

This historical evidence is for the most part taken from a desk-based assessment of Hazlewood Castle and its immediate surroundings undertaken by York Archaeological Trust (Macnab, 2002) and full details of the references given in the following text are to be found in this report. It is believed that there were two manors at Hazlewood at the time of the Norman Conquest. One of them was held by Gamel, son of Osmund, and the other by Archil and his brothers. By Domesday (1086), when Hazlewood was referred to as 'Eselwode', one of the manors was held by Malger Vavasour for William de Percy, with one plough there and three borders who had two ploughs. Hazlewood Castle was the home of the *Vavasours* from just after the Norman Conquest until 1907. The family name (means 'vassal of a vassal') was a term given to a person who held lands under a mesne lord rather than directly from the crown and in dignity ranked next below a baron (Leadman 1895, Oswald 1957). Wheeler (1888), quoting Johnson, suggests that the name can be further interpreted as "One who himself holding of a superior lord, has others holding under him", and further that it can be translated as "the chosen gentleman". The title did not last long in England (Wheeler 1888, 121). Malger Vavasour is mentioned as holding 3 carucates of land at 'Ezelwoode' for William de Percy in the Domesday Book in 1086 (Wheeler 1888). Oswald (1957) suggests that Malger accompanied William de Percy from Normandy in 1066, and at Domesday he also held 4 other manors in Yorkshire for his mesne lord, all of which remained in the family for several generations. Hazlewood remained the seat for the senior line of the family.

William le Vavasour granted Sallay Abbey the right of taking stone from his Hazlewood quarry, which his sons Robert and Malger confirmed in the early 13th century. In 1204 Robert

le Vavasour was granted free Warren in all his lands in Wharfedale, and with it came the right to create a park at Hazlewood (Oswald 1957, 1381). Whether Hazlewood was emparked at this date is not known, but what looks like the layout of a deserted medieval village (DMV) does appear on several aerial photographs of the castle, just to the east and south-east of it. Perhaps the village was cleared when the park was created (sometime in the 13th century). Certainly by the suppression of the chantries in 1545 the village had ceased to exist and the chapel was described as extra-parochial. Free Warren, effectively means permission to hunt across all the land that he owned, as most game animals at that time were reserved for the kings pleasure. Robert was sheriff of York in 1217 (Wheater 1888, 123).

A re-grant of the church of Tadcaster to Sallay Abbey also in 1225 does not include the chapel of Hazlewood, and suggests that by this point the chapel may have been solely for Hazlewood Castles use. This ties in well with the possible emparking of Hazlewood Castles estates and the clearance of the DMV, since if there were no parishioners other than the residents of the Castle, then there would be no need for the chapel to be part of the parish system or make payments to a mother church or abbey, as the chapel would not require the mother churches assistance.

In 1231 Robert was succeeded by John le Vavasour and in 1265 the manor and church were burnt down during the Baron wars (Oswald 1957; Emery 1996, 345), by his cousin Mauger le Vavasour who was allied to Simon de Montfort. John le Vavasour is thought to have been killed in the attack (Wheater, 1888). In the chronicle for that year it mentions that Mauger le Vavasour came to Hazlewood with force of arms, drove off the cattle and burnt the manor and the church of the vill. This is the first documentary evidence for the existence of buildings of high status on the site and also the reference to a vill may indicate the continued presence of a village close to the chapel, rather than its having being cleared in the early 13th century.

In 1286 Sir William le Vavasour obtained mortmain licences to endow a chaplaincy at Hazlewood, and this is the year it is believed that the present chapel was built (as in his will of 1313, William desired to be buried in the new chapel). The late 13th century chapel is externally plain with uncusped two-light windows (Oswald 1957; Emery 1996, 345).

In 1299 Sir William obtained a re-grant of the mortmain licences for a chaplaincy at the chapel, and this is the first mention of the dedication to St. Leonard (Oswald 1957, 1382).

In 1311 Sir William le Vavasour was given the custody of the City of York, and he was also summoned to parliament from 1299 until his death in 1313 as a Baron by writ. His eldest son Walter, who did not long survive him and probably died in the wars in Scotland, was also summoned as a Baron by writ to Parliament. However, the Barony did not become hereditary (Oswald 1957, 1381).

Sir Walter was succeeded successively by his two brothers Robert and Henry, the latter being made a knight in 1326. Sir Henry founded a chantry in the chapel in 1333, and a second chantry was founded in 1452. At the time of the suppression of the chantries in 1545 these were known as the chantries of Our Lady and St. Nicholas, and each had its own priest (Oswald 1957, 1382).

In the 15th century the family appears to wane in terms of its importance within the courts of England. There are wills for three successive Henry Vavasours in the Surtees Society's Testamenta Eboracensia dated 1413, 1447 and 1499, each of them wishing to be buried in the chapel at Hazlewood.

On Palm Sunday 29th March 1461 the battle of Towton was fought a mile to the east of the castle. The battle between the Yorkists and Lancastrians is said to have been the bloodiest battle ever fought on English soil, and the River Cock is said to have run red. According to Oswald (1957, 1426) tradition has it that the clash of arms and the shouts of combatants were heard in the chapel at Hazlewood while the household celebrated Mass.

Tradition has it that Margaret Clitherow, a York Catholic martyr, was buried in the grounds of St. Leonard's Chapel as well as two other York Catholic martyrs, Ralph Grimston and Father Peter Snow (Mitchell 1987, 558). The latter two were executed in York in 1598.

With the suppression of the monasteries and the start of the church of England in the 1540's, the Vavasours fortunes declined further as they remained staunch Catholics. This has meant that the chapel has been only used for Catholic services throughout its life (to 1996?), it being one of only three chapels in the country to do so. The others are situated at East Hendred, Berkshire and Stonor in Oxfordshire. The Vavasours were also later heavily fined for recusancy (refusing to attend Church of England services).

In 1541 William Vavasour described in hand written prose a tour of the vale of York by Henry VIII, guided by the Bishop of Durham. He briefly describes Hazlewood, and enumerates the wealth of manors, parks, chases, rivers, water mills, coal mines, market towns and iron forges within 8 miles of the manor house, although not with much precision. He also

celebrates the sport and pleasure in the area, with hunting, hawking, fishing and fowling and the riches of the limestone quarries on his estate.

William Vavasour who died in 1572 was twice the Sheriff of Yorkshire in 1548 and 1563 and was knighted for his service to the crown. He was succeeded by his son John who lived until 1609. Queen Elizabeth I is said to have granted John le Vavasour religious immunity for support during the battles against the Spanish Armada.

Hazlewood then passed in 1609 to Ralph Vavasour of Woodhall, whose grandson Thomas Vavasour was created a baronet in 1628 during the reign of Charles I. Thomas (1st Baronet) remained a staunch Catholic and for his recusancy had to pay an annual payment of £150 (Oswald 1957, 1426). At his death he was buried in St. Leonard's chapel, and his tomb is situated on the south side of the chancel, but it is thought originally to have been situated on the north wall. The latter tomb is surmounted by two figures (wearing ruffs) which are thought to have been Thomas's parents (Oswald 1957, 1429). The two projecting front wings on the south frontage of the medieval hall are attributed to him (Oswald 1957, 1427). During the English Civil War Sir Thomas's three sons were actively involved, and were loyal to the crown. The Eldest, Sir Walter (2nd baronet) was colonel and the second William was a major in the same regiment of horse. The third brother Thomas was killed at Marston Moor (Oswald 1957, 1426). Sir Walter escaped to Holland, but returned to England in 1648 to regain the estates which had been leased to Thomas Troutbeck (Surgeon General of the Northern Brigade). In 1652 Troutbeck is said to have paid £80 to repair the Castle and make it weather proof. In 1653 the manor was bought by John Rushworth and Gilbert Crouch from the Treason Trustees, however after the restoration of the monarchy in 1660, Sir Walter (2nd Baronet) regained Hazlewood and in 1679 was succeeded by his son, also called Walter Vavasour (3rd Baronet) (Oswald 1957, 1426) who held it until his death in 1713. Hazlewood Castle then passed to Father Walter Vavasour, eldest son of Peter Vavasour (the 3rd Baronets Uncle) who was a doctor in York. Peter had founded the Society of Yorkshire Brethren for the Support of Aged and Infirm Priests of the Catholic faith in 1660. Peter (3rd Baronet) was buried within St. Leonard's Chapel, and his tomb is situated on the south side of the chancel. Father Walter was a Jesuit and did not assume the title of Baronet.

The Castle and title passed to his brother Peter Vavasour (4th Baronet) Peter's son Walter (5th Baronet) succeeded in 1735. The sixth baronet Sir Walter Vavasour succeeded to the title in 1766 at the age of 22.

The 7th and last Baronet of the first Creation succeeded in 1802, and he died unmarried in 1826 when the original male line of the Vavasours came to an end. He left the estate to his

maternal cousin Edward Marmaduke Stourton, who assumed the name of Vavasour and in whose favour the baronetcy was revived in 1828. Sir Edward's son and successor died unmarried in 1885 and was succeeded by his nephew Sir William Vavasour who sold the house.

The Vavasours sold the house in 1908 to Mr. E. O. Simpson, of Leeds. Provision was made with the sale of Hazlewood Castle to the Simpsons for the continuance of Roman Catholic worship in the chapel.

During the wars the castle was used by Leeds Regional Hospital Board as a maternity hospital (Thornton 1979). In 1953 the castle was owned by Mr Eric Fawcett, of White Quarry Farm, whose son Richard resided there until 1960 when it was sold to Mr. Donald Hart.

The Carmelite monks acquired the castle in 1967 and they used it as a monastery and retreat from 1972 until 1996 when it was sold. The Carmelites carried out minor alterations to the buildings on the north and west sides of the courtyard and also to the rooms to the east of the entrance hall. It is now a luxury hotel and conference centre.

An internet search of the internet failed to uncover any useful historical information concerning Peggy Ellerton Farm. As well as being a farm it currently also houses twenty horses out of training.

6. THE CARTOGRAPHIC, PHOTOGRAPHIC AND OTHER EVIDENCE

6.1 THE CARTOGRAPHIC EVIDENCE

The earliest map examined was the Ordnance Survey 1:10560 map of 1849. Hazlewood Castle is depicted. Peggy Ellerton Farm is not marked and the area it now occupies appears to be open fields with a small wooded area to the east. The next map was the Ordnance Survey 1:10560 map of 1892-4. The land east of Hazlewood Castle is marked Stutton with Hazlewood and again there is no farm. However, the wood on the 1849 map is now named 'Peggy Ellerton Wood' and close to the present location of the farm are marked a Keepers House and a Pheasantry. The Ordnance Survey 1:2500 map of 1908 is very similar but land to the west of the wood is now names Hazlewood Park. There is no significant change on either the Ordnance Survey 1952 1:10560 or 1958 1:10560 maps. On the Ordnance Survey 1:10560 map of 1964-70 the wood has gone and the farm has appeared as it does on all subsequent maps although the large central barn has not appeared by the time of the

1:10000 1987 -91 Ordnance survey map. This evidence points to the establishment of the farm c.1960 taking its name from the adjacent felled wood.

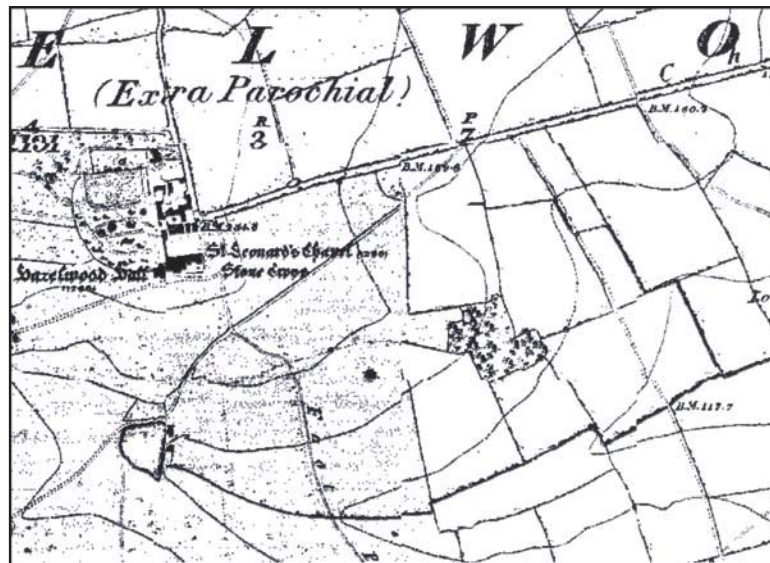


Figure 5 Extract from the 1849 1:10560 Ordnance Survey map

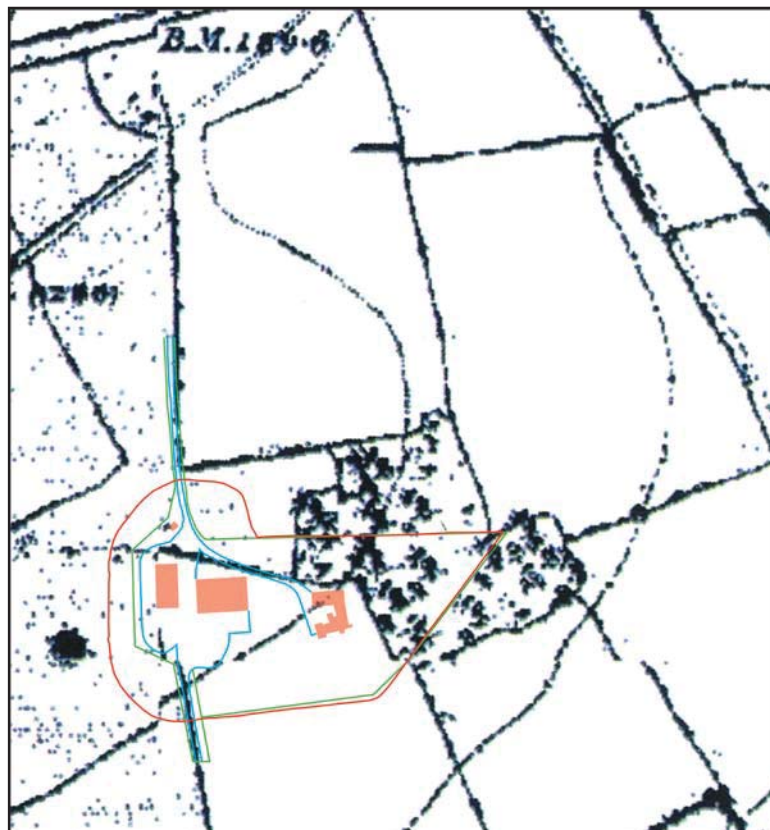


Figure 6 Detail from 1849 map with superimposed red line boundary, main farm buildings (pink), tracks and yards (blue) and boundary of farm buildings (green)

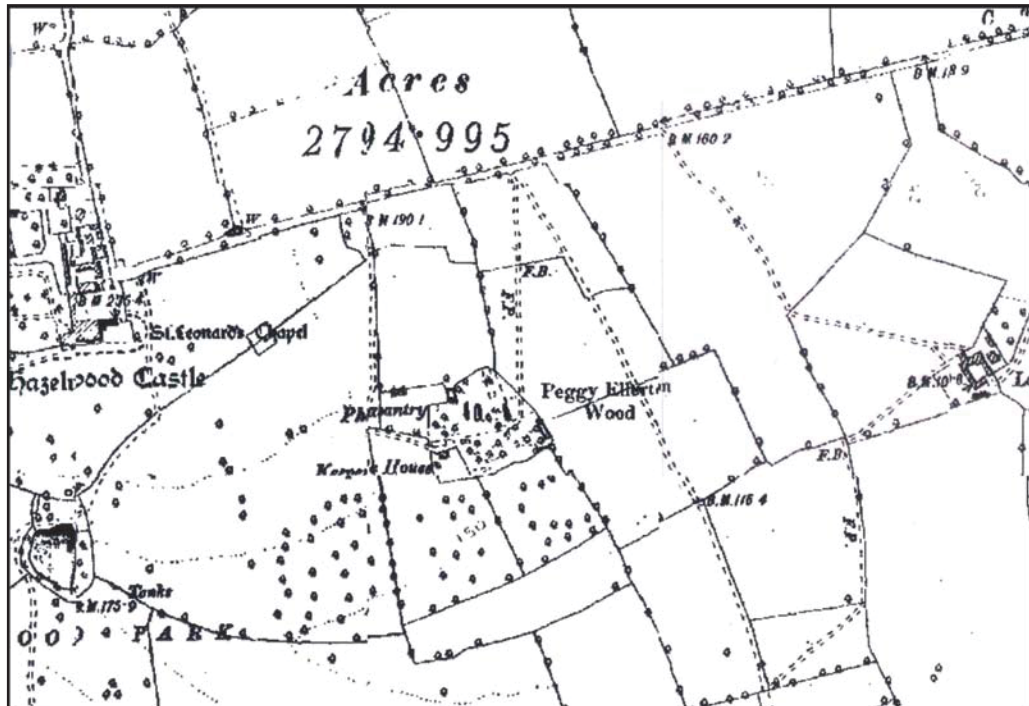


Figure 7 Extract from the 1892-4 1:10560 Ordnance Survey map

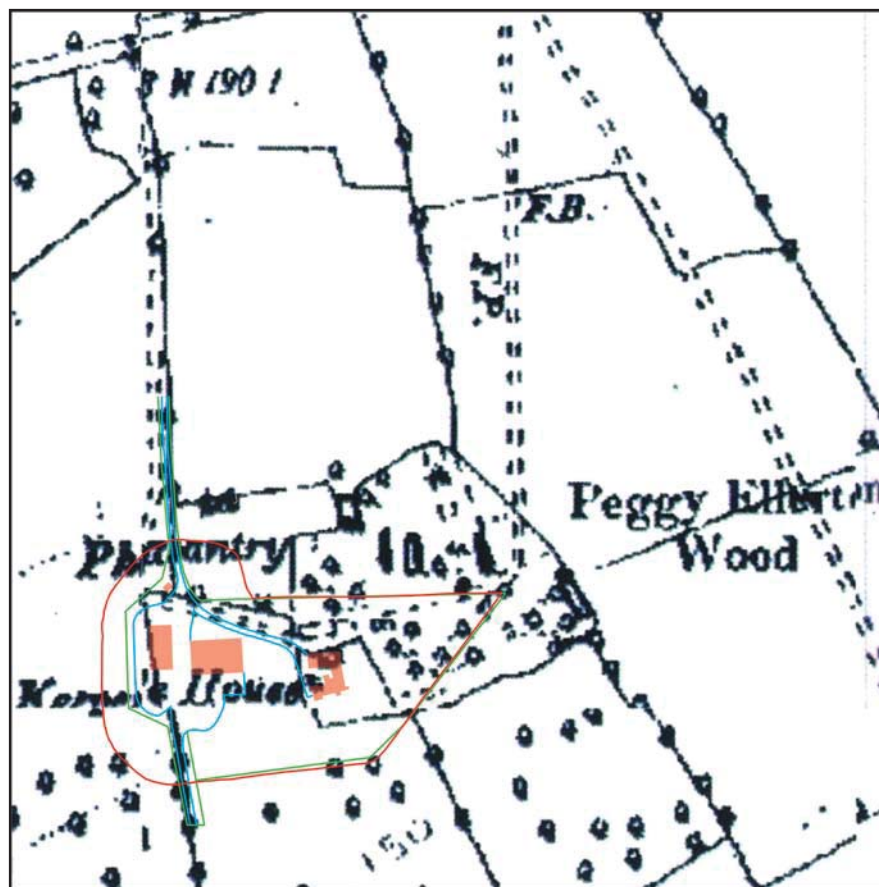


Figure 8 Detail from the 1892-4 map, key as Figure 6

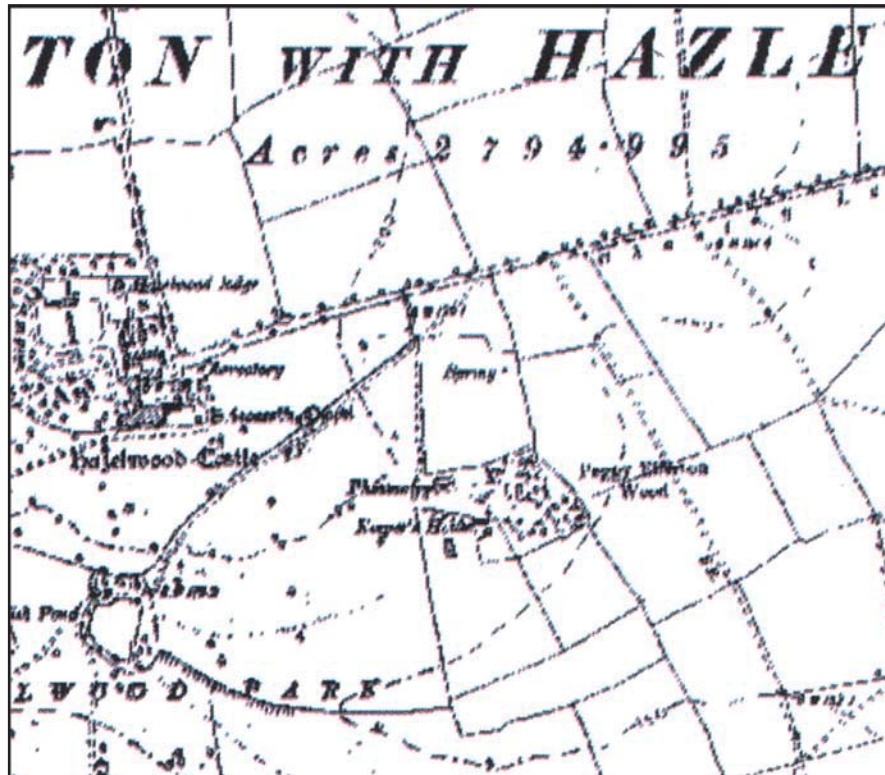


Figure 9 Extract from the 1908 1:10560 Ordnance Survey map

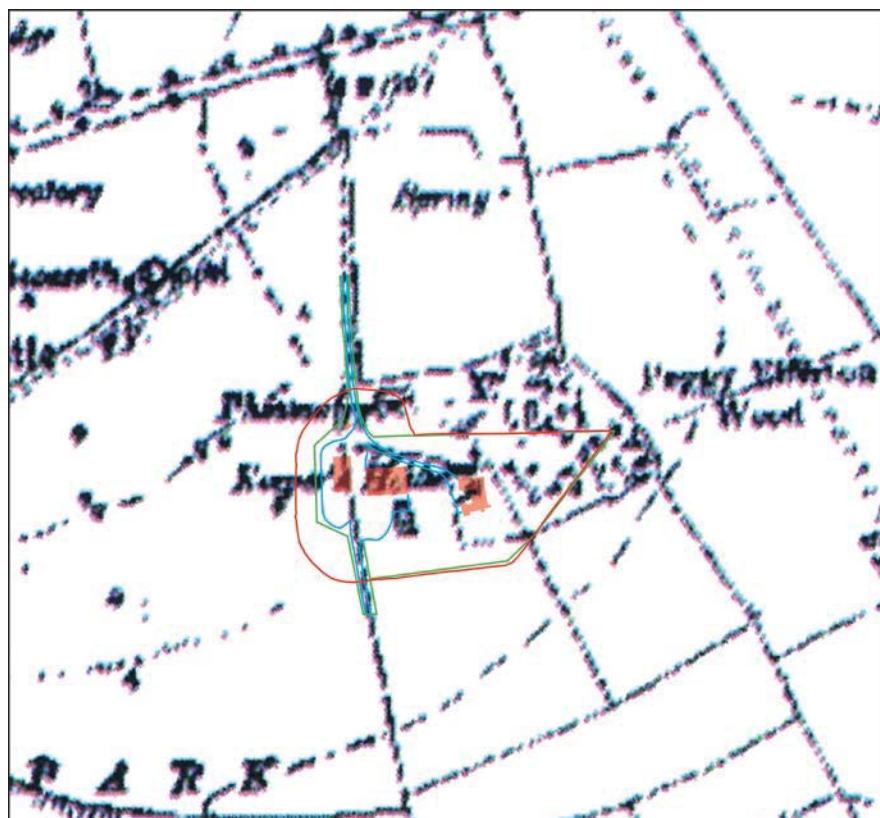


Figure 10 Detail from the 1908 map, key as Figure 6

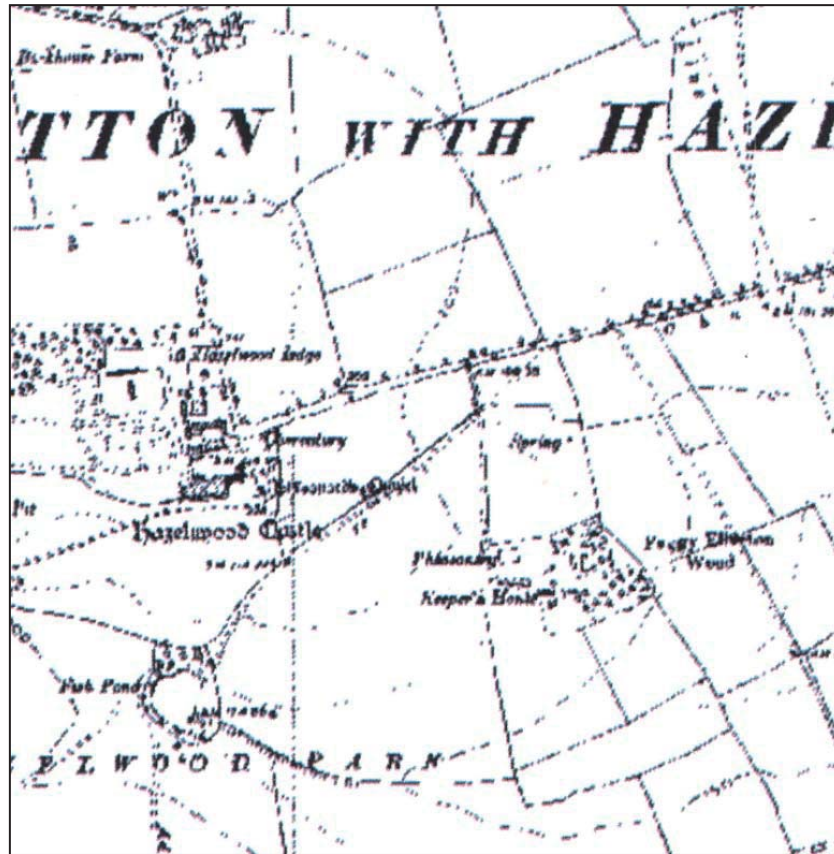


Figure 11 Extract from the 1952 1:10560 Ordnance Survey map

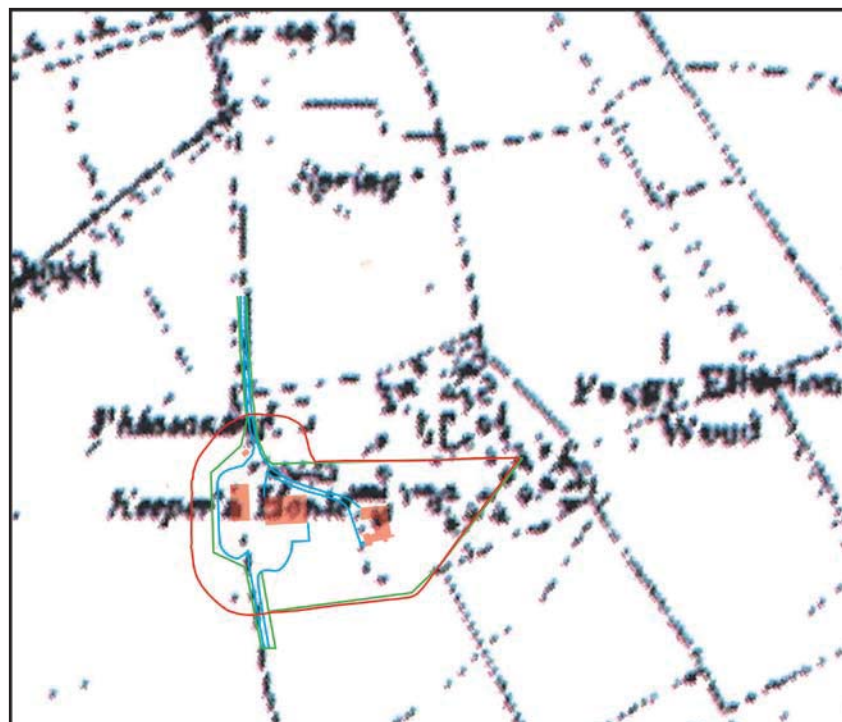


Figure 12 Detail from the 1952 map, key as Figure 6

6.2 THE PHOTOGRAPHIC EVIDENCE

6.2.1 AERIAL PHOTOGRAPHS

A search of the Cambridge University Collection of Aerial Photographs online database produced a total of five photographs close to the site. These were vertical photographs ZknNK235 and ZknNK236 taken in 2002 and oblique photographs AWQ83 taken in 1969, GV16 taken in 1951 and AXK91 taken in 1969. This last oblique shot is off the Deserted Medieval Village of Hazlewood to the west of Peggy Ellerton Farm. All of these photographs may include the area of the farm but have not been examined.

6.2.2 OTHER PHOTOGRAPHS

A search of the North Yorkshire Image Archive failed to locate any photographs of the farm as did a similar search of the West Yorkshire Image Archive.

6.3 OTHER EVIDENCE

6.3.1 BRITISH GEOLOGICAL SURVEY

A search of the online database of boreholes at the British Geological Survey website produced one record for Peggy Ellerton Farm, BGS ref SE43NE5. This was a well shaft but no details of the below ground stratigraphy were available.

6.3.2 GEOPHYSICAL SURVEYS

The English Heritage Geophysical Database was searched but no geophysical surveys were recorded from close to the site. However, the database has not been updated since 2004.

7. STATUTORY LISTINGS

7.1 LISTED BUILDINGS

The North Yorkshire HER search revealed a small number of listed buildings within the study area. They were; a cross in the churchyard of St Leonard's Chapel (NYHER MNY10628) (1), Grade II, the Roman Catholic Chapel of St Leonard (NYHER MNY10627) (2), Grade I, Hazlewood Castle (NYHER MNY10625) (3) Grade I and a Folly (NYHER MNY10631) (4), Grade II 80m north-east of the castle. The National Heritage List for England provided a further two structures. They were; Groom's House, stable and walls (List Entry Number 1148387) (5) Grade II north of the castle and St Margaret's Guest House and wall (List Entry Number 1316352) (6) Grade II c.30m north of the castle.

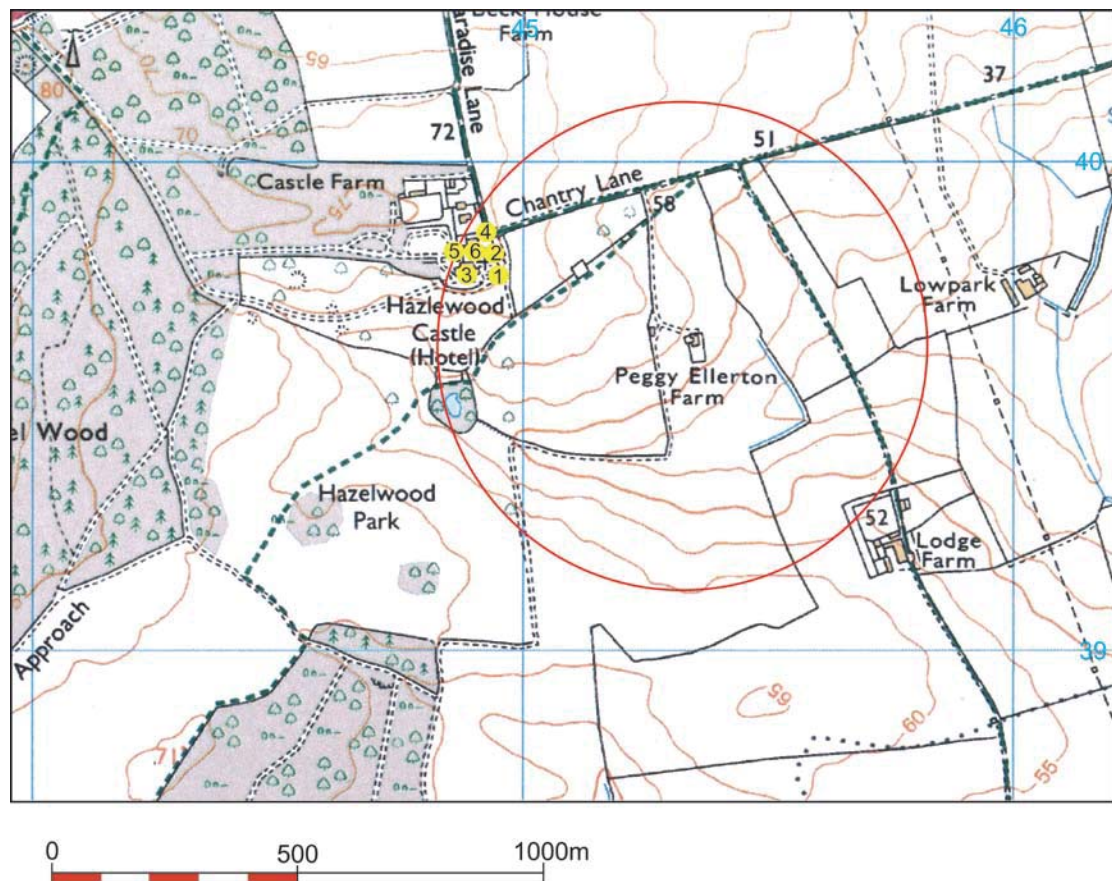


Figure 13 Listed Buildings within the study area

7.2 SCHEDULED ANCIENT MONUMENTS

There are no Scheduled Ancient Monuments within the study area the nearest being the Roman road to the west of Hazlewood Castle, 1.6km to the west of the site and part of the Aberford Dyke system lying 1.6km to the south-west of the site.

7.3 OTHER LISTINGS

The site does not lie within any of the designated Selby District Conservation Areas. There are no Registered Parks and Gardens within the study area although Hazlewood Park is included on the database run by Parks and Gardens (ID 1666). There are no Registered Battlefields in the study area but the site of the Battle of Towton (EH List Entry Number 1000040) lies some 2.2km to the east.

8 THE WALKOVER SURVEY

The application area was the subject of a walkover survey on 29th June 2012 during which a series of photographs and notes concerning the characteristics and usages of buildings and land within the area were made. The western part of the site contains two large steel-framed modern agricultural buildings. These have walls of concrete panels and timber and roofs of a corrugated material. The western, smaller, of these buildings is used for horse stabling, the larger for the storage of straw and equipment. Land to the south of the large building is presently utilised for the storage of agricultural equipment and bales. Land to the south and west of the smaller building is former arable land now laid to grass for the exercising of horses whilst land to the north of both buildings is arable.



Plate 1 The two modern agricultural buildings, looking north

The eastern part of the site contains a range of older buildings, probably of mid 19th century origin. These have been subject to later alterations and extensive additions that have served to physically connect them. These are presently used for accommodation and were externally inspected only. The original core of the buildings is formed of a house with small agricultural range behind, i.e. to the north. Both are built of limestone, much of this re-used, and were originally detached units. The house is of two storey's, of double-pile plan-form, has a symmetrical front (southern) façade and has a two storey rear extension of probable late 19th century date. Modern extensions include a porch to the front, a single storey out-shut to the east and large flat roofed single storey extensions that wrap around the western and northern sides of the house. There are chimneys to both east and west sides. The pitched roof has a cover of modern concrete tiles whilst all guttering is of plastic. Although the window openings are original the windows themselves are mid-late 20th century replacements.



Plate 2 The house façade and its modern extensions, looking north



Plate 3 The north and west elevations of the house and its modern extensions, looking south-east

The agricultural range is comprised of a two storey central part flanked by single storey units to either side. Like the house, this range has been subject to considerable alteration, including the blocking up of a number of former doorways and windows. Parts of this range are cement rendered. All elements of the range have pitched roofs with coverings of modern materials. The flanking units may originally have served as cart-sheds and implement stores/stores. The upper floor of the central unit may have functioned as a hay loft, the lower floor as a stable. A number of modern openings have been inserted in this range though the only obvious external modern additions are a porch to the north side of the central unit and a flat roof single storey extension that serves to physically connect the range to that of the house.



Plate 4 The south elevation of the agricultural range, looking east-north-east



Plate 5 The north and west elevations of the agricultural range, looking east-south-east

To the south of the house there is an overgrown former garden area bounded by hedgerows whilst to the east of this and the house there is a triangular area of land which also extends as a narrow strip to the north of the agricultural buildings. This area is laid to grass and supports a number of saplings. No earthworks or other surface indicators of archaeological remains are evident in these areas.



Plate 6 The former garden to the south of the house, looking south-south-east



Plate 7 The land to the east of the house, looking south

Land beyond the application area is primarily arable, including the area to the south of the large modern agricultural building that may be utilised to house an underground heat pump system.

None of the buildings at the site are Listed Buildings, although the old house and its adjacent agricultural range are of some interest. Consideration should be given to providing a record of these structures before they are demolished. A suitable recording methodology would be one that broadly equates to Level 2 of English Heritage guidance (English Heritage 2006).

9. HERITAGE STATEMENT

9.1 INTRODUCTION

Much of the ground covered by Heritage Statements, such as description of the site, historical and archaeological background, a brief description of the standing buildings and the status of the site, has been covered in previous sections of this report. This section is therefore devoted to an assessment of the significance of the known and potential archaeological and architectural evidence from the study area in general and the application area in particular. This section will also assess the impact of the proposals and put forward any mitigatory works considered of merit.

9.2 SIGNIFICANCE

Overall the archaeological potential is considered to be low to moderate although it should be noted that the farm does lie within a zone of known archaeological potential running from Hazlewood Castle south-east towards Lodge Farm. There have been no archaeological discoveries from within the actual application area although Post-Medieval activity, in the form of ridge and furrow is attested a short distance to the south-east of the farm. The only archaeological activity in the general area has been concentrated on Hazlewood Castle and it is therefore considered not possible with the available evidence to accurately assess the archaeology of the study and application areas.

A more definitive assessment of the architectural significance of the standing buildings can, however, be put forward. Almost all of the current buildings on site date to the second half of the 20th century and have very little historical significance. However, within, and part of, the main buildings is a structure of some significance, certainly at a local level. This stone-built structure can be clearly identified, by the map evidence, as the Keeper's House belonging to Hazlewood Park. The date of construction of this building is thought to be mid 19th century but as a surviving part of the overall Hazlewood Estate it is of some significance.

9.3 IMPACT OF THE PROPOSALS

Part of the proposals call for the demolition of the principal farm buildings possibly followed by demolition of the storage buildings located in the west of the application area. This could mean a total transformation of the existing layout and the total loss of the historic core (the former Keeper's House).

A further proposal, tentative at present, for a ground heat pump, in the arable field to the south of the existing domestic farm buildings would have a major impact. Either option, vertical or horizontal, would result in widespread and possibly near total destruction of any buried archaeological remains within the construction area.

9.4 MITIGATORY WORKS

Strictly, the need for, and form of any investigative or mitigatory works is properly the concern of the officers of the Local Planning Authority and therefore the following are suggestions only.

With regard to the Keeper's House it is suggested that a programme of building recording, as detailed at the end of Section 8 of this report, be undertaken. Should the Keeper's House then be demolished it would be advisable to maintain some form of archaeological work on

any new groundworks since it is possible that the present building may just be the most recent on its site.

Regarding the proposed ground heat pump little can be advanced because there is no good evidence to indicate the archaeological potential of the area. A possible initial solution would be to undertake a geophysical survey of part, or all, of the area that could be affected. This would have the potential for providing the information for any further investigative work.

10. LIST OF SOURCES

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10.3 MAPS

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APPENDIX 1: GAZETTEER OF SITES AND MONUMENTS

NUMBER	LOCATION	TYPE	NGR	SOURCE/REF
1	300m south-east of Peggy Ellerton Farm	Ring ditch	SE 4550 393	NYHER MNY10651
2	300m south-east of Peggy Ellerton Farm	Ring ditch	SE 4550 3930	NYHER MNY16879
3	Hazlewood Castle	Parts of castle	SE 4480 3970	NYHER MNY10625
4	Hazlewood Castle	Moat	SE 4480 3980	NYHER MNY10626
5	Hazlewood Castle	Chapel of St Leonard	SE 4490 3970	NYHER MNY10627
6	East of Hazlewood Castle	Deserted Medieval Village	SE 4510 3970	NYHER MNY16817
7	South of Hazlewood Castle	Deserted Medieval Village	SE 4480 3950	NYHER MNY16857
8	St Leonard's Chapel	Burial	SE 4900 3980	ADS ID 645519
9	Hazlewood Castle	Folly, park, pond and topiary avenue	SE 4490 3980	NYHER MNY31764
10	Hazlewood Castle	Levelling and resurfacing deposits	SE 4883 3978	ADS ID 1509561
11	100m south-east of Peggy Ellerton Farm	Ridge and furrow	SE 4540 3950	Pastscape ID 1402511

APPENDIX 2 GAZETTEER OF LISTED BUILDINGS

NUMBER	NAME / ADDRESS	GRADE	NGR	SOURCE / REF
1	Cross in churchyard of St Leonard's Chapel	II	SE 4490 3970	NYHER MNY10628
2	Chapel of St Leonard	I	SE 4490 3970	NYHER MNY10627
3	Hazlewood Castle	I	SE 4480 3970	NYHER MNY10625
4	Folly 80m north-east of castle	II	SE 4490 3980	NYHER MNY10631
5	Groom's House, stable and walls north of castle	II	SE 4487 3981	EH 1148387
6	St Margaret's Guest House and wall c.30m north of castle	II	SE 4490 3984	EH 1316352