

Land East of The Old Hall, Aldbrough St John
North Yorkshire

Cultural Heritage Assessment



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EXECUTIVE SUMMARY

A cultural heritage assessment was commissioned by Maria Ferguson Planning Consultancy on behalf of Bridgette Kelly in order to provide a baseline record and assessment of potential physical and setting effects of a proposed development on land east of The Old Hall, Aldbrough St John, North Yorkshire.

The potential physical and setting effects of the proposed development have been assessed for all designated and non-designated heritage assets within a 1km study area. Despite the proximity of Aldbrough St John to the nationally significant Iron Age and Romano-British remains at Stanwick, there are no known pre-medieval sites or findspots within the study area. Aldbrough is known to be a prominent if small medieval settlement, supported by scattered finds of medieval date during previous archaeological monitoring, but the historic character of the settlement is dominated by post-medieval buildings. Many of the listed buildings date to the 18th or 19th centuries, and are characteristically of local sandstone construction with, a mixture of slate and stone gabled and hipped roofs, and varied architectural detailing, often including prominent quoins and treatments to the main entrances and windows. A period of significant (re)building at the end of the 19th century, under the stewardship of the Dowager Duchess of Northumberland who lived at Stanwick Hall for 45 years, included the construction of the Church of St Paul as a chapel of ease. The distinctive vernacular architecture of the village, coupled with the level of preservation of many of the historic buildings has resulted in the designation of much of the village, including the proposed development site, as a Conservation Area.

All data sources consulted have demonstrated there are no known heritage assets within the proposed development site. Given the broader regional presence of significant pre-medieval remains (Roman Dere Street and Iron Age to Roman fortifications of Stanwick), and the local presence of low-significance medieval remains (identified during a watching brief at the nearby surgery), there is considered to be a low potential for archaeological remains to exist within the proposed development area. This must also be qualified by the presence of a slightly terraced garden across the site which may have impacted on any archaeological remains. Given this it is considered that the information submitted as part of this assessment is sufficient and proportionate to satisfy the requirements of paragraph 128 of NPPF without the need for additional field evaluation prior to determination.

Whilst the potential is low, the use of archaeological monitoring (watching briefs) on developments within Aldbrough St John demonstrates that the local authority consider the village to be a settlement with inherent archaeological potential. Should this be the case with the proposed development then this can be mitigated by archaeological monitoring during groundworks in accordance with an agreed specification. This would be undertaken as a condition of planning and is considered to be the upper limit of what would be considered proportionate to the potential loss of significance and a “balanced judgement” as required by paragraph 135 of NPPF (CLG 2012, 31).

The greatest potential indirect effects of the proposed development will be on the setting of The Old Hall as a Grade II listed building, the wider setting of the group of nearby associated listed buildings and, more generally, the Aldbrough St John Conservation Area. The key characteristics/significance of the Old Hall can be broadly summarised as:

- A distinctive (within the immediate area) architectural combination of sandstone rubble walling with brick finishing reflecting what has been termed ‘formal vernacular’ (RDC and ASJPC n.d., 9), though including polite design elements.*
- Aesthetic value deriving from the symmetry of its winged form with matching hipped slate roofs to each wing contrasting with the prominent pediment of the neighbouring Aldbrough Hall.*
- The visual dominance of its facade as part of a prominent row of architecturally diverse historic buildings*
- The isolation and lack of crowding of the structure lending it a local dominance. This isolation is genuine in terms of separation from the modern housing estate to the east and perceived in terms of the separation from Aldbrough Hall, which makes use of mature evergreen screening in front of a low modern building.*

The key heritage characteristics of the immediate setting of the proposed development site – related to surrounding historic buildings and the ‘Low Green’ sub-area of the Conservation Area – can be summarised as:

- The visual and actual dominance of the green as an open space which serves as a community focus and overbears even the adjacent prominent buildings.*
- A varied and organic development of historic buildings of distinctive architectural styles, different dates and levels of historic interest. This is in notable contrast to other parts of the village where, for example, 19th-century estate development has resulted in a more formal and planned appearance.*

- *Stone boundary walls often provide a unifying element to the disparate structures.*

In terms of more general characteristics of the Conservation Area as a whole, the informal Conservation Area Study notes the following:

- *Form – generally narrower buildings with gabled roofs, contrasting with larger single buildings (such as The Old Hall) with hipped roofs; high wall to window relationship; roof pitches appropriate to weight of covering.*
- *Materials – extensive use of natural stone with varied coursing and finishing. Hipped and gabled roofs with stone, slate and pantile covering.*
- *Detailing – chimneystacks to gable walls or party walls on both gabled and hipped-roof buildings; stone verge coping is common; stone quoins are also common ranging from roughly squared through pitch-faced to finely dressed projecting and chamfered examples; strong accent on window and main entrance detailing.*

Following an interim assessment, and advice input into the design process, the following have been incorporated into the design of the proposed development in order to mitigate potential adverse setting effects on both the adjacent Old Hall and the surrounding Conservation Area:

- *The proposed development has been designed to not compete with the visual massing and dominance of The Old Hall through the following measures:*
 - » *Set back towards the rear of the plot*
 - » *Terraced into the natural slope*
 - » *A low hipped roof form which does not overtop the roof ridges of the central or wing sections of The Old Hall*
- *The proposed development has been brought as far to the east of the plot as is practicable to maintain a level of visual isolation for The Old Hall*
- *The proposed development has made use of the following design features/aesthetic, in order to reference and compliment the prevalent architecture of the surrounding historic buildings:*
 - » *Use of sympathetic sandstone walling and slate roofing materials*
 - » *Symmetrical fenestration to the principal facade including four-light cross windows*
 - » *Hipped roof*
 - » *Chimney stacks to each gable wall, referencing the Old Hall's stack arrangement*
 - » *Concealing the ground floor extension to the rear, presenting a principal facade with an overall outline and form common to many other historic buildings in the surrounding area.*

The approach employed for this project is in line with the Aldbrough St John Conservation Area Study, which states that 'scale, massing, materials and detailed design are all crucial to the successful interpretation of the local architectural design or style. Whilst new buildings need not copy the design of old, if development is to be successfully integrated into a village, the design should respond to the basics outlined above [referencing both the general architectural characteristics and the specific designs and finishes of the sub-areas of the village] (RDC and ASJPC n.d., 14).

This considered design approach, responding to specific cultural heritage concerns, mitigates against many of the potential adverse setting effects relating to the aesthetic value and architectural interest of The Old Hall, and also to its group value in terms of relationship to other historic buildings within the local and wider village. Given the current character of the site as an open plot between the historic buildings and the modern housing estate, it is accepted that the proposed development will in-fill much of this space and will, therefore, have an adverse effect on the setting of The Old Hall in terms of its visual isolation and prominence. Based on this, it is considered that the proposed development will have a moderate to large adverse effect on the setting of The Old Hall, translating to a moderate adverse overall effect on the significance of the listed building. Whilst this represents a finely balanced judgement, it is considered that this potential effect does not constitute substantial harm to the significance of the building, as outlined in NPPF paragraph 132 (CLG 2012, 31).

In terms of potential adverse effects on the wider Aldbrough St John Conservation Area, the proposed development has been designed so as to reference the prevailing vernacular without resorting to pastiche, in line with the suggested approach in the informal Conservation Area Study. The proposed development also sits within an area of the village for which a key element of its special heritage quality is its variability of form, design, age and positioning of historic structures. It is considered that the sympathetic design and relative lack of prominence of the proposed development would result in an overall neutral effect on the special qualities of the Conservation Area.



1. INTRODUCTION

1.1 PROJECT BACKGROUND

This cultural heritage desk-based assessment (CHA) has been commissioned by Maria Ferguson Planning Consultancy on behalf of Bridgette Kelly, in order to accompany an application for planning permission relating to land east of the Old Hall, Aldbrough St John. This document provides baseline information on the cultural heritage resource in the proposed development site and surrounding area and assesses potential effects on that resource.

1.2 SITE LOCATION

The proposed development site comprises a plot of land of c. 34x12m with one narrow end facing on to the north-east side of the Low Green in the village of Aldbrough St John, North Yorkshire. The proposed development area is centred at NZ 2046 1135 at an altitude of c. 85m OD (Figure 1). The ownership boundary also includes access around the rear of the Old Hall and attached cottages but this is not within the proposed development boundary.

In relation to the consultation of lists of both designated and non-designated heritage assets, the study area for the CHA is divided into a core study area and a wider study area. The core study area is defined as a circle of radius 500m and the wider study area a circle of radius 1km both centred on the proposed development area. Where there are particularly significant sites outside the wider study area which are relevant to this assessment, such sites have also been considered.

1.3 PROPOSED DEVELOPMENT

The proposed development comprises planning permission for the construction of a single dwelling within the site to the east of The Old Hall. Specific aspects of the positioning, design and architectural/aesthetic approach are discussed in Section 7 below, and Figures 10-12 in Appendix 1 show the existing and proposed street views, proposed site plan and proposed floor plans and elevations.

1.4 AIMS OF THE STUDY

The aims of the study are:

- To assess the known cultural heritage resource within the proposed development area and the wider study area
- To assess the potential effects of the proposed development on that resource
- To provide input and guidance to the design process to help minimise adverse effects.

2. POLICY AND GUIDANCE FRAMEWORK

2.1 LEGISLATION

National legislation which applies to the consideration of cultural heritage within development and the wider planning process is set out in Table 1 below.

Title	Key Points
Ancient Monuments and Archaeological Areas Act 1979 (amended by the National Heritage Act 1983 and 2002)	Scheduled Monuments, as defined under the Ancient Monuments and Archaeological Areas Act (1979), are sites which have been selected by a set of non-statutory criteria to be of national importance. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. Any works, other than activities receiving class consent under The Ancient Monuments (Class Consents) Order 1981, as amended by The Ancient Monuments (Class Consents) Order 1984, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering-up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.
Planning (Listed Building and Conservation Areas) Act 1990	Buildings of national, regional or local historical and architectural importance are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.
Hedgerows Regulations 1997	The Hedgerow Regulations (1997) include criteria by which hedgerows can be regarded as historically important (Schedule 1 Part III).

Table 1 Legislation relating to cultural heritage in planning

2.2 POLICY

2.2.1 NATIONAL

The principal instrument of national planning policy within England is the National Planning Policy Framework (NPPF) (CLG 2012), which outlines the following in relation to cultural heritage within planning and development:

Paragraph	Key Points
7	Contributing to protecting and enhancing the historic environment is specifically noted as being a part of what constitutes 'sustainable development' – the "golden thread" which, when met, can trigger presumption in favour.
17	A core planning principle is to "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of life of this and future generations".
128	During the determination of applications "local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting". This information should be proportionate to the significance of the asset and only enough to "understand the potential impact of the proposal on their significance". The normal minimum level is expected to be a desk-based assessment of proportional size "and, where necessary, a field evaluation".
129	Paragraph 129 identifies that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph	Key Points
132	It is noted that significance – the principal measure of inherent overall heritage worth – can be harmed or lost through development within its setting. Heritage assets are an irreplaceable resource and any adverse effects require “clear and convincing justification” relative to the significance of the asset in question.
135	At paragraph 135 it states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
139	At paragraph 139 it states that non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
141	In paragraph 141 amongst other matters it states that planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Table 2 Key passages of NPPF in reference to cultural heritage

2.2.2 LOCAL

Under planning law, the determination of an application must be made, in the first instance, with reference to the policies of the local development plan. For the proposed development site this is represented by the Richmondshire Local Plan 2012-2028 Core Strategy (2014), which will ultimately be accompanied by a future Heritage Strategy. Within the Local Plan, the approach to heritage assets is contained within Core Policy CP12 – Conserving and Enhancing Environmental and Historic Assets, the key points of which are summarise in the table below:

Section	Text
Core Policy CP12	<p>‘Development or other initiatives will be supported where they conserve and enhance the significance of the plan area’s natural and man-made, designated or undesignated assets. Development will not be supported which:</p> <ul style="list-style-type: none"> • has a detrimental impact upon the significance of a natural or man-made asset • is inconsistent with the principles of an asset’s proper management’ (Richmondshire District Council 2014, 90).
Heritage Asset-specific policy	<p>‘Those elements which contribute to the significance of the heritage assets across the Plan area will be conserved and, where appropriate, enhanced. Particular attention will be paid to those assets referred to in Paragraph 4.12.16 which make a particularly important contribution to the character and sense of place of Richmondshire.</p> <p>Where a proposal is likely to result in harm to the significance of a designated heritage asset and there are compelling reasons for allowing that development, opportunities will be sought to offset this harm by ensuring that other elements which contribute to the significance of that particular asset are enhanced or their significance better revealed.</p> <p>Consideration of development proposals will also need to take into account the objective of securing the long term existence of the heritage asset. This is particularly the case for those assets which have been identified as being at risk. Enabling development may be considered acceptable in the particular location (site or buildings), where all other alternatives have been explored, and the development or use proposed is the only practical means of securing the future conservation of a heritage asset’ (Richmondshire District Council 2014, 91).</p>

Section	Text
4.12.16	<p>‘When considering matters affecting historic assets, particular regard will be given to the following list and also to any SPD covering such issues...</p> <p>the pre-Roman heritage of the plan area such as the Stanwick fortifications...</p> <p>buildings and structures included on the National Heritage List for England...</p> <p>undesigned heritage assets which contribute to the overall character of the area...’ (Richmondshire District Council 2014, 89-90).</p>

Table 3 Key passages of Richmondshire Local Plan 2012-2028 Core Strategy in reference to cultural heritage

2.3 GUIDANCE

2.3.1 NATIONAL

During the assessment and preparation of this document, the following guidance documents have been referred to, where relevant:

Document	Key Points
National Planning Practice Guidance (NPPG) (CLG 2014)	The Department for Communities and Local Government (CLG) released the guidance to NPPF in March 2014 in a ‘live’ online format which, it is intended can be amended and responsive to comment, particular as case law develops in relation to the implementation of NPPF. In relation to cultural heritage the NPPG follows previous guidance in wording and ‘keys in’ with, in particular, extant English Heritage guidance documents. The NPPG references many similar terms to the previous PPS5 Practice Guidance.
Conservation Principles, Policies and Guidance (HE 2008)	This document sets out the guiding principles of conservation as seen by English Heritage and also provides a terminology for assessment of significance upon which much that has followed is based.
Historic Environment Good Practice Advice in Planning. Note 2 – Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015a)	This advice note provides good practice advice from Historic England, as the government’s advisor on the historic environment. It outlines an advised approach to assessing significance of heritage assets and potential planning-led effects on that significance, in a manner compliant with the principles of NPPF. It also outlines good practice for managing effects on heritage assets through conditioned mitigation.
Historic Environment Good Practice Advice in Planning. Note 3 – The Setting of Heritage Assets (Historic England 2015b)	This document represents the latest statement by Historic England as to best practice for the assessment of potential effects of development upon the setting of heritage assets, superseding the 2011 guidance. It provides a loose framework for this assessment, and advocates a staged process of assessment outlined in the appropriate section below.
Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment (ClfA 2014a)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage.
Standard and Guidance for Historic Environment Desk-Based Assessment (ClfA 2014b)	This document represents non-statutory industry best practice as set out by the Chartered Institute for Archaeologists. This assessment has been undertaken to these standards, as subscribed to by Solstice Heritage.

Table 4 National guidance documentation consulted

2.3.2 REGIONAL

Archaeological work within North Yorkshire is required to comply with Yorkshire, The Humber and The North East: A Regional Statement of Good Practice for Archaeology in the Development Process (SYAS 2011). The key principles in relation to the assessment works are summarised in the table below:

Principle	Key Points
2	Archaeological work should be undertaken by professionally qualified and appropriately experienced archaeologists and organisations.
3	All archaeological work will have a scope agreed in advance with the archaeological curator, and any changes to the scope or methodology will be agreed in writing with the archaeological curator.
4	Monitoring of archaeological work by the local archaeological curator will be the norm, and reasonable notice of commencement of fieldwork will be given by the archaeologist.
5	Archaeological work will be undertaken in accordance with the best practice guidance of English Heritage and the ClfA.
6	The local Historic Environment Record should be consulted prior to commencement of fieldwork.
7	Archaeological work in the planning process should have regard to national and local published research agenda
9	Reports and required data will be submitted to the archaeological curator and local HER in a timely fashion and in accordance with the agreed WSI.
10	Any comments made by the archaeological curator on reports and outputs will be made within a reasonable timetable of receipt.
11	Where appropriate significant archaeological findings will be submitted for publication in a suitable journal or journals.
12	Any archive produced will be deposited in an ordered and acceptable fashion within a reasonable timetable, the details of which will be given in the project report.
13	During the course of archaeological work arrangements will be made, where possible, for disseminating information about the site to the general public.

Table 5 Key principles of the Regional Statement of Good Practice

3. METHODOLOGY AND SOURCES

3.1 METHODOLOGY

The following tasks were undertaken as part of this assessment:

- Consultation of local authority Historic Environment Record (HER) and local archives
- Compilation of all appropriate desk-based and online resources including National Heritage List for England
- Creation of a bespoke geographical information system (GIS) to allow for storage and analysis of data
- Site visit to establish ground conditions and assessment of potential effects on setting of specific designated heritage assets within the wider study area
- Preparation of an interim assessment identifying key heritage issues and opportunities
- Input into the design process to ensure that the design was both sympathetic to nearby heritage assets and the historical aesthetic of the settlement, and also minimised potential adverse heritage effects
- Synthesis of sources consulted and preparation of a final assessment of known and potential direct and indirect effects (this document).

3.2 SIGNIFICANCE

3.2.1 DEFINING SIGNIFICANCE

Significance can be defined using a number of criteria derived from varied sources, all of which can contribute useful factors to the process. Where assessment of significance is necessary, particularly in determining potential effects of the development, the following criteria have been adopted in part or in whole, depending on what can best articulate the nature of the heritage asset being described:

Source	Significance Criteria
Conservation Principles, Policies and Guidance (English Heritage 2008)	This document highlights four 'values' contributing to significance: <ul style="list-style-type: none"> • Evidential • Historical • Aesthetic • Communal
NPPF (CLG/DCMS/English Heritage 2010)	Based upon the changes instigated through the now-cancelled PPS5 and its associated guidance, the assessment of significance is based upon four 'interests' and their relative 'importance': <ul style="list-style-type: none"> • Archaeological • Architectural • Artistic • Historic
Ancient Monuments and Archaeological Areas Act 1979	This act gives guidance on the criteria considered during the decision to provide designated protection to a monument through scheduling. The criteria are: <ul style="list-style-type: none"> • Period or category • Rarity • Documentation (either contemporary written records or records of previous investigations) • Group value • Survival/condition • Fragility/vulnerability • Diversity (importance of individual attributes of a site) • Potential

Table 6 Criteria for assessment of significance



3.2.2 ASSESSING SIGNIFICANCE

The assessment of significance comprises three stages, as set out in Note 2 of the Historic Environment Good Practice Advice in Planning (Historic England 2015b):

- Understanding the nature of the significance through identification of what values or interests (as above) contribute
- Understanding the extent of the significance
- Understanding the level of significance, perhaps the most important step in terms of planning-led assessment as it can dictate what level of test is applied when determining the potential effects of a proposed development.

It should be noted that the varied nature of heritage assets mean that, in the majority of cases, they are unsuitable for assessment via a nominally 'objective' scoring of significance, and there will always be an element of interpretation and professional judgement within a considered assessment.

3.2.3 DEFINING THE CONTRIBUTION OF SETTING

Setting is a contributory factor to the overall significance of a heritage asset, and assessment begins with identifying the significance of a heritage asset as described above. As outlined in *Historic Environment Good Practice Advice in Planning: Note 3 The Setting of Heritage Assets* (Historic England 2015c), setting is defined as (quoting *NPPF*) 'the surroundings in which an asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral' (*ibid.* 2). A recommended staged approach to the assessment of potential effects on the setting of heritage assets is also set out in the guidance (*ibid.* 7):

- Identify which heritage assets and their settings may be affected
- Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Assess the effects of the proposed development, whether positive, neutral or negative
- Explore ways to maximise enhancements and avoid or minimise harm
- Document the process and decision and monitor outcomes.

The guidance provides (non-exhaustive) lists of attributes relating to, firstly, characteristics of a heritage asset's setting (both physical and intangible), and also to potential attributes of a development which may have an effect upon that setting. The guidance is clear that, in both cases, only a limited selection of characteristics is likely to be relevant to individual heritage assets, and so the lists are not reproduced here. There are, however, a number of broad categories into which potential effects on setting can be grouped for ease of assessment:

- Location and siting of development
- Form and appearance of the development
- Other effects of the development, including
- Physical effects such as changes to a skyline or environmental factors such as impact of noise, dust, lighting, hydrology or soil chemistry
- Changes to wider context such as the alteration of landscape character or use
- Changes to public appreciation through alteration of access or amenity
- Permanence of the development
- Longer term or consequential effects, with examples given including changes to ownership and economic, social and communal use viability.

The changing nature and mutability of setting is acknowledged in its definition, and therefore an assessment of setting can only consider its current contribution to significance. It is not appropriate to 'second-guess' future changes to the setting beyond the potential effects of a proposed development or associated mitigation and off-setting, as this would render an assessment meaningless. This axiom also helps resolve an apparent contradiction within guidance (CLG 2014) which states that "setting is the surroundings in which an asset is experienced" and also that "the contribution that setting makes to the significance does not depend on there being...an ability

to... experience that setting”.

With certain heritage assets, there is no requirement to access a site physically to experience it, but with the majority of archaeological sites in particular, physical and intellectual access is an important prerequisite to fully experiencing them, as they can be largely invisible or even completely buried. The resolution to this anomaly lies in the application of a second part of the definition of setting: ‘elements of a setting may make a positive or negative contribution to the significance of an asset’. Acknowledging this, ‘the contribution that setting makes to the significance of the asset does not depend on there being...an ability to... experience that setting’ (CLG 2014), it is just that the lack of access is likely to mean that the current contribution will be negative. This approach accords with the *Good Practice Advice Note 3* in relation to the setting of ‘buried assets’ (Historic England 2015, 5).

3.2.4 ASSESSING THE CONTRIBUTION OF SETTING

In terms of the practical method for this assessment, initial discrimination of those sites for which there was a potential effect on setting was undertaken as a desk-based exercise within the project GIS following a series of logical steps. Discrimination started by considering:

- All heritage assets within the core study area
- Scheduled monuments, Grade I and II* listed buildings, registered parks and gardens, registered battlefields and protected wreck sites in the study area.

Following preliminary desk-based discrimination, further consideration was given to those heritage assets where non-visual and/or intangible elements of setting may be affected by the proposed development. This stage also included a consideration of potential setting effects deriving from the other aspects of the proposed development: principally the alteration of historic fabric or inclusion of modern elements into historic buildings.

This desk-based discrimination ultimately resulted in identification of a list of heritage assets for which more-detailed assessment was required. These assets were subject to a site visit (or as close as was practicable where sites were inaccessible) to check the initial findings of desk-based assessment and make a photographic record of key views or other aspects of their setting and significance. In line with the current guidance, assessment comprised a description of the contributory factors to each asset’s significance, including the contribution of setting, and the potential effects of the proposed development on those factors; this assessment is presented below.

3.3 SOURCES

3.3.1 NATIONALLY DESIGNATED SITES

The National Heritage List for England and other sources were consulted to allow an assessment of designated heritage assets, including:

- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation Areas

This assessment has considered all Scheduled Monuments and Listed Buildings (Grade I and II*) within the 1km wider study area, with a full assessment of potential effects on those lying within 500m of the proposed development site. Scheduled Monuments and Grade I and II* Listed Buildings lying between 500m-1km from the proposed development site are included in the assessment where an initial appraisal suggests there may be an effect on setting. Grade II Listed Buildings are assessed where they lie less than 500m from the proposed development site. A list of these assets is reproduced in the gazetteer in Appendix 2 below.

3.3.2 HER

The North Yorkshire Historic Environment Record (NYHER) was consulted for a buffer of 500m from the proposed development site. Information relating to the immediate vicinity of the proposed development site relates



to the assessment of potential direct effects, whereas information relating to the wider study area was consulted to allow both an assessment of the general archaeological and historic character of the area, and also to feed into the assessment of setting, over and above any potential effects on designated heritage assets.

3.3.3 CARTOGRAPHIC SOURCES

Assessment of relevant mapping held in the local archives and digital mapping available online was undertaken to provide information on the archaeological potential of the proposed development site and its historic development.

3.3.4 AERIAL PHOTOGRAPHY

The proposed development site does not lie within any of the areas subjected to detailed aerial photograph transcription under the National Mapping Programme. A search of publicly available aerial photography was undertaken and online digital vertical aerial imagery was also consulted (e.g. Google Earth).

3.3.5 PUBLISHED AND UNPUBLISHED SOURCES

In addition, relevant published and unpublished sources were consulted, relating both to specific sites of interest, and also to the general archaeological and historic character of the wider study area. Unpublished reports of previous archaeological interventions (grey literature) were consulted online where relevant.

3.4 CHRONOLOGY

Where chronological and archaeological periods are referred to in the text, the relevant date ranges are broadly defined in calendar years as follows:

- Palaeolithic (Old Stone Age): 1 million – 12,000 BP (Before present)
- Mesolithic (Middle Stone Age): 10000 – 4000 BC
- Neolithic (New Stone Age): 4000 – 2400 BC
- Chalcolithic/Beaker Period: 2400 – 1800 BC
- Bronze Age: 1800 – 700 BC
- Iron Age: 700 BC – AD 43
- Roman/Romano-British: AD 43 – 410
- Anglo-Saxon/Anglo-Scandinavian: AD 410 – 1066
- Medieval: AD 1066 – 1540
- Post-medieval: AD 1540 – 1900
- Industrial: AD 1750 – 1900
 - » Georgian: AD 1720 - 1840
 - » Victorian: AD 1840 - 1900
- Modern: AD 1900 – Present

3.5 ASSUMPTIONS AND LIMITATIONS

Data and information obtained and consulted in the compilation of this report has been derived from a number of secondary sources. Where it has not been practicable to verify the accuracy of secondary information, its accuracy has been assumed in good faith. The information accessed from the North Yorkshire HER and national lists of designated heritage assets represents a record of known assets and their discovery and further investigation. Such information is not complete and does not preclude the future discovery of additional assets and the amendment of information about known assets which may affect their significance and/or sensitivity to development effects. All statements and opinions arising from the works undertaken are provided in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

3.6 COPYRIGHT

Solstice Heritage will retain the copyright of all documentary and photographic material under the Copyright, Designs and Patent Act (1988).



4. BASELINE: SOURCES

4.1 GEOLOGY AND GEOMORPHOLOGY

The underlying geology comprises Magnesian Limestone bedrock (now formally incorporated as part of the wider Zechstein group of Permian rocks), with an overlying sequence of glacially-derived and later Holocene drift deposits (BGS 2015). Geological mapping suggests that there is only thin drift cover above bedrock in the proposed development area lying on the north edge of a relatively extensive alluvial deposit associated with the Aldbrough Beck. To the north of the proposed development site much of the gently undulating terrain is defined by a glacial till (clay) cover with localised glaciofluvial (sand and gravel) or glaciolacustrine (formerly water-logged) deposits.

4.2 HERITAGE ASSETS WITHIN THE DEVELOPMENT AREA

4.2.1 DESIGNATED (FIG. 2)

There are no designated heritage assets within the footprint of the proposed development, though the western boundary abuts the eastern side of the grade II listed Old Hall, Old Hall Cottage and Old Hall Cottage East (323226). This single structure was originally one winged hall but is now three separate dwellings. The listing description identifies it as being early to mid-18th century in origin with 19th-century alterations. The hall is of predominantly stone rubble construction, noticeably rougher than some of the nearby more formally coursed and ashlar-walled buildings. The Old Hall also features prominent brick detailing, particularly as soldier-course window lintels. In form, the hall comprises a central three-storey block with two-storey wings, both projecting to the front and all with hipped Welsh slate roofs. The Hall and cottages have sash windows and an overall symmetry of design, including end chimneystacks, which is aesthetically pleasing, even if the finish of much of the stonework is relatively coarse. How this architectural interest and aesthetic value relates to the wider area is discussed in more detail below.

The proposed development area is within the north-east boundary of the Aldbrough St John Conservation Area. The *Conservation Area Study* (RDC and ASJPC n.d.) is an informal document compiled in advance of the preparation and adoption of a full Conservation Area Appraisal and Management Plan as a supplementary planning document, and represents the fullest extant assessment of the special qualities for which the Conservation Area has been designated.

In terms of general character, the study highlights the lack of structured plan to the village, describing it as typical of the organic and piecemeal development of agricultural settlements of the area despite the significant influence of the 19th-century estate development (*ibid.* 3). This said, the lack of conscious or formal planning in much of the settlement has resulted in several definable areas of the village having their 'own particular quality...in combination [producing] a townscape which is unusual in Richmondshire' (*ibid.* 3).

If there are dominant features of the village, then they Low Green and, to a lesser extent, the smaller High Green. The study describes how 'despite adding immensely to the character of the village, due to its sheer scale, [Low Green] has a somewhat disruptive influence in that it has prevented the creation of any close-knit groupings of buildings' (*ibid.* 3). Among other prominent buildings, the study specifically mentions The Old Hall as an example of a structure which, given the scale of Low Green, is 'not quite large enough to impose [its] presence as [a] focal building. Important as they may be, these key buildings are simply swallowed up by the overall scale of the open spaces' (*ibid.* 3).

The proposed development site is within the Low Green area, as described in the study. The distinct qualities contributing to the special character of this sub-area are summarised as (*ibid.* 4-5):

- Dominated by the expanse of open green (as described above)
- The line of houses along the northern edge (including The Old Hall) show great diversity of architectural form, scale and historical interest. These structures are 'somewhat loosely knit, but form an interesting and varied composition' (*ibid.* 4)
- Stone boundary walls, occasionally with iron railings, are an important cohesive element to the architecturally disparate group of buildings.

- The prominence of Greencroft is noted at the north-west end of Low Green.
- The use of the green for leisure activities reflects the strong link between the community and its open spaces.

In relation to the special architectural interest and aesthetic value of the Conservation Area, the varied development of the settlement has resulted in 'an unusually high proportion of relatively large-scale historic buildings' (*ibid.* 8) in identifiable variables of more- or less-formal vernacular. Of most relevance to the proposed development area, the Old Hall is classified as an exemplar of the 'formal vernacular' in the village, with the key features being:

- 'Polite' design approach
- Well balanced and symmetrical formal elevations
- Architectural detailing such as dressed or accented architraves and quoins
- Generally high quality wall finishes (notably less the case with The Old Hall. (*ibid.* 9).

More generally, the distinctive vernacular of the immediate area also includes the following characteristics, making a contribution to the special qualities for which the Conservation Area is designated:

- General form
 - » Narrower buildings with gabled roofs
 - » High wall to window relationship
 - » Roof pitches appropriate to the covering, whether stone, slate or pantile
- Materials
 - » Extensive use of natural stone
 - » Variable quality and coursing of stone finishes
 - » Roof coverings include stone, slate and pantile
- Detailing
 - » Chimneystacks to the apex of gabled buildings at either the gable or party wall; for hipped-roof structures they are placed centrally at the top of the gable wall.
 - » Stone verge coping is common; ridge tiles tend to stone or red and blue clay in conjunction with slate; some 19th-century estate buildings feature detailed barge boards to overhanging gables.
 - » Quoins are common, particularly in stone, and ranging from roughly squared through pitch-faced to finely dressed projecting and chamfered examples.
 - » Strong accent on window detailing ranging from large stone lintel and projecting sill to more-detailed architraves and brick detailing such as the soldier course lintels to The Old Hall.
 - » Strongly emphasised main entrance doors, often with prominent surrounds, though variable in exact style.

4.2.2 NON-DESIGNATED (FIG. 3)

There are no known non-designated heritage assets within the footprint of the proposed development.

4.3 HERITAGE ASSETS IN CORE AND WIDER STUDY AREA

4.3.1 DESIGNATED (FIG. 2)

Beyond the footprint of the proposed development but within the 500m core study area there are a further 22 designated heritage assets, all grade II listed buildings (one of which is also a scheduled monument) and representing the aesthetic value and architectural interest of certain parts of Aldbrough St John. The assets can be broadly split into five geographical groups: the south-west of the village around the church, west of the village but still south of the Aldbrough Beck, buildings around High Green, a group north-east of Low Green (including the Old Hall and cottages discussed above), and an outlying group around Manor Farm. In addition, there is a grade II listed milestone on the road south of the village.

The 'church' group of listed buildings includes:



- The Church of St Paul (1131957) – a late-19th-century chapel of ease built in warm sandstone blocks with a Westmorland slate roof in keeping with many of the other historic buildings in the village.
- Aldbrough House (1316911) and Pigeoncote (1131956) – one of the earlier surviving buildings in the village carrying a datestone of 1633. The structure is likely to date to the 17th century even if the datestone is reused from an earlier building, and has had later alterations.
- Ashmoor and the Homestead (1301520) – two late-18th- to early-19th-century houses.
- Cordilleras Farmhouse (1316912) – mid-18th-century farmhouse renamed for the Cordilleras Farmstead at Marske, Richmond.

The ‘west’ group of listed buildings includes:

- The packhorse bridge (1316888), of irregular construction, possibly 15th to 16th century date. The bridge is designated as both a grade II listed structure and a scheduled monument.
- A series of early-19th-century gate piers, railings and gates (1131985).
- A late-18th- to early-19th-century pinfold (1131984), extant and in use as a playground.
- A well (136887), likely mid- to late 18th century.

The ‘High Green’ group includes:

- A communal pump (1316889) in the centre of the green, likely late 18th to early 19th century.
- Brookside (1131986) – early-19th-century house of sandstone block construction with 20th-century pantile roof.
- West Dilston and East Dilston House (1131988) – pair of late-18th-century houses with more-recent additions and alterations. ‘U’ shaped plan form with projecting wings broadly similar to the Old Hall.

The ‘Low Green’ group of listed buildings includes:

- The Old Hall and cottages (see above)
- Aldbrough Hall (1131951) and associated gate piers and gate (1316908). A large and prominent 18th- to 19th-century building to the west of the Old Hall with a finer finish of stonework and a prominent pediment and ashlar tympanum dominating the principal façade.
- The Hawthorns (1157526) – early- to mid-19th-century house.

The ‘Manor Farm’ group of listed buildings includes:

- Manor Farmhouse (1131953) – unusual cruciform plan farmhouse constructed in 1831 as part of the extensive 19th-century building in the local area by the Duchy of Northumberland.
- Associated farm buildings (1316909), calf house (1131954) and pigeoncote (1316910). The farm buildings include features such as a gin gang and suggest a planned early-19th-century farmstead typical of the agricultural improvements of the era.
- Dilston House (1131955) – late-17th- to early-18th-century houses with a complex development included use as a farmhouse and granary.

There are no further designated heritage assets in the wider 1km study area, though there are a number of prominent sites in the wider environs of the village which are relevant in terms of the general archaeological character of the area. Most prominent are the extensive late-prehistoric and Romano-British fortifications at Stanwick beginning c. 1.1km west of the proposed development area and mentioned within the Richmondshire Local Plan as of particular heritage interest. The Stanwick remains and their significance is described in more detail in the chronological overview below.

4.3.2 NON-DESIGNATED (FIG. 3)

There are a total of eight records within the HER for the 500m core study area relating to historic/archaeological sites or findspots. Of these records none predate the medieval period, with four relating to listed structures described above and one being a general record of the historic village in its entirety. The remaining three records

describe a small assemblage of medieval pottery recorded in 1998 c. 50m south-east of the proposed development site, an 18th- to 19th-century ash pit south of the packhorse bridge, and potentially medieval boundary features identified during a watching brief at the surgery c. 80m south-east of the proposed development site. This is described below in relation to other archaeological interventions/events in the study area.

One more non-designated heritage asset is noted in the wider 1km study area – the north-south line of Roman Dere Street, which here runs beneath the modern B6275.

4.4 CARTOGRAPHIC SOURCES

Consultation of the historic mapping showed that whilst there are a number of early pictorial maps of the area none of these are at a sufficient scale to provide any detail of the proposed development site. Information gleaned from this mapping confirms the presence of the village but provides little additional detail.

Of the accurate measured maps consulted, ranging from the 1st Edition Ordnance Survey 6", all displayed no previously unknown structures within the proposed development site. The 1st Edition Ordnance Survey 6" 1854 is perhaps the most informative as it shows the proposed development site as land demonstrably associated with the Old Hall (see Figure 4 below). The rear half of the site (furthest from the road) is laid out as a semi-formal garden with three identical square arrangements behind the Hall, though by the 1897 mapping this has been apparently removed. On the 19th-century mapping there is a range of buildings to the east facing the road, the current position of Spenceley Place; these were removed between 1897 and 1920 and their position taken by new semi-detached housing, constructed by the 1950s. The construction of the Spenceley Place estate, wrapping around behind the proposed development site, is shown as complete on the 1970s Ordnance Survey mapping. Mapping consulted is outlined in the table below:

Date	Map
1854	Ordnance Survey 1st Edition 6"
1897	Ordnance Survey 1st Revision
1919	Ordnance Survey 2nd Revision
1950	Ordnance Survey Revision
1979	Ordnance Survey Revision

Table 7 Historic Ordnance Survey mapping consulted

4.5 AERIAL PHOTOGRAPHY

An assessment was made of the aerial photographic resource for the proposed development site available from online sources, with none available for the proposed development area itself. A more detailed search was not undertaken, as the cartographic regression demonstrated that the site had been a garden throughout the period for which aerial photography would be available.

An assessment of the currently available digital vertical aerial photography on Google Earth (including historic imagery) and Bing Maps did not show any additional unknown features within the immediate vicinity of the proposed development area.

4.6 PREVIOUS WORK

Within the core study area, there have been three previous archaeological assessments or interventions outlined in the table below and shown on Figure 5 below:

UID	Intervention	Information where relevant
ENY311	Aldbrough St John Test Pits	Record of a verbal communication with the local authority that students were undertaking supervised test pitting near the cricket pavilion – no further details.

UID	Intervention	Information where relevant
ENY2180	Methodist Chapel, Aldbrough St John	A watching brief undertaken by Brigantia Archaeological Practice in 1999 during conversion work on the former Methodist chapel. Monitoring revealed an assemblage of 18 th century pottery, animal bone and an ash pit presumably located in the yard prior to the construction of the chapel (Turnbull 1998).
ENY976	Archaeological Monitoring and Recording at the New Medical Centre, Aldbrough St John	Monitoring of machine stripping in advance of construction was undertaken in 2002 by the Brigantia Archaeological Practice. Observations were that survival was likely restricted to the southern portion of the site. Finds included an L-shaped fragment of wall presumably relating to a boundary or fold and a small assemblage of medieval pottery from topsoil (Walsh 2002).

Table 8 Previous archaeological interventions within 500m of the proposed development site

4.7 HISTORIC LANDSCAPE CHARACTERISATION

The North Yorkshire Historic Landscape Characterisation (HLC) data characterises the proposed development site and its wider surrounding area as a ‘Green Village’ settlement of post-medieval date with nucleated but low-density housing. The wider area around the village is characterised as enclosed land comprising a combination of piecemeal enclosure, planned enclosure and improved modern farmland. The field patterns are broadly regular to semi-regular and defined, in the main, by hedgerow boundaries. The HLC data have not been reproduced in illustration form in this assessment.

4.8 CHRONOLOGICAL OVERVIEW

Many archaeological and historical associations can be seen as a product of the geological and topographic setting of a locale. Aldbrough St John, despite lying within the Tees Lowlands National Character Area, can be more comfortably characterised in terms of historic associations as part of the ‘Pennine Fringe’. This liminality echoes through many historical periods, whether it be a tension between upland and lowland or the associations inherent in being located so close to the historic and modern boundary between Yorkshire and County Durham. Sitting at a junction of landscapes has also resulted in the immediate area around Aldbrough St John falling between several archaeological landscape study areas; too far east to be included in any study of the Pennine uplands proper, too far south and west to be included in the County Durham Archaeological Assessment (Hewitt *et al.* 2011), too far north to be included in the geoarchaeological study of the Swale-Ure Washlands of the Vale of Mowbray (Bridgland *et al.* 2011). The knock-on effect is that, other than in terms of a few major archaeological associations, the area around Aldbrough St John must be characterised through analogy with historic landscapes in the wider North East.

4.8.1 PALAEOLITHIC TO MESOLITHIC

Ice Age and earlier (Palaeolithic) finds and sites are extremely rare across northern Britain, due in part to the ice sheets which extended across much of the North, making substantial areas uninhabitable until much later than in parts of Southern Britain. The majority of potential late-glacial finds and sites within the North East are known from either a coastal or off-shore context, or from the southern extremes of the County around Teesdale and the Stainmore Pass in the North Pennines (e.g. Jacobi 1976; Coggins *et al.* 1989).

Following the retreat of the glaciers, the Mesolithic period, or Middle Stone Age is characterised by a recolonisation of the tundra landscape, though still as part of a mobile hunter-gatherer-fisher subsistence lifestyle. Mesolithic activity, characterised by diagnostic lithic scatters, is reasonably prevalent across the low-lying post-glacial landscapes of the great northern river valleys. Whilst the majority of sites in the North are known from the uplands (predominantly lithic scatters preserved beneath blanket peat), fieldwalking and other fieldwork within the Vale of Mowbray in particular, continue to provide evidence for extensive use of sand and gravel landscapes during the Mesolithic (e.g. Killerby Prospect - Waddington *et al.* 2010; Little Holtby - OAN 1995, Chatterton 2005). There are no early prehistoric sites of findspots known in the study area for this assessment.

4.8.2 NEOLITHIC

The Neolithic, or New Stone Age, coincided with the introduction of agriculture and sedentism as well as the emergence of a package of diverse material culture and the long-range trade networks to support this vibrant new cultural drive. To the north, in County Durham, the Neolithic is perhaps best represented by the extensive monuments of the Wear Valley which, as with their counterparts in the Vale of Mowbray to the south, suggest the emergence of a centralised society developing complex systems of ritual and social interaction. The remains of the settlements that accompanied these monuments, as in many other parts of the country, remain elusive, and evidence is sparse and scattered (Harding 1970, 191). There are no known definitively Neolithic sites or findspots in the study area.

4.8.3 BRONZE AGE

Despite a well-researched and reasonably extensive Bronze Age upland archaeology in North East England more generally, the known remains of Beaker Period and Bronze Age occupation and activity are more scattered within the lowlands of northern North Yorkshire and southern County Durham (Hewitt *et al.* 2011, 47). As with the remains of earlier periods, it has been demonstrated that where extensive Bronze Age settlement has been identified in Northern Britain, it can often comprise dispersed post-built structures, and recent examples have principally been identified where it has been possible to strip topsoil from large areas, such as at Cheviot Quarry, Northumberland (Johnson and Waddington 2008) or Willington in the Trent Valley (Brightman and Waddington 2012), though in other places it has proved ephemeral. There are no known Chalcolithic or Bronze Age sites or findspots in the study area.

4.8.4 IRON AGE

There is a growing corpus of known sites relating to the Iron Age within the North East, ranging from the hillfort sites of the Cheviot and Pennine uplands (though also including the notable upland enclosure of Eston Nab on the coast), through to lowland enclosures and land divisions recognised principally through aerial photography, but also increasingly through excavation. Recent work to characterise the settlement archaeology of the Iron Age in the North East is providing a more nuanced picture of a populated landscape teeming with farmsteads and small hamlets or villages, though with some apparent cultural regional differences (see Sherlock 2012, 102). In terms of the environs of Aldbrough St John, the fortifications at Stanwick represent one of the best-known archaeological sites in the country to span the division between the Iron Age and Romano-British periods. There are no known Iron Age site or findspots within the study area for this assessment, but the significance of the fortifications at Stanwick is discussed in more detail below.

4.8.5 ROMANO-BRITISH

The North East fell under Roman occupation following the advance of Petilius Cerialis in the early AD70s, a military campaign which crushed the Brigantian hegemony over much of the Pennine belt and the North. As with many areas of Britain, the native and rural population of Roman Britain remains largely invisible given the energies previously devoted to investigating the Roman military sites of note, and also the often ephemeral remains of wood-built structures.

One of the more significant type-sites for understanding the complex relationship between continental 'Romans' and Romano-British 'natives' is the *oppidum* at Stanwick c. 1km west of the proposed development site. There are a number of interpretations of the Stanwick remains, many deriving from the investigation of the site by Mortimer Wheeler in the early 1950s (Wheeler 1954). The remains are generally associated with the Late Iron Age and early Roman events described above, with Stanwick often being identified as a significant stronghold of the Brigantes tribe and associated with either Queen Cartimandua or her husband Venutius. The coincidence of Stanwick with the major north-south route of Dere Street is particularly interesting in terms of the imposition of Roman power in the north, but in regard to this assessment it is important to note that there are significant Late Iron Age and Romano-British remains in the immediate vicinity. Despite this, however, there are no known sites or findspots of this period in the study area.

4.8.6 ANGLO-SAXON/EARLY MEDIEVAL

As is the case with many areas of northern England, there is relatively little known about the study area itself for the Anglo-Saxon and Anglo-Scandinavian periods prior to the Norman Conquest (Cramp 1970, 199), though



there are a number of significant historic locations in the wider region. Following a period of dramatic instability after the Roman withdrawal, North Yorkshire and County Durham ultimately became a part of the heartland of the Anglo-Saxon Kingdom of Northumbria following the union of the Kingdoms of Bernicia (originally based at Bamburgh) and Deira (originally north and east Yorkshire).

In the wider region it is generally accepted that the significant Roman town of *Cataractonium* (Catterick) continued in use through the Anglo-Brittonic and Anglo-Saxon periods, commonly identified as the site of the battle recorded in the epic poem *Y Gododdin* and also the site of a mass baptism performed by St Paulinus during the early 7th-century rule of the first *Bretwalda*, Edwin of Northumbria. Further north, and only c. 5.5km south-south-west of Aldbrough St John, the village of Gilling West is also known to have been an important settlement in the early Anglo-Saxon period. The modern village has been postulated as the site of the betrayal and murder of the mid-7th-century King Oswine, resulting in the foundation of a now-lost abbey by his rival and successor Oswiu. There are no definitely Anglo-Saxon or Anglo-Scandinavian archaeological sites or findspots within the study area for this assessment.

Normally, a good indication of the late Saxon settlement of an area can be gleaned from the extent of land holdings recorded in Domesday Book. Aldbrough St John is described as *Aldeburne* and is clearly a wealthy if small settlement, presumably due to its location on Dere Street, which would have held its importance as a major north-south routeway through the early medieval period.

4.8.7 MEDIEVAL

The entry in Domesday Book, as well as indicating the presence of a pre-medieval settlement in the area of Aldbrough St John, also suggests a prosperity in the immediate post-Conquest years which is at odds with many other villages and towns in the north. The medieval history is relatively fragmentary for the assessment area, with mention by John Leland of a ruined castle or similar in 1540, but with church records suggesting a diminished importance in comparison to other nearby settlements (Page 1914).

The development of the medieval rural landscape is often illustrated by the presence of ridge and furrow cultivation remains dating to the medieval and post-medieval periods and recorded through aerial photography. Given the later intensification of land use in the wider area, however, there are few extant examples of definitively medieval agriculture. Depopulation of rural settlements was common during certain parts of the medieval period, and many such sites are often tied to the Black Death of the mid-14th century, though the reasons for depopulation are more complex than the ravages of disease, including such factors as the gradual movement of people to the growing urban centres, or possibly pressure on agricultural land as the common fields started to be made into single larger units.

The limited information on the ownership of the parish during the medieval period highlights the power and reach of the great landowning lords, and also the secular power wielded by the great church estates through their land and property. By the late 14th century, Aldbrough was in the ownership of St Mary's Abbey in York, before later passing partly into the ownership of the Scropes, a major local landowning family who hold Bolton Castle in Wensleydale to the present day.

There are a few scattered medieval remains noted within the HER, as is described above, confirming the activity and presence of settlement outlined in the documentary sources.

4.8.8 POST-MEDIEVAL – MODERN

The post-medieval archaeology of County Durham and Teeside, and indeed the low-lying areas of the North East as a whole, is broadly dominated by the expansion of industry, and in particular the exploitation of natural resources, though this is perhaps least evident on the steadfastly rural lowland Pennine fringe.

The manor of Aldbrough was part of the lands of the manor of Catterick for several centuries until it is sold to Humphrey Wharton in the early 17th century, before changing hands again and ultimately falling under the ownership of the Duchy of Northumberland. In terms of the historic character of the village, the most significant event in shaping its current appearance and aesthetic is when the Dowager Duchess Eleanor Percy moved to Stanwick Hall in 1865, her home for the following 45 years. The majority of the reconstruction and historic buildings within Aldbrough date to, or have significant alterations dating to this period, including the building of the Church of St Paul. There is little published on Aldbrough St John specifically, but much of the context for this

assessment has been provided by an online version of *Aldbrough, Stanwick and Carlton - The Story of our Village* compiled by G. Rowley and the late R.J. Gill in 2003.

As is described above, the majority of the known historical and archaeological sites relate to the post-medieval and modern periods and describe the buildings and renovations undertaken during the 18th century and also in the 19th century partly under the stewardship of the Dowager Duchess.



5. BASELINE: SITE AND SETTING

5.1 SITE CONDITIONS

A site visit was undertaken on the 9th April 2015 in bright and fair conditions. The proposed development site comprises a relatively narrow plot of land on the east side of the Old Hall which has been slightly terraced and used as a garden. No previously unknown archaeological features or other heritage assets were noted as part of the site walkover.

5.2 SETTING STUDY

Given the methodology employed, an assessment of potential effects on setting was undertaken for all scheduled monuments and listed buildings within the study area. These heritage assets, and an assessment of the current contribution of setting to their significance are tabulated below:

UID	Site	Current contribution of setting to significance	Potential effect of proposed development on setting and significance
1131951 1131952 1157526 1316908	Old Hall Cottage, Old Hall and Old Hall Cottage East, Aldbrough Hall and Gates, The Hawthorns (Grade II Listed)	<p>The significance of the Old Hall group (one structure now divided into three) derives primarily from its aesthetic value and architectural interest. The listing description focuses on these characteristics, though given the age of most listings it is uncommon for a description to reference the importance of setting, which is a more recent concept, at least in terms of planning policy. The Old Hall has some inherent historic value though this is perhaps more accurately expressed as part of the cumulative group value of several of the historic buildings in the vicinity.</p> <p>In terms of the contribution of setting to the overall significance of the heritage asset, the Old Hall has some visual prominence, principally when viewed from the south-west across Low Green (Figure 6 below). This is the intended original view as the principal façade faces in this direction. The perceived 'isolation' of the Old Hall is undoubtedly a part of its visual character, though this has been altered somewhat: the separation between the Old Hall and Aldbrough Hall is preserved only through a significant evergreen hedge screening a low building between the two Halls. To the east the mid-20th-century housing estate, built in a relatively unsympathetic architectural style, diminishes the visual impact of the Hall, though the open space of the proposed development site is currently a visual separation between the two (Figure 7 below).</p> <p>The strongest positive contribution which setting makes to the overall significance of the Old Hall is the group value of a broadly coherent architecture spread across many of the historic buildings in the village, as part of the Conservation Area (see below). The grouping of large houses along the north-east side of Low Green lends greater significance to each, though there are examples of unsympathetic development or alteration which diminish this (Figure 8 below). The relationship between the Old Hall and Aldbrough Hall is perhaps the strongest, though there are many stylistic differences in terms of the architecture and construction of each.</p>	Discussed in Section 7 below.



UID	Site	Current contribution of setting to significance	Potential effect of proposed development on setting and significance
-	Aldbrough St John Conservation Area	<p>The special interest (and therefore significance) of any Conservation Area derives from a confluence of general characteristics and specific structures within a defined landscape which can be designed or organic its development. Give this, setting is often a strong contributory factor to the overall significance of a Conservation Area, though it could also be likened to characteristics such as 'group value', a term more usually associated with scheduled monuments but useful in this context. For Aldbrough St John, the general characteristics of the Conservation Area, as defined in the informal Conservation Area Study (RDC and ASJPC n.d.), include:</p> <ul style="list-style-type: none"> • Form – generally narrower buildings with gabled roofs, contrasting with larger single buildings (such as The Old Hall) with hipped roofs; high wall to window relationship; roof pitches appropriate to weight of covering. • Materials – extensive use of natural stone with varied coursing and finishing. Hipped and gabled roofs with stone, slate and pantile covering. • Detailing – chimneystacks to gable walls or party walls on both gabled and hipped-roof buildings; stone verge coping is common; stone quoins are also common ranging from roughly squared through pitched faced to finely dressed projecting and chamfered examples; strong accent on window and main entrance detailing. <p>The different styles and finishes are classified into broad types relating to the local vernacular. In terms of the Low Green area, in the immediate vicinity of the proposed development site, the study highlights the main positive characteristics as:</p> <ul style="list-style-type: none"> • Dominated by the expanse of open green • A notable variability of styles, though all within forms of the local vernacular. • Stone boundary walls, occasionally with iron railings, as an important cohesive element to the architecturally disparate group of buildings. • The prominence of Greencroft is noted at the north-west end of Low Green. • The use of the green for leisure activities reflects the strong link between the community and its open spaces (also a form of communal value). 	<p>The proposed development has been designed in sympathy with the dominant architectural aesthetic of the historic buildings within Aldbrough, and specifically with the Low Green area, using suitable building materials and form. The specific design elements are discussed in Section 7 below, and the coherent and sympathetic approach is considered to have a minor positive effect on the wider setting of the listed built heritage in Aldbrough St John.</p>



UID	Site	Current contribution of setting to significance	Potential effect of proposed development on setting and significance
1131957	Church of St Paul (Grade II Listed)	The significance of the church derives primarily from its inherent architectural interest and aesthetic value, as well as some intrinsic historic value as representative of the 19th-century expansion of the building. The position of the church as a spiritual and social hub of a community also means that the experiential setting and public appreciation of the monument contributes positively to its significance. In terms of physical setting, the church is centrally placed but without major physical prominence. There are some views across the Low Green, but these are not an important contributory factor to the overall significance of the asset.	There will be a negligible effect on the visual setting of the church, and no effect on the less-tangible aspects of its setting as a focal point within the local community.
1131953	Packhorse Bridge	The character and age of the individual buildings is discussed above, as is the development of the village through the 18th and 19th centuries. In terms of this assessment, the most pertinent aspects of the wider historic character of the village are in the group value and coherence of the post-medieval architecture. The dominant building material is the local, warm-coloured sandstone in dressed blocks, though the Old Hall is something of an oddity. Although there are notable exceptions, there is also a general propensity for hipped slate roofs, to such an extent that the bus stop has been built to mirror this general style. This broadly consistent architectural style makes a strong positive contribution (in terms of group value) to the setting of many of the historic buildings. The overall character of the listed buildings supports the general characteristics identified as more widely contributing to the special interest of the Conservation Area.	The proposed development has been designed in sympathy with the dominant architectural aesthetic of the historic buildings within Aldbrough, using suitable building materials and form. The specific design elements are discussed in Section 7 below, and the coherent and sympathetic approach is considered to have a minor positive effect on the wider setting of the listed built heritage in Aldbrough St John.
1131986			
1131987			
1131988			
1301520			
1316887			
1316888			
1316889			
1316909			
1316910			
1316911			
1316912			

Table 9 Assessment of potential effect of the proposed development on setting of heritage assets

6. ASSESSMENT OF PHYSICAL EFFECTS

6.1 STATEMENT OF POTENTIAL

All data sources consulted (HER, Designated sites, cartography, aerial photography) have demonstrated there are no known heritage assets within the proposed development area. Given the broader regional presence of significant pre-medieval remains (Roman Dere Street and Iron Age-Roman fortifications of Stanwick), and the local presence of low-significance medieval remains (identified during the surgery watching brief), there is considered to be a low potential for archaeological remains to exist within the proposed development area. This must also be qualified by the presence of a slightly terraced garden across the site which may have impacted on any archaeological remains.

6.2 STATEMENT OF POTENTIAL EFFECTS

Should the proposed development site host previously unknown heritage assets, then there will be an adverse effect on such assets in any areas where they are truncated by groundworks. Given the low potential for such remains to exist, it is considered that the potential overall physical effect of the proposed development is low.

6.3 POTENTIAL EVALUATION OR MITIGATION REQUIREMENTS

Given the low potential described above it is considered that the information submitted as part of this assessment is sufficient and proportionate to satisfy the requirements of paragraph 128 of NPPF without the need for additional field evaluation prior to determination.

Whilst the potential is low, the use of archaeological monitoring (watching briefs) on previous developments within Aldbrough St John demonstrates that the local authority consider the village to be a settlement with inherent archaeological potential. Should this be the case with the proposed development then this can be mitigated by archaeological monitoring during groundworks in accordance with an agreed specification. This would be undertaken as a condition of planning and is considered to be the the upper limit of what could be considered proportionate to the potential loss of significance, and a 'balanced judgement' as required by paragraph 135 of NPPF (CLG 2012, 31).

7. ASSESSMENT OF SETTING EFFECTS

7.1 CHARACTER AND SIGNIFICANCE OF POTENTIALLY AFFECTED ASSETS

As is outlined in Section 5 above, the principal potential setting effects of the proposed development are most likely to be on The Old Hall as a grade II listed building, the wider setting of the group of nearby associated listed buildings and, more generally, the Aldbrough St John Conservation Area.

The key characteristics/significance of the Old Hall can be broadly summarised as:

- A distinctive (within the immediate area) architectural combination of sandstone rubble walling with brick finishing reflecting what has been termed ‘formal vernacular’ (RDC and ASJPC n.d., 9), though including polite design elements.
- Aesthetic value deriving from the symmetry of its winged form with matching hipped slate roofs to each wing contrasting with the prominent pediment of the neighbouring Aldbrough Hall.
- The visual dominance of its facade as part of a prominent row of architecturally diverse historic buildings facing Low Green
- The isolation and lack of crowding of the structure lending it a local dominance. This isolation is genuine in terms of separation from the modern housing estate to the east and perceived in terms of the separation from Aldbrough Hall, which makes use of mature evergreen screening in front of a low modern building.

The key heritage characteristics of the immediate setting of the proposed development site – related to surrounding historic buildings and the ‘Low Green’ sub-area of the Conservation Area – can be summarised as:

- The visual and actual dominance of the green as an open space which serves as a community focus and overbears even the prominent buildings such as The Old Hall and Aldbrough Hall.
- A varied and organic development of historic buildings of distinctive architectural styles, different dates and levels of historic interest. This is in notable contrast to other parts of the village where, for example, 19th-century estate development has resulted in a more formal and planned appearance.
- Stone boundary walls often provide a unifying element to the disparate structures.
- The isolation of Greencroft to the north-west end of Low Green.

In terms of more general characteristics that make a positive contribution to the special qualities of the Conservation Area as a whole, the informal Conservation Area Study notes the following:

- Form – generally narrower buildings with gabled roofs, contrasting with larger single buildings (such as The Old Hall) with hipped roofs; high wall to window relationship; roof pitches appropriate to weight of covering.
- Materials – extensive use of natural stone with varied coursing and finishing. Hipped and gabled roofs with stone, slate and pantile covering.
- Detailing – chimneystacks to gable walls or party walls on both gabled and hipped-roof buildings; stone verge coping is common; stone quoins are also common ranging from roughly squared through pitch-faced to finely dressed projecting and chamfered examples; strong accent on window and main entrance detailing.

7.2 DESIGN APPROACH

Following an interim assessment, and advice input into the design process, the following have been incorporated into the design of the proposed development in order to mitigate potential adverse setting effects on both the adjacent Old Hall and the surrounding Conservation Area:

- The proposed development has been designed to not compete with the visual massing and dominance of The Old Hall through the following measures:
 - » Set back towards the rear of the plot
 - » Terraced into the natural slope
 - » A low and hipped roof form which does not overtop the roof ridges of the central or wing sections



of The Old Hall

- The proposed development has been brought as far to the east of the plot as is practicable to maintain a level of visual isolation for The Old Hall
- The proposed development has made use of the following design features/aesthetic, in order to reference and compliment the prevalent architecture of the surrounding historic buildings:
 - » Use of sympathetic sandstone walling and slate roofing materials
 - » Symmetrical fenestration to the principal facade including four-light cross windows
 - » Hipped roof
 - » Chimney stacks to each gable wall, referencing the Old Hall's stack arrangement
 - » Concealing the ground floor extension to the rear, presenting a principal facade with an overall outline and form common to many other historic buildings in the surrounding area.

Figures 10-12 in Appendix 1 below show the existing and proposed street views, proposed site plan and proposed floor plans and elevations.

In terms of the location of the proposed development within the plot, consideration was given as to whether potential impact would be better minimised by placing the development further to the front so that the new-build façade followed the same line as that of the Old Hall, presenting a more unified appearance to the two structures. An examination of the frontages of the structures along the north of Low Green showed that, whilst the Old Hall, Aldbrough Hall and the semi-detached houses to the corner of Spensley Place share a broadly common building line, there is no unified building line further to the west or east, with structures set forward and back in their plots. This accords with the assessment in the *Conservation Area Study* which describes the variable and organic development of buildings along this row, in contrast to the planned development of other parts of the village, as a key contributory factor to the significance of this part of the Conservation Area (RDC and ASJPC n.d., 4)..

7.3 STATEMENT OF POTENTIAL EFFECTS

Given the current character of the site as an open plot between the historic buildings and the modern housing estate, it is accepted that the proposed development will partially in-fill this space and will, therefore, have an adverse effect on the visual isolation and prominence of The Old Hall. Conversely, the considered design approach outlined above, responding to specific cultural heritage concerns, mitigates against many of the potential adverse setting effects relating to the aesthetic value and architectural interest of The Old Hall, and also to its group value in terms of relationship to other historic buildings within the local and wider village. Indeed, some aspects of the design – sympathetic form and materials, though not pastiche – make a positive contribution to the overall architectural aesthetic of the village when compared to other unsympathetic modern development in the immediate vicinity.

The approach employed for this project is in line with the *Aldbrough St John Conservation Area Study*, which states that 'scale, massing, materials and detailed design are all crucial to the successful interpretation of the local architectural design or style. Whilst new buildings need not copy the design of old, if development is to be successfully integrated into a village, the design should respond to the basics outlined above [referencing both the general architectural characteristics and the specific designs and finishes of the sub-areas of the village] (RDC and ASJPC n.d., 14).

This project's integrated approach has been in accordance with current guidance which states that 'maximum advantage can be secured if any effects on the significance of a heritage asset arising from development liable to affect its setting are considered from the project's inception' (Historic England 2015b, 12). The guidance highlights that, in some cases, 'the design of the development may not be capable of sufficient adjustment to avoid or significantly reduce the harm' (Historic England 2015b, 12). In this instance, however, the heritage-led design incorporating the mitigating elements listed above, has been able to directly address two of the key options for reducing harm outlined in the guidance: 'relocation of the development or its elements' and 'changes to its design' (ibid. 13).

Based on a balance between the adverse effects of proximity and the mitigating effects of heritage-led, sympathetic design, it is considered that the proposed development will have a moderate to large adverse effect on the

setting of The Old Hall, translating to a moderate adverse overall effect on the significance of the listed building. Whilst acknowledged as a finely balanced judgement, it is considered that the mitigation-through-design, supported in current guidance, means that the proposed development does not constitute 'substantial harm' to the significance of the building, and therefore should not be measured against the tests outlined in NPPF paragraph 133 (CLG 2012, 31). Given that 'substantial harm is a high test which may not arise in many cases' (Historic England 2015a, 9), the majority of proposed developments affecting heritage assets will result in 'less than substantial harm', and in such cases the relative level of harm should be weighed against the benefits of the proposal, as is outlined in the Planning Statement accompanying the application.

In terms of potential adverse effects on the wider Aldbrough St John Conservation Area, the proposed development has been designed so as to reference the prevailing vernacular without resorting to pastiche, in line with the suggested approach in the *Conservation Area Study*. The proposed development also sits within an area of the village for which a key element of its special heritage quality is its variability of form, design, age and positioning of historic structures. It is considered that the sympathetic design and relative lack of prominence of the proposed development would result in an overall neutral effect on the special qualities of the Conservation Area.



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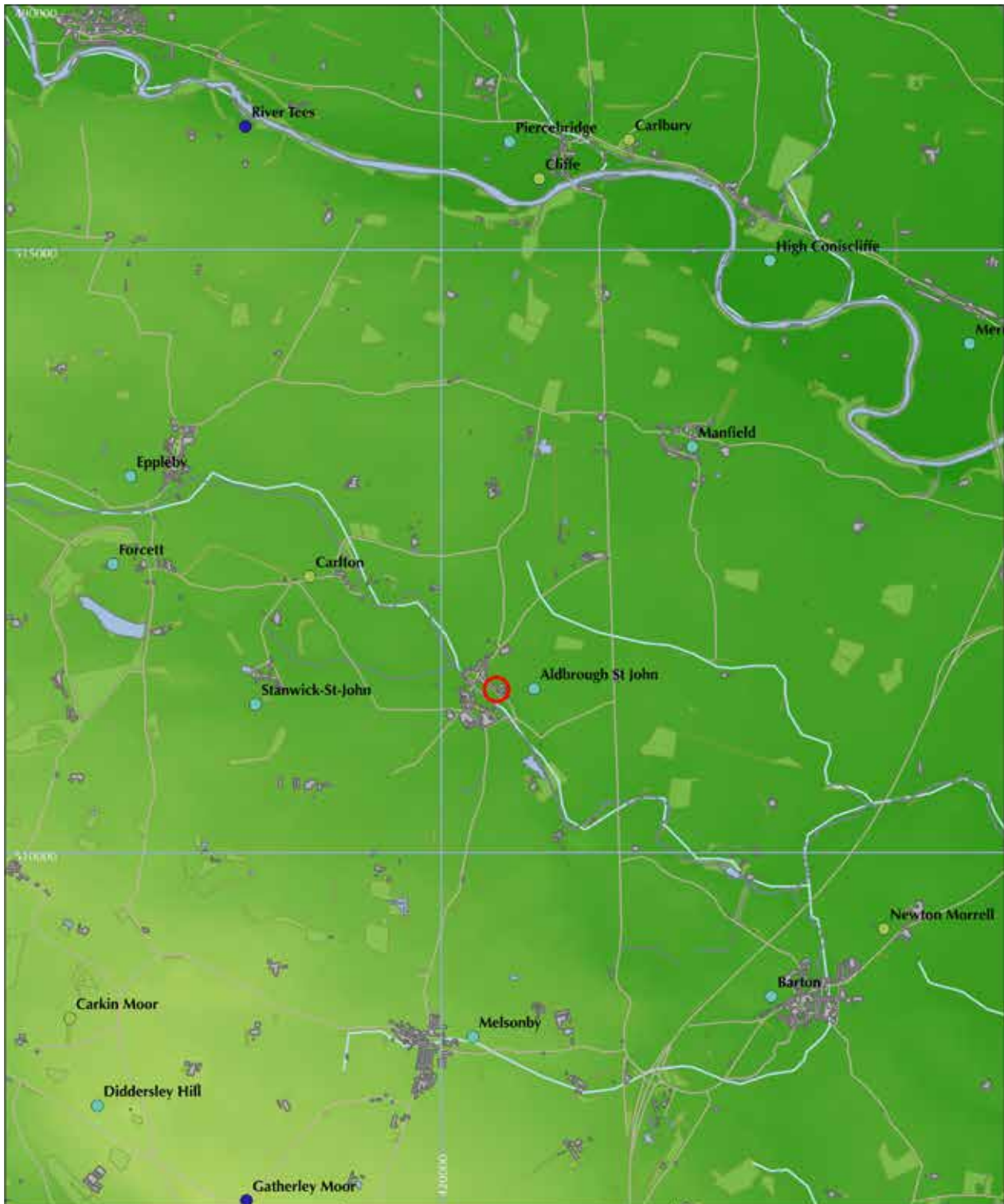
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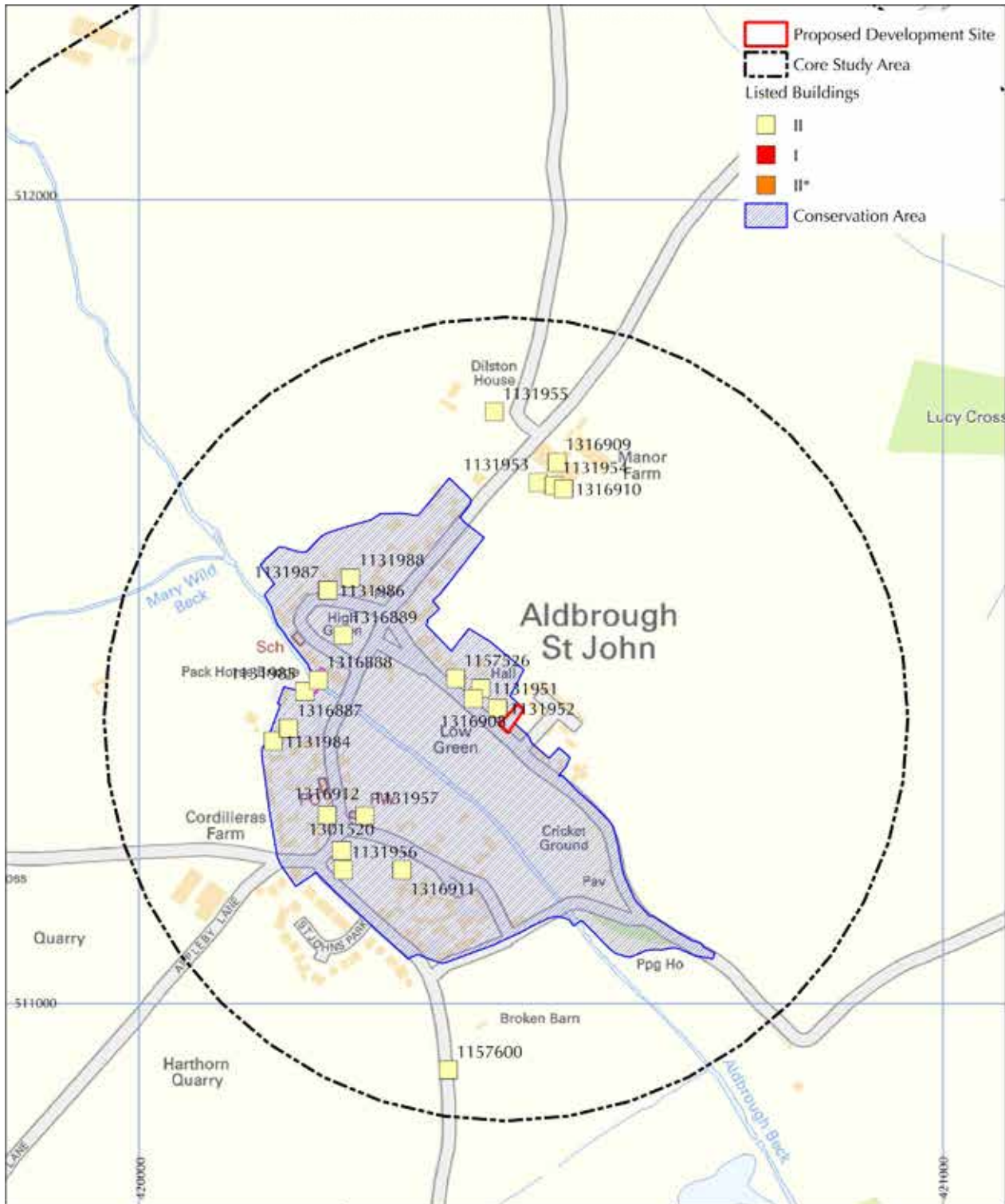




APPENDIX 1 – FIGURES





<p>Project</p> <p>Land East of The Old Hall, Aldbrough St John</p> <p>Cultural Heritage Assessment</p>	<p>Legend</p> <p> Proposed Development Site</p>	<p>Solstice Heritage Crabtree Hall Business Centre Little Holby Northallerton North Yorkshire DL7 9NY www.solsticeheritage.co.uk</p> 
<p>Drawn</p> <p>Fig. 1 Location of Site</p>	<p>0 0.5 1 1.5 2 2.5 km</p>  <p>Ordnance Survey data © Crown copyright and database right 2014.</p>	<p>Drawn</p> <p>JB</p> <p>Date</p> <p>April 2015</p>



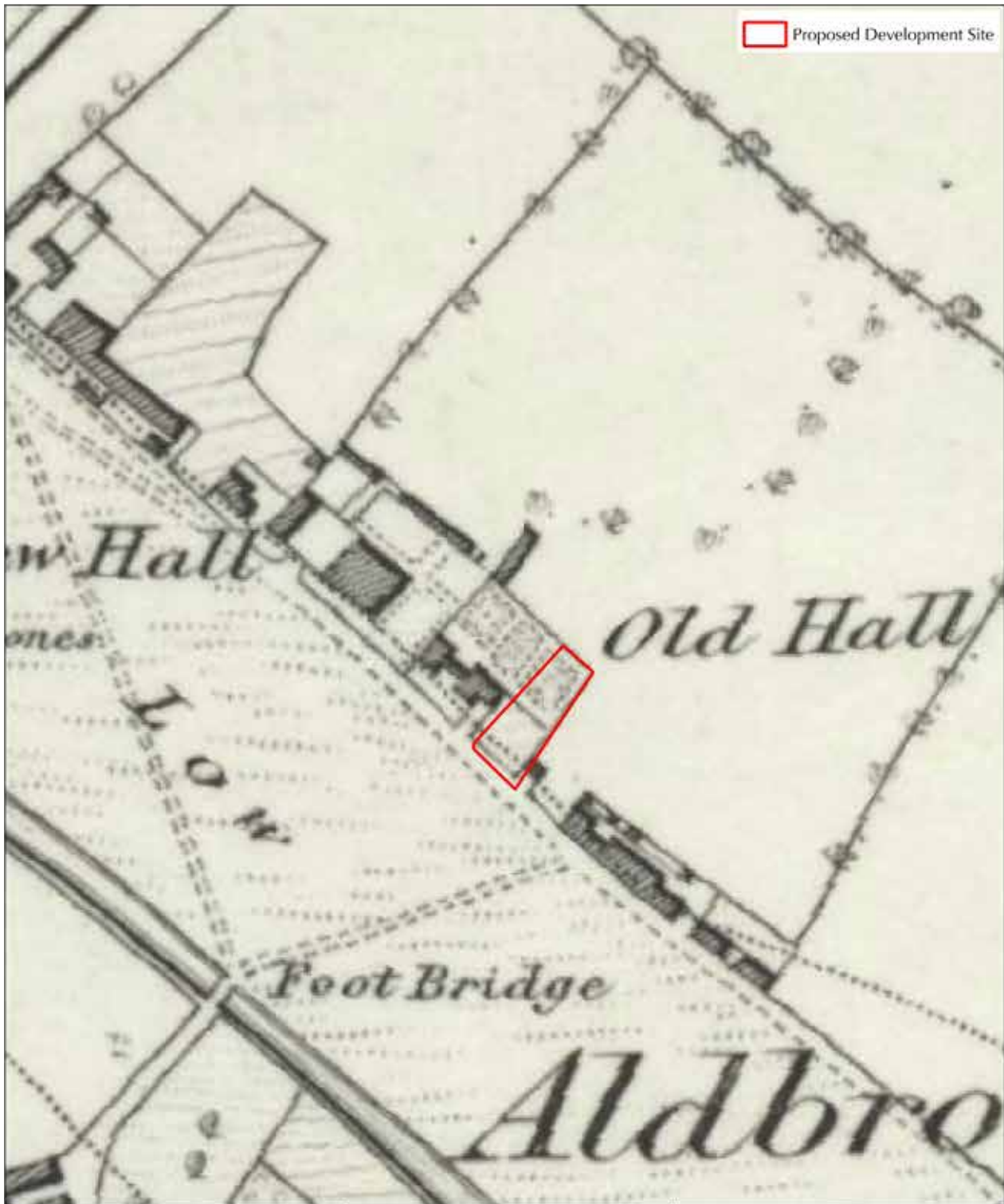



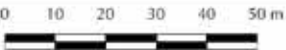
<p>Project</p> <p>Land East of The Old Hall, Aldbrough St John</p> <p>Cultural Heritage Assessment</p>	<p>Legend</p>	<p>Solstice Heritage Crabtree Hall Business Centre Little Holby Northallerton North Yorkshire DL7 9NY www.solsticeheritage.co.uk</p> 	
<p>Drawing</p> <p>Fig. 2 Designated Heritage Assets</p>	<p>0 0.1 0.2 0.3 km</p>  <p>Ordnance Survey data © Crown copyright and database right 2014.</p>	<p>Drawn By:</p> <p>JB</p>	<p>Date</p> <p>April 2015</p>



<p>Project</p> <p>Land East of The Old Hall, Aldbrough St John</p> <p>Cultural Heritage Assessment</p>	<p>Legend</p>	<p>Solstice Heritage Crabtree Hall Business Centre Little Holtby Northallerton North Yorkshire DL7 9NY www.solsticeheritage.co.uk</p> 	
<p>Drawn Fig. 3 Non-Designated Heritage Assets</p>	<p>0 0.1 0.2 0.3 km</p>  <p>Ordnance Survey data © Crown copyright and database right 2014.</p>	<p>Drawn JB</p>	<p>Date April 2015</p>





<p>Project</p> <p>Land East of The Old Hall, Aldbrough St John</p> <p>Cultural Heritage Assessment</p>	<p>Legend</p>	<p>Solstice Heritage Crabtree Hall Business Centre Little Holby Northallerton North Yorkshire DL7 9NY www.solsticeheritage.co.uk</p> 	
<p>Drawn</p> <p>Fig. 4 1st Edition OS 6" 1854</p>	 <p>Ordnance Survey data © Crown copyright and database right 2014.</p>	<p>Drawn</p> <p>JB</p>	<p>Date</p> <p>April 2015</p>





<p>Project</p> <p>Land East of The Old Hall, Aldbrough St John</p> <p>Cultural Heritage Assessment</p>	<p>Legend</p>	<p>Solstice Heritage Crabtree Hall Business Centre Little Holby Northallerton North Yorkshire DL7 9NY www.solsticeheritage.co.uk</p> 	
<p>Drawn</p> <p>Fig. 5 HER Events and Previous Interventions</p>	<p>0 0.1 0.2 0.3 km</p>  <p>Ordnance Survey data © Crown copyright and database right 2014.</p>	<p>Drawn</p> <p>JB</p>	<p>Date</p> <p>April 2015</p>





Figure 6 View north-east across Low Green showing principal facades of both The Old Hall (right) and Aldbrough Hall (left)



Figure 7 Wider view across Low Green showing visual separation between the Old Hall and surrounding development. The separation with Aldbrough Hall is created through screening provided by a mature evergreen hedge.



Figure 8 Looking south-east along the prominent row of houses with a varied architectural style (the Old Hall is masked by the overgrown evergreen hedge). A bungalow in the foreground is late 20th century in date and is noticeably at stylistic odds with the 18th-19th century character of the historic buildings



Figure 9 The prominent use of local sandstone walling coupled with hipped slate roofs is referenced in the sympathetic styling of the local bus stop on the edge of High Green

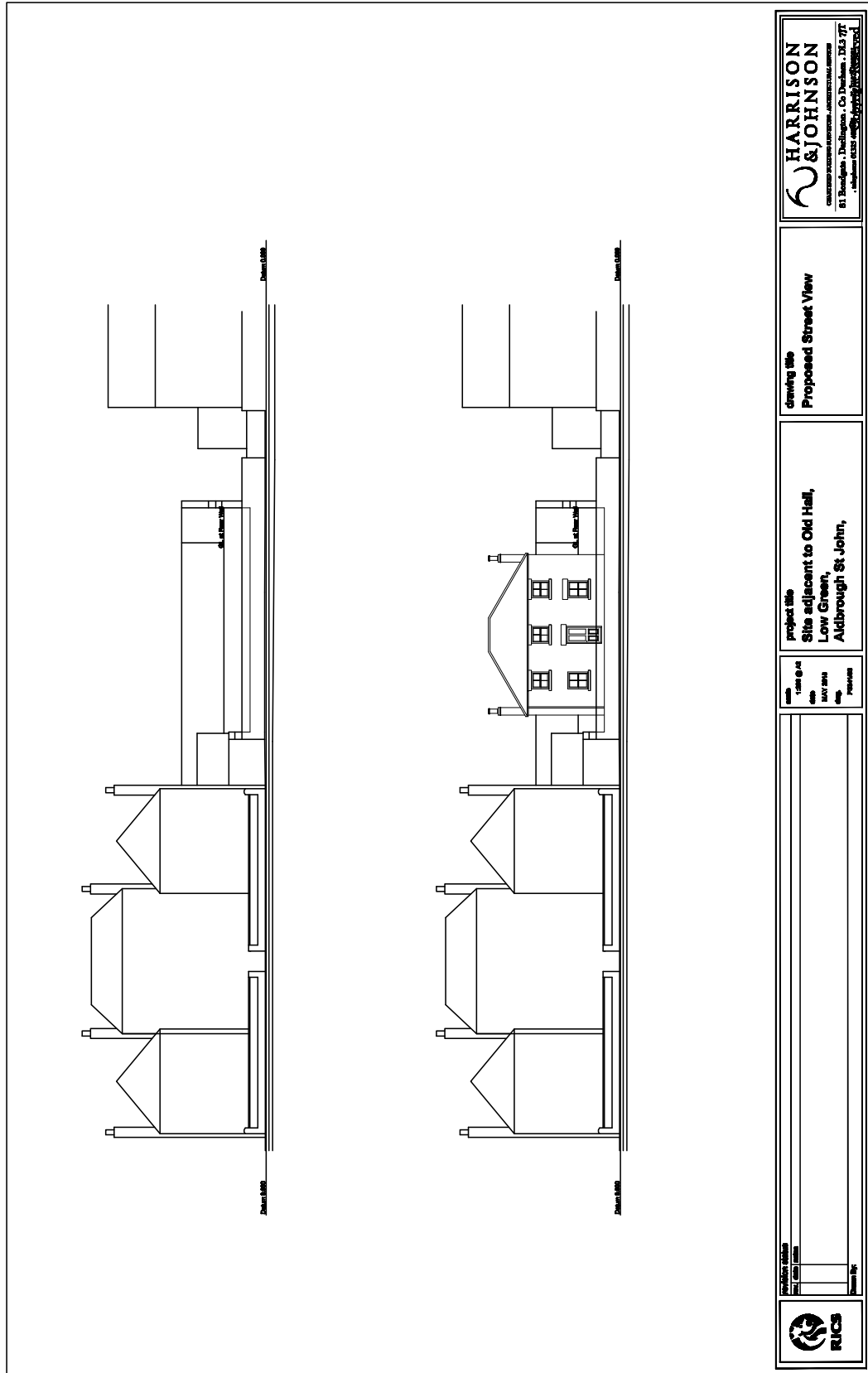


Figure 10 Existing and proposed street view (illustration prepared by Harrison and Johnson Architects)

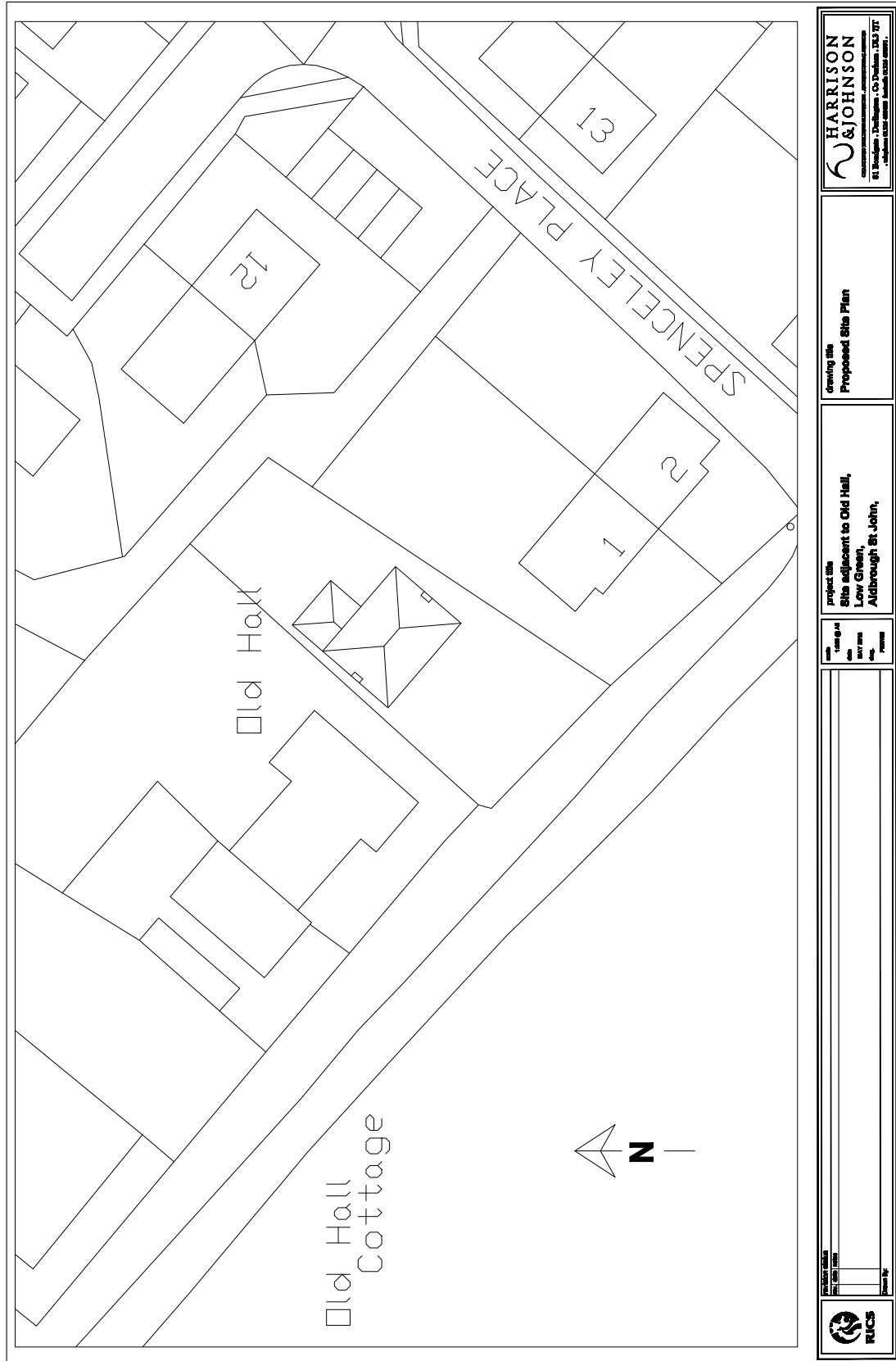


Figure 11 Proposed site plan (illustration prepared by Harrison and Johnson Architects)

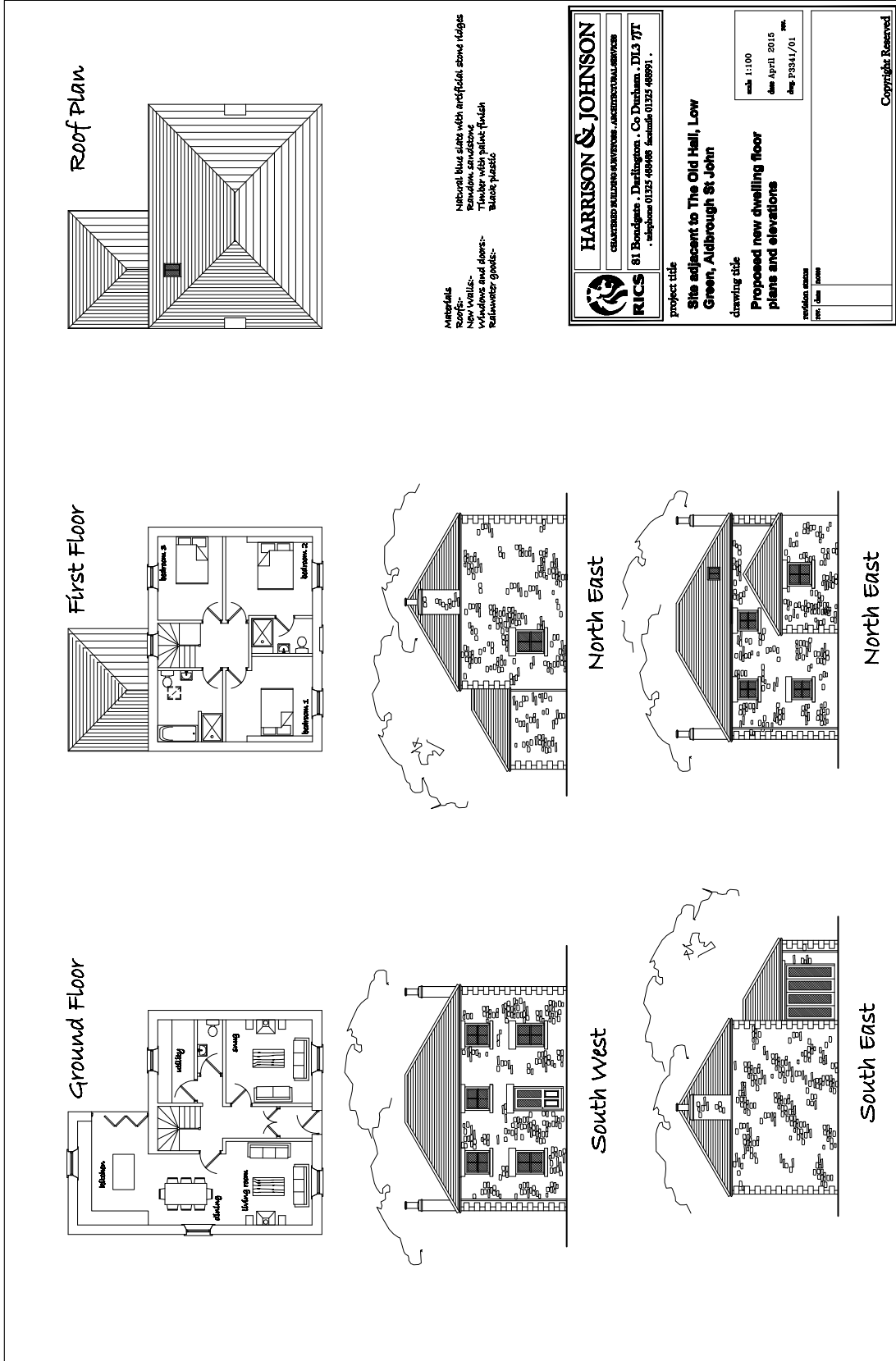


Figure 12 Proposed floor plans and elevations (illustration prepared by Harrison and Johnson Architects)

APPENDIX 2 - GAZETTEER OF HERITAGE ASSETS

UID	Site	Period
1021019	Packhorse Bridge, Aldbrough St John	Medieval

Table 10 Scheduled Monuments in the study area (wider and core)

UID	Name	Grade
1131951	Aldbrough Hall	II
1131952	Old Hall Cottage, Old Hall and Old Hall East	II
1131953	Manor Farmhouse	II
1131954	Calf House at Manor Farmhouse	II
1131955	Dilston House	II
1131956	Pigeoncote at Aldbrough House	II
1131957	Church of St Paul	II
1131984	Pinfold	II
1131985	Gate Piers, Gates and Railings to south-west of Packhorse bridge	II
1131986	Brookside	II
1131987	Aldbrough St John Cottage occupied by Mr and Mrs Pickering	II
1131988	West Dilston House and East Dilston House	II
1157526	The Hawthorns	II
1157600	Milestone and Mile Post at 2039 1090	II
1301520	Ashmoor and the Homestead	II
1316887	Well	II
1316888	Packhorse Bridge over Aldbrough Beck	II
1316889	Pump	II
1316908	Gate Piers and Front Garden Wall of Aldbrough Hall	II
1316909	Farm Buildings to North East of Manor Farmhouse	II
1316910	Pigeoncote at Manor Farm	II
1316911	Aldbrough House	II
1316912	Cordilleras Farmhouse	II

Table 11 Listed Buildings in the core study area

UID	Name	Period	Summary
MNY12754	Aldbrough St John	Medieval to Modern	General record for the village of Aldbrough St John as an historical entity.
MNY12756	Packhorse Bridge across Aldbrough Beck	Post-medieval to Modern	Stone packhorse bridge with solid parapet and three arches.
MNY23452	Possible medieval field boundary	Medieval to 19 th century	L-shaped wall uncovered during a watching brief in 2002 interpreted as a boundary or fold.
MNY23560	Assemblage of finds from Aldbrough St John	Medieval	Medieval pottery assemblage.
MNY24238	St Paul's Church	Medieval to Modern	-
MNY26259	Dilston House	17 th century	-
MNY32137	Ash pit	18 th to 19 th century	Ash pit discovered beneath former Methodist chapel.
MNY33135	Dere Street	Roman	Course of the major Roman road of Dere Street, here beneath the modern line of the road to the east of the village.
MNY36493	Milepost on Melsonby Road	18 th to 19 th century	Milestone and mile post south of the village

Table 12 HER sites in the core and wider study areas

