

PROPOSED DEMOLITION OF FARM OUTBUILDING,
SINNINGTON MANOR, LIME LANE,
SINNINGTON, NORTH YORKSHIRE

HERITAGE STATEMENT



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On behalf of

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**HERITAGE STATEMENT,
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EXECUTIVE SUMMARY

The demolition of a partially derelict farm outbuilding at The Manor House (Farm), Lime Lane, Sinnington, North Yorkshire (NGR SE 7270 8559 centred) is proposed, together with the construction of a replacement five bay garage and garden store. The Manor House complex lies off the south side of the A170 Kirkbymoorside-Pickering road, c.3km to the east of Kirkbymoorside and 1.7km west of Sinnington village. The main house and another range of outbuildings are Grade II Listed Buildings.

This Heritage Statement has been prepared following comments received from Ryedale District Council's Building Conservation Officer, in response to planning and Listed Building Consent applications for the demolition and erection of the new garage (applications 15/00428/HOUSE and 15/00429/LBC). It has been produced in accordance with paragraph 128 of the National Planning Policy Framework (NPPF). Its purpose is to examine the history and development of the Manor House farm complex (as far as is possible from readily available sources), to place the 'to-be-demolished' building into context, to provide a detailed survey and assessment of the building so its heritage significance can be determined, and to assess the impact of the construction of the new replacement structure.

The Manor House complex was built soon after the 1786-88 enclosure of Sinnington Common by Edward Cleaver, agent to the landowner, the 7th Earl (later Marquis) of Salisbury. The 5,463 acre Sinnington estate (which included land in Marton, Great and Little Edstones, Salton, Brawby and Barugh as well as Sinnington) was sold in 1796 to Messrs Elam, Leatham and Dowker, who immediately sold part of it including the "new built messuage or dwellinghouse with the barns, stables and outbuildings" to Thomas Kendall of Ness. Precisely when Robert Stockdale bought the farm from Kendall is uncertain, but he was living there from at least 1797, either as tenant or owner. He was not the builder of the farm as has been previously suggested, although he could well have added to it, and the Grade II Listed barn range has his initials on the east gable.

The 'to-be-demolished' building is rectangular in plan, with maximum external dimensions of 14.00m north-south by 6.85m east-west; an 1963 aerial photograph indicates that it was once nearly twice as long, the northern half having been demolished, probably when a large agricultural shed was built to its immediate east, perhaps in the late 1960s-early 1970s. Research undertaken for this Heritage Statement suggests that the partly demolished structure was not part of the original late 18th century farmstead, indeed it was not built before c.1900 and may even be post-1950s in date, and was probably used as a cattle byre. It has, however, been built of re-used materials presumably salvaged from earlier buildings either within the site or even on the actual footprint, it has suffered from several recent interventions, and contains few surviving features of historic interest. The south gable is built over an earlier c.3.2m high garden wall which is likely to be part of the original farm complex. The north gable is now in danger of collapse.

The new structure effectively replaces the partly demolished former cattle byre, and will help to screen the large agricultural shed from the Grade II Listed farmhouse, and recreate the enclosed space around the rear of the house. There are unlikely to be any below-ground archaeological implications to the new development, and the 'to-be-demolished' building has been recorded as part of this Heritage Statement, equivalent to a Level 3 analytical record as defined by Historic England.

1 INTRODUCTION

- 1.1 The demolition of a partially derelict farm outbuilding at The Manor House (Farm), Lime Lane, Sinnington, North Yorkshire (NGR SE 7270 8559 centred) is proposed by the owners, Mr and Mrs M Wood, together with the construction of a replacement five bay garage and garden store. The Manor House complex lies off the south side of the A170 Kirkbymoorside-Pickering road, c.3km to the east of Kirkbymoorside and 1.7km west of Sinnington village (see figures 1 and 2). The main house and another range of outbuildings are Grade II Listed Buildings, and the complex lies just to the south of the North York Moors National Park.
- 1.2 This Heritage Statement has been prepared following comments received from Ryedale District Council's Building Conservation Officer, in response to planning and Listed Building Consent applications for the demolition and erection of the new garage (applications 15/00428/HOUSE and 15/00429/LBC). It has been produced in accordance with paragraph 128 of the National Planning Policy Framework (DCLG 2012, 30), which states: "*Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*".
- 1.3 The purpose of this Heritage Statement is to examine the history and development of the Manor House farm complex (as far as is possible from readily available sources) to place the 'to-be-demolished' building (for want of a better term) into context, to provide a detailed survey and assessment of the building so its heritage significance can be determined, and to assess the impact of the construction of the new replacement structure. It has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the site owners, Mr and Mrs M Wood, and in conjunction with their architects, Peter Rayment Design Ltd. It is envisaged that this Statement will be used to support the planning and Listed Building Consent applications.

2 METHODOLOGY AND SOURCES

- 2.1 In line with standard archaeological practice (e.g. ClfA 2014) and guidance contained in the National Planning Policy Framework (DCLG 2012), the following methodology was used to produce this Heritage Statement.

Sources of Information

- 2.2 On-line archaeological and other data from the 'Heritage Gateway' website (www.heritagegateway.org.uk/gateway), which provides links to the National Heritage List for England (NHLE), the National Record of the Historic Environment (Pastscape), the National Monument Record Excavation Index and the Register of Historic Parks and Gardens, was also consulted. This website also provides access to the North Yorkshire Historic Environment Record (NYCC HER).
- 2.3 Information on those buildings listed as being of Special Architectural or Historic Interest was obtained from the NHLE and English Heritage's 'Images of England' website (www.imagesofengland.org.uk).
- 2.4 Copies of the historic maps, including early Ordnance Survey maps, dating from 1786 to 1958, were obtained from the North Yorkshire County Record Office (NYCRO) in Northallerton. Information relating to the history of the area was also

collated from local history libraries in Pickering and Scarborough; the detailed history of the parish of Sinnington has also been published by the Victoria County History (Russell 1923). Other documentary material, for example deeds and leases relating to the manor of Sinnington between 1714-96, was also obtained from the NYCRO.

Site Visit and Recording

- 2.5 A site visit was carried out on 14th July 2015 to produce a detailed survey of the 'to-be-demolished' building, and to help assess the proposed impact of the scheme. The building was subject to a detailed drawn, photographic and descriptive record, which corresponds to a Level 3 analytical record as defined by English Heritage (2006, 14) (now Historic England). A plan and section of the building was produced by hand measurement at a scale of 1:50, and colour photographs were taken using a digital camera with 12 mega-pixel resolution; additional photographs were taken of the rest of the Manor House complex to place the 'to-be-demolished' building into context.

3 DESIGNATED ASSETS AND PLANNING POLICY CONTEXT

Designated Assets

- 3.1 Designated Heritage Assets are defined as comprising World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (DCLG 2012, 51). It should be noted that there is also a lower level of heritage assets, which may or may not be of equivalent significance to a Scheduled Monument or a Listed Building, but which are currently undesignated.

Listed Buildings

- 3.2 Listed Buildings are afforded protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Listing is a national designation, but Listed Buildings are divided into three grades, I, II* and II, which relate to their architectural and historical value. In addition to protecting the listed structures themselves, section 66 of the 1990 Act states that planning authorities must also have special regard for the desirability of preserving (*inter alia*) the setting of any Listed Building.
- 3.3 There are two Grade II Listed Buildings within the Manor House complex, first listed on 27th August 1987 (see figure 2). One is the house itself (NHLE 1149734) (NGR SE72695 85578). The Listed Building description reads: "*Manor house. c.1790 with mid-late C19 alterations. For Robert Stockdale. Plum-red brick, in Flemish bond to front, and English garden wall bond to sides and wings; dressed sandstone plinth, dressings and chamfered quoins; pantile roof with brick stacks. Central-stairhall plan with rear service wings. 2-storey, 5-window front. 6-panel door with Gothick fanlight in chamfered rusticated doorcase beneath pedimented Doric porch approached by stone steps. First-floor centre window is a round-headed 4-pane sash with stone sill in architrave with impost and keystone. Remaining windows are 4-pane sashes with stone sills in architraves with fasciated keystones. Raised first-floor band. Modillion cornice, returned at each end, surmounted by plain coped parapet interrupted to left and right of centre by sandstone piers. Coped gable ends. End stacks. Left return: tripartite sashes with gauged brick arches to ground floor. Cogged brick eaves course. Right return: 12-pane sashes with gauged brick arches and stone sills. Interior: ground-*

floor front rooms have doorcases of fluted architraves with cornice doorheads over moulded friezes, moulded ceiling cornices, and shutters of 6 raised and fielded panels. Remainder of interior not inspected. The front of the house falling into a dilapidated condition at time of resurvey”.

- 3.4 The second Listed Building is a long east-west range of outbuildings to the north of the house (NHLE 1213981) (NGR SE 72762 85594). This Listed Building description reads: *“Barn and attached range of outbuildings with lofts over. c1790 with C20 alteration. For Robert Stockdale. Plum-red brick in English garden wall bond with part pantile and part slate roof. Outer front: 2-storey, 8-bay barn with 1½-storey, 13-bay range of buildings to right. Barn: inserted full-height sliding doors to centre. To right, 2 rows of ventilation slits terminating in shuttered pitching windows to both floors. Remainder of barn obscured by later building erected to left of door. Gable end to left: tie rod ends form the initials R and S. Outbuildings: paired cart arches, one now blocked, to centre right. On each side are blocked original doorways with gauged brick arches. Remaining ground-floor openings are altered. Loft openings are square shuttered pitching windows. Gable end to right: lifting doorway to loft. Gable ends are coped with shaped kneelers. Interior: fine roof to barn of 8 collar trusses. The barn, with its attached outbuildings, forms a long range enclosing the yard north of Sinnington Manor House (qv), and is included for group value”.*
- 3.5 Although the outbuilding subject to this Heritage Statement is not specifically Listed, it is considered by Ryedale District Council’s Building Conservation Officer to be Grade II curtilage listed, as it has a strong relationship with the Listed Buildings in the complex.

Other Designated Assets

- 3.6 There are no World Heritage Sites, Scheduled Monuments, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, or Conservation Areas within the environs of the Manor House. The nearest Scheduled Monument, comprising two probable Bronze Age round barrows on Low Common (NHLE 1003660), lies on the north side of the A170 road, 266m and 460m to the north of the site. Sinnington village contains a number of other Listed Buildings, and is also a Conservation Area, but this lies 1.7km to the east of the Manor House complex.

National Planning Policy Framework (2012)

- 3.7 The National Planning Policy Framework (DCLG 2012) sets out the Government’s planning policies for England and how these are to be achieved, with the purpose of planning being to help achieve sustainable development. At the heart of the policy framework is the presumption in favour of sustainable development (paragraph 14). The conservation of heritage assets in a manner appropriate to their significance is one of the twelve core planning principles that should underpin both plan-making and decision-making (paragraph 17). Significance is defined as “the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting” (Appendix 2).
- 3.8 NPPF policies relating to conserving and enhancing the historic environment state that, when determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. This should be proportionate to the assets’

importance and, where a development site may include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, undertake field evaluation (paragraph 128). 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 129).

- 3.9 When considering the impact of a proposed development on the significance of a designated heritage asset, the NPPF notes that great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Substantial harm to a Grade II Listed Building, park or garden should be exceptional. Substantial harm to or loss of heritage assets of the highest significance, including Scheduled Monuments and Grade I and II* Listed Buildings, should be wholly exceptional (paragraph 132).
- 3.10 Where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, the NPPF states that local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits (paragraph 133). Where a development will lead to less than substantial harm of the significance of a designated asset, this harm should be weighed against the public benefits of the proposal (paragraph 134). The document goes on to state that the effect of an application on the significance of a non-designated heritage asset should also be taken into account when determining an application, a balanced judgement being required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 135).
- 3.11 Finally, the NPPF states that local planning authorities should make information about the significance of the environment gathered as part of the development publicly accessible. They should also 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 the archive generated) publicly accessible (paragraph 141).

Local Planning Policy

The Ryedale Plan

- 3.12 The Ryedale Plan is the Local Plan or 'Development Plan' for Ryedale District. In addition to setting out housing, employment and retail strategies up to 2027, it guides other forms of development as well as protecting key environmental and historic assets. It is made up of two main parts, the Local Plan Strategy and Local Plan Sites documents; the Local Plan Strategy was adopted in September 2013 (RDC 2013).
- 3.13 Policy SP12 (Heritage) of the Local Plan Strategy states that designated historic assets and their settings, including Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens will be conserved and where appropriate, enhanced. Development proposals which would result in substantial harm to or total loss of the significance of a designated heritage asset

or to the archaeological significance of the Vale of Pickering will be resisted unless wholly exceptional circumstances can be demonstrated. Proposals which would result in less substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and the extent of harm to the asset. In considering and negotiating development proposals, the Council will seek to protect other features of local historic value and interest throughout Ryedale having regard to the scale of any harm or loss and the significance of the heritage asset (RDC 2013, 121).

- 3.14 Among the various points included under Policy SP12 (Heritage), it is noted that the Council will:
- Encourage the sensitive re-use and adaptation of historic buildings and will, where appropriate, support flexible solutions to the re-use of those historic buildings identified as at risk where this would remove a building from English Heritage's At Risk Register or local records of buildings at risk;
 - Work with and support local estates to identify appropriate ways in which to manage their historic landscapes, features and buildings; and
 - Work with local communities to identify local features of historic interest and value for example through Parish Plans and Village Design Statements.

4 ARCHAEOLOGICAL AND HISTORICAL CONTEXT

Introduction

- 4.1 The following brief summary of the archaeological and historical context of the area has been compiled from a variety of sources, listed in the bibliography (Chapter 8) below), as well as from the database of records held on the 'Heritage Gateway' website which includes information from the NYCC HER.

Prehistoric and Roman Periods (up to c.450 AD)

- 4.2 There is evidence of prehistoric activity, if not occupation, in the general area of the Manor House complex. To the north of the A170, on Low Common, there are a number of round barrows or 'tumuli', assumed to be Bronze Age (c.2500-800 BC) burial mounds. As previously noted, two of these are Scheduled Monuments, one immediately adjacent to the north side of the road and another slightly further to the north-west. The former was previously some 11.0m in diameter and 2.0m high but is now wooded (Pastscape 60235; NHLE 1003660; NYCC HER 3125), while the latter was more substantial, being 33.0m in diameter and up to 2.5m high with a kerb of massive boulders although it is again wooded (Pastscape 60232; NHLE 1003660; NYCC HER 3119). This kerbed barrow was excavated by the Leeds University Anthropological Society between 1947 and 1950, although it appeared to have previously been dug at some point in the past, possibly by a Victorian antiquarian - no evidence for a central burial was seen in the 1940s excavations although some 3rd century Romano-British pottery was found as well as a secondary cremation on the edge (McManners 1954, 10). Other barrows have been noted in this general area, for example west of Whinny Hill Farm and adjacent to the farm itself (Pastscape 60223 & 60254), and McManners notes that three others were destroyed in 1940-50 (McManners 1954, 10). An urn and quern stone have also been found near Catter Bridge (Pastscape 60231). Finally, there are also two possible Iron Age (c.800 BC-AD 71) enclosures visible as cropmarks on aerial photographs on the lower slopes of Low Common (Pastscape 60216 & 60284; Hayes & Rutter 1964, 39).

- 4.3 To the south of the A170, another probable Bronze Age barrow lies in pasture adjacent to the former railway line to the north-west of the Manor House (Pastscape 60238), while two others, now ploughed out, lie close to Sinnington Common Farm (Pastscape 60387; NYCC HER 3074). Other evidence for prehistoric activity in the general area comes from the discovery of a polished stone axe-hammer on Sinnington Common to the south-east of the Manor House in the late 1960s (Pastscape 60189; Radley 1969, 246; NYCC HER 3114), and another from Cliffe Farm further to the east (Pastscape 60150 & 1300101; NYCC HER 3226; Moorhouse 1973, 200).
- 4.4 Evidence for small-scale Roman settlement has also been found on Sinnington Common. A collection of late 4th century pottery and several parts of quern stones, used for grinding corn, was found in 1962 after ploughing to the west of the Manor House, on the summit of a slight hill on the west side of the Catter Beck. Preliminary excavations revealed traces of cobbled paving, burnt stones and occupational debris, the paving perhaps forming the floor of a dwelling, probably an oval or round hut; other similar sites have been noted in the general area (Hayes 1980; Pastscape 60197; NYCC HER 3115). Other Roman artefacts were found in the 19th century during the excavation of a railway cutting at Riseborough (Kitson-Clark 1935, 123; Pastscape 60319; NYCC HER 3370).

The Early Medieval, Medieval and Early Post-medieval Periods (c.450-1750)

- 4.5 In the medieval period, Sinnington parish comprised the townships of Sinnington, Little Edstone and Marton (Eastmead 1824, 261); Sinnington township corresponded to the modern parish, and Sinnington Common lay in its south-west corner. The '-ton' suffix of Sinnington, as well as nearby settlements such as Marton and Wrelton, implies that they originated as Anglo-Saxon farmsteads, and in 1086 Sinnington was recorded as *Sevenicton*, reflecting its position on the River Severn (Smith 1928, 76-77). As yet, however, no direct evidence for Anglo-Saxon settlement or activity has been found in the parish, although All Saints Church does contain some sculpture which could well be of this date, as do other nearby churches at Kirkbymoorside, Middleton and Pickering (Lang 1989, 66 & 68; Frank 1888, 153-154).
- 4.6 After the Norman Conquest, Sinnington manor passed into the possession of Berenger de Toni. At this time, it comprised three carucates of land (between c.60-180 acres) valued at 14 shillings, and contained a mixture of arable, meadow and wood pasture; the village contained eight villagers, and six small holders. The manorial history and details of landownership throughout the medieval and early post-medieval periods have been outlined elsewhere (e.g. Frank 1888, 153-156; Russell 1923; Allan 1999; McManners 1954), but this is not especially relevant to this Heritage Statement, apart from to note that the 12th and early 13th century under-tenants, the de Cleres, gave land in the manor to various religious houses, including Malton, Yedingham and Guisborough priories. The remains of the latter's 12th century hall and chapel, part of a grange complex, survive adjacent to the church; it is a Grade I Listed Building and a Scheduled Monument (NHLE 1315676 & 1017992). The complex was previously thought to be a monastery, with the hall appearing to be more like a refectory (Frank 1888, 153), but more recent survey work (RCHME 1987, 20-21) has challenged this interpretation. The building is thought to have been originally erected in the late 12th or early 13th centuries, and in its earliest form is suggestive of a two storey structure of a domestic nature, perhaps with a *camera* (chamber) on the upper floor. However, after substantial alteration in the 15th century (see below), its internal organisation and proportions became more characteristic of a domestic chapel.

- 4.7 The Latimer family had acquired the manor by the end of the 13th century, and in 1303 they obtained a grant to hold a weekly market and a three day fair in November (Eastmead 1824, 262). Their main residence was at Danby Castle, but they also had a manor house near the church, behind and separate from the monastic grange. The building described above, which may have initially formed a domestic residential structure, appears on the basis of both structural and documentary evidence to have been converted into a chapel between 1431-32 (RCHME 1987, 20-21; Rushton 2003, 148). However, as has been previously noted (RCHME 1987, 21), the chapel would have been extremely large, not much smaller than the one at Helmsley Castle, and the need for it so close to the parish church is unclear. In addition, it would be expected that the house which it served would have been built on a correspondingly large scale. The Latimers were an important family with regional and national connections, and in the late 1530s John Leland recorded that Lord Latimer “hath a fair manor place” in Sinnington (Russell 1923, 489); they are also believed to have had a small deer park in the township, the double dyke of which survives in places to the north of Stables Wood. By 1824 only a few “inequalities in the surface” remained at the site of the manor house, after the recent discovery of its extensive cellars and foundations (Eastmead 1824, 267). In the 1630s, the manor passed by marriage to Richard, Viscount Lumley, and when his wife Elizabeth, Lady Lumley, died in 1657 her Sinnington estates were sold to fund the building of a school and almshouses. The estate, which included land in Marton, Great and Little Edstones, Salton, Brawby and Barugh as well as Sinnington, was bought by Simon Bennett of London. He died in 1682 and his heir, the younger daughter Frances, married James Cecil, 4th Earl of Salisbury in 1683 (McManners 1954, 7-8; Allen 1999).
- 4.8 In terms of the broad layout of the medieval and early post-medieval landscape around Sinnington, the 1st edition Ordnance Survey 1856 map suggests that the village had a several different centres, which probably reflects the distribution of the various medieval landowners (see figure 4). The original village may well be that centred around the river and the green, although it is noticeable that the church and hall lie a short distance away from the core, perhaps forming a separate manorial ‘magnate core’ which has been noted in many Yorkshire settlements. The other village centre to the south of the green has a more regular and planned appearance, and so perhaps might represent a small extension created by the Latimer family when they were granted the fair and market. Another, smaller, settlement focus lies on the west side of the river, at Friars Hill, which was the site of Malton Priory’s grange. The pattern of field boundaries shown on the 1856 map also suggests that the bulk of the village’s open field system lay to the west of the river, while further to west the ‘Hagg’ field and wood names indicate the former areas of wood pasture. The outlying south-west part of the township remained as marginal common land (Sinnington Common), bisected by the Catter Beck.

The Later Post-medieval Period (1750 onwards)

- 4.9 In 1786-88, the common pastures, commons and wastes, comprising 1,066 acres in Sinnington, Marton and Edstone, were enclosed and divided into fields by Parliamentary Act; the Act is dated 1786 while the award is 1788 (NYCRO CA no 20). The map of 1787 that accompanies the award shows that much of the land on Sinnington Common was owned by the 7th Earl (later Marquis) of Salisbury, including a sub-square enclosure of 30 acres divided by the Catter Beck in which the Manor House complex was to be built (see figure 3). As a result of enclosure, Sinnington Common was divided between two new farms, Sinnington Common Farm and the Manor House (the latter of 420 acres), and both farm complexes

were built as a result (see below). It is also interesting to note that there is a group of small 'Old Inclosures' on the Common just to the south, on the west side of the beck - these may perhaps represent the remains of the old settlement of 'Cathwaite' which is only mentioned in 1284-85 but about which very little is known (Russell 1923, 490).

- 4.10 The enclosure of the commons and wastes meant that agriculture became much more commercially orientated, and new farms were frequently built in the centre of their new fields. Sinnington Lodge, for example, the home of the Lesley family, was one of the first in the area to be built in brick in 1785 (as it was becoming a fashionable building material), and many of the other outlying farmsteads in the area, for example Low and High Grange, and Cliffe Farm, also date from this period (RCHME 1987, 207; Allan 1999). The enclosure process is reflected in the NYCC Historic Landscape Characterisation designation of the area as being one of planned large scale parliamentary enclosure (NYCC HNY 10940). This describes the area as consisting of medium-sized fields in a semi-irregular pattern, defined by regular external and straight internal hedgerow boundaries which retains significant historic legibility and up to 35% boundary loss since 1850.
- 4.11 The Earl of Salisbury held the 5,463 acre Sinnington estate until 1796 when it was sold to Messrs Elam, Leatham and Dowker; several newspaper advertisements show that the Earl was trying to sell the estate in late 1795 (e.g. *Leeds Intelligencer* 7th September 1795). Once purchased, Messrs Elam, Leatham and Dowker immediately sub-divided the estate and then sold it on to Thomas Kendall of Ness, near Nunnington, for £155,000. An entry in the long release and assignment of a lease dated April 1796 refers to a "new built messuage or dwellinghouse with the barns, stables and outbuildings" together with numerous fields (some of which are called the Common Closes), already occupied (i.e. tenanted but not necessarily lived in) by Edward Cleaver (NYCRO ZAH); this property can be equated to the Manor House and Cleaver's tenancy was due to expire with the sale. Another "newly erected messuage, tenement or dwelling house with the barns, stables and outbuildings" occupied by William Hartas is almost certainly Sinnington Common Farm. Eastmead also states quite clearly that the Manor House was built by the agricultural improver Edward Cleaver, one time of Nunnington Hall, when he was agent to the Earl of Salisbury (Eastmead 1824, 279; Rushton 2003, 315); the style and quality of the house is certainly what an agent to a large estate might construct and, although he was resident at Nunnington Hall for a while, he might have been planning to come to Manor House at some point in the future (see plate 1). All this shows that the Cecils had actually built the two new farmsteads within their newly enclosed fields on the former common. Unfortunately, there is no plan of the new house and farm, although there is one of another newly-built post-enclosure farmstead purchased by Robert Stockdale in Marton in 1796, possibly Marton Common Farm, currently held in the Staffordshire Record Office (SRO D626/B/4/47).
- 4.12 At some point soon after 1796, Robert Stockdale bought part of the estate from Kendall (Allan 2014, 20). Unfortunately, it has not been possible to source any documentation relating to this particular transaction, and so the precise date is not known, but it was presumably by 1797 as there are references to Mrs Stockdale living at Sinnington in August of that year (Kirk 1996, 18). Robert Stockdale (1738-1816) came from Knaresborough and had used his purchase to affect an official electoral qualification; his family had represented Knaresborough in Parliament and he later accepted the Clerkship of the Peace for North Yorkshire in 1796 (Kirk 1996, 99 note). Stockdale was also at Sinnington Manor in 1801, when he was employing a game keeper (*York Herald* 19th September 1801). On his death in

1816, he left the Sinnington estate to the Revd Richard Dawson of Halton Gill in Arncliffe (in Littondale, Yorkshire Dales) in his will, and by the marriage of the latter's second daughter, Jane Constantine, it passed to Pudsey Dawson who was living at the Manor House between 1824 and 1849. In 1855 the estate was bought by Revd Godfrey Wright, who was also an absentee landlord (Allan 2014, 51), and on his death in 1862, it passed to his grandson, Mr Charles B E Wright of Colton Hall in Clitheroe, who remained lord of the manor until at least 1911.

- 4.13 Other pre- and post-enclosure manorial records relating to Sinnington survive in the Sandbeck Park Record Office in Maltby (Rotherham), but it was not possible to consult these as part of this Heritage Statement. There is also a detailed map of the Revd Godfrey Wright's landholdings, including the Manor House complex, dated to 1857 in the archives of the Yorkshire Archaeological Society (MD335/8/9), but this is not currently available for inspection; this is most unfortunate as this 1857 map includes field names, and it would have been possible to compare these to those fields listed in the 1796 leases.
- 4.14 By the time of the 1841 census, there were 350 people living in 75 households in Sinnington parish, which fell to 325 people in 84 households in 1881 (Allan 1999). Agriculture was the predominant occupation, as well as ancillary trades such as blacksmith and millwright etc. Sinnington Mill, adjacent to Sinnington Grange, was built in 1844 (Pastscape 533549). The coming of the railway, and the opening of the station at Sinnington in 1875, on the 19 mile Gilling to Pickering branch of the Thirsk to Malton Railway, meant that social mobility increased, and it was also possible to bring goods in and take agricultural produce out of the area; the Kirkbymoorside to Pickering section opened in April 1875 and remained in service until January 1953 (Hoole 1978, 89-90). However, local roads were always poorly maintained and tortuous, the former line of the Kirkbymoorside to Pickering road running through Keldholme, Sinnington and Wrelton until the present by-pass was built in the late 1930s-early 1940s (Allen 1999).

5 THE MANOR HOUSE FARM COMPLEX

Introduction

- 5.1 An understanding of the context and setting of the 'to-be-demolished' outbuilding is required as part of the Heritage Statement, to assist with determining its heritage significance. A brief description of the surrounding Manor House Farm complex is therefore given here, and this draws partly on the Listed Building descriptions.

History and Development

- 5.2 As noted above, the Manor House farm complex originates as a purpose-built farmstead constructed immediately following the enclosure of Sinnington Common in the late 18th century. It is frequently stated, for example in the Listed Building descriptions as well as elsewhere (e.g. Allan 2014, 20) that the complex was built by or for Robert Stockdale when he bought the manors of Sinnington, Marton and Little Edstone from Messrs Elam, Leatham and Dowker soon after 1796. However, as noted above, research undertaken for this Heritage Statement has confirmed that the farm was actually built by Edward Cleaver, when he was agent to the Earl of Salisbury. Precisely when Robert Stockdale bought the farm from Thomas Kendall of Ness is uncertain, but he was living there from at least 1797, either as tenant or owner. By 1824 Manor House farm has been bought by Pudsey Dawson who was resident until 1849 (McManners 1954, 8); sale particulars of 1824 mention the mansion as being "suitable for the reception of a family of the first

respectability”, there being an extensive walled and well stocked garden and orchard, and that the farm buildings were “of the most approved construction” (*Yorkshire Gazette* 16th October 1824). However, Dawson may not have been a permanent resident, as the 1841 census suggests that the farm was occupied by the unmarried John Irving, with one female servant and nine other farm servants or labourers (TNA HO 107/1261/17, p1). In 1851 John Irving is listed as a ‘bailiff’ and he was running the 420 acre farm with six workers comprising a dairy maid, a shepherd and four farm labourers as well as domestic staff; the census entry shows that he originated from Scotland (TNA HO 107/2373, p2). The estate of 423 acres was advertised for sale again in 1853 (*Bolton Chronicle* 26th November 1853), and it was bought in 1855 by Revd Godfrey Wright, who was also an absentee landlord (Allan 2014, 51). In 1861 the tenant was Joseph Windle and he had ten farm servants including a foreman and two waggoners (TNA RG 9/3643, p2). When he left the farm in 1865, or more likely when Godfrey Wright died in 1862, the sale items included a turnip and corn drill, two corn dressing machines, a turnip cutter, a horse rake, a roller, two iron ploughs, three wooden ploughs, two sets of harrows and turnip shears, and also a horse powered steam engine and a threshing machine (Allan 2014, 46-47).

- 5.3 The estate then passed to his grandson, Mr Charles B E Wright of Colton Hall in Clitheroe, who was lord of the manor until at least 1911. In 1871 the tenant was Francis Nelson from Barnetby in Lincolnshire and his young family, who employed ten men and one boy, four of whom were ‘living in’ (TNA RG 10/4842, p12), while in 1881 it was tenanted to William S Weetman and his family of seven children, who employed eight men, three of whom were ‘living in’ (TNA RG 11/4829, p7). A couple of farm labourers’ cottages known as Catter Bridge Cottages were also built on the north side of the Kirkbymoorside to Pickering road at Cutter Bridge to accommodate an increasing workforce (Allan 2014, 52). Emanuel Strickland took over the tenancy in 1888 and remained until 1911, and later in the 19th century the estate was the property of a Mr Bently (McManners 1954, 8; Allan 2014, 20).
- 5.4 The earliest detailed depiction of the Manor House complex uncovered during the research undertaken for this Heritage Statement is the 1st edition 1856 Ordnance Survey map, when it is named as ‘Sinnington Manor House’ (see figure 4). This map shows the farm complex to comprise three ranges set around a number of conjoined walled yards, essentially forming of an inverted ‘U’, with the house positioned at the south-west corner. There were also three detached structures to the north. The farm area was separated by a wall from a garden to the south. This garden was rectangular in plan which extended in front of the house, and there was a path or drive along the north side, which ended at its east end in a small garden structure, and there was possibly a small kitchen garden attached to the east end. A large orchard lay to the south of the garden, separated from it by another boundary, and flanked by a coniferous shelter belt to the east, and a more formal avenue to the west; the latter led to a footpath running south towards the Catter Beck. The main access to the Manor House was from the north, via an avenue running south from the unfenced Kirkbymoorside to Pickering road which crossed Low Common here, then entered the complex past a sub-rectangular pond. There was also a secondary access from Lime Road to the west, through the Sinnington Common enclosures and via a bridge over the Catter Beck.
- 5.5 The farm complex is little changed by the time of the 1893 25" Ordnance Survey map (see figure 5B), which indicates that the only access into the complex was through a covered passageway, large enough to take carts, at the west end of the long north range. Once through the passage, there was a circulation space which provided access to the rear ranges of the house and the farm buildings - a rather

narrow passage ran along the south side of the north range, between it and the two walled yards to the south. The western of the two yards was surrounded by a wall, which an aerial photograph of 1963 (see below) shows to have been built of light-coloured stone rather than brick, and was broken at regular intervals by gateways with tall flanking piers. The eastern yard had a long narrow L-plan range around the north-east corner, with another open-sided structure to the west of its west end. There were other buildings on the south (internal) side of the complex, but they did not form a continuous range. At the south end of the access space adjacent to the house is a small square structure, with a pump ('P') to the north. As in 1856, the farm was separated by a wall from a garden to the south which is now shown as having a curving drive in front of the house. The main change between the 1893 and 1912 editions of the Ordnance Survey 25" maps is the erection of a large square shed in the north-west corner of the eastern walled yard (see figure 5B-C), but there is no change in the disposition of the farm buildings shown on the 1912 map and the later 1958 6" edition (see figure 5D).

- 5.6 Later owners of the house and estate were a Mr Hill, a Mr Kendall and a Miss Kendall, and in 1954 the owners were a Major Ringer (McManners 1954, 9). In February 1962, the Manor House estate was sold, and the sale particulars survive at the NYCRO (K(ZPZ)). These show that the estate comprised the Manor House, two cottages and 483 acres of arable, grassland and woodland. The house was described as an "attractive mid-Eighteenth Century Residence" spread over three floors with various 'out offices' including a double garage, store house and outside WC. The farm buildings comprised a piggery, two pig sties, a large four-span covered fold, a new concrete and asbestos 6-bay cattle shed and fodder house, two loose boxes, two large loose boxes, a hay barn, a straw barn, a six pen calf house, a beast house for 19 with fodder house, a loose box and three stall stable with a granary over, a two bay timber and corrugated iron implement shed, a saddle room and two poultry houses. In the stackyard was a 10-bay steel and corrugated iron Dutch barn, a 4-bay wood and corrugated iron hay barn, an engine and implement shed, a small loose box and a lean-to implement shed. The present owners also have an aerial photograph of the farm taken in July 1963 which also provides a valuable record of the complex prior to more recent changes (see figure 6).

Description of the Manor House Complex

- 5.7 In the following text, reference should be made to the photographic record which appears as Appendix 1; photographs are referenced below in square brackets and italic text, the numbers before the stroke representing the film number and the number after indicating the frame e.g. [1/32]. Unless otherwise noted, the terms used to describe roof structures are taken from Alcock *et al* (1996) and Campbell (2000). Where possible, specific architectural terms are as defined by Curl (1977), and the word 'modern' is used to denote features or phasing dating to after c.1945.
- 5.8 As noted above, the Grade II Listed house lies at the south-west part of the farm complex, but it is more akin to a manor house than a farmhouse. It was built in c.1790, but was altered during the mid to late 19th century. The house has a central stair-hall plan, with the principal rooms to the south side, and service wings to the rear. It is of two storeys, with an east-west pitched slated roof over the south side, and parallel north-south pitched slated roofs to the rear; all parts of the roof have tall end stacks. There is also a small detached structure to the west of the south front, which is now ruinous and overgrown.

- 5.9 The principal elevation faces south towards the gardens (see plate 1), and is built of plum red handmade bricks, laid in Flemish Bond, with a dressed sandstone plinth, dressing and chamfered quoins. It is of five bays, which are symmetrically disposed, with the central ground floor doorway having a Gothick fanlight in a chamfered rusticated doorcase beneath a pedimented Doric porch approached by stone steps. The first floor central window is a round-headed four-pane sash in stone architrave with impost and keystone, while the other windows are four-pane sashes in stone architraves with fasciated keystones. There is a raised first floor band, and to the second floor a modillion cornice surmounted by a plain coped parapet. The east and west returns are characterised by the use of English Garden Wall bond and gauged brick arches to the windows.
- 5.10 The west return was once continuous with the west range of the farm, which ran as far as the west end of the north range. However, at some point after 1963 (when the aerial photograph was taken), a gateway was inserted here by demolishing the north end of the west range (see plate 2), leaving scarring to either side of the adjacent buildings.
- 5.11 The Grade II Listed north range is impressive in scale and is assumed, like many of the other farm buildings, to also date to c.1790. It has clearly gone through many different phases of alteration during its lifetime, and this is reflected in the surviving structure. Its eastern half comprises a two storey, eight bay barn, built of plum-red handmade brick laid in English Garden Wall bond, with a pitched roof covered with a combination of pantiles and slates. To the west end of the north elevation, there are two rows of ventilation slits, with a pitching window to each floor. Internally, the barn has a roof of eight collar trusses. To the east gable, there are wrought-iron tie-rods forming the initials 'R' and 'S' for Robert Stockdale, partly hidden by ivy. The east end of the barn's north elevation is partly obscured by a two storey building of what appears to be coursed squared corallian limestone with a hipped slated roof (see plate 3). This building is described as being later in date than the barn in the Listing Description, although it was still present by 1856. Like the north range, this building has clearly undergone much alteration during its lifetime, and it is constructed of a combination of brick and stone with a queen-post truss roof internally. To the west of the barn, the rest of the north range is of 1½ storeys, built of plum-red handmade brick laid in English Garden Wall bond, with a pitched, partly pantiled roof (see plate 2). To both the north and south elevations, as well as the larger ground floor openings, some of which are inserted, there are regularly-spaced square openings to the upper half storey; these are described as pitching openings in the Listing Description, although they seem rather small for this purpose (see plate 4). However, there is a lifting doorway to the west gable, which also has stone coping and shaped kneelers, as does the east gable. The roof structure of this part of the north range was not viewed, but the first floor retains a strongly constructed pattern of floor beams and joists. The large full height openings with timber lintels towards the west end of the range represent the former passage access into the yard as depicted on the early 25" maps.
- 5.12 The east range, as shown in 1856 and on later editions, had largely been demolished by 1963. The photograph also shows the wall surrounding the western yard, with its gateways and tall flanking piers, and there is a single storey structure with a tall chimney stack at the north-west corner which might represent a former smithy, although no such building is mentioned in the 1962 sale catalogue. The square structure shown on the west side of the eastern yard in 1912 had been extended southwards by this date, and the southern end of the east range had been replaced with a new structure, probably the 6-bay cattle shed and fodder house.

- 5.13 There were a number of detached buildings depicted on the early maps to the north of the north range which no longer exist. One open-sided structure, shown running parallel to and close by the central part of the north range in 1856, survived as late as 1963, by which date it was equipped with a steeply pitched roof covered in corrugated sheeting; this may have been the 4-bay wood and corrugated iron hay barn listed in the stackyard in the 1962 sale catalogue. A large Dutch barn, built between 1893 and 1912, stood slightly further to the north, and again this is listed in the sale catalogue. The 1963 aerial photograph also shows a ruined structure to the west of the Dutch barn, which is shown on the maps from 1856 - in 1893 it is depicted as being of three cells, with the east cell open-fronted (see figure 5B), and may be the small loose box and attached lean-to implement shed noted in 1962.
- 5.14 Parts of the garden to the south of the farm complex retain the layout as shown in 1856. The tall brick boundary wall separating the two still stands, with piers set at broadly equal centres to the south face and, although it has been subject to some rebuilding, retains much of its original fabric [1/520] (see plate 5). A narrow passage between the house and a structure attached to the west end of the wall gives access to the garden, and map evidence suggests that this is also an early feature; the structure, first depicted in 1893, contains a WC and so is presumably the store house and WC listed in 1962. There is a wide flower border to the immediate south side of the boundary wall, and a walkway running parallel to this. At its west end, the walkway connects with the curved driveway shown to the front of the house in 1893 (now a gravel walk with a circular stone pond and fountain to the centre), while at the east end there is a small summerhouse, also shown in 1856 and more clearly in 1893. This summerhouse has a central round-headed doorway flanked by windows, and a low brick pediment over. Only a very few fruit trees remain from the orchard depicted to the south of the garden in the mid 19th century, and the division between it and the garden is now marked by a modern brick ha-ha. The coniferous shelter belt to the east of the orchard has been largely felled, but a few trees survive from the avenue to the west.

The 'to-be-demolished' Building

Plan Form, Structure and Materials

- 5.15 The 'to-be-demolished' building lies on the southern side of the associated farm complex, just east of the house (NGR SE 72715 85576) (see figure 2). The building is actually placed on a shallow north-east/south-west alignment, but for ease of description, the long axis is considered to be aligned north-south. The west elevation faces the house, although the southern half was very overgrown at the time of the EDAS survey, with limited access. The east elevation is now concealed within a large modern shed which covers the whole of the historic foldyards and which is used for rearing ducks, but the north gable remains open. The south gable faces into the garden to the south of the house. The only access to the building is via the yard to the east of the house, itself reached through the post-1963 gateway at the north-west corner. Figure 7 depicts a plan and section of the 'to-be-demolished' building.
- 5.16 The building is rectangular in plan, with maximum external dimensions of 14.00m north-south by 6.85m east-west; the 1963 aerial photograph indicates that it was once nearly twice as long, the northern half having been demolished after this date, probably when the existing duck shed was built to its immediate east, perhaps in the late 1960s-early 1970s. The building is of a single storey, with a pitched roof, with pantiles to the west side and corrugated asbestos sheeting to the

east, ceramic ridging and flat stone gable coping to the south gable [1/575] (see plate 6). Internally, the building has a maximum total height of 5.50m from ground floor level to the underside of the roof ridge.

- 5.17 The building has load-bearing external walls, which vary in width between 0.24m to 0.45m. They are built principally of two different materials, brickwork and stone rubble; the form and distribution of these materials is described in greater detail below. Internally, the building is open to the roof ridge and is divided into four bays of unequal length by three east-west aligned roof trusses. The majority of the building is floored with concrete, although to the northernmost bay there are patches of broken flagstone flooring and a possible cobbled surface that are earlier.

External Elevations

- 5.18 The north gable faces north towards the large Listed east-west range enclosing the north side of the farmyard. As has already been noted above, the building once extended significantly further to the north, and this was demolished after 1963. The demolition left the north end of the remaining roof in poor condition, and the northern gable is poorly built and hastily thrown up, possibly re-using demolition material from the building's northern half [1/570, 1/572] (see plate 7). It is built of handmade dark red bricks (average dimensions 210mm by 100mm by 70mm) set with lime mortar and roughly laid in a variation of English Garden Wall bond, with between five to nine stretcher courses to each header course. A possible earlier, slightly lower gable line is visible to the east side of the gable [1/574].
- 5.19 The wall forming the north end of the west elevation projects some 1.80m beyond the north gable, and the north gable is clearly built over it [1/571]. The east (internal) face of the west elevation is built of roughly coursed and squared limestone rubble, set with a lime mortar, but the west (external) face is of brick; the mid-red neatly moulded (possibly machine moulded?) bricks (average dimensions 220mm by 100mm by 70mm) are also set with a lime mortar and mostly laid in stretcher bond, with a single visible header course [1/576, 1/577] (see plate 7). There is a doorway to the approximate centre of the west elevation, with a flat wooden lintel [1/578, 1/579] (see plate 10); the doorway retains its softwood frame and a softwood plank and batten door, painted dark red, hung on long spear-head strap hinges [1/580]. The majority of the southern external part of the west elevation is obscured by garden vegetation, but to the south of the doorway, it is built of different brickwork than to the north. A mixture of different bricks are used in this part; some are of early appearance, mid-red and handmade (average dimensions 330mm by 110mm by 550mm) but the majority are brownish-red and handmade (average dimensions 220mm by 100mm by 60mm). They are all set with a lime mortar and laid in a variation of English Garden Wall bond (approximately six stretcher courses to each header course).
- 5.20 The south gable can only be seen from within the garden [1/528] (see plate 5). The lower c.3.20m is built of light to mid-red handmade bricks (average dimensions 220mm by 110mm by 70mm) set with a lime mortar and laid largely in stretcher bond; this represents the height of the garden wall to either side [1/524]. The upper part of the gable, above the height of the garden wall, is built of similar brickwork to the brownish-red brickwork noted in the west elevation south of the central doorway [1/525] (see plate 11). There is a small window opening to the apex of the gable, fitted with a wooden frame comprising three small fixed panes over a lower part which appears to have been bottom-hinged and to have opened inwards. The south face of the garden wall incorporates a number of slightly

projecting brick piers, set at broadly equal centres. One of these piers is set within the south gable, slightly to the west of the building's east wall [1/527, 1/529]. The garden wall to the immediate east butts the pier; the 1963 aerial photograph shows a modern structure here with possibly a new roof which interrupts the original wall alignment, although this stands on the site of an earlier structure which is depicted on the 1893 and later maps.

- 5.21 Apart from at its very north end, the east elevation is only visible from within the large modern shed to the east used to house ducks. Like the west elevation, the north end projects some 1.80m beyond the north gable [1/573] (see plate 8), and it is built of roughly coursed and squared limestone set with a lime mortar; the north end has been recently rebuilt in a much neater manner. Much of the east elevation facing into the duck shed is rendered, possibly obscuring some relevant detail [1/627, 1/629]. The northern half is built of stone as described, and incorporates a doorway with a flat wooden lintel; the doorway retains its softwood frame and a softwood plank and batten door, hung on long strap hinges [1/592] (see plate 12). At the end of the stone section of the elevation, there is a second doorway, placed opposite that to the approximate centre of the west elevation, but it has been blocked and rendered over (see plate 13). To the south of the blocked doorway, the elevation is built of deep red handmade bricks (average dimensions 200mm by 100mm by 60mm), set with a lime mortar and laid in a stretcher bond. There is a third doorway, again with a flat wooden lintel, to the south end of the elevation; this doorway retains its softwood door frame and a softwood plank and batten door, hung on long strap hinges [1/585, 1/587]. The south end of the elevation clearly butts the north face of the garden wall [1/631]. From within the duck shed, it can be seen that the north face of the garden wall is of a different form to the south (and presumably more visible) face; it is essentially of pier and panel construction, and largely of stone rubble below the panels, with bands of brick. As with the south face, the section immediately to the east of the 'to be demolished' building is a later rebuild, associated with the modern structure shown here on the 1963 aerial photograph (see figure 6).

Circulation

- 5.22 At the time of the EDAS survey, access to the interior of the building was through the main approximately central doorway in the west elevation; this was placed opposite the blocked doorway in the east elevation, once creating a roughly central cross passage through the building. As stated above, the majority of the interior is floored with modern concrete, with a very few small areas of earlier flooring visible to part of the northernmost internal bay. A low stone east-west aligned wall has been used to create a separate pen to the northernmost bay of the interior, on the north side of the central cross-passage [1/604; 2/089, 2/093, 2/094] (see plate 13); it has been thickly re-pointed, and may be a modern feature. At the time of survey, all other internal partitions were timber and clearly modern, and so were not recorded [1/588, 1/596; 2/091].
- 5.23 Commencing with the north wall, the majority is of brickwork, although a few courses of stone rubble are visible to the base [1/597, 1/599], suggesting that the recent gable was built from an earlier division of the longer structure. The north gable wall is only 0.22m wide, and clearly butts the east and west walls at either end [1/600]; these are built of roughly coursed and squared limestone set with a lime mortar [1/591, 1/601]. They are significantly wider than the north gable wall, and indeed most of the other brick built walls within the building, being between 0.40m-0.45m in width. At the southern (brickwork) end of the west wall, there appears to be a low area of blocking or re-building, with a smaller blocking within,

but the purpose of these is uncertain [1/606]. The brickwork southern ends of the east and west walls clearly butt the building's south wall; indeed, a gap of up to 0.15m has opened up between the west and south walls [1/611; 2/096, 2/100] (see plate 9). The lower c.1.50m of the south wall has a pronounced batter, although it is not certain if this is a structural feature or the result of the wall leaning to the south. There are a row of shallow sockets placed at c.2.80m above the internal floor level to the south wall [1/584; 2/090, 2/095] (see plate 14). All four internal walls retain patches of whitewash.

- 5.24 The interior of the building is crossed by three east-west aligned roof trusses, set at unequal centres but all of the same king-post form [1/613, 1/616, 1/620, 1/621, 1/624, 1/626; 2/088, 2/092] (see plate 15). The tie-beam and king-post are both softwood, and fairly crudely shaped; some of the posts retain their bark and have a sub-circular section. The bases of the posts are bolted through the tie-beams, and the tie-beams rest on wall plates. The principal rafters are possibly re-used here, and appear to be of sawn softwood. They once had a collar running between them at a high level, secured by a single peg at each end, for which the mortices survive; clearly the collar could not have been present at the same time as the king-post. As has been noted above, collar trusses form the roof structure in the barn at the west end of the north range. Each principal supports a pair of staggered purlins with through tenons secured by wooden pegs. The softwood common rafters are carried on the purlins, and rise to a plank ridge-piece. No carpenters' marks, timber importation marks, assembly marks or similar were noted on any of the roof timbers.

Discussion

- 5.25 The Heritage Statement has uncovered no clear documentary or structural evidence for a farm complex or house pre-dating that built in c.1790 by the Earl of Salisbury's agent Edward Cleaver, and soon after occupied and subsequently owned by Robert Stockdale. The house is similar to other examples of smaller country houses of the aspiring gentry built within the North York Moors area during this period, and is typical in the extensive use of brick which was then the fashionable building material (RCHME 1987, 57-61 & 207). Whilst Sinnington Manor had no formal associated park, the enclosures to the south of the house bear some resemblance to those that have been recorded at smaller country houses in South Yorkshire, created in the late 18th and early 19th centuries (Klemperer 2010), and also closer by at Wydale Hall, Brompton by Sawdon (Dennison *et al* 2014). However, the formal appearance of the orchard would have been at odds with the massing and grouping of trees that might be expected in the late 18th century, and so it may be that these were planted later; the 1963 aerial photograph shows several large trees nearer to the house that could have formed part of an earlier planting scheme but which have since been felled or fallen. The 1856 Ordnance Survey map also shows evidence for other landscape elements, for example a linear plantation along the edge of the northern fields to screen the complex from the Kirkbymoorside to Pickering road, an avenue approach running from that road to the south, and linear plantations along either side of the orchard to frame the view from the south of the house (see figures 4 and 5A).
- 5.26 The form of the farm complex, with central yards completely enclosed by continuous ranges, most commonly occurs away from older village centres on land enclosed by parliamentary acts in the late 18th and early 19th centuries (RCHME 1987, 159). Sinnington Manor remains an impressive example of its type. The north range included the barn, and probably also stables, a granary and loose boxes. The two yards to the south may have functioned as foldyards, with byres

and cattle shelters around the eastern yard. Nevertheless, there are several questions relating to the late 18th century works that could only be resolved through further detailed architectural survey. For example, the distribution and use of stone within a largely brick complex would repay further investigation - it may be that the original farm outbuildings (listed as barns, stables and outbuildings in 1796) were built in stone and Robert Stockdale added some new structures in brick, as evidenced by his initials on the east gable of the long east-west range. The Listing Description states that the stone building adjacent to the east end of the north side of the north range is a later structure, but neglects to mention that, at the east end of the north range, stone is also used internally for the ground floor walls for at least two bays. This is of relevance to the 'to-be-demolished' building under consideration, which also makes use of stone in part of its structure.

- 5.27 The 'to-be-demolished' building appears on none of the historic maps consulted for this report, not even the 1958 Ordnance Survey 6" map, but it is present (in its longer form) on the aerial photograph taken in July 1963 (see figure 6). Given the form and materials used in the building's construction, it would seem unlikely to have been built wholly between 1958 and 1963, and so the smaller scale mid 20th century map coverage might have not been properly revised. However, the 1856 Ordnance Survey 6" and the 1893 and 1912 25" maps, which cover the complex in greater detail, do not depict any part of the building as it is shown in 1963 (see figures 5a-d). Therefore, using a combination of map, structural and comparative evidence, the following development is proposed for the building under consideration.
- 5.28 The earliest surviving element is that part of the south gable which forms part of the garden boundary wall. The form of the house's south elevation, and the layout of the garden/orchard enclosures shown in 1856 and 1893 (see figures 5a-b), demonstrates that this was always considered to be a distinctly more 'polite' area than the farm complex to the north, and as such the two would always have been separated by a substantial boundary. It is almost certain that the existing boundary wall is part of the original late 18th century works although it could have been erected soon afterwards in the early 19th century (although, as noted above, that section to the immediate east of the 'to-be-demolished' building is a later rebuilding). The c.3.2m high wall not only acted as a boundary and screen from the farm buildings behind, but the use of brick provided numerous joints where trellis nails for the training of fruit trees could be fixed (Wood 1876, 284). Map evidence indicates that until at least 1912, the area now occupied by the southern end of the 'to-be-demolished' building comprised an east-west aligned structure backing onto the north face of the garden wall. It is likely that this was of a lean-to form, and probably comprised potting sheds, bothy and other structures used by the gardener; the row of small attached structures shown in both 1893 and 1912 might be growing or forcing pits (see figures 5b-c), as the adjacent supply of manure from the fold yard/yards would have been very useful. The row of sockets visible in the south wall of the 'to-be-demolished' building are associated with this structure.
- 5.29 Irrespective of when the 'to-be-demolished' building was actually built, the structural evidence suggest that this was not all done in a single phase. It is possible that the surviving stone-built elements of the east or west walls form part of an earlier phase and, as has already been noted above, the use of stone throughout the whole farm complex needs more detailed recording to be properly understood. It was initially thought that one or both of the stone walls in the 'to-be-demolished' building might relate to the yard boundaries shown in 1856 and later, but this appears not to be the case. In 1856, and on the later maps, the western boundary of the western yard ran south from the south-west corner of the building

with the chimney in the north-west corner of the yard (see figure 5A-D). However, a simple map regression and comparison with the 1963 aerial photograph suggests that the long axis of the 'to-be-demolished' building is placed across where the yard boundary wall ought to be, rather than aligned on it, suggesting that neither the east or the west wall were present in 1856; they could still however form part of an initial phase of the building which was then extended north or south.

- 5.30 The form and organisation of the 'to-be-demolished' building suggests that before the northern half was demolished, it was most probably used as a byre, possibly the 6-bay cattle shed with fodder house listed in the 1962 sale catalogue. Parts of the surviving roof trusses are similar to the late 18th century collar-trusses seen in the barn in the north range. However, given that the majority of the building dates to after c.1900 (and may be even post 1950s), it would not have originally been provided with trusses of this form, nor could a collar have been used with the present king-post arrangement. It is therefore likely that they are re-used here, perhaps from a part of the late 18th century farm complex which was subsequently demolished.

6 HERITAGE SIGNIFICANCE AND IMPACTS OF PROPOSALS

Heritage Significance

- 6.1 Using the data gathered by this Heritage Statement, an assessment of the grade of importance or significance of the 'to-be-demolished' building can be made. This assessment is based on professional judgement, and a combination of the Secretary of State for Culture, Media and Sport's criteria for scheduling Ancient Monuments or listing buildings of Special Architectural or Historic Interest, and the four values used by Historic England to assess significance, namely evidential value, aesthetic value, historical value and communal value (English Heritage 2008, 27-32). A value or significance grading system can be applied to identified heritage assets, namely Very High/International, High/National, Medium/Regional, Low/Local, Negligible and Unknown. Further details on how these grades can be generally applied is contained in Appendix 2.
- 6.2 While other elements of Manor House farm are Grade II Listed Buildings (the house and the long east-west range), the 'to-be-demolished' building is not. However, as stated by Ryedale District Council's Building Conservation Officer, it is Grade II curtilage listed, as it has a strong relationship with the Listed Buildings in the complex. The site is afforded no other protection - it does not lie within a Conservation Area, does not have any immediately adjacent Scheduled Monuments, and lies outside the development limits as defined by the Ryedale Local Plan Strategy.
- 6.3 In accordance with the above, the heritage significance of the Manor House farm complex as a whole can be afforded a '*medium*' or '*regional*' value grade, i.e. Grade II Listed Buildings and/or historic unlisted buildings that can be shown to have exceptional qualities in their fabric or historical associations. However, within this general grade, the individual 'to-be-demolished' building can be afforded a '*low*' or '*local*' value grade, i.e. locally listed buildings and/or historic (unlisted) buildings of modest quality in their fabric or historical association (see Appendix 2); this grade is almost all due to the fact that it is Grade II curtilage listed. As previously noted, the surviving building is not significantly early in date, it has been subject to previous interventions and repairs (including the demolition of the north half), it preserves few features of historic interest, and it is not part of the original late 18th century development of the farm complex; indeed, the 'to-be-demolished'

building does not appear to have been built before c.1900 and may be even post 1950s in date. It is, however, built of reused materials, including brick, stone and roof timbers, which were presumably sourced from the earlier late 18th century buildings which stood in this general area and which are depicted on historic maps from 1856 to 1912.

Development Proposals

- 6.4 The development proposals involve the complete demolition of the existing dilapidated outbuilding, which is to be replaced by a new brick and slate single storey garage (see figure 8); as noted in Chapter 5 above, parts of the building are now in a poor condition, with the north gable in particular in danger of potential collapse. The new 6-bay building is proposed to be 21.3m long (north-south) by 7.0m wide (east-west), with an eaves height of 2.7m and ridge height of 5.2m; the northern five bays will have cart-type openings while the southern bay will be a garden store and WC. As far as can be judged, the dimensions of the new building correspond to that which previously occupied the site (as shown on the 1963 aerial photograph - see figure 6), the northern half of which is thought to have been demolished when the existing large shed was built, probably in the late 1960s-early 1970s. It is assumed that materials from the existing 'to-be-demolished' building will be retained for use in the new structure, and that some new drainage work will be needed for the new WC.

Assessment of Development Impact

- 6.5 In general, any assessment of development impact (or significance of effect) on any heritage asset will depend on the value or significance of that asset combined with the degree or magnitude of potential impact. As noted above, the value grade of the 'to-be-demolished' building is considered to be 'low'. Magnitude of development impact can also be graded according to whether it is Substantial/Major, Moderate, Slight/Minor, Negligible or No Change. Details of how these grades can be applied in principle is given in Appendix 2, and it should be noted that impacts can be positive as well as negative. The overall Significance of Effect or impact can then be determined by combining the value/significance of an asset and the magnitude of impact. The way in which this overall effect is calculated is also explained in Appendix 2.
- 6.6 The complete demolition of the 'to-be-demolished' building will result in a 'substantial' or 'major' adverse effect. By using the matrix outlined in Appendix 2, it can be seen that a combination of this and the 'low' value grade of the building will produce an either 'moderate' or 'slight' overall significance of effect. Given the relatively late construction date for the building and the fact that it retains few features of historic interest, being built almost wholly of reused material (apart from the majority of the south gable), it is considered that this overall grade should be '*slight adverse*'. However, this assumes that there will be no alteration or demolition of the c.3.2m high garden wall which forms the bulk of the south gable of the building.
- 6.7 There are unlikely to be any significant visual impacts on the two adjacent Listed Buildings and, given that the new structure is effectively replacing one that was there in the 1960s, some slight positive benefits will ensue. The height of the new structure will help to screen the large modern agricultural shed from the Grade II Listed house, and its length will help to recreate the former division between the surroundings of the house and the farm complex.

- 6.8 There are unlikely to be any below-ground archaeological impacts associated with the construction of the new building. The new building effectively replaces one that has already partly been demolished, and it is assumed that any excavations for new foundations will be dug through ground that has already been disturbed; it may even be possible to utilise surviving foundations of the earlier building. It is also envisaged that any new foundations will be 'strip foundations', typically up to 0.7m deep and 0.5m wide, and these are unlikely to be sufficiently deep to encounter any undisturbed ground. The late 18th century farmstead was built within former common land, away from any medieval settlement, although it is possible that deposits and features relating to earlier prehistoric and/or Roman-British activity might be present on the site. However, none has been found to date, the area does not appear to have been particularly densely settled during these periods, the area of new ground disturbance is relatively small, and the depth of any excavations is likely to be limited.

7 CONCLUSIONS

- 7.1 It will be for the Local Planning Authority to decide whether the proposed development is given permission, and if so what conditions may or may not be attached to any consent. However, based on the information collated for this Heritage Statement, a number of concluding points can be noted which may have a bearing on any determination and subsequent mitigation that would be required to offset the 'slight adverse' significance of effect.

- the structure of which the 'to-be-demolished' building forms the surviving southern part does not appear to have been built before c.1900 and may even be post-1950s in date, and was probably used as a cattle byre;
- the northern half of the structure was demolished in the late 1960s-early 1970s when a large agricultural shed was erected in the former foldyard to its immediate east;
- the 'to-be-demolished' building has been built of re-used materials presumably salvaged from earlier buildings either on the farmstead or even on the actual footprint, it has suffered from several recent interventions, and contains few surviving features of historic interest;
- the new structure effectively replaces the partly demolished now partly ruinous former cattle byre, and will help to screen the large agricultural shed from the Grade II Listed farmhouse, and recreate the enclosed space around the rear of the house;
- the south gable of the 'to-be-demolished' building is built over an earlier c.3.2m high garden wall which is likely to be part of the original late 18th century development of the farm complex - if at all possible, any alteration or demolition of any part of this wall should be avoided or minimised so that the integrity of the feature can be maintained. If partial demolition is necessary (e.g. if it proves to be structurally unsound), any rebuilding should be in keeping and should match the remaining sections;
- there are unlikely to be any below-ground archaeological implications to the development;
- the 'to-be-demolished' building has been recorded as part of this Heritage Statement, by means of measured drawings (plan and section), photographs

and detailed description, equivalent to a Level 3 analytical record as defined by Historic England - no such recording work is therefore required to mitigate the effects of the development proposals;

- the new structure should contain a datestone or similar, so that it can be easily differentiated from the rest of the historic buildings in the farm complex.

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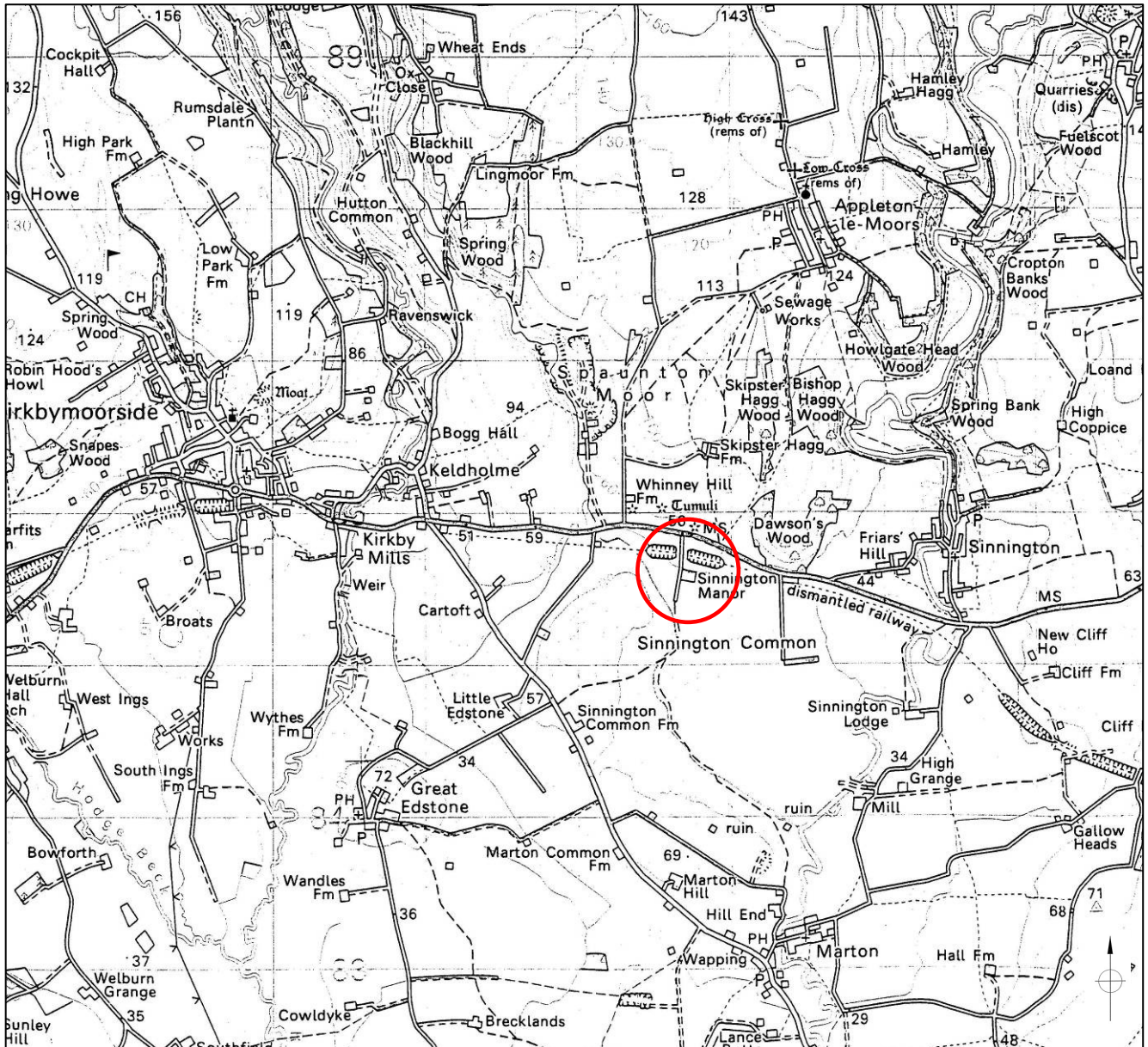
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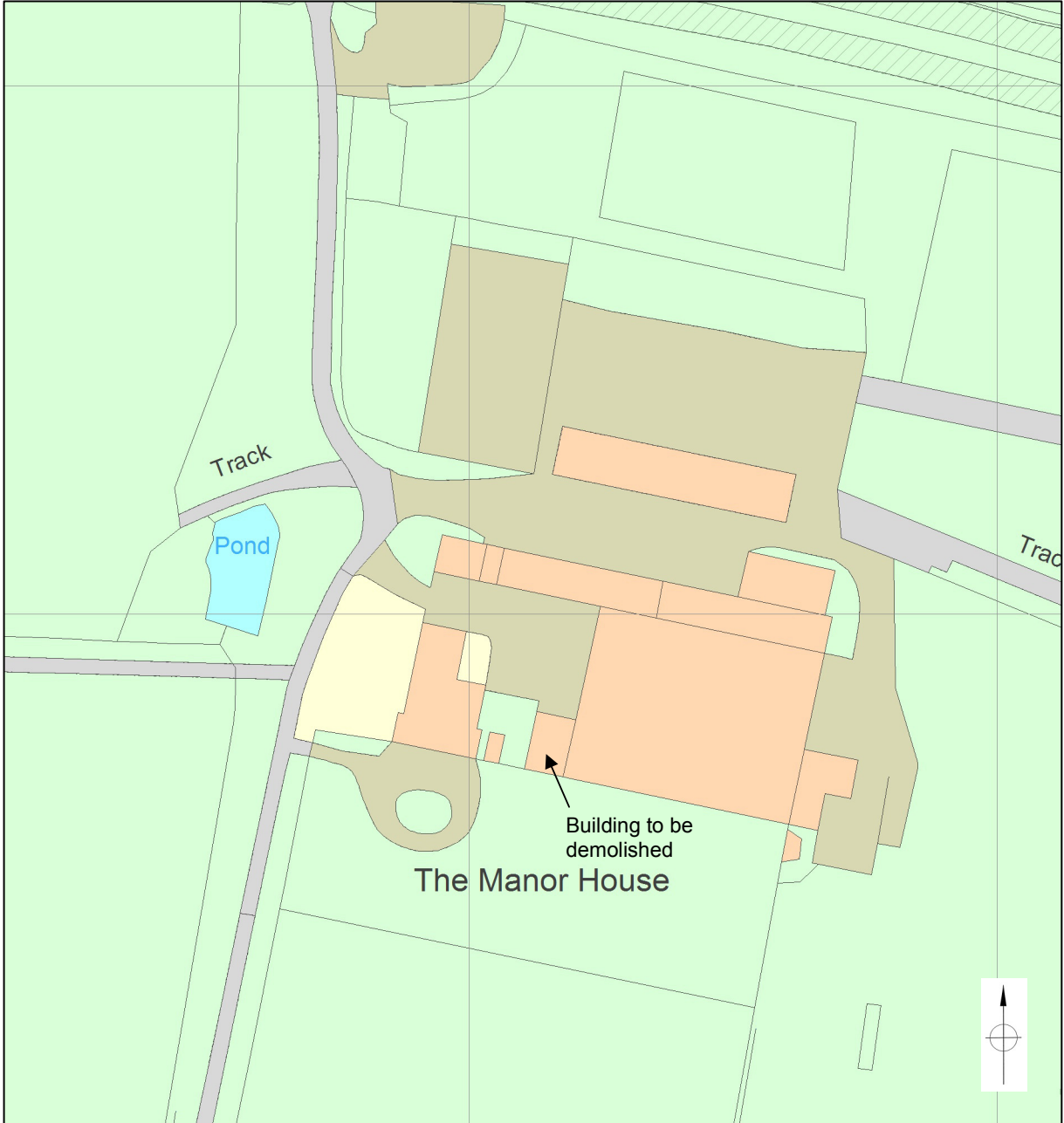
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PROJECT		MANOR HOUSE, SINNINGTON	
TITLE		GENERAL LOCATION	
SCALE	NTS	DATE	JULY 2015
EDAS		FIGURE	1



0 50m

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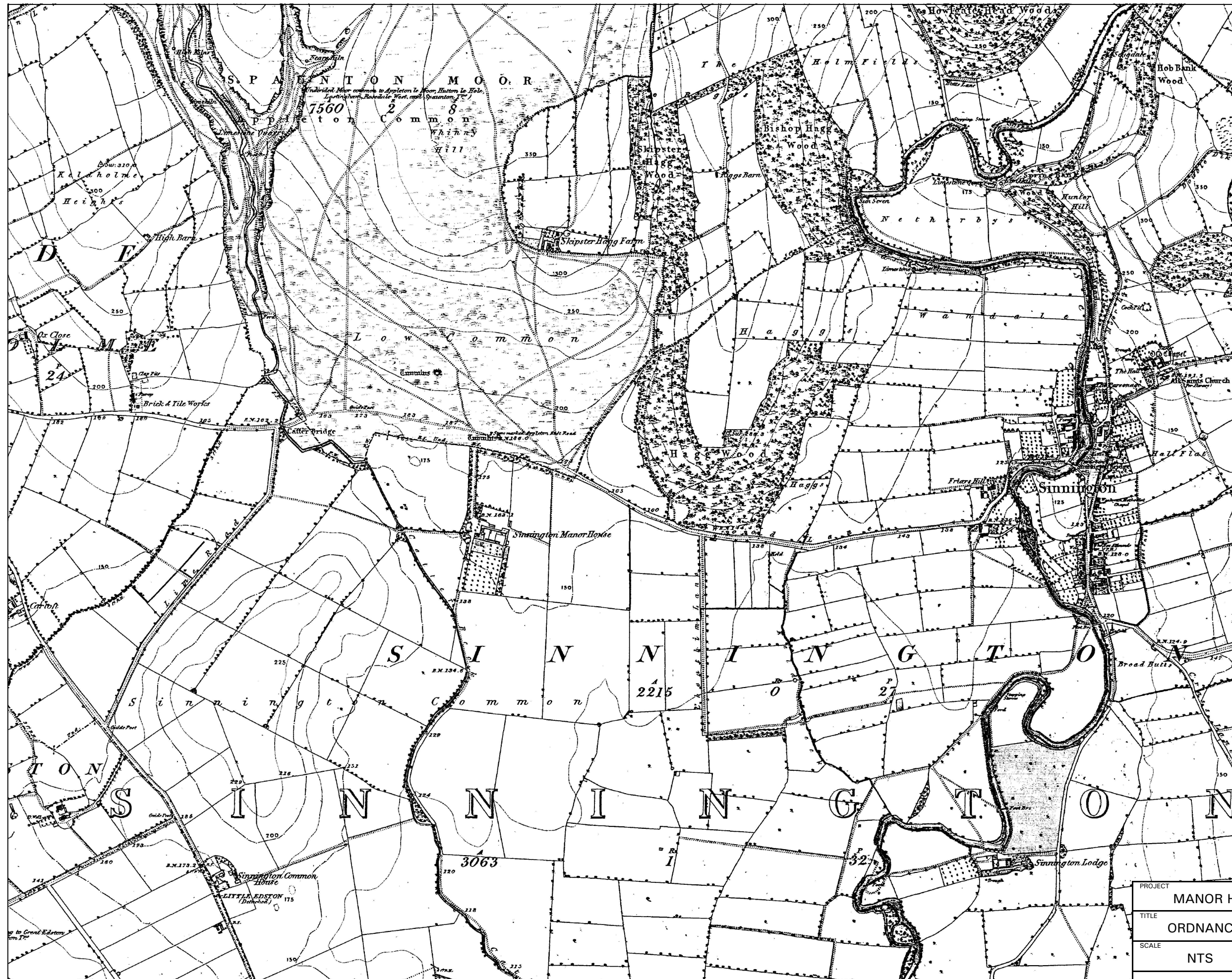
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TITLE		DETAILED SITE LOCATION	
SCALE	AS SHOWN	DATE	JULY 2015
EDAS		FIGURE	2

A PLAN
 OF THE COMMONS
 OF
 SINNINGTON AND MARTON AND EDSTONE,
 AS DIVIDED AND ALLOTTED
 IN 1787
 From a Survey by Jof Dickinson and Jof Colbeck.



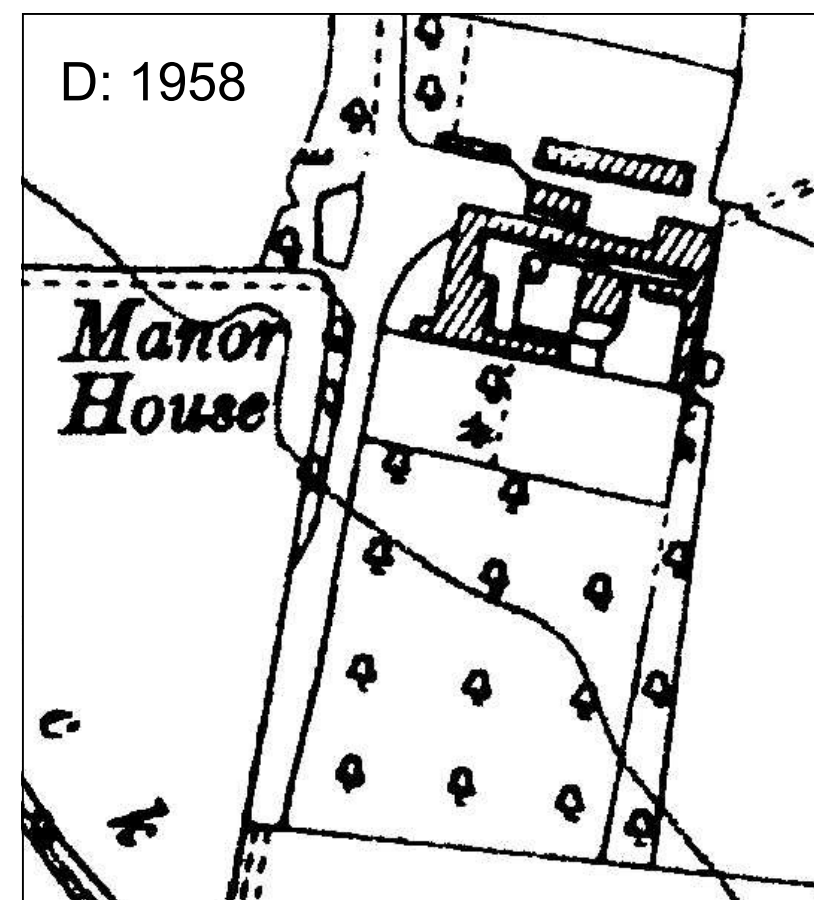
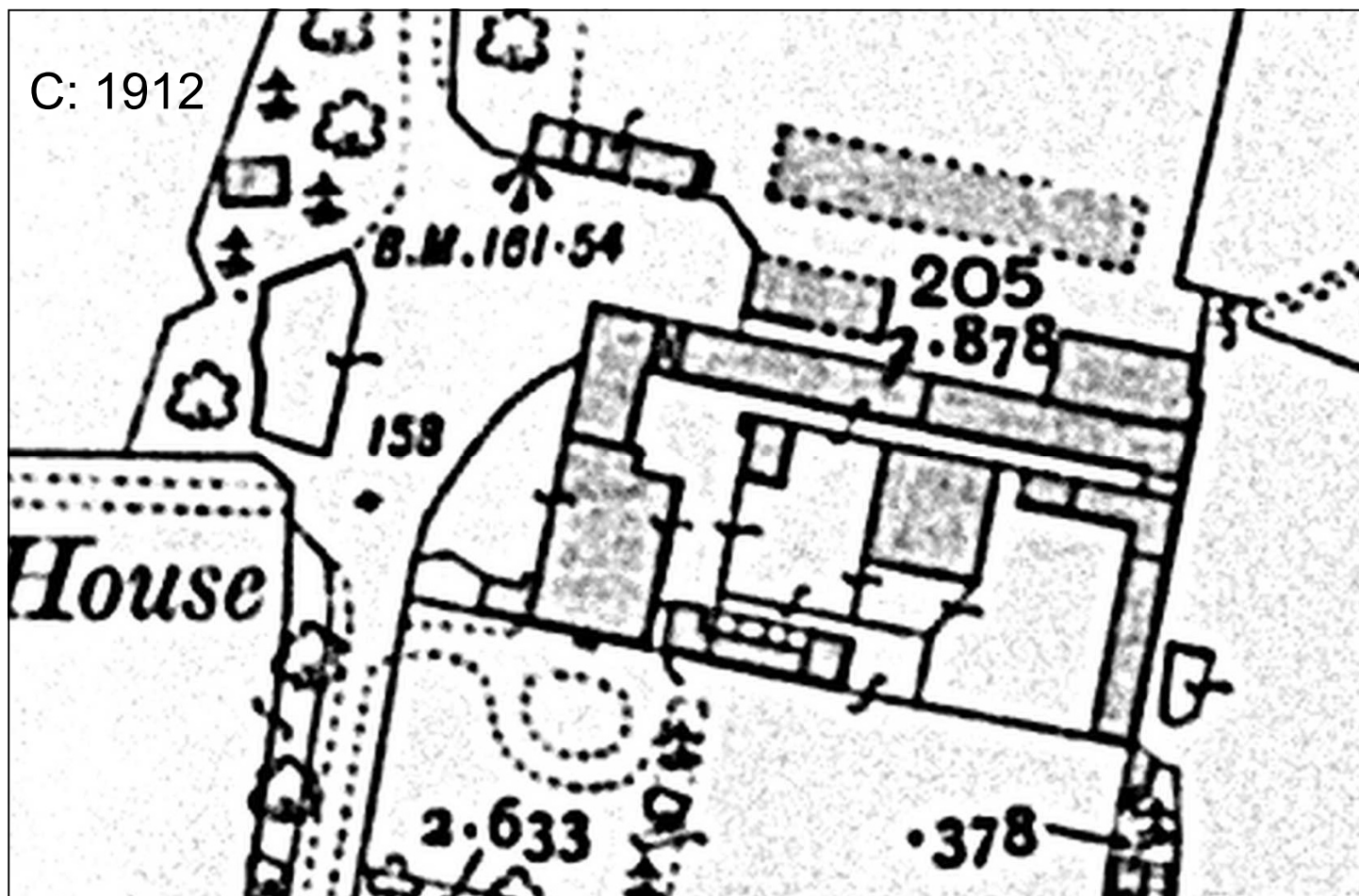
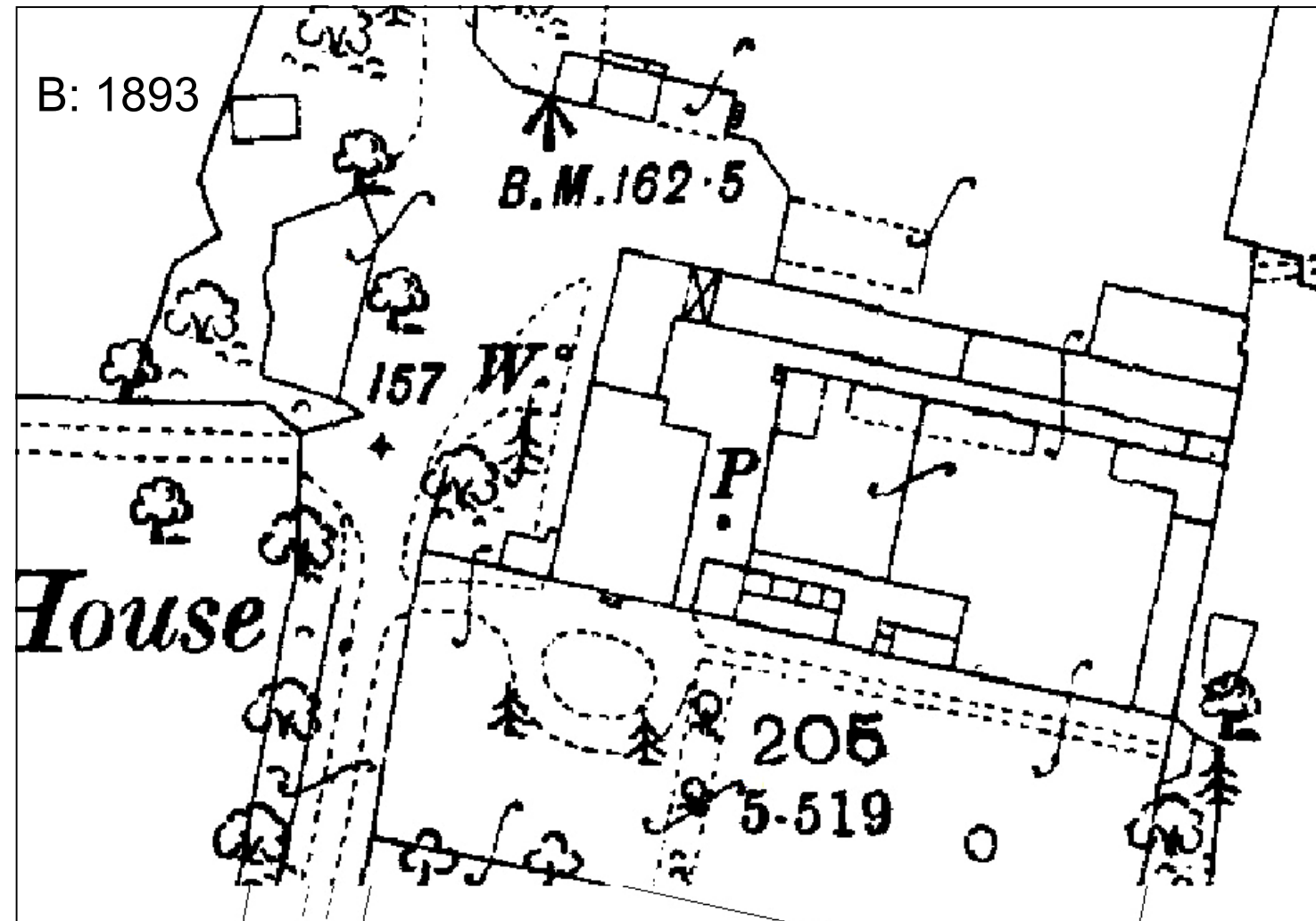
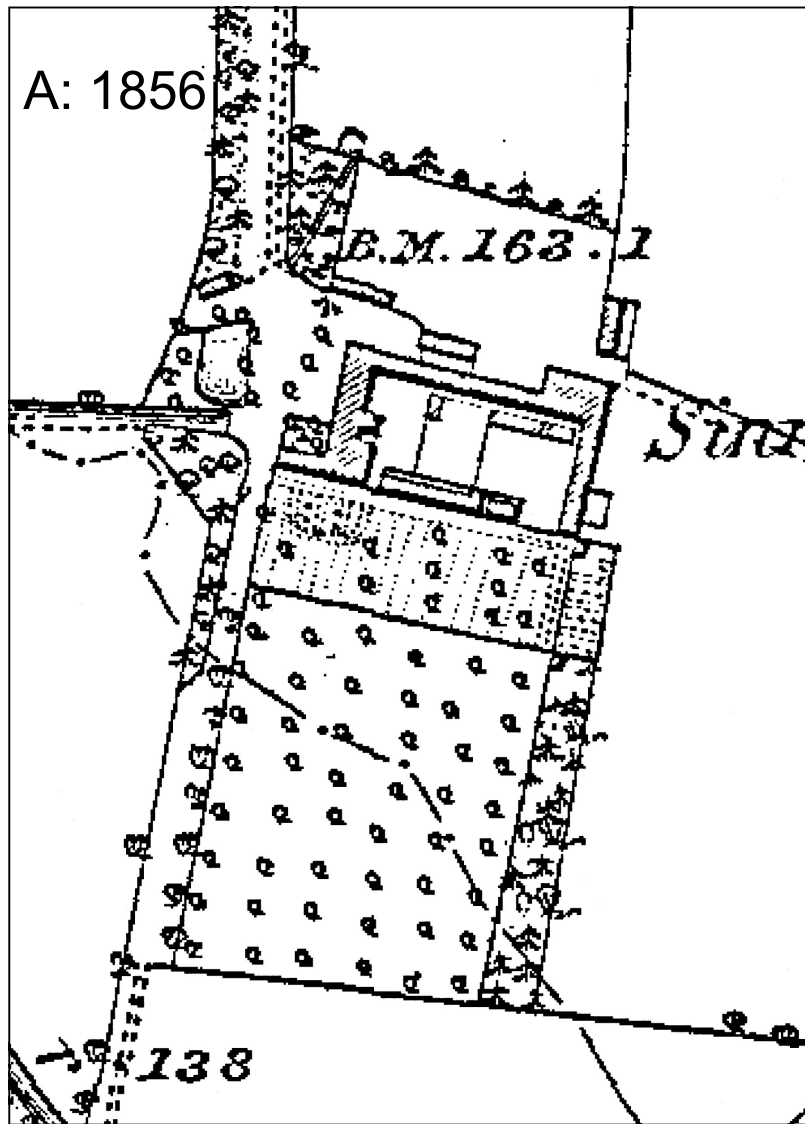
Source: NYCRO OUTFALL 146.

PROJECT		MANOR HOUSE, SINNINGTON	
TITLE		ENCLOSURE PLAN 1787	
SCALE	NTS	DATE	JULY 2015
EDAS		FIGURE	3



Source: Ordnance Survey 1856 6" map Yorkshire sheet 90.

PROJECT		MANOR HOUSE, SINNINGTON	
TITLE		ORDNANCE SURVEY 1856 MAP	
SCALE	NTS	DATE	JULY 2015
EDAS		FIGURE	4



- A: Ordnance Survey 1856 6" map
Yorkshire sheet 90.
- B: Ordnance Survey 1893 25" map
Yorkshire sheet 90/4.
- C: Ordnance Survey 1912 25" map
Yorkshire sheet 90/4.
- D: Ordnance Survey 1958 1:10,000 map
sheet SE78NW.

PROJECT		MANOR HOUSE, SINNINGTON	
TITLE		MAP REGRESSION 1856-1958	
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EDAS		FIGURE 5	

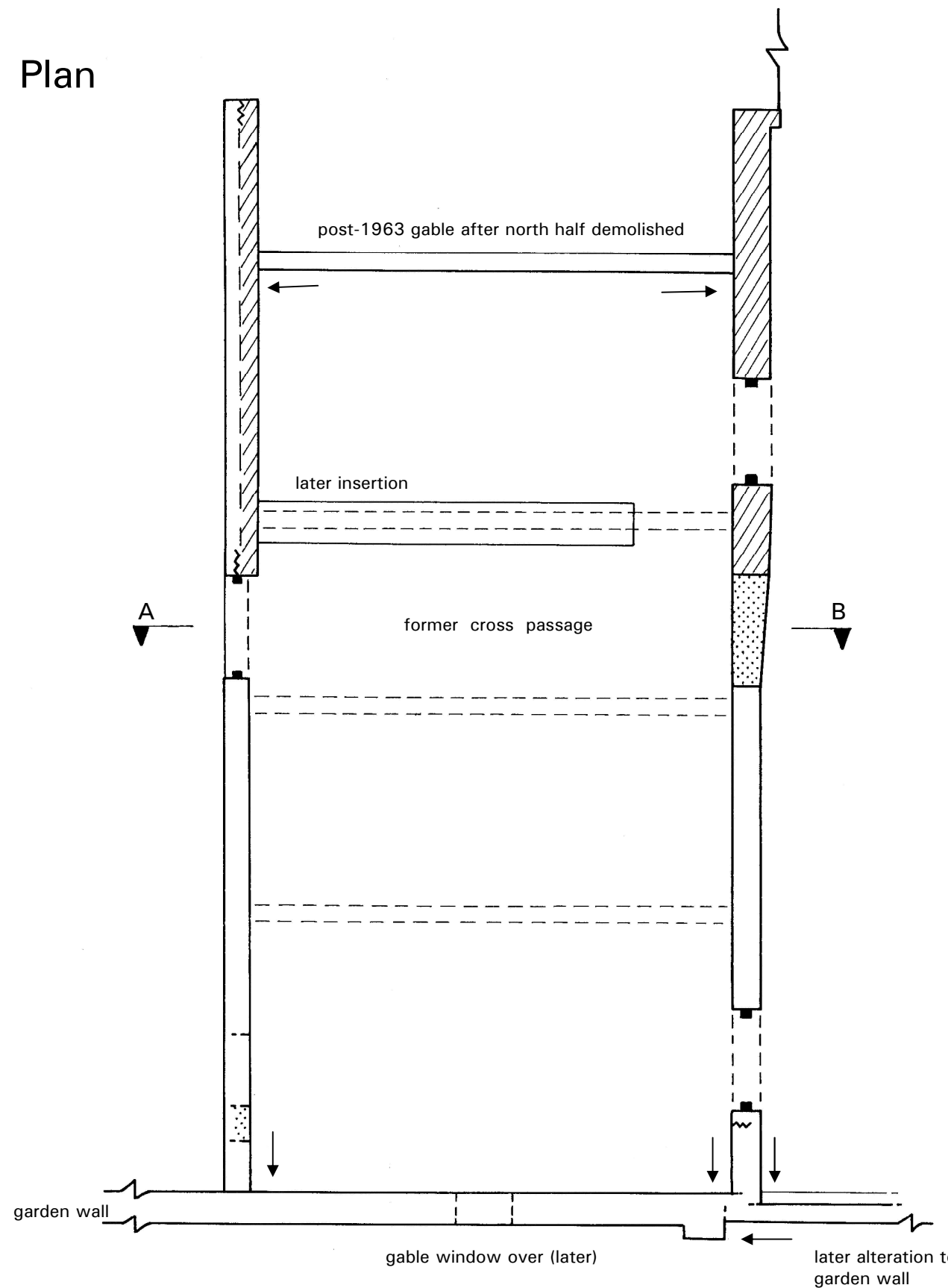





Top: July 1963 aerial photograph (courtesy Mr & Mrs M Wood).

Bottom: May 2009 aerial photograph (Google Earth).

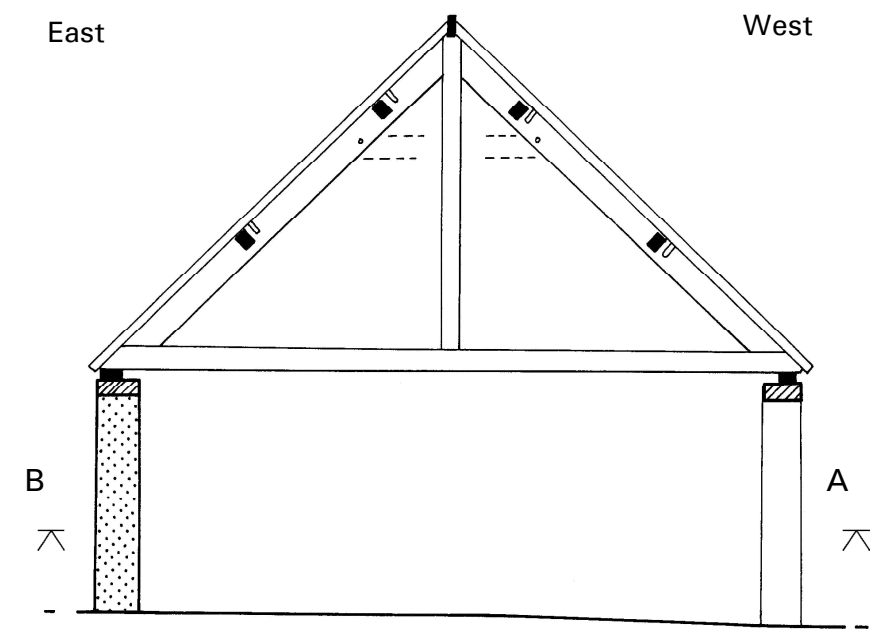
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TITLE		AERIAL PHOTOGRAPHS	
SCALE	NTS	DATE	JULY 2015
EDAS		FIGURE	6

Plan



-  BLOCKING
-  STONE BUILT
-  BUTTS

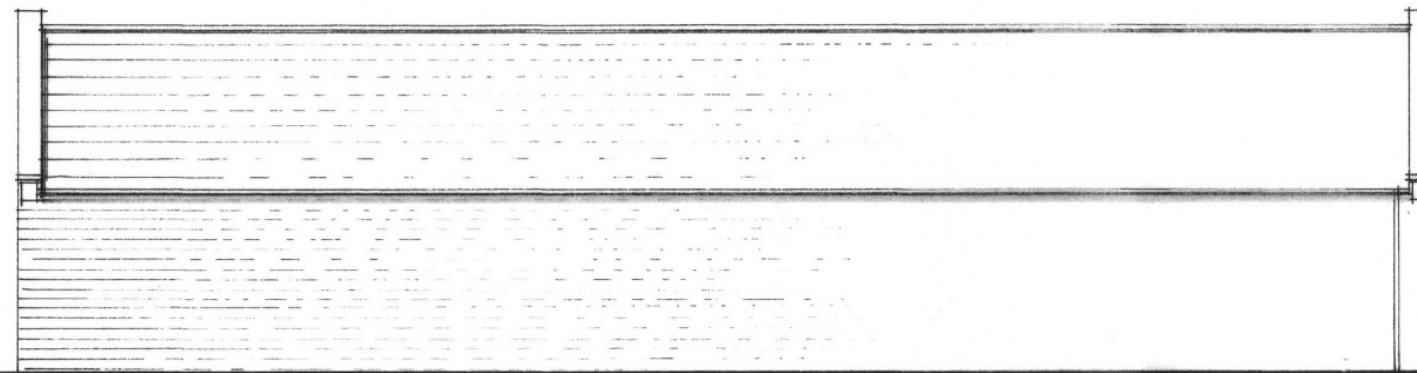
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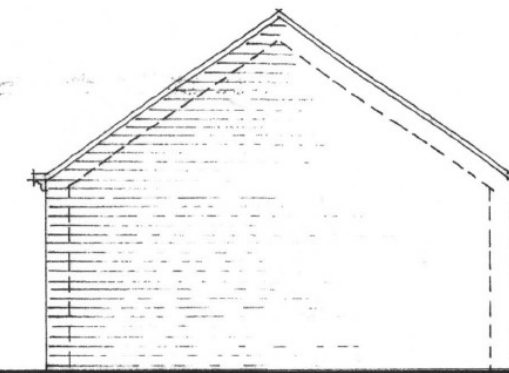
PROJECT MANOR HOUSE, SINNINGTON	
TITLE PLAN AND SECTION OF OUTBUILDING	
SCALE AS SHOWN	DATE JULY 2015
EDAS	FIGURE 7

PROJECT		MANOR HOUSE, SINNINGTON	
TITLE		PROPOSED DEVELOPMENT	
SCALE	NTS	DATE	JULY 2015
EDAS		FIGURE	8

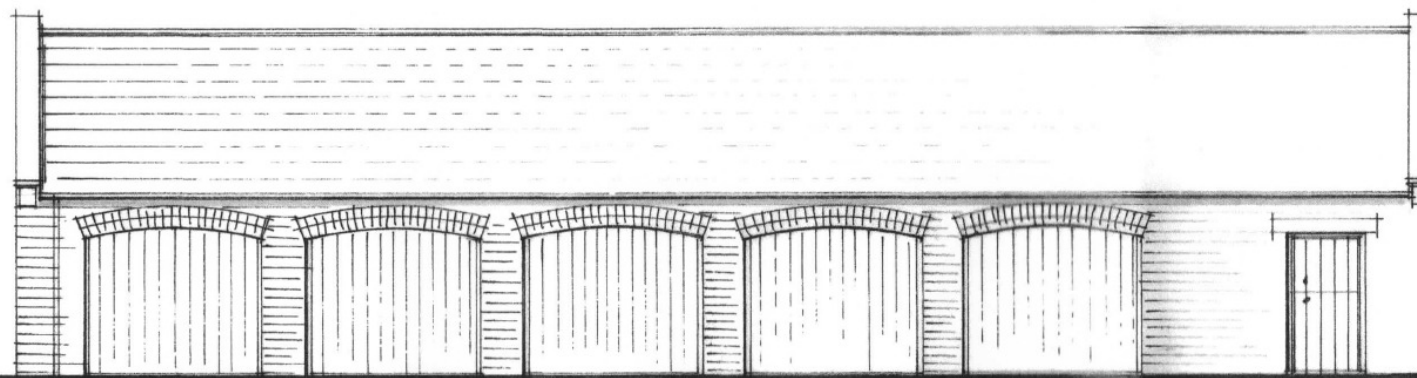
natural stone gable coping & kneelers slate roof brickwork walling c.i. rainwater goods



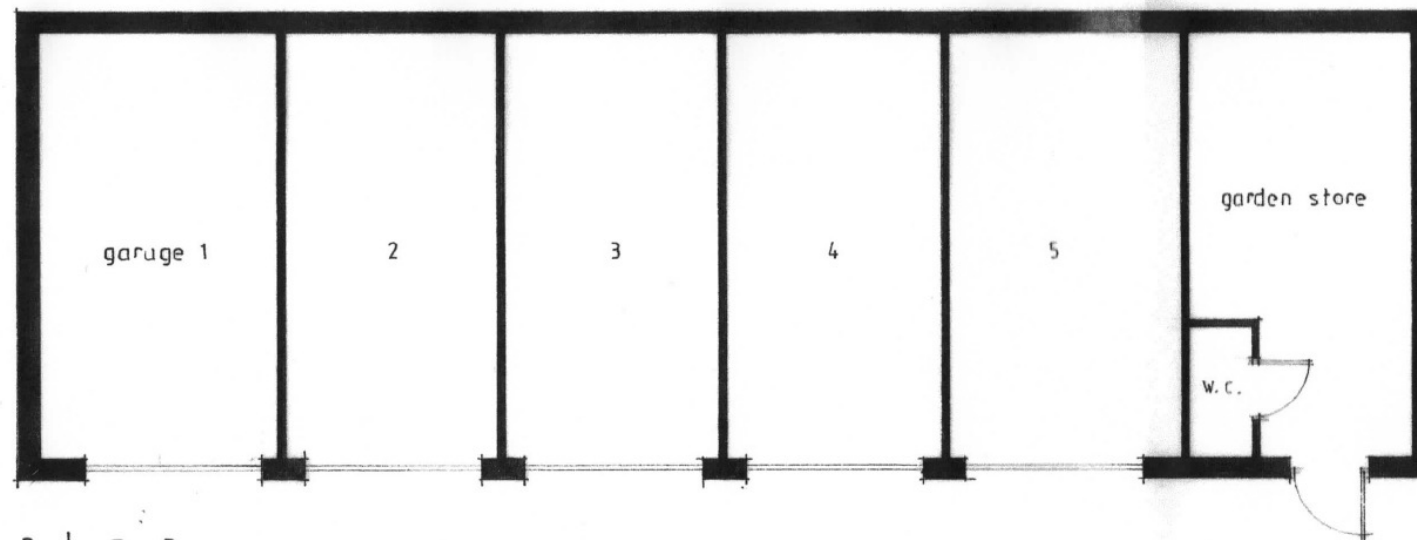
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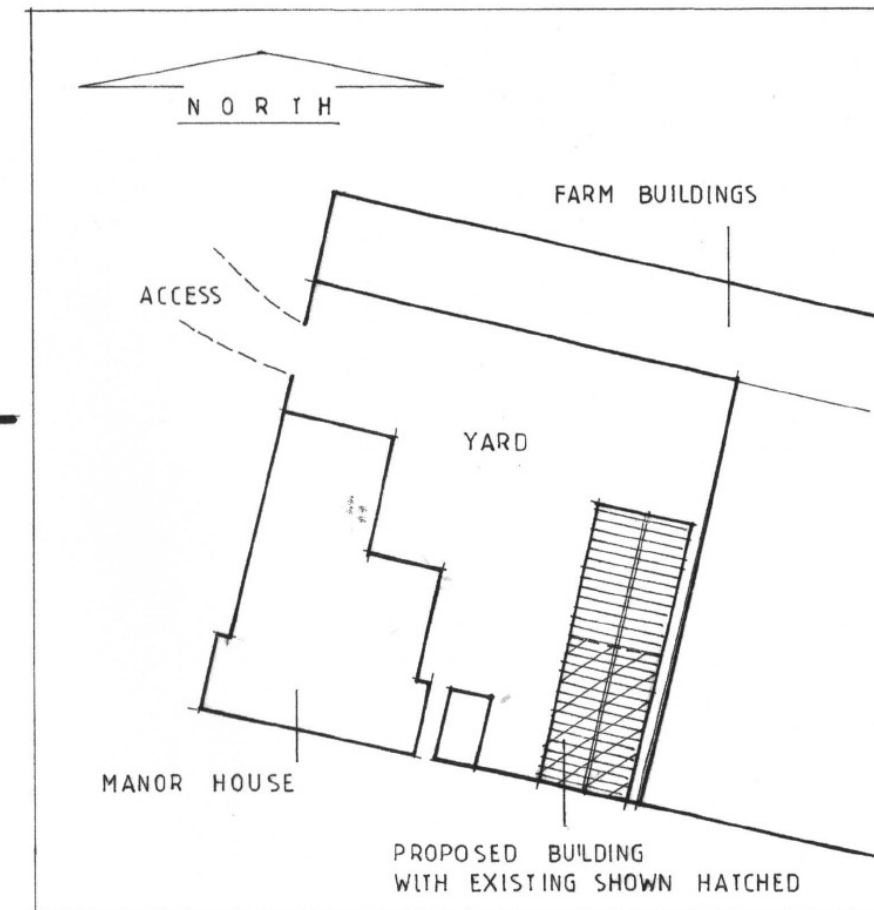
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w e s t



p l a n



Peter Rayment Design Ltd architectural designers
 Stray Head Aldaby Pickering North Yorkshire YO18 8PE
 email: design@peterayment.co.uk
 tel: 01751 472541

PROPOSED GARAGE	scale:	1:100	A3
MANOR HOUSE SINNINGTON	No:	090 714 1	
MR & MRS WOOD			



Plate 1: South front of house, looking N.



Plate 2: West end of north range and inserted recent gateway, looking NE.



Plate 3: Stone building on north side of north range, looking SE.



Plate 4: North side of west end of north range, looking S.



Plate 5: Garden wall running east from house, with south gable of 'to-be-demolished' building built over, looking NE (photo 1/520).



Plate 6: 'To-be-demolished' building, looking SE (photo 1/575).



Plate 7: 'To-be-demolished' building, north gable, looking S (photo 1/570).



Plate 8: 'To-be-demolished' building, east side of north gable, looking SE (photo 1/573).



Plate 9: 'To-be-demolished' building, south end of west wall, looking W (photo 1/611).



Plate 10: 'To-be-demolished' building, west elevation, looking E (photo 1/578).



Plate 11: 'To-be-demolished' building, south gable, looking N (photo 1/524).



Plate 12: 'To-be-demolished' building, doorway at north end of east wall, looking E (photo 1/592).



Plate 13: 'To-be-demolished' building, general view of interior, looking NE (photo 1/524).



Plate 14: 'To-be-demolished' building, south wall, looking S (photo 2/090).



Plate 15: 'To-be-demolished' building, roof trusses, looking S (photo 1/624).

APPENDIX 1

MANOR HOUSE FARM, SINNINGTON: PHOTOGRAPHIC CATALOGUE

Film 1: Colour digital photographs taken 14th July 2015

Film 2: Colour digital photographs taken 14th July 2015

<i>Film</i>	<i>Frame</i>	<i>Subject</i>	<i>Scale</i>
1	520	Garden boundary wall, W end, looking NE	-
1	524	To-be-demolished building, S gable, looking N	-
1	525	To-be-demolished building, S gable, looking N	-
1	527	To-be-demolished building, S gable, looking NW	-
1	528	To-be-demolished building, S gable, looking W	-
1	529	To-be-demolished building, S gable, looking W	-
1	570	To-be-demolished building, N gable, looking SE	1m
1	571	To-be-demolished building, N gable, looking SW	1m
1	572	To-be-demolished building, N gable, looking S	1m
1	573	To-be-demolished building, N gable, looking SE	1m
1	574	To-be-demolished building, N gable, looking S	1m
1	575	To-be-demolished building, W elevation, looking SE	1m
1	576	To-be-demolished building, N end of W elevation, looking E	1m
1	577	To-be-demolished building, N end of W elevation, looking SE	1m
1	578	To-be-demolished building, W elevation, looking E	1m
1	579	To-be-demolished building, W elevation, looking SE	1m
1	580	To-be-demolished building, door in W elevation, looking N	1m
1	584	To-be-demolished building, S wall, looking S	1m
1	585	To-be-demolished building, E wall, doorway at S end, looking E	1m
1	587	To-be-demolished building, E wall, doorway at S end, looking E	1m
1	588	To-be-demolished building, interior, looking SE	1m
1	591	To-be-demolished building, E wall, looking E	1m
1	592	To-be-demolished building, E wall, doorway at N end, looking E	1m
1	596	To-be-demolished building, E wall, looking SE	1m
1	597	To-be-demolished building, N wall, looking NE	1m
1	599	To-be-demolished building, N wall, looking NE	1m
1	600	To-be-demolished building, N wall, looking NE	1m
1	601	To-be-demolished building, W wall, N end, looking W	1m
1	604	To-be-demolished building, interior, looking SW	1m
1	606	To-be-demolished building, W wall, looking SW	1m
1	611	To-be-demolished building, W wall, S end, looking W	1m
1	613	To-be-demolished building, roof trusses, looking S	-
1	616	To-be-demolished building, S roof truss, looking S	-
1	620	To-be-demolished building, central roof truss, looking S	-
1	621	To-be-demolished building, N roof truss, looking N	-
1	624	To-be-demolished building, roof trusses, looking S	-
1	626	To-be-demolished building, roof trusses, looking S	-
1	627	To-be-demolished building, E elevation, looking NW	-
1	629	To-be-demolished building, E elevation, S end, looking W	-
1	631	Rear (N) face of garden wall, butted by E elevation of to-be-demolished building, looking W	-
2	088	To-be-demolished building, roof trusses, looking S	-
2	089	To-be-demolished building, interior, looking S	-
2	090	To-be-demolished building, S wall, looking S	1m
2	091	To-be-demolished building, interior, looking N	-
2	092	To-be-demolished building, roof trusses, looking N	-
2	093	To-be-demolished building, interior, looking NE	1m
2	094	To-be-demolished building, interior, looking N	1m
2	095	To-be-demolished building, interior, looking S	1m
2	096	To-be-demolished building, W wall, S end, looking W	1m
2	100	To-be-demolished building, W wall, S end, looking W	1m



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APPENDIX 2

APPENDIX 2: METHODOLOGY FOR IMPACT ASSESSMENTS ON HERITAGE ASSETS

Adapted from Highways Agency's 2007 Design Manual for Roads and Bridges volume 11, Section 3 Part 2 (HA 208/07), and in accordance with advice contained in the 2012 National Planning Policy Framework, and the previous Planning Policy Statement 5 (Planning for the Historic Environment).

Assessing Value or Significance of Heritage Assets

<i>Value</i>	<i>Examples</i>
Very High (International)	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Other buildings and built heritage of exceptional quality and recognised international importance. Historic landscapes and townscapes of international value or sensitivity, whether designated or not, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s).
High (National)	Scheduled Monuments, or undesignated archaeological assets of national quality and importance, or than can contribute significantly to national research objectives. Grade I and II* Listed Buildings, other built heritage assets that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in their listing grade. Conservation Areas containing very important buildings or with very strong character and integrity, undesignated structures of clear national importance. Grade I and II* Registered Parks and Gardens, Registered Battlefields and designated or non-designated historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved historic landscapes which exhibit considerable coherence, integrity time-depth or other critical factor(s).
Medium (Regional)	Undesignated archaeological assets of regional quality and importance that contribute to regional research objectives. Grade II Listed Buildings, historic unlisted buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic townscapes or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures). Designated special landscapes, undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value, and averagely well preserved historic landscapes with reasonable coherence, integrity, time-depth or other critical factor(s). Assets that form an important resource within the community, for educational or recreational purposes.
Low (Local)	Undesignated archaeological assets of local importance, assets compromised by poor preservation and/or poor survival of contextual associations, or assets of limited value but with potential to contribute to local research objectives. Locally listed buildings, historic (unlisted) buildings of modest quality in their fabric or historical association. Historic landscapes or built-up areas of limited historic integrity in their buildings or built settings (including street furniture and other structures). Robust undesignated historic landscapes, historic landscapes with importance to local interest groups, historical landscapes whose value is limited by poor preservation and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Archaeological assets with very little or no surviving interest. Buildings of no architectural or historical note. Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

Unknown	The importance of the asset has not been determined. Buildings with some hidden (i.e. inaccessible) potential for historic significance.
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Assessing Magnitude of Impact (Negative or Positive)

<i>Magnitude of Impact</i>	<i>Typical Criteria Descriptors</i>
Substantial (Major)	<p><i>Negative:</i> Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or its quality and integrity; causes severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The asset's integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood.</p> <p><i>Positive:</i> The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource.</p>
Moderate	<p><i>Negative:</i> Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact on the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised.</p> <p><i>Positive:</i> Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be bought into community use.</p>
Slight (Minor)	<p><i>Negative:</i> Some measurable change in assets quality or vulnerability minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised.</p> <p><i>Positive:</i> Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced.</p>
Negligible	<p><i>Negative:</i> Very minor loss or detrimental alteration to one or more characteristics, features or elements; minor changes to the setting or context of the site.</p> <p><i>Positive:</i> Very minor benefit to or positive addition of one or more characteristics, features or elements; minor changes to the setting or context of the site.</p>
No change	No discernible change in baseline conditions.

Identifying Significance of Effect (Negative or Positive)

	<i>Magnitude of Impact</i>				
<i>Value of Asset</i>	<i>Substantial</i>	<i>Moderate</i>	<i>Slight</i>	<i>Negligible</i>	<i>No change</i>
<i>Very High</i>	Very Large	Large/ Very Large	Moderate/Large	Slight	Neutral
<i>High</i>	Large/ Very Large	Moderate/Large	Moderate/Slight	Slight	Neutral
<i>Medium</i>	Moderate/Large	Moderate	Slight	Slight/Neutral	Neutral
<i>Low</i>	Moderate/Slight	Slight	Neutral/Slight	Slight/Neutral	Neutral
<i>Negligible</i>	Slight	Neutral/Slight	Neutral/Slight	Neutral	Neutral