

PROPOSED CHANGE OF USE AND CONVERSION
OF OUTBUILDINGS, PARK FARM, MAIN STREET,
CATWICK, EAST YORKSHIRE HU17 5PJ

HERITAGE STATEMENT



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On behalf of

Mr & Mrs J Hugill
Park Farm
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**HERITAGE STATEMENT,
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EXECUTIVE SUMMARY

The conversion and re-use of two agricultural outbuildings into residential accommodation is proposed at Park Farm (formerly Catwick House), Main Street, Catwick, East Yorkshire (NGR TA 1315 4556 centred) by the owners, Mr and Mrs J Hugill. The site lies at the east end of Catwick village, and the late 18th century house and an attached stable block are Grade II Listed Buildings; the outbuildings are not specifically listed, but they do lie within the curtilage and form part of the integral whole. The site also lies within the Catwick Conservation Area. This Heritage Statement has been produced by Ed Dennison Archaeological Services Ltd (EDAS), in accordance with the guidance contained in the 2012 National Planning Policy Framework, to support a planning application for the conversion.

The Statement describes the archaeology and heritage of the area, and assesses the nature, extent and significance of any heritage assets which might be affected by the proposed development. A total of 15 heritage assets were identified within a 500m wide study area centred on the proposed development site. One is considered to be of High or National Importance (St Michael's Church), five are of Medium or Regional importance (Grade II Listed Buildings and the Conservation Area), five are Low or Local importance, and four are of Negligible grade.

Park Farm was built in the late 1790s by a gentleman farmer William Park (d.1801), on land formerly part of one of Catwick's medieval and later open fields. The farm practised a mixed agricultural regime, with sheep, pigs and cows, and at its maximum extent the landholding comprised c.200 acres. Apart from a short time in the 1830s, the farm was occupied by the Park family until 1934. Barn A, forming the majority of the east range, is a 5 bay cart or implement shed, with possibly a granary over, and is of limited interest. Barn B, of two storeys and formerly in the centre of the north range, may originally have been a free-standing structure, and is the most interesting of all the farm buildings - important survivals include numerous round-headed openings, paired groups of slit breathers, the ceiling beams with Baltic timber marks, and the largely unaltered roof structure.

The magnitude of impact of the proposed development on the identified heritage assets has been assessed, together with an overall significance of effect. This concludes that there will be a slight negative impact on the two Listed Buildings, while there will be a neutral significance of effect on the Conservation Area. This slight negative impact is solely due to the construction of a new extension on the west side of Barn A, although every effort has been made to construct a sympathetic structure using reclaimed materials, in accordance with Historic England guidelines. It is also considered that, on balance, there will a slight positive impact on the rest of the farm complex, as the proposed conversion works will respect their architectural and historic interest, minimise alterations and loss of historic fabric, retain distinctive features, retain or reinstate the original footprints, and minimise new internal sub-divisions, again in accordance with Historic England guidance. More especially, the proposed works will halt the current degradation of the buildings, and enable their sympathetic repair and reuse.

No further archaeological work is recommended as part of the proposed conversion works, but it would be appropriate to complete a pre-intervention survey of Barn B, once access to all parts has been secured and internal spaces have been cleared out.

1 INTRODUCTION

- 1.1 The conversion of two agricultural outbuildings into residential accommodation is proposed at Park Farm (formerly Catwick House), Main Street, Catwick, East Yorkshire (NGR TA 1315 4556 centred) by the owners, Mr and Mrs J Hugill. The site lies on the north-eastern corner of the village of Catwick, on the north side of the B1244 Level to Hornsea road (see figures 1 and 2). Neither of the two farm buildings are specifically listed as being of Special Architectural or Historic Interest, although the late 18th century Catwick House and the adjacent stable block are both listed as Grade II (National Heritage List for England (NHLE) entries 1249498 and 1249379 respectively); the two farm buildings therefore lie within the curtilage, forming part of the integral whole. The site also lies within a Conservation Area.
- 1.2 A planning application for the conversion and re-use of the two agricultural buildings is currently being considered by East Riding of Yorkshire Council (18/00248/PLB). However, comments received from Historic England, the Council's Building Conservation Officer and the Humber Archaeology Partnership all state that there is insufficient information within the application to assess the impacts of the proposals on any existing historic structures or their fabric, or how the proposals will impact on the setting and character of the two adjacent Listed Buildings, the site in general, and the Conservation Area as a whole. The consultees state that the application, as it stands, does not meet the requirements of paragraph 128 of the National Planning Policy Framework (NPPF) which requires applicants to describe the significance of any heritage assets affected, including the contribution made by their setting.
- 1.3 This Heritage Statement has therefore been commissioned by the applicants, Mr and Mrs J Hugill, so that it can be used by the relevant authorities when considering the planning application. It describes the archaeology and architectural heritage of the area, and assesses the nature, extent and significance of any heritage assets which might be affected by the current proposed development, including their settings. It has been produced by Ed Dennison Archaeological Services Ltd (EDAS), and is in accordance with the National Planning Policy Framework (NPPF) paragraph 128 (DCLG 2012, 30). It should be noted that this is not a 'Design and Access Statement'.

2 INFORMATION AND SOURCES

- 2.1 For the purposes of this Heritage Statement, a study area of 500m centred on the existing farm complex was defined, although information for the more general area was also collected (see figure 6). In line with standard archaeological practice (e.g. ClfA 2014), and guidance contained in the NPPF (DCLG 2012), the following sources of information were examined to produce this Heritage Statement.

Sources of Information

- 2.2 The Humber Historic Environment Record (HHER), which is held and maintained by the Humber Archaeological Partnership in Hull, was consulted for information on the known heritage of the area. Other on-line 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 (NRHE - Pastscape), the National Monument Record Excavation Index and the Register of Historic Parks and Gardens, was also consulted.

- 2.3 A number of other archaeological databases were searched for relevant information, for example the Defence of Britain database for details of Second World War sites (<http://archaeologydataservice.ac.uk/archives/view/dob/>), the British and Irish Archaeological Bibliography for records of previous archaeological investigations (<https://archaeologydataservice.ac.uk/library/>), and the artefacts and finds recorded by the Portable Antiquities Scheme (<http://finds.org.uk/>). Information on those buildings listed as being of Special Architectural or Historic Interest was obtained from Historic England's 'Images of England' website (<http://www.imagesofengland.org.uk>).
- 2.4 The Ordnance Survey's historic maps for the study area were also consulted, at both 6" and 25" scales, from those available via the National Library of Scotland website (<http://maps.nls.uk/index.html>). Other historic maps and plans, and other documentary material, held by East Riding Archives and Local Studies Services (ERALS) in Beverley were also examined and collated as necessary. A range of published and unpublished documentary sources in both local and national collections were also consulted for background information and specific data on specialised aspects of the history and archaeology of the study area. Information relating to the Catwick Conservation Area, which was designated in 2004, was obtained from the ERYC website (www2.eastriding.gov.uk/environment/planning-and-building-control/planning-in-conservation-areas/conservation-areas/). The conservation area was also the subject of a Conservation Area Appraisal in 2007 (ERYC 2007).
- 2.5 Other documents and advice relating to historic farmsteads in the Yorkshire and Humber region and more generally (English Heritage 2006; Historic England 2015a) were considered, as were those relating to the setting of heritage assets (English Heritage 2011; Historic England 2017). Given the nature of the development proposals, Historic Landscape Characterisation data held by the HHER was not considered.
- 2.6 A list of all the sources consulted for this assessment is provided in the bibliography (Chapter 8) below.

Records of Previous Archaeological Research or Investigations

- 2.7 No previous archaeological investigations have been carried out within the development site, although there have been several elsewhere within the village. However, most of these have been small-scale and limited in extent, often watching briefs carried out during minor developments. Within the 500m diameter study area, five such investigations have been carried out, and these are discussed in Chapter 5 below. Just outside the south-west side of the study area, an archaeological evaluation by means of a monitored topsoil strip was undertaken in May 2011 at the junction of Church Lane, Rowpit Lane and Riston Lane, during the construction of a new car park for the village hall - no archaeological features or artefacts were uncovered (HHER HU1790; Adamson 2011).
- 2.8 Details of the medieval and post-medieval history and development of Catwick parish were published in 2002 (Walker 2002).

Site Inspection

- 2.9 A site visit to record and determine the date and importance of the two farm buildings to be converted (Barns A and B), and to assess the impact of the proposed development scheme on the rest of the farm complex and adjacent listed

buildings, was carried out on 10th April 2018. In terms of the site recording, a detailed description and a photographic record was made of Barns A and B, together with a more general description of the rest of the farm complex supported by appropriate photographs; a total of 98 photographs were taken (see Appendix 2). The opportunity was also taken to examine the surrounding study area and the Conservation Area in general, again to help assess the development impact.

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, but which are currently undesignated.

Scheduled Monuments

- 3.2 Scheduled Monuments are considered to be of national importance and are protected under the Ancient Monuments and Archaeological Areas Act 1979, and they are administered by Historic England (formerly English Heritage) on behalf of the Secretary of State. Under the terms of Part 1 Section 2 of the Act, it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission (Scheduled Monument Consent) from the Secretary of State.
- 3.3 There are no Scheduled Monuments within or adjacent to the study area. The nearest Scheduled Monument is the market cross in Brandesburton, located on the village green in the centre of the village (NHLE 1014002). This is some 2.4km to the north-west of the application site.

Listed Buildings

- 3.4 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. Section 66 of the 1990 Act states that planning authorities must have special regard for the desirability of preserving (*inter alia*) the setting of any Listed Building that may be affected by the grant of planning permission.
- 3.5 The two farm outbuildings that form the subject of the current planning application and this Heritage Statement are not specifically Listed. However, they lie close to the two Listed Buildings, and one of the barns is actually attached to the Grade II Listed stable block. It can therefore be argued that this barn, and perhaps the other, lie within the curtilage of the Listed Buildings. 'Curtilage' is a legal term describing an area around a building and, with listed structures, the extent of curtilage is defined by a consideration of ownership, both past and present, functional association and layout (Historic England 2017, 3). In addition, some buildings and structures are deemed designated as listed buildings by being fixed to the principal building or by being ancillary within its curtilage and pre-dating 1st July 1948 (Historic England 2015b, 5).

- 3.6 There are four Listed Buildings within Catwick village, and all lie within the study area. Their details are included in Chapter 5 below, but in summary they are:

Name	Designation	Date	NGR	NHLE no
Church of St Michael	Grade II*	15th & 19th century	TA1309245387	1249378
Catwick House, B1244 north side	Grade II	Late 18th century	TA 13158 45548	1249498
Stable block to Catwick House, B1244 north side	Grade II	Late 18th century	TA 131704 5561	1249379
Boundary wall and Norman gate, The Old Rectory garden	Grade II	11th century, re-erected 1862-63	TA 13122 45503	1390921

Conservation Areas

- 3.7 Park Farm and its immediate environs are included in the Catwick Conservation Area, which was designated in 2004 and which was the subject of a Conservation Area Appraisal in 2007 (ERYC 2007). The boundary of the Conservation Area is shown on figure 6. In addition to the four listed buildings (see above), the Conservation Area Appraisal also identifies several buildings of “local historic interest”, of which two (The Old Rectory in Church Lane and the Old School on Main Street) lie within the study area.

Other Designated Assets

- 3.8 There are no World Heritage Sites, Protected Wreck Sites, Registered Parks and Gardens, or Registered Battlefields within the study area, or the wider surrounding area. The nearest of these designated assets is the Registered Park and Garden at Burton Constable Hall, c.10km to the south-east of the study area.

National Planning Policy Framework (2012)

- 3.9 The National Planning Policy Framework, published in March 2012 (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 12 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).
- 3.10 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).
- 3.11 Paragraph 131 guides local planning authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, the positive

contribution that conservation of heritage assets can make to sustainable communities including their economic vitality, and the desirability of new development making a positive contribution to local character and distinctiveness. 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). Where a proposed development would lead to substantial harm or total loss of significance to 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 NPPF 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).

- 3.12 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).

East Riding Local Plan

- 3.13 The East Riding Local Plan was adopted by East Riding of Yorkshire Council in 2016. The policies in this document relating to the historic environment are grouped under headings such as 'Integrating High Quality Design', 'Promoting a High Quality Landscape', 'Valuing our Heritage', 'Conserving and Enhancing Biodiversity and Geodiversity', 'Strengthening Green Infrastructure' and 'Managing Environmental Hazards' (ERYC 2016, 122-158).

- 3.14 Of particular relevance to this Heritage Statement is Policy ENV3 dealing with 'Valuing our Heritage'. This states, as follows (ERYC 2016, 134):

- A. Where possible, heritage assets should be used to reinforce local distinctiveness, create a sense of place, and assist in the delivery of the economic well-being of the area. This can be achieved by putting assets, particularly those at risk, to an appropriate, viable and sustainable use.
- B. The significance, views, setting, character, appearance and context of heritage assets, both designated and non-designated, should be conserved, especially the key features that contribute to the East Riding's distinctive historic character including:
 - 1. Those elements that contribute to the special interest of Conservation Areas, including the landscape setting, open spaces, key views and vistas, and important unlisted buildings identified as contributing to the significance of each Conservation Area in its appraisal;
 - 2. Listed Buildings and their settings;

3. Historic Parks and Gardens and key views in and out of these landscapes;
4. The dominance of the church towers and spires as one of the defining features of the landscape, such as those of Holderness and the Wolds;
5. Heritage assets associated with the East Yorkshire coast and the foreshore of the Humber Estuary;
6. The historic, archaeological and landscape interest of the Registered Battlefield at Stamford Bridge;
7. The historic cores of medieval settlements, and, where they survive, former medieval open field systems with ridge and furrow cultivation patterns;
8. The nationally important archaeology of the Yorkshire Wolds; and
9. Those parts of the nationally important wetlands where waterlogged archaeological deposits survive.

C. Development that is likely to cause harm to the significance of a heritage asset will only be granted permission where the public benefits of the proposal outweigh the potential harm. Proposals which would preserve or better reveal the significance of the asset should be treated favourably.

D. Where development affecting archaeological sites is acceptable in principle, the Council will seek to ensure mitigation of damage through preservation of the remains in situ as a preferred solution. When in situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording before or during development.

3.15 This policy replaces previous, more disparate, policies which were included in the former Beverley Borough Local Plan (adopted June 1996), the East Yorkshire Borough Wide Local Plan (adopted June 1997), and the Joint Structure Plan for Kingston upon Hull and the East Riding of Yorkshire (adopted June 2005).

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

4.1 The following summary of the archaeological and historical background to Catwick has been compiled from a variety of sources, listed in the bibliography (Chapter 8) below).

Prehistoric Periods

4.2 The lower-lying land around Catwick village has been attractive for settlement since the early prehistoric periods. Isolated prehistoric finds from the parish include worked antlers, worked bone harpoons and flints, all indicative of early periodic seasonal occupation. Other Bronze Age metalwork such as an axe has also been found (HHER 2704; Pastscape 80696), and cropmarks suggestive of Neolithic or Bronze Age ring ditches and enclosures have been identified from aerial photographs in the area to the west of Little Catwick (HHER 1550; Pastscape 1460336). Archaeological excavations undertaken in advance of the A165 Leven bypass recovered Neolithic pottery dating to the first half of the 4th millennium BC from a number of small pits, as well as large quantities of Bronze Age flint and pottery from a ditch defining the edge of a settlement (Evans & Steedman 1997, 121; HHER 16592).

- 4.3 Investigations have also been taking place since 1990 at Little Catwick Quarry, to the north and north-east of Bowlams Fox Covert, west of Little Catwick. Several different archaeological contractors have been involved, examining the sand and gravel outcrop on which cropmarks of settlements and field systems had been previously identified (e.g. HHER 1550 & 17944; Pastscape 1460340). Excavations have uncovered a major complex of hill-top enclosures dating from the late Bronze Age or early Iron Age, but with prehistoric mortuary enclosures and ring ditches lower down the slopes, possibly dating to the later Neolithic or early Bronze Age, and later Iron Age roundhouses and other Roman material towards the base of the slopes (Evans 2017, 161-162). Other more recent and on-going investigations in advance of a northern extension to the quarry have uncovered an early Bronze Age sunken-floored building, a late Bronze Age pit containing waterlogged deposits dating to 1170-845 BC, and a 37m diameter circular hengi-form monument with opposing entrances; the latter represents a significant archaeological discovery (Jim Fraser, East Riding Archaeology, *pers. comm.*).
- 4.4 As yet, no prehistoric material has been found within Catwick village, although this may well be a reflection of the small-scale nature of previous archaeological investigations, rather than a true absence.

Iron Age/Romano-British Period

- 4.5 Excavations carried out in advance of the Leven bypass, to the west of the village, between November 1992 and January 1993, uncovered a significant amount of Iron Age/Romano-British material, forming part of a widely settled agricultural landscape. Parts of two rural settlements, one of 2nd century date and the other dating to the mid 4th century or later, were uncovered. The earlier settlement was relatively small, and possible short-lived, with 'native' Iron Age pottery as well as fine Roman wares, although no evidence for actual buildings was seen. The later settlement was defined by substantial ditches within which was a complex of intercutting ditches and slots representing numerous changes of layout. Several stock compounds were also revealed, as well as the remains of at least two timber buildings, and activity here extended well into the 5th century (Evans & Steedman 1997, 125; HHER 16593).
- 4.6 As noted above, archaeological investigations have been taking place since 1990 at Little Catwick Quarry. In December 2006 and January 2007, excavations in the southern part of the quarry uncovered parts of a wider Iron Age/Romano-British field system, associated with the settlements noted above. Other slightly earlier excavations also revealed part of a large square-ditched Iron Age enclosure, containing the well preserved remains of several roundhouses and also smaller square enclosures, possibly representing burial features although no actual burials were found (Evans 2017, 162). More recent work has concentrated further to the north, as the quarry has expanded, and late Iron Age and Romano-British features comprised ring gullies, a trackway and a number of circular, rectangular and square ditched enclosures up to 80m in size have been revealed, all set within a landscape subdivided into fields and/or larger enclosures (Jim Fraser, East Riding Archaeology, *pers. comm.*).
- 4.7 Another complex of cropmarks, again likely to represent elements of an Iron Age/Romano-British field system with some possible farmsteads and at least three ring ditches, has been identified to the west of the village on Green Hill (HHER 2699; Pastscape 1460458). An archaeological watching brief carried out in 1995 during excavations for an underground power cable through this area recovered a prehistoric flint scraper, fragments of Roman roof tile and medieval pottery (HHER

2699). Other cropmarks of a presumed Iron Age/Romano-British enclosure measuring 48m by 39m have been noted to the south of Church Lane (Pastscape 1581786), while other double-ditched linear cropmarks have been noted further south on the east side of Riston Lane (HHER 7169).

Post-Roman/Medieval Activity

- 4.8 The place-name of Catwick is Anglian in origin, and probably means 'the dairy farm of Catta and his people' (Smith 1937, 73). The 1086 Domesday Book records the presence of two manors comprising five carucates (c.600 acres) altogether in Catwick, as well as church and enough land for a total of three ploughs (Walker 2002, 258). However, as yet, little evidence for any Anglo-Saxon activity or occupation has been found in the village although, as will be noted below, an archaeological watching brief on the north side of Main Street identified a linear ditch or boundary of uncertain, but pre-medieval, date (see Site 1 below). As with the prehistoric periods above, this absence of evidence is more likely to represent the small-scale nature of investigations rather than any true absence of material.
- 4.9 In 1086 the two Catwick manors were held by Drew de Bevrere and occupied by two of his knights. One of the manors descended through the Whittick family, and then apparently passed to the Meltons and Darcys. Simon Whittick held three carucates (c.360 acres) in the mid 13th century, and in the 1280s his successor William Whittick held 3½ carucates in demense. Walter Whittick was recorded as lord of the manor in 1316, and later it was John Darcy, Lord Darcy, in the 16th century (see below). The other manor passed to the Fauconberg family. William de Fauconberg, later Lord Fauconberg, held two carucates (c.240 acres) of land in Catwick in the mid 13th century, and their overlordship descended with their main manor of Rise before passing to the Nevilles. The Fauconberg Catwick estate was held by minor members of the family, for example in 1316 Henry de Fauconberg and Walter, son of John de Fauconberg, were named as lords of Catwick. It then passed as part of a larger holding centred on Swine to the heirs of Sir Walter Fauconberg, the Butlers and the Plessingtons, and thence through the Holmes, Francis, Staveley and Flowers families. The Archbishop of York also held one carucate of land (c.120 acres) in Catwick at the time of the Domesday Survey. Other religious landowners during the medieval period included Nunkeeling Priory, whose estate of another c.120 acres had been given by Simon Whittick in c.1220 and which was valued at £2 14s in 1535, while Pontefract Priory held five bovates (c.75 acres) in the mid 12th century, which may have been glebe and which was valued at £2 in 1535 (Poulson 1840, 290; Walker 2002, 257-259).
- 4.10 It is difficult to correlate the arrangement of the present village with the layout of the medieval settlement and the various manors within the parish, but the fact that there are two distinct centres (Catwick and Little Catwick) is presumably a reflection of the two manors which existed at the time of the Domesday survey. Later documents imply, but do not necessarily confirm, that the estate held by the Whitticks may well have been centred on Manor Farm (Manor House), while the former Nunkeeling Priory estate was centred on Lane End Farm. Old Hall in Little Catwick may also be the centre of another early landholding, and there was a medieval moated site to the north of the village (see Site 9 below) which was also presumably another manorial centre.
- 4.11 The population of the parish was always relatively small. The number of poll tax payers at Catwick in 1377 is not known, but in 1672 the parish had 24 houses assessed for the hearth tax with nine being discharged; of these houses, the majority (22) had only a single hearth, and only one had two hearths and another

three hearths (Purdy 1991, 61). This implies that all the houses were small and poorly constructed with a limited lifespan. Jefferys' later map of 1772 shows buildings along the north side of Main Street, to the south of the later Catwick House, and around Little Catwick (see figure 3A). Both Catwick, and especially Little Catwick, can be considered as 'shrunk medieval villages' where evidence for former occupation and house plots can be seen on aerial photographs and as surviving earthworks along the existing roads and tracks (HHER 9576 & 16382; Pastscape 1460361 & 1460475; see Site 8 below). It is also noted in Chapter 5 below that various archaeological watching briefs have uncovered evidence for later medieval occupation along the north side of Main Street (see Site 1 below).

- 4.12 The village, along with the neighbouring settlements, was grounded in agriculture. The medieval open fields and common meadows lay on the east, south and west of the village, with the common pastures in the north-west and south-east corners of the parish (see figure 3B); East and West Fields are named in 1654 (Walker 2002, 255). As will be discussed below, the common lands were enclosed in 1732. Evidence for some of the medieval ploughlands can still be seen as ridge and furrow earthworks, for example to the east of Park Farm and near the church, while much larger areas can be seen on aerial photographs, for example around Little Catwick.

Post-medieval and Modern Activity

- 4.13 John Darcy, Lord Darcy, was dealing with the manor of Catwick in the 16th century but after his death in 1602 his successor, also John Lord Darcy, sold the estate, then only forming six bovates (c.90 acres), to Robert Escrick (d.1621). He bought more land in 1608 and 1617, and the landholding then passed through several generations of the Escrick family until it was sold in 1729 to Hugh Bethell, who already had another estate in the parish. Sir Hugh Bethell (d.1752) was awarded 289 acres at enclosure and bought 83 more acres in 1746. The estate then descended with the Bethells, and William Bethell owned 422 acres in 1910, centred on Manor Farm which was rebuilt in the 19th century (Walker 2002, 256-257). Part of the other early manor, previously held by the Fauconberg family, was bought by (Sir) William Knowles by the 1540s, and this then passed to the Stanhope family. One of the half shares of the Fauconberg manor also passed to the Hildyard family, and they held 130 acres in the parish by the 15th century - it was sold by Christopher Hildyard in 1571-72 to Robert Shippabotham (Walker 2002, 257).
- 4.14 After the Dissolution of the Monasteries in the 1540s, the former Nunkeeling Priory estate was granted to Sir Richard Gresham (d.1549) (Poulson 1840, 291) and it later descended to William Thornton and William Hudson who were jointly awarded 107 acres at enclosure in 1732. In 1764 the combined estate was sold to William Wells and by 1787 it had passed to Richard Hood and his brother William, and then to the Norman and subsequently the Wright families. This estate appears to be centred on Lane End Farm. The largest modern estate was that owned by Phillip Wilkinson who was awarded 359 acres at enclosure in 1732. In 1792, later generations sold 220 acres in Catwick to Marmaduke Constable of Wassand, who made further purchases in c.1800, and by 1910 the Constables held c.370 acres in the parish (Walker 2002, 257-258).
- 4.15 There were 18 families in the parish in 1743 and 15 in 1764 (Walker 2002, 235). Archbishop Herring records 18 families in 1743, and there are 18 houses shown on a map of c.1785 (ERALS IA/31) (see figure 4). From 132 in 1801 the population of the parish started to grow, with 190 in 1821, 248 in 1861 and 273 in

1871 (Walker 2002, 255). Most of the surviving buildings in the village are of brick and were built in the 19th and 20th centuries, but older buildings include Catwick House (late 18th century) and Willow Croft Farm in Little Catwick (1792) (Walker 2002, 235). Houses stood on the sites of both Manor Farm on the Long Riston road, and Old Hall at Little Catwick, in 1772, as shown on Jefferys' map of Yorkshire (see figure 3A).

- 4.16 In 1716 the arable land to the east and north-east of the village lay in North and Mill Fields, while all or most of the former medieval West field was contained 'in the field to Leven', and there was a South Field. At enclosure in 1732, Mill Field was known as Clay Field, North Field as Mill Gravels, West Field as Gravel, and South Field as Far Bowlams (see figure 3B). The open fields also included common meadowland, while Hundow, lying between the village and Stream Dike, noted in 1685, may have been meadow. Grazing was also probably within the open fields. The main common pastures lay in the north-west and south-east corners of the parish, Mill Pasture and Holds Pasture respectively.
- 4.17 The open fields and common pastures were enclosed in 1732 (ERALS IA/30; ERALS RDB B/57/24), with the Parliamentary act being granted the year before (ERALS PE9/27) - this was one of the earliest parliamentary enclosures in the East Riding. The enclosure dealt with 1,417 acres, the whole parish at that time comprising 1,570 acres (Walker 2002, 255 & 258). The owner who received the largest allotment of land at enclosure (359 acres) was Philip Wilkinson, a London mercer, with the second largest (289 acres) awarded to Hugh Bethell of Rise, who was Lord of the Manor. The next largest allotment was to an owner-occupier, Marmaduke Jackson of Catwick, who received 188 acres, in lieu of 11 oxgangs, 17 odd lands and two pieces of meadow on the east side of the parish. Other allotments included 62 acres to David Tuting of Kingston-upon-Hull, in lieu of four oxgangs in the former open fields, also east of the village. The allotments awarded to Jackson and Tuting were later acquired by William Park, a farmer from Barmston, and formed the basis of Park Farm (see Chapter 6 below). As a result of the re-allocation of the agricultural land, outlying farmsteads were built away from the village, such as Catwick Mill Farm (built by 1772) and Cobble Hall and Catwick Grange (built between 1772-1829) (Walker 2002, 255). Maps of c.1765 and 1823 appear to use the earlier enclosure plan as a base (ERALS IA/31 & DDWS/10/1/14).
- 4.18 The parish lies on boulder clay, sand and gravel, and there was early exploitation of these resources from at least the medieval period. Several 'Old Pits' and small quarries are shown on the 1855 Ordnance Survey map. However, more commercial exploitation of the clay started in the 19th century, and by 1852 bricks and tiles were being made at a yard owned by the Bethells at Little Catwick - it was closed in c.1915 (HHER 13199; Pastscape 1460333; Walker 2002, 258). The 1855 6" map shows a large complex of buildings at the 'Catwick Brick and Tile Yards' at Catwick Bridge, with drying racks, a 'Rig Mill' and several 'clay pits'; the site covered some seven hectares in 1946, although much had been landscaped by 1994. Larger scale extraction from the gravel pits in the north-east of the village started in c.1930 which, as noted above, has resulted in significant archaeological discoveries.

5 THE STUDY AREA

Physical Characteristics

- 5.1 The study area is centred on the proposed development site and extends in all directions by 250m. This area encompasses the eastern end of the village, including St Michael's Church, The Old Rectory, Ivy House Farm, Lane End Farm and land to the north-west, north and north-east of Park Farm (see figure 6).
- 5.2 The north side of the area typically lies at c.15m AOD with the ground sloping down to the south, to c.10m AOD. On the site, the underlying solid geology belongs to the White Chalk subgroup, characterised by chalk with flints, with discrete marl seams, nodular chalk, sponge-rich and flint seams throughout, and this is overlain with sand and gravel glaciafluvial deposits (mapapps.bgs.ac.uk/geologyofbritain/home.html). The soils are a Gleyic brown calcareous earth of the Landbeach Association, a permeable calcareous coarse loamy soil (Soil Survey 1983).

Identified Heritage Assets

- 5.3 The Heritage Statement has identified 15 heritage assets or sites within the study area, as set out below. Their locations are shown on figure 6. The numbered assets are correlated where applicable with identifiers assigned by the Humber Historic Environment Record (HHER), the National Heritage List for England (NHLE), the National Record of the Historic Environment (NRHE), and the National Monument Record Excavation Index (NMRE). It should be noted that, for linear assets, the stated National Grid References (NGRs) only relate to the study area, and may not necessarily be their full extent.

Site 1: Archaeological Investigations, west of Malvern House, north side of Main Street (NGR TA 1295 4550 centred) (HHER 19580, 19581 & 19587; HHER HU537 & 570)

- 5.4 On the north side of Main Street, two archaeological watching briefs were undertaken in May and August 1999, during the construction of single dwellings on two previously vacant plots (Cobweb and The Cherries) to the west of Malvern House (HHER HU537 & HU570). On the eastern plot, adjacent to Malvern House, an undated but pre-medieval north-east/south-west aligned ditch measuring 1.3m wide and 0.4m deep was noted, together with several other smaller ditches representing boundaries and possible building foundations; the latter were located parallel to but some 10m back from the existing street frontage and a small pottery assemblage confirmed a medieval date (Bradley 1999a). On the western plot, similar ditched boundaries and building foundations were recorded, as well as several postholes and a possible hearth. These features were of 15th-16th century date, and confirmed that the north side of Main Street had been occupied during the medieval period (Bradley 1999b).

Site 2: Archaeological Investigations, east of Ivy House Farm, south side of Main Street (NGR TA 1294 4545 centred) (HHER HU1347)

- 5.5 On the south side of Main Street, immediately between North Croft House and Ivy House Farm, an archaeological watching brief was carried out between June 2001 and August 2005 during the construction of a new house (Apple Tree Farm) (HHER HU1347). Little of archaeological interest was found, apart from a large ditch-like feature seen in a foundation trench towards the centre of the site,

measuring up to 7.6m wide and 0.64m deep, but with a deeper 2.0m wide central section, running parallel to but set back c.6m from the Main Street frontage. The ditch, which had been cut into the natural clay and gravel 0.65m below the existing ground level, contained 19th century pottery and other finds in its fills, and it was concluded that it may represent the remains of an earlier field or property boundary which was then infilled in the 19th century (Dennison 2006).

Site 3: Old School House (former National School), south side of Main Street (NGR TA 13008 45493 exact) (HHER 13193)

- 5.6 The Old School is designated as a building of “local historic interest” in the Catwick Conservation Area Appraisal (ERYC 2007). “National School” is printed and shown on the 1855 6” map, on the south side of Main Street, and it is depicted as a rectangular structure, aligned along the street frontage, with two projecting porches (see figure 5). It is similarly depicted on the 1891 25” map, named as “School”. A school was attended by c.15 children in 1743 but it was not mentioned in 1764, suggesting it had been demolished; in 1818 children from the village were taught in an adjoining parish, probably Leven. Hannah Smith (died by 1792) left £20 for education in the village, and this was used in 1833 to support a school attended by six boys and girls. The school house was built in 1847, on land donated by Revd. Charles Constable, and it was run on the National plan; the original plan of 1846 still survives (ERALS SGP/13). In 1871 there were 37 children attending, and the building was extended in 1882 and again in 1911. It was closed in 1949, and the building was sold in c.1960 and is now used as a private house named as Old School House (Walker 2002, 260).

Site 4: Former pit, north of St Michael’s Church (NGR TA 13052 45444 exact) (HHER 13226)

- 5.7 The 1855 6” map shows a circular water-filled “Old Pit” in the field to the north of the church (see figure 5). It is not shown on the 1891 25” map, but a pond is marked on the modern maps. No evidence for the pit or pond remains in a pasture field, although there are other earthworks (see Site 8), and so it has presumably been infilled.

Site 5: St Michael’s Church and churchyard, north side of Church Lane (NGR TA 1309 4538 centred) (LB II) (HHER 7015; NHLE 1249378; Pastscape 1582983)*

- 5.8 A church in the village was mentioned in the 1086 Domesday Survey, and its successor was dedicated to St Michael by at least 1555; a small stone figure, of 11th or 12th century date and possibly representing St Michael, is set into the north wall of the chancel. The later medieval church comprised chancel, nave, with transeptal chapels and south porch, and west tower. The chapels were added in the earlier 14th century and the nave partly refenestrated in the 15th century. The chancel was neglected in the 16th and 17th centuries. The nave and tower were restored in c.1720 and sash windows had been fitted in the chancel by the 19th century. Poulson provides a description and image of the church in 1840 (Poulson 1840, 294-295). Apart from the tower, the church was rebuilt in 1863 to the designs of Mallison and Healey of Bradford; the new church, of cobbles with ashlar dressings, incorporates some of the medieval windows. It largely follows the earlier plan, the probable exception being the addition of a north vestry to the chancel (Walker 2002, 259). The 1863 architect’s plans and specification for rebuilding survives (ERALS PE/9/39/1-2).

- 5.9 The church is a Grade II* Listed Building, first listed on 16th December 1966. The listed building description reads: “C15 west tower: remainder 1862, by Mallinson

and Healey. Cobbles with stone dressings, some brick to west tower. Graduated slate roof. C19 part in Gothic Revival style. West tower, 4-bay nave with transepts, 2-bay chancel. West tower: 3 stages marked by off-sets, diagonal buttresses. Segmental head to 2-light belfry opening with Perpendicular tracery. Nave: 2-light square-headed windows with tracery in Perpendicular style to centre and to east. Pointed door under hoodmould with monarch stops in gabled projection. Transepts with pointed window with Reticulated tracery to north and south respectively. Chancel: moulded plinth and string-course, buttresses with offsets. Two 2-light square-headed windows with cusped ogee tracery. Pointed 3-light east window with Curvilinear tracery under hoodmould with head-stops. Raised coped gables, with cross finials of various types, throughout”.

Site 6: The Old Rectory, north side of Church Lane (NGR TA 13119 45400 exact) (HHER 13195; HHER HU1515)

- 5.10 The Old Rectory is designated as a building of “local historic interest” in the Catwick Conservation Area Appraisal (ERYC 2007). A rectory house, recorded in 1650, was in disrepair in 1768 when the outbuildings were rebuilt. The house itself was enlarged in c.1800, it was modestly rebuilt in 1862 to design of George Wilkinson of Hull, and the grounds were enlarged by exchange in 1855 (Walker 2002, 259). An archaeological watching brief was carried out in April 2009 during groundworks for an extension at The Rectory, but this did not reveal any features of interest (Rawson 2009).

Site 7: The Old Forge, north side of Main Street (NGR TA 13052 45519 exact) (HHER 13194)

- 5.11 “Smithy” is printed and shown on the 1891 25” map, probably the eastern of two rectangular structures aligned along the street frontage. It is not named on the earlier 1855 6” map. The building has been recently renovated.

Site 8: Catwick shrunken medieval village (NGR 1301 4539 centred) (HHER 9567)

- 5.12 The layout of the medieval village, and the relationships between the several manorial centres which would have existed at that time, when compared to the present layout is unclear. However, evidence for areas of medieval and early post-medieval settlement has been noted along the north side of Main Street (see Site 1 above), and other earthworks have been noted on the north side of Church Lane (formerly Back Lane). There are also earthworks of medieval ridge and furrow, indicative of medieval ploughlands, in the centre of the village, to the north and west of the church. Other earthworks seen on aerial photographs to the north of the Main Street, west of Catwick House, are remnants of old enclosures shown on the c.1785 map of the village (see figures 4 and 8 bottom).

Site 9: Former moated site and farmstead, north of Catwick House (NGR TA 1313 4579 centred) (HHER 2698; Pastscape 80660)

- 5.13 The 1855 6” map shows a collection of farm buildings to the north of Catwick House, a house with a right-angled range of agricultural buildings to its south forming two sides of a rectangular foldyard (see figure 5). There are also two detached structure to the north of the foldyard. The complex is not named. To the north-east of the house is the outline of a right-angled moat, named as “Moat Remains of”. Only the house and part of the north range of farm buildings are shown in 1891, together with one of the northern structures. The right-angled “Moat” is still shown, the southern arm water-filled. The moat was apparently in

good condition in February 1952, but had been levelled by 1994. Recent aerial photographs (Google Earth) show the cropmarks of the moat within a large arable field and no remains of the former buildings are visible.

Site 10: Catwick House, north side of Main Street (NGR 13158 45548 exact) (LB II) (HHER 8691; NHLE 1249498)

- 5.14 Within the Park Farm complex, the house (formerly Catwick House) is a Grade II Listed Building, first listed on 26th November 1985. The Listed Building description reads: "House. Late C18. Orange brick with red brick dressings, graduated slate roof. Side entry, two rooms deep. 2 storeys, 3 bays, symmetrical elevation. Ground floor: three sashes with sills and glazing bars under flat gauged brick heads. First floor: three similar 9-pane unequal sashes. End stacks, hipped roofs all round with central well. Right elevation has scattered fenestration and central door of six raised-and-fielded panels under blocked oblong fanlight, with radial glazing, in pilastered doorcase with consoles to cornice". Further details on the Park Farm complex are contained in Chapter 6 below.

Site 11: Stable block to Catwick House, north side of Main Street (NGR 13170 45561 exact) (LB II) (HHER 8692; NHLE 1249379)

- 5.15 Within the Park Farm complex, the stable block adjoining Catwick House is a Grade II Listed Building, first listed on 26th November 1985. The Listed Building description reads: "Stable block. Late C18; almost certainly contemporary with the adjoining Catwick House. Orange brick, pantiled roof. Single storey and attics, 3 bays. 2 boarded doors to left under elliptical heads, double leaf carriage door under segmental head to centre, boarded door under round head, flanked by 6-pane windows under segmental heads, to right. 2 oculi to upper floor. Hipped roof". Further details on the Park Farm complex are contained in Chapter 6 below.

Site 12: Section of roadside wall, south side of Main Street (NGR TA 13127 45510 exact) (LB II) (HHER 20078; NHLE 1390921)

- 5.16 A section of roadside wall on the south side of Main Street, forming the boundary to the Old Rectory Garden to the south, is a Grade II Listed Building, first listed on 19th March 2004. The listed building description reads: "Arched gateway in length of garden wall, approx. 30 metres. Arched gateway C11, re-erected 1862-63. Red brick garden wall over 2 metres high capped with terracotta coping. At the centre of this wall is the arched gateway made up of the stone jambs of the former south doorway to the church of St Michael. These jambs have fragmentary plain circular stone shafts with cushion capitals. The upper segmental arch is C19 brick. This important fragment from the former medieval parish church is now all that survives of the original church of St Michael (q.v.)".

Site 13: Archaeological Investigations, south side of Main Street (NGR TA 13128 45497 exact) (HHER HU1113)

- 5.17 An archaeological watching brief in November 2004 on the south side of Main Street, almost opposite Park Farm, on a single house development (The Orchard) revealed an undated ditch but nothing else of interest (Jobling 2004).

Site 14: Former chapel, west side of Rise Lane (NGR TA 13244 45410 exact) (HHER 13194)

- 5.18 “Primitive Methodist Chapel” is printed and shown on the 1855 6” map, on the west side of Rise Lane close to its junction with Back Lane (now Church Lane) (see figure 5). It is depicted as a rectangular structure aligned along the street frontage. It is also shown on the 1891 25” map, named as “Methodist Chapel (Primitive)”. The Primitive Methodists registered a house in 1820 and built a chapel in 1839. It was closed in the 1990s and later converted into a private house (Riseholme) (Walker 2002, 260). The house is of a single storey, with a dormer, and is clad with a white material - no historic elements remains visible (Ed Dennison, *pers. comm.*). However, it is possible that this building does not represent the former chapel, as Neave and Neave (1990, 48) suggest it has been demolished, although this seems unlikely and the present house appears to occupy the same footprint as the earlier chapel.

Site 15: Catwick Conservation Area (NGR TA 1295 4541 centred)

- 5.19 The Catwick Conservation Area was designated in 2004 and was the subject of a Conservation Area Appraisal in 2007 (ERYC 2007); the boundary of the Conservation Area in relation to the current study area is shown on figure 6. The origins and evolution of the village have been outlined above, and the archaeological interest was a contributing factor to the designation of the Conservation Area. The village also contains a variety of valuable areas of nature conservation interest, with St Michael’s churchyard, the green (presumably the open area to the north of the church) and the surrounding mature enclosure-period hedgerows combining to form a wildlife nucleus. There are few open spaces but the broad grass verges create a feeling of spaciousness. A number of significant trees are subject to Tree Preservation Orders.
- 5.20 Most of the residential buildings are of two storeys but others are of one and one-and-a-half storeys. Many are sited on the Main Street frontage, although the modern houses are generally set back. The older buildings are predominantly built of locally sourced brick with either traditional non-interlocking pantile or slate roofs, while the church is mostly of cobble. There has been a significant loss of traditional windows with their replacement in UPVC.
- 5.21 The special character or appearance of the Conservation Area is due, in part, to a lack of intensive development which means that the majority of the historic village character and appearance remains intact. The appraisal document notes that the character of the settlement is such that new development should seek to reflect the informal and understated nature of its more historic properties and should use traditional materials.

Other Sites or Areas of Cultural Heritage Value

- 5.22 There are no World Heritage Sites, Protected Wreck Sites, Registered Historic Parks and Gardens or Historic Battlefields within or around the study area.

Assessment of Importance or Significance

- 5.23 Using the data gathered by this Heritage Statement, an initial assessment of the grade of importance or significance of each identified site or area within the study area 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).

- 5.24 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 1.
- 5.25 The value or significance grade given to each of the 15 identified assets within the study area is given below. This shows that the study area contains one asset of High or National Importance (St Michael's Church), five assets of Medium or Regional importance (Grade II Listed Buildings and the Conservation Area), five assets of Low or Local importance, and four assets of Negligible grade.

<i>Site No</i>	<i>Site Name</i>	<i>Importance</i>
1	Archaeological Investigations, Main Street	Negligible
2	Archaeological Investigations, Main Street	Negligible
3	Old School House (former National School), Main Street	Low
4	Former pit, north of St Michael's Church	Negligible
5	St Michael's Church and churchyard (LB II*), Church Lane	High
6	The Old Rectory, Church Lane	Low
7	The Old Forge, Main Street	Low
8	Catwick shrunken medieval village (areas)	Medium
9	Former moated site and farmstead, north of Park Farm	Low
10	Catwick House, Park Farm (LB II), Main Street	Medium
11	Stable block, Park Farm (LB II), Main Street	Medium
12	Section of roadside wall (LB II), Main Street	Medium
13	Archaeological Investigations, Main Street	Negligible
14	Former chapel, Rise Lane	Low
15	Catwick Conservation Area (part)	Medium

- 5.26 It should be noted that the above grades have been based on data collected to date, and the importance of some sites may be graded higher or lower as or when more information is obtained.

6 THE PARK FARM COMPLEX

Location and Arrangement of Park Farm Complex

- 6.1 The Park Farm complex (formerly known as Catwick House) lies on the north-eastern corner of the village of Catwick, on the north side of the B1244 Leven to Hornsea road (see figure 2). The site occupies slightly elevated ground, which slopes to the south running down to Main Street and a more significant slope to the north running into the valley of the Stream Dike. The house lies on the south side of the complex, facing south towards the road with a garden between it and the road. The property is effectively screened from the road by a hedge and trees, and access into the complex is via a curving drive from the south-east corner.

- 6.2 The farm buildings lie to the north of house. Historic Ordnance Survey maps show the buildings were originally arranged around a rectangular foldyard (see below

and figure 7), but only the south-eastern range (the stable block), the southern half of the eastern range (Barn A), the central part of the north range (Barn B) and the south end of the western range now survive, with the interconnections having been lost.

History of the Park Family and the Development of Park Farm

- 6.3 Detailed historical research undertaken for this Heritage Statement shows that Park Farm was constructed in the late 1790s by a gentleman farmer, William Park (d.1801), on the east side of the village on land that was formerly part of Clay Field, one of the village's medieval and early post-medieval open fields.
- 6.4 William Park was the son of William Park of Barmston (d. 1761), and was baptised at Barmston on 13th February 1736-37. He married Sarah Dunhill of Pontefract in 1775 (www.findmypast.co.uk), and they went on to have four children, Godfrey (baptised 1777), William (1778), Sarah (1782) and Richard (1785). The Dunhills were prominent in the Pontefract liquorice trade, and Sarah Dunhill's brother George is credited with adding sugar to medicinal liquorice 'cakes' creating a form of confectionery that is still popular (Homan 1988, 4).
- 6.5 In April 1785, William Park purchased from the trustees of Francis Jackson of Catwick, eldest son of Marmaduke Jackson deceased, the 188 acre landholding that Marmaduke had been awarded at enclosure (ERALS RDB BI/177/190). This comprised 80 acres in Clay Field, 50 acres in Mill Gravills, and 57 acres in Holds Pasture. The first two allotments lay east and north-east of the village, with the allotment from the former Holds Pasture to the south-east (ERALS RDB BI/177/190; ERALS RDB B/57/24; ERALS IA/31) (see figure 3B). Included in this sale was a 'capital messuage, tenement or dwelling house' with a malt kiln, horse mill, barns etc. and several closes of old enclosure; this is likely to have been located on the south side of Main Street, shown as plot 30 on a late 18th century plan (ERALS IA/31) (see figure 4). Another house, let to William Ward, is also mentioned in the deed of sale of 1785, probably the building on plot 45 or 46 on the above plan.
- 6.6 In December 1785, William Park mortgaged his recently acquired holding for £2,750 to Jonathan Hampton of Beverley (ERALS RDB BB/442/443). In July 1793 there is what appears to be another mortgage deed, this time between William Hebblethwaite of Bridlington and others, and William Park, relating to the same holding. At this date William Park is still described as being 'of Barmston' (ERALS RDB BS/119/172).
- 6.7 William Park also acquired the former 62 acre holding of David Tuting to the east of the village (ERALS RDB B/57/24; ERALS IA/31) although no deed of purchase has been traced. As a result, Park had a holding of almost 193 acres in one block, in addition to the 57 acres in 'Holds Pasture' further south, and some parcels of old enclosure in the village (ERALS IA/31). In April 1796 William Park, still 'of Barmston', sold the detached Holds Pasture close to Marmaduke Constable of Wassand, who had acquired the estate awarded at enclosure to Philip Wilkinson of London (ERALS RDB BW/469/656; Walker 2002, 257).
- 6.8 It was probably soon after this date (i.e. in the late 1790s) that William Park built Catwick House, at the east end of the village, on former open field land that had been awarded to David Tuting at enclosure (see above). The compact farm he had created by combining the Jackson and Tuting allotments, and selling off the detached Holds Pasture land, became known as Park or Parks Farm, after the

family name. When he made his will in December 1800, William Park was living at Catwick with his wife Sarah and younger children Sarah and Richard, who were both under the age of 21. The will refers to the stock etc “upon the farm at Barmston where my two sons Godfrey and William now live” (TNA PROB11/1356/129). This suggests that the move to Catwick had taken place once Godfrey and William, born in 1777 and 1778 respectively, were old enough to take care of the Barmston farm. In William Park’s will his second son William was left the stock etc at Barmston, with the proviso that if it was valued at less than £2,000 he would receive money to make up that sum. Everything else went to the use of his wife Sarah, the eldest son Godfrey, and Richard Dunhill of Pontefract as his trustees to raise portions of £1,500 each for his youngest son Richard and daughter Sarah, with a smaller sum allocated for their maintenance until they reached the age of 21. His wife was to receive half the remainder of all rents, dividends etc during her lifetime if she chose to live with her son Godfrey, or the sum of £2,000 if she chose to live separately, the residue of the estate going to Godfrey. William Park died soon after making his will, and was buried at Catwick on 30th January 1801; his wife Sarah lived at Catwick until her death in 1822 aged 76 (ERALS PE9/7/4). Maps of c.1785 and 1823, which are based on the earlier 1732 enclosure plan, and which were not updated, do not show the new farmstead (ERALS IA/31 & DDWS/10/1/14) (see figure 4).

- 6.9 William and Sarah’s eldest sons Godfrey and William Park probably moved to Catwick from Barmston soon after their father’s death, and they were certainly living there in September 1803 (*Hull Packet*, 13th September 1803). Godfrey was the farmer, but William was described as a merchant when his will was proved following his death in 1808 (TNA, IR26/429/319) - he died “at the Havannah, on his return from Buenos Ayres” (*Hull Advertiser*, 9th April 1808); this presumably means he died in transit.
- 6.10 In 1809 Godfrey Park married Eleana (or Eleanor), daughter of the late Robert Wood, a farmer from Bilton who had retired to Hull where he died in 1803 (*The Athenaeum* 1809, 362; www.findmypast.co.uk). Eleana gave birth to at least eight children, all baptised at Catwick: Sarah Elizabeth (baptised 1810), Jane (1811), Eleanor (1813), William Robert (1815), Mary Ann (1817, d.1818), Godfrey Richard (1818), another Mary Ann (1820), and George (1824) (www.findmypast.co.uk).
- 6.11 By 1832, in addition to the land purchased by his father, Godfrey Park was farming 124 acres ‘in old grass’, which he was almost certainly renting. However, in April that year the farm was advertised to let - the house and outbuildings were described as ‘excellent’ (*Hull Advertiser*, 13/4/1832). There may have been no takers at that date, for it was not until April 1835 that farm stock comprising 71 ewes, 85 wether and gimmer hogs, 3 cows, 4 heiffers, 3 skeel calves and 15 pigs, together with various dairying and brewing utensils, were offered for sale on the premises of Godfrey Park at Catwick (*Yorkshire Gazette*, 4th April 1835); a wether is a castrated male sheep, a gimmer is a young female sheep, usually before her first lamb, and a hog is a young unshorn sheep of either sex from about 9 to 18 months (Adams 1976, 143). This sale must have been when the family moved to Panton House near Wragby in Lincolnshire, where Godfrey became land agent for the local estates of Christopher Turnor of Stoke Rochford (*Lincolnshire Chronicle*, 30th June 1837). The 1841 census shows Godfrey and Eleana (or Eleanor) living at Panton with three of their seven surviving children, Jane, William and George (TNA HO 107/641/23). Godfrey junior, a solicitor, was living in North Bar Within in Beverley while Sarah, the eldest daughter, had apparently become a teacher for in 1851 she was working as an English teacher at a ladies boarding school in Clifton, York (TNA HO 107/1229/11; TNA HO 107/1241/9).

- 6.12 In Poulson's history of Holderness, published in 1840, Mr Godfrey Park was listed as one of the principal proprietors at Catwick and 'his house, etc is the most respectable in the parish' (Poulson 1840, 296), although, as noted above, he was no longer living there by that date. He died at Panton in Lincolnshire in September 1841 at the age of 64 (*Stamford Mercury*, 17th September 1841).
- 6.13 Census returns show that by 1851 Godfrey's widow and two of her daughters, Jane and Mary Ann, were living at East Barkwith in Lincolnshire (near Panton) with her youngest son George, who was farming there. However, William Robert, her eldest son, had moved back to Park Farm in Catwick, and he is described in the 1851 census as an unmarried farmer of 200 acres, employing three labourers. His sister Eleanor was living with him, keeping house, and there were also two female domestic servants, and three hired farm labourers aged 14-16 living in (TNA HO 107/2365). Although usually called Catwick House, or Park or Parks Farm, the farmhouse was occasionally described as Catwick Hall, and in 1856 Catwick Hall, the residence of William Robert Park, was described as a 'good building' (Sheahan & Whellan 1856, 409).
- 6.14 The 1855 Ordnance Survey 6" map, surveyed in 1851-52, names the farm as 'Catwick House', and depicts a quadrangular complex, based around a large open fold yard (see figure 7 top). The house lay to the centre of the south range, with a stable block to the immediate east. The east and west ranges, and the eastern half of the north range, were all of the same width. There was an L-shaped barn to the centre of the north range, and the north range itself was much wider to the west of the barn. A gap at the south-west corner of the fold yard had a track running to it from the main road to the south-west, and this appears to have provided a secondary access to the farm complex. The principal access was probably through a second track leaving the main road to the east of the house, and running towards a small enclosure on the complex's east side. Interestingly, the former farmhouse on the south side of Main Street had been demolished by this date. The 1855 map also shows that the field to the east of the farm had a strip of peripheral planting along the main road, giving the indication of a small park, although none is specifically shown on the map.
- 6.15 In the 1861 census, the residents of Park Farm (Catwick House) were listed as William Park (now employing six labourers and a boy), and his sister Eleanor, his widowed mother, a housemaid, dairymaid, two ploughmen and a cowherd (TNA RG 9/3605). The farm had a mixed agricultural regime - in 1867 William Park spoke at a monthly meeting of the local Chamber of Agriculture on what he considered to be the adverse use of clover as part of a crop rotation (*Hull & East Counties Herald*, 7th March 1867) and in 1870 an outbreak of foot and mouth disease among the sheep on his farm was reported (*Yorkshire Herald*, 8th January 1870). In the 1871 census the farm's size was given as 220 acres, with six men and three boys employed (TNA RG 10/4804). Only two farm servants and one female domestic servant lived in, but a farm bailiff lived next door. William's sister Eleanor was still living with him, but their mother had died. When the next census was taken in 1881, there were no farm servants living in, but the two farm servants living with a farm foreman at the cottage next door were almost certainly employed at Park Farm; later documents show that the foreman's cottage lay on the south side of Main Street, at its junction with Rise Lane (now Park Cottage) (TNA RG 11/4791). William's sister Eleanor died in 1884 and in the 1891 census the household comprised William (who never married), Mary Ann Harland, a 55 year old housekeeper, one female domestic servant, and one male farm servant (TNA RG 12/3952).

- 6.16 In 1892 a memorial was placed in the east window of Catwick church in memory of William's brother George, who had died in Lincolnshire. This was described as the third window in the church "erected to the memory of different deceased members of an old and greatly respected family" (*Beverley Echo*, 28th June 1892).
- 6.17 The farm complex is similarly depicted as in 1855 on the 1891 Ordnance Survey 25" map, surveyed in 1881, although by this latter date the fold yard had been almost completely covered over by six parallel, north-south aligned, sheds of slightly differing widths (see figure 7 bottom). This 1891 map also depicts more detail than the previous, with the divisions between the various buildings being shown, as well as the covered access way at the south end of the east range, and a slightly larger building in the south-west corner. This arrangement of buildings is similarly shown on the 1910 Ordnance Survey 25" edition.
- 6.18 William Park died at Catwick House in 1905 at the age of 90. He was described as the eldest surviving member of a family which "for near upon a century and a half have owned and resided on the estate on which he lived and died". He was said to be have been a practical agriculturalist, Conservative, Evangelical churchman, Poor Law Guardian and churchwarden, and to have been well read in antiquarian lore (*Yorkshire Post*, 25th February 1905). His brother Alderman Godfrey Park, a solicitor who died two years later at Hedon (where he had served as Mayor eight times), was a founding member of the East Riding Antiquarian Society, and author of several publications including a history of Hedon (*Yorkshire Post*, 3rd May 1907).
- 6.19 Although William Park was unmarried, his brother Godfrey had several children, and the house and farm at Catwick remained in the hands of the Park family until 1934. George Stephenson became the tenant after William Park's death, and is recorded in the 1911 census at Catwick House with two domestic servants (www.findmypast.co.uk). Born in Brandesburton, he began his working life as a boot and shoemaker before turning to farming. A 'respected agriculturalist', he was a staunch Wesleyan Methodist, and was instrumental in raising funds to enlarge the chapel at Catwick, and served as both a district councillor, and on East Riding County Council. He died in 1927 aged 80 (*Hull Daily Mail*, 23rd June 1927). In the late 1920s and early 1930s the Burton Constable beagles met regularly at Park Farm, Catwick (*Yorkshire Post*, 15th November 1928, 23rd November 1929, 10th December 1931).
- 6.20 The Catwick estate, a "valuable mixed farm and arable land, with gravel seams", was put up for sale in February 1934, 'by direction of a personal representative, to wind up an estate' (*Hull Daily Mail*, 6th February 1934). The estate was divided into ten lots (HHC C DBHT/9/1037). Lot 1 (Park Farm) then comprised 178 acres of arable together with 40 acres of grass, and had a 'good farmhouse' (i.e. Catwick House), an extensive range of farm buildings and separate foreman's cottage. It was farmed with lots 2, 3 and 4, which comprised three arable fields, each with a 'valuable gravel seam', bringing the total to over 210 acres. The tenant at the time of the sale was Mr Frederick North. Lot 5 comprised the nearby blacksmith's shop and cottage, let to Mr J H Hugill. The forge has become part of village folklore, for when the First World War broke out John Hugill, the village blacksmith, fixed a horseshoe to the wooden doorpost of the forge, and nailed a coin nearby for each man who went to war. Catwick was a 'doubly thankful village', with the 30 men who served in the Great War all returning home, as did the 30 who served in the Second World War, for whom coins were also added. The horseshoe and coins,

removed and mounted on a plaque, are still in the possession of the Hugill family (www.hellfirecorner.co.uk/TV/catwick.htm).

- 6.21 In April 1934 Godfrey William Alan Park of Hull, solicitor (grandson of the late Godfrey Park, former Mayor of Hedon, and great-nephew of the late William Park, of Catwick House) sold 'The Park Farm', including the farmhouse, farm buildings and cottage, with land totalling just under 195 acres to John McKno Bladon of Wolfreton Garth, Kirk Ella (ERALS RDB 492/580/463). Some of the land containing gravel seams was immediately sold to Frederick Ridley of Brandesburton, a gravel merchant (ERALS RDB 492/604/484). Lots 5 (the blacksmith's shop and cottage), and Lots 6 to 10, comprising several cottages in the village, and some allotment land, were sold to other purchasers (ERALS RDB 492/522/423, 492/582/465, 492/604/484, 492/615/494 & 493/65/54).
- 6.22 Frederick North of Park Farm, Catwick, died in 1940, and his wife Ida Mary in 1954 (*Yorkshire Post*, 9th December 1940 & 13th January 1954). The Norths were related to the Parks by marriage; Ida's father, Richard Brigham Park, was the son of Alderman Godfrey Park of Hedon. Frederick and Ida's son, George Frederick North, continued at Park Farm until his death in 1964 (ERALS EL/4/1; www.findmypast.co.uk).

Description of the Park Farm Complex (see figures 9 and 10)

Introduction

- 6.23 The buildings forming the Park Farm complex are described below in a logical sequence. Their plan form, structure and architectural detailing are described first, followed by the external elevations and a circulation description of the interiors (apart from the house), from the lowest to the uppermost floor level, based on those parts that were accessible at the time of the site inspection (10th April 2018). The overall form of the farm complex is described in general terms first, followed by a more detailed description of the two buildings (Barns A and B) which are specifically affected by the development proposals. The digital photographs taken as part of this inspection are referenced in the following text using italics and square brackets, i.e. [*1/24*], and a selection have been used to illustrate the report; a full catalogue of the photographs taken appears as Appendix 2.
- 6.24 The positions of the farm buildings described in this section of the report are shown on figure 9. All of the buildings are set either on shallow north-west/south-east or north-east/south-west alignments but, for the purposes of description, they are considered to be aligned either north-south or east-west. Unless otherwise noted, the terms used to describe the roof structures are taken from Alcock *et al* (1996) and Campbell (2000), and fixtures and fittings from Alcock and Hall (1999). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, 'modern' is used to denote features or phasing dating to after c.1945.
- 6.25 As has already been set out above, the origins of the farm complex lie in the late 18th century, with the earliest elements being built by William Park in the late 1790s on part of the former open field named as Clay Field; the farm is not depicted on a map of c.1785 although much of the Park landholding is (see figure 4). Park died in 1801, and by 1803 his two sons, Godfrey and William, were living there. Godfrey farmed at Catwick until 1832 and in 1835 the farm stock comprised 71 ewes, 85 wether and gimmer hogs, 3 cows, 4 heiffers, 3 skeel calves and 15 pigs, together with various dairying and brewing utensils. In 1851, Godfrey's son

William Robert Park was described as a farmer of 200 acres, employing three labourers, and in 1855 the Ordnance Survey map depicts a well established and substantial farmstead arranged around a large fold yard (see figure 7 top). By 1891, the fold yard had been almost completely covered over by six north-south sheds (see figure 7 bottom). William Park died at Catwick in 1902, after which the farm was tenanted out, and it was finally sold in 1934 - at this time, the holding covered 210 acres, including several other cottages. An aerial photograph dating to 1989 shows that much of the farm survived as shown in 1891, although the east half of the north range had been demolished (see figure 8 bottom).

The House and Stable Block

- 6.26 The house is located towards the centre of the south side of the farm complex; it is a Grade II Listed Building, first listed on 26th November 1985 (NHLE 1249498). It is now essentially square in plan, although there was formerly a short projection to the north elevation, shown in 1855 and 1891 (see figure 7); there is a side entry, through the west elevation, and the house is two rooms deep. It is of two storeys, with a hipped, graduated slate roof around a central well and end stacks. It is built from brownish-red bricks (average dimensions 235mm by 115mm by 65mm), set with lime mortar. To the south elevation, the bricks are laid in Flemish bond, but to the east elevation, there is a variation of English Garden Wall bond (two to three stretcher courses to each header course). The brickwork of the north elevation has no clear bonding pattern, presumably because there was formerly another structure attached to it.
- 6.27 The principal elevation of the house faces south, and is symmetrically arranged over three bays [1/931]. There are three sash windows with sills and glazing bars under flat gauged brick heads to the ground floor, and three similar 9-pane unequal sash windows to the first floor [1/776, 1/919] (see plate 1). The east elevation has scattered fenestration and a central door of six raised-and-fielded panels under a blocked oblong fanlight, with radial glazing, in a pilastered doorcase with consoles to the cornice [1/921]. The west elevation has a much plainer central door, with windows to the north only; there is one to the ground floor and two to the first floor, all under gauged brick heads [1/777, 1/918]. The north elevation is largely blank. The shadow of the former projection, demolished after 1891, remains visible to the western half of the elevation, whilst to the east there is a doorway, with a window above to the first floor [1/758]. Garden walls run west from the north-west and south-east corners of the house [1/775, 1/915] (see plate 1).
- 6.28 In the 1934 sale catalogue, the house is described as comprising "Entrance Hall, 2 Sitting rooms, Breakfast Room, 6 Bedrooms, Dressing Room, Men's Bedroom with separate staircase, 2 Kitchens, 3 Storerooms, Dairy, Cellar and usual Out-Offices" (HCC C DBHT/9/1037). The provision of a separate staircase and bedroom in the house for the farm labourers who were living in was common regional practice, and by comparison with other recorded examples (for example Hoskins 1970, 79-83; Birdsall 2000, 11), it was likely part-located in the now demolished projection to the house's north elevation. No internal examination was carried out as part of the general site inspection.
- 6.29 The stable block is adjacent to the north-east corner of the house, at the former south-east corner of the farm complex; it is also a Grade II Listed Building, first listed on 26th November 1985 (NHLE 1249397). It is aligned east-west, is rectangular in plan, and of a single storey with an attic; it has a hipped pantiled roof. It is built from similar brickwork to the house, laid in a variation of English

Garden Wall bond (three to four stretcher course to each header course). To the north elevation, there is a central carriage entrance with a segmental head, fitted with new double-leaf doors. It is flanked by a round-headed door to the east, a blocked window to the west, with outer doorways with elliptical heads. To the attic, there are two empty square openings; the listing description gives two oculi here which are no longer evident [1/740]. The west elevation is blank, with dentilated eaves [1/774], and the east elevation is very similar although there is a small 4-pane wooden window at an upper level. The south elevation is similar to the north, although less altered, and there are two surviving early 6-pane wooden windows, which pivot vertically around the centre horizontally, either side of the eastern round-headed door [1/920] (see plate 2). The interior of the building retains few features of historic interest. The 1934 sale catalogue describes the stable block as a “3-Stall Stable, Saddleroom and Coach-House with Loft above” (HCC C DBHT/9/1037).

The West Range

- 6.30 In 1855, the west range (Building D) is shown to run not quite as far as the south-west corner of the fold yard, presumably allowing an access from the track running into the farm from Main Street (see figure 7 top). There was a small rectangular structure to its south, within its own enclosure, to the west of the house, and a longer east-west aligned structure in the south-west corner of the yard (Building C). By 1891, the yard had been covered with sheds, either replacing or subsuming the east-west structure, whilst the structure to the west of the house had been rebuilt or enlarged (see figure 7 bottom). A pump is also depicted off the north-west corner of the range.

Building C

- 6.31 The building to the west of the house (Building C) is rectangular in plan, measuring c.8m north-south by c.7m east-west. It is of a single storey, with a pitched pantiled roof. The building has evidently developed in a number of phases. The west external elevation incorporates part of the former boundary wall of the fold yard [1/761], which actually extends slightly to the north to form one of side of a gateway, whilst the east external elevation retains part of the smaller structure shown here in 1855 [1/755, 1/757] (see plate 3). These earlier elements were both used as the base for the existing building sometime before 1891, with the elevations being heightened in pier and panel fashion. The interior contains no features of historic interest, whilst the roof has been extensively and recently repaired [1/760].
- 6.32 To the immediate south of this building, entered from within the house’s garden, a flight of concrete steps lead down into a sunken room with brick walls and a broad concrete vault over. There was once a door at the base of the steps, and a small opening survives in the internal north wall. The structure has the overall appearance of a small air raid shelter, presumably built during World War Two for the use of family and farm workers [1/778, 1/779, 1/916] (see plate 4).

Building D

- 6.33 The main surviving part of the west range (Building D) is rectangular in plan, with maximum external dimensions of c.24m north-south by c.5m east-west. It is of a single storey, with a pitched pantiled roof, although this has completely collapsed towards the north end. The range is built of brickwork throughout, although the south gable and west elevation suggest several different phases of construction.

The brickwork to the lowest part of the west elevation appears very weathered. Above, the remainder of the elevation and the lower part of the south gable are built from mid-red to yellow handmade bricks (average dimensions 240mm by 120mm by 65mm) set with lime mortar but laid in no particular bonding pattern. The upper part of the south gable is built from neatly-moulded red handmade bricks, larger than those below and laid in a variation of English Garden Wall bond (five stretcher courses to each header course).

- 6.34 The long west external elevation faces into the field to the west of the farm complex, and although it has been subject to some alteration, it is largely blank, as would be expected [1/762, 1/763] (see plate 5). The south gable of the range has a doorway to the east side, retaining a plank and batten door with a small four-pane light over [1/759] (see plate 6). There are several large pieces of timber bolted to the gable to the west of the doorway. The rebuilt upper part of the gable has an integral short chimney stack at the base of the west roof slope. The long east elevation retains two round-headed doorways and a number of small openings fitted with slatted ventilators [1/771-1/773].
- 6.35 Internally, the southern half of the west range comprises a number of single cells. The doorway in the south gable leads into a single cell with the remains of a structure at the west end of the south wall served by the external chimney stack. It was most likely used for the preparation of food for livestock, possibly a boiler house, similar to the example recorded at Low Fosham Farm in West Newton, East Yorkshire (Birdsall 2000, 9). It may well have been used for boiling swill for pig feed (English Heritage 2006, 67), although this would imply that there were still large numbers of pigs kept at the farm when it was built. There is also a blocked door to the east end of the north wall of the cell, and several north-south timbers placed at a high level, one of which has a large hook tied to it.
- 6.36 The cells to the north, entered through the doorways in the east elevation, have hay racks and wooden mangers to their internal west walls; these are almost certainly the '2 Loose-Boxes' noted in the 1934 sale catalogue (HCC C DBHT/9/1037). In both cells, there is evidence in the north and south internal walls that the roof of the building has been raised at some point by approximately 0.5m, probably at the same time as the upper part of the south gable was rebuilt. The surviving roof trusses are all of nailed softwood, comprising a plank tie-beam, and a raised plank collar running between a pair of common rafters. The northern half of the west range was apparently formed by a single space, and has the remains of six horse stalls set along the west side. This is the '8-Stall Stable' noted in the 1934 sale catalogue (HCC C DBHT/9/1037), the missing two stalls presumably being located in the range's collapsed north end. Each stall had a hay rack and wooden manger, and they are separated by well-built timber partitions with heel posts [1/724]. A partially collapsed doorway in the east wall of this part of the range retains a re-used ship's timber as part of its frame. The timber, which is c.0.2m square, has a roll-moulding to the original soffit, and bears the italicised inscription "Certified to accommodate 10 Seamen" [1/722] (see plate 7). Under the terms of the 1867 Merchant Shipping Act, such a beam was required over the doorway or hatchway leading to an area of seaman's accommodation, so that this space could be deducted from the Registered Tonnage of the ship (https://en.wikisource.org/wiki/Merchant_Shipping_Act_1867). The remains of a round-headed doorway at the collapsed north end of the range retain the only surviving original round-headed door noted within the complex [1/723] (see plate 8).

The Fold Yard

- 6.37 In 1855, the fold yard was shown as an open space, albeit it with some sub-division (see figure 7 top). Narrow strips are marked along the east ends of the north and south sides, and along the west side adjacent to the west range. A narrow east-west structure is shown in the south-west corner of the yard. The function of this is uncertain, but it might have been a range of pigsties, given that 15 pigs were amongst the farm stock listed in 1835 (*Yorkshire Gazette*, 4th April 1835). It was common to site a piggery close to the back door of the farmhouse, as pigs would be fed on household and dairy waste (Wade Martins 2002, 24). By 1891, six north-south aligned parallel sheds of unequal widths had been built over the fold yard; the western two sheds butt up to the north range whereas the other sheds leave a space (see figure 7 bottom).
- 6.38 The narrow strip shown adjacent to the west range in 1855 survives as an area of cobbling, with a drain running along the east side [1/770] (see plate 9), and it is probable that other strips marked in 1855 represented similar cobbling. This was laid down adjacent to areas where animals, predominantly horse and cattle, needed a drier firmer surface to walk along, set slightly above the level of the rest of the fold yard. For example, the surviving strip of cobbling is next to the loose boxes and former 8-stall stable in the west range. The arrangement shown on the 1855 6" map suggests that working horses were brought in through a gateway at the south-west corner of the farmyard, along the south end of the west range and then up along the range's west side to reach the loose boxes and stables; it was common practice to place stables for working horses where there was convenient access to and from the fields (Barnwell & Giles 1997, 86).
- 6.39 Of the six sheds shown in 1891, only the western three survive, and these have been much altered. In fact, given that all are supported on concrete posts and valley beams [1/767, 1/910], all must have been re-built at least once, although some roof structures might be re-used (see plate 31). The western shed has a modern roof structure covered in corrugated sheeting [1/764]. The central shed has a pantiled roof, supported on simple softwood common rafter and collar trusses [1/765]. The eastern shed has a similar roof, but with the addition of scissor-bracing to the trusses and cross-bracing between the concrete beams and the purlins [1/766] (see plate 10). The only remaining *in situ* element of the covered sheds shown in 1891 may be the c.1.8m high wall along their south sides [1/911] (see plate 32). Although this has been patched, altered and in part rebuilt, much is built from similar brickwork to that seen in buildings throughout the farm complex, and it may partly incorporate the structure shown here in 1855. At the west end, an entrance with angled walls is provided with substantial double-leaf plank and batten gates hung on long strap hinges [1/753, 1/756, 1/912] (see plate 11); the c.1.8m high wall continues further to the east, along the front of the remaining sheds [1/754].

East Range

- 6.40 In 1855, the east range is depicted as being continuous with the east ends of the stable block to the south and the north range (see figure 7 top). The 1891 map shows the internal divisions, as well as the cart passage entrance at the south end (see figure 7 bottom); the arrangement of trackways and internal features to the fold yard shown in 1855 suggests that the passage was also present then.

Barn A (see figure 10)

- 6.41 Barn A is most probably the '5 Bay Cartshed' noted in the 1934 sale catalogue (HCC C DBHT/9/1037), forming the main surviving part of the east range. It is bounded to the east by the approach from Main Street, to the west by the now open yard, to the south by the listed stable block and to the north by a small single cell structure formerly joined to the remains of the east end of the north range. At the time of the site inspection, the majority of the ground floor was used to store wood, and the upper internal area was inaccessible, although it is believed to have been repaired relatively recently and to contain few surviving features of historic interest.
- 6.42 The building is rectangular in plan, with maximum external dimensions (including the cart passage at the south end and the remains of the north range at the north end) of c.23.0m north-south by c.5.5m east-west. It is of a single storey, with an attic, and has a pitched pantiled roof; the ridge of the roof is set slightly higher than those of the adjoining structures at the north and south ends. The building has load-bearing external walls, built from brick throughout, but apparently of several different phases; the details of the different brickwork are given below.
- 6.43 Barn A is five bays in length, open to the ground floor and of brickwork above to the attic; the light red to yellow handmade bricks (average dimensions 235mm by 115mm by 65mm) are set with lime mortar and laid broadly in a variation of English Garden Wall bond, with five stretcher courses to each header course [1/744, 1/745] (see plate 12). The ground floor bays are separated by brick pillars; the second pillar from the south end is circular in plan, and represents the original form [1/746] (see plate 13), whereas the other four are rectangular and built of machine-made bricks, with bullnosed corners. Several of these later pillars have names carved on them, at least one dating back to the 1930s, relating to farm labourers whose families formerly lived in Catwick (Mr J Hugill, *pers. comm.*) [1/751, 1/752] (see plate 14). To the attic, there is a louvred opening to the south of centre, and a loading door with a leaded dormer over to the north; both of these appear to be either modern or modern reconstructions of earlier features.
- 6.44 At the south end of the east elevation is the cart passage which passes through the range. The passage doorway has a segmental head and stone pintle blocks [1/743; 1/922] (see plate 15), and retains original substantial double-leaf plank and batten doors [1/742]. Immediately to the south of the cart passage, the elevation steps back slightly, to meet the east end of the stable block; the brickwork of the two buildings is tied together, rather than one butting the other.
- 6.45 With the exception of the cart passage at the south end, the majority of the west elevation of the barn is now blank [1/928]. The lower two thirds is built from red handmade bricks (average dimensions 235mm by 120mm by 65mm) set with lime mortar and laid in a variation of English Garden Wall bond (five stretcher courses to each header course), although the bonding is far from regular. The upper third of the elevation is built from a similar brickwork to that described to the attic in the east elevation. It contains three blocked low sub-square openings and has been recently repointed. Below these openings are a line of empty recesses, presumably sockets associated with the sheds which once covered the whole of the yard [1/737, 1/738] (see plate 16). The brickwork above the cart passage has also been recently repointed or rebuilt [1/739].
- 6.46 The interior of the cart passage, in particular the roof over, has been substantially repaired following recent partial collapse (Mr J Hugill, *pers. comm.*) [1/741]. The

interior of the main building is now sub-divided into two areas by a brick cross-wall, with two bays to the south and three to the north. The internal walls appear to be largely blank and the interior is crossed by plank-like joists supporting the north-south softwood boards of the attic [1/747] (see plate 17). The attic was not accessible at the time of the site inspection, but it is likely to have been used as a granary; the roof appears to be modern.

- 6.47 As noted above, Barn A is the first building to be seen from the main approach to the farm from Main Street. The 1855 map suggested that there was a walled yard on its east side, with an entrance in the south-east corner. Nothing remains of this structure, although some cobbles forming a hard surface can be seen in the existing ground surface, suggesting that this was a former cobbled yard.

Building E

- 6.48 At the north end of Barn A, there is a single cell structure, lower than the main part, which formerly joined with the east end of the north range. It is built from red handmade bricks (average dimensions 235mm by 120mm by 65mm) set with lime mortar but not laid in any particular bonding pattern. The east elevation contains a flat-headed doorway with a wooden lintel, retaining a plank and batten stable-type door, and to the immediate north, a window opening fitted with a slatted wooden ventilator [1/748] (see plate 18). A short section of dentilated eaves survives, but the rest of the east elevation has collapsed. The north elevation of the building is now formed by a former internal division [1/750]. One of the former returns of the north range remains visible in the west elevation [1/736, 1/927] (see plate 19). There was apparently a round-headed doorway to the south of this return, now blocked, and also a blocked window, both situated within the extent of the small single cell structure.
- 6.49 Access into the interior of the building is through the doorway in the east wall. The blocked doorway and window visible externally to the east elevation cannot be clearly seen internally, where there is a hay rack and wooden manger [1/749]. These latter features also now partly obscure what appears to be a blocked doorway in the north wall, which would once have accessed the east end of the north range.

North Range

- 6.50 Barn B comprises a barn and attached structures to the west side, which formerly formed the centre and west end of the north range. The barn is shown with its current plan form in 1855 and 1891 (see figure 7), and is described as a 'Barn and Granary' in the 1934 sale catalogue (HCC C DBHT/9/1037). The eastern half of the range, which formerly joined with the north end of the east range, was demolished after 1910, and before 1989, as it is not shown on the aerial photograph (see figure 8 bottom). As previously noted, this eastern half had a narrow cobbled area adjacent to its south side in 1855, and in 1891 it is shown as open-fronted on this side, suggesting that it could have been a shelter shed. Prior to its demolition, it was most recently used as a cow house (Mr J Hugill, *pers. comm.*) and it may therefore have been the '8 Stall Cowshed' of the 1934 sale catalogue. The structures on the west side of the barn comprise the original western half of the north range (Building F), and a later extension (Building G) to its north side. These are now either collapsing or demolished, although they are shown as being intact on the 1989 photograph (see figure 8 bottom).

Barn B (see figure 10)

- 6.51 Barn B comprises a barn and attached structures to the west side (Buildings F and G). At the time of the site inspection, the majority of the barn's ground floor was occupied by brick cutting equipment and stored materials; the south part of the ground floor was not accessible. The barn's first floor was unoccupied.
- 6.52 The barn is L-shaped in plan, with maximum external dimensions of c.13m east-west by 16.5m north-south; for the purposes of description, the longer part is referred to as the main body, and the shorter part, the east wing. The whole is of two storeys, and has a hipped pantiled roof. It has load-bearing external walls, built from brick throughout. The lower two-thirds of all external walls are built from brownish-red handmade bricks (average dimensions 210mm by 120mm by 60mm) set with lime mortar but not laid in any particular bonding pattern; in some places, the majority of the brickwork is formed by header courses. The upper third of the external walls are built from light red to yellow handmade bricks (average dimensions 235mm by 115mm by 65mm) set with lime mortar and laid broadly in a variation of English Garden Wall bond, with four stretcher courses to each header course [1/907]. There are dentilated eaves to all sides of the barn.
- 6.53 The north elevation of the barn originally had two rows of paired slit breathers. The lower row originally comprised five pairs, whilst the upper row had five pairs with additional single slit breathers to the outer ends. The paired breathers within each row are not all vertically aligned but rather alternate, a feature of all the external elevations. To the west of centre, the lower row incorporates what appears to be an original ground floor doorway, although the head has been changed and heightened. There may be another opening to the east end of the ground floor, but this part was obscured by vegetation at the time of the site inspection. The upper row is interrupted by an inserted first floor loading/pitching doorway, set just to the west of centre. This is flanked by low openings (formerly pitching holes?), the western of which retains double-leaf plank and batten shutters. These openings are symmetrically arranged to the elevation and appear to be original features [1/734, 1/735, 1/904] (see plate 20).
- 6.54 The barn's east elevation is in two parts [1/715] (see plate 21). The north part, forming part of the barn's east wing, has two rows of paired slit breathers [1/905]. The lower row comprises three pairs, whilst the upper row has two pairs with additional single slit breathers to the outer ends. There is a low window opening to the centre of the first floor, retaining a timber frame pivoting vertically around the centre [1/714], as seen in the south side of the stable block. The south return of the barn's east wing again has two rows of paired slit breathers, four pairs to the lower row and three pairs plus the single outer examples to the upper row [1/716]. The south part of the barn's east elevation, forming the main body, has a pair of original round-headed doorways to the approximate centre of the ground floor, both with stone pintle blocks. The north doorway is blocked, but the south doorway retains its original wooden door frame, including the round head; the stable-type door may be a replacement of the original [1/720] (see plate 23). There is a third round-headed doorway to the north end of this part of the east elevation, again with a door and door frame that has been modified at a later date. There are paired slit breathers between the ground floor doorways, and above them, an upper row comprising four paired slit breathers, again with single examples to the outer ends [1/717]. The sloping roof scar of a single storey structure is visible to the elevation, presumably the former eastern half of the north range. If so, it is curious that it was

not tied into the brickwork of the barn, and that the roof line would have obscured several of the upper row of paired slit breathers.

- 6.55 The barn's south elevation was partly obscured by vegetation and was not easily accessible at the time of the site inspection [1/718] (see plate 22). There appears to be a round-headed doorway to the centre of the ground floor, with a paired slit breather above, set directly below a first floor window. The round-headed window has a projecting stone sill and is fitted with double-leaf plank and batten shutters.
- 6.56 The west elevation of the barn is partly obscured by the attached structures; their partial collapse and also the presence of vegetation, meant that it could not be inspected in detail. That part visible from within the original western half of the north range has a ground floor round-headed doorway positioned at its north end; this may be set opposite one of the similar doorways in the south part of the east elevation. There is an apparent complete absence of slit breathers here, at either the lower or upper levels [1/721]. The northern part of the barn's west elevation, within the structure added to the north side of the original north range, appears to have undergone several phases of alteration, including the insertion of openings with wooden lintels. A lower level row of paired slit breathers, all blocked, is visible [1/732], with the remains of an upper level surviving at the north end [1/733].
- 6.57 At the time of the site inspection, the main access into the ground floor of the barn was through the doorway in the north elevation [1/700]. This leads into the larger (northern) of the two spaces of the building's main body. This is floored with worn brick paving and is crossed by two substantial softwood east-west ceiling beams, with joists lodged over. One of the beams projects rather crudely through the east wall into the ground floor of the east wing, and bears incised marks to one side. These marks take the form of rows of characters, some simple slashes, others more complex, and they occur in strings. They are characteristic of the so-called 'Baltic timber marks', relating to the export of softwood from the Baltic into Britain through ports such as Hull. The marks were clearly made after the trees had been squared but before they were quartered or otherwise divided, as some strings are truncated at the top or bottom. They are generally thought to be put onto the timber in Baltic ports by timber merchants there, and may denote the merchant, the port from which the timber was shipped and/or other information. There is no internal access to the smaller (southern) space of the barn's main body. A doorway in the east wall provides internal access to the ground floor of the east wing. The north jamb of the door frame is made from a re-used timber, moulded to one side [1/701] (see plate 24). The east wing again is floored with worn brick paving, and is crossed by two east-west softwood ceiling beams, supporting lodged joists.
- 6.58 A set of steeply inclined wooden steps at the north end of the main body rise to the barn's first floor. The first floor is divided into two spaces, both floored with softwood boards. The larger space comprises the east wing and the northern part of the main body, and the smaller space the southern part of the main body; the floor of the latter is set at a slightly different level to the former. They are separated by a brick wall rising from the ground floor, with a doorway at the east end. This dividing wall appears to contain at least one blocked opening with a wooden lintel, although this makes little sense in relation to the existing first floor level. The wall stops at wall plate level, but the partition is carried higher using vertical boards [1/709]. The internal walls of the first floor display the same features as are visible externally [1/703, 1/705, 1/706, 1/710, 1/713].

- 6.59 The main surviving feature of interest to the first floor is the roof structure. There are six roof trusses in all, two to the east wing, three to the main body, and a single truss running across the angle between the two; the trusses within the east wing and the main body are all set at equal centres. All roof trusses appear to be of softwood, although some of the tie-beams are deeper than others or appear more worn, and are perhaps re-used hardwood. The trusses are of pegged construction throughout, but no evidence was noted for carpenters' or other assembly marks. With the exception of the angled example, all the roof trusses are of the same form. The tie-beam rests on a wall plate at either end, with short diagonal timbers set across the four corners of the first floor between the wall plates where the roof is hipped. Some of the tie-beams have wrought-iron straps where the feet of the principal rafters meet them. Angled struts rise from the tie-beam to the principled rafters, and there is a collar between the principals above the level of the struts. Each principal supports a single staggered purlin with pegged through tenons. The common rafters are softwood, and there is a plank ridge-piece [1/704, 1/712] (see plate 25). The angled roof truss has a king-post, rather than a collar, with raking struts to the principals; one of the struts is now missing. Additional timbers run at angle of 45 degrees from the tie-beam of the angled truss to the wall plates [1/707] (see plate 26).
- 6.60 To the immediate south of the barn's south elevation, the remains of a buried circular brick water tank or cistern, formerly with a domed vault, have been exposed, within a curved wall enclosure [1/719, 1/908] (see plates 27 and 33). There appears to have been a circular opening in the top of the vault, with another, smaller diameter opening to one side; either may have functioned as a well or accommodated a pump. Similar structures are known throughout East Yorkshire and are interpreted as being soft-water storage tanks, usually taking rainwater from adjacent buildings.

Building F

- 6.61 As stated above, the structures attached to the west side of the barn comprise the original western half of the north range, now largely demolished (Building F), and a later extension on its north side (Building G); however, both of these structures were present by 1855 (see figure 7 top). At some point after 1910, the later extension was itself lengthened westwards. Both elements are shown intact on the 1989 aerial photograph, and the northern extension (Building G) has only very recently collapsed (Mr J Hugill, *pers. comm.*).
- 6.62 Building F was in very poor structural condition at the time of the site inspection, and was largely collapsed; no detailed inspection was therefore able to be carried out due to Health and Safety concerns. It was formerly rectangular in plan, aligned east-west, running between the barn and the west range, measuring c.10m long by 4.5m wide. It was of a single storey with a pitched roof, the shadow of which can still be seen on the barn's west elevation. It had load-bearing external walls built of red handmade brick, similar to that used in the lower part of the west elevation of Barn A, set with a lime mortar. The south external elevation, which once faced into the fold yard, contained either four or five cart entrances with segmental arches, separated by circular brick pillars, again similar to the surviving example described above in the east elevation of Barn A [1/768, 1/769] (see plate 28). It is therefore possible that this part of the north range once formed a cart or implement shed, although this seems unlikely latterly, given the need to negotiate through the sheds of the covered fold yard; it may have been a shelter shed instead. Many of these cart entrances were later completely blocked or narrowed to form doorways. The north external wall contained at least two round-headed doorways, similar to those

surviving within Barn B. The roof structure has completely collapsed, but post-war concrete stall partitions for cattle survive to the west end of the interior, against the north wall. A doorway in the west wall gave access to the west range.

Building G

- 6.63 The later northern extension to the west end of the north range was in a very poor structural condition at the time of the site inspection, and had almost completely collapsed, so that no detailed internal examination was possible; this collapse had occurred in 2017 after particularly bad weather (Mr J Hugill, *pers. comm.*). Including the western part built after 1910, the building was formerly rectangular in plan, and had maximum external dimensions of c.10m east-west by c.8.5m north-south. It was a tall single storey in height, apparently with an attic, and had a pitched, pantiled roof, the shadow of which can still be seen on the barn's west elevation. The load-bearing external walls were built of brick. The post-1910 western part is built from light red to yellow handmade bricks (average dimensions 235mm by 115mm by 65mm) set with lime mortar and laid broadly in a variation of English Garden Wall bond, with between three to five stretcher courses to each header course. The rest of the building is of similar brickwork, but generally with five stretcher courses to each header course.
- 6.64 The external west gable of the post-1910 western part has a blocked round-headed doorway to the south end, with a window to the north and then two slit breathers [1/726, 1/901, 1/903] (see plate 29). The upper part of the gable has tumbled-in brickwork. The north elevation has a wide, flat-headed opening with a timber lintel, and breaks forward slightly from the main part of the elevation [1/727] (see plate 30). The interior is choked with debris, but the surviving east-west beams over appear to be later insertions, and do not relate to two brick piers rising the full height of the internal west wall [1/728]. The overall appearance of the post-1910 western part suggests that, although it may have been built as an implement shed, it was later modified for the accommodation and maintenance of motor vehicles, rather than horse-drawn ones.
- 6.65 That part of the north elevation to the east, built before 1855, is two bays in length, each bay having a cart entrance with a segmental-head that has either been completely blocked or narrowed to accommodate stable-type doors [1/729, 1/730] (see plate 30); this side is shown as open-fronted in 1891. The north elevation contains at least two round-headed doorways, as noted above. The interior is choked with debris, but one of the fallen north-south beams is very substantial, and may have been re-used here [1/731].

Discussion and Conclusions

- 6.66 Based on the historical and surviving structural information, it appears that Catwick House was planned as a fully integrated farm complex from the start, built as a quadrangle arranged around an open fold yard and set out according to the current best practice of c.1800; at the very beginning of the 19th century, one writer noted that a typical Wolds farm in East Yorkshire had a courtyard layout (English Heritage 2006, 48). Nevertheless, there are a number of features which suggest that it may not have been built all in one phase. For example, the brickwork of the lower two thirds of the external elevations of Barn B is different to that noted elsewhere within the complex, particularly in terms of the lack of a clear bonding pattern for this prominent building. However, given that the change in brickwork to the upper third occurs across the upper row of slit breathers, it is difficult to believe that the upper part is the result of a much later heightening of the barn. Similarly, if

they were part of the same integrated scheme, it seems odd that the eastern half of the north range does not appear to have been tied into the east elevation of the barn, and that its roof line cuts across some of the barn's slit breathers. However, those parts of the north and west ranges that survive have similar detailing to the barn, such as the use of round-headed doorways, and both the round-headed doorways and vertically pivoting windows are evident in the stable block. A possible explanation for these apparent discrepancies might be the death of William Park in 1801. He is unlikely to have started building before c.1796, with the house and adjacent stable block probably being the first two elements to be erected. The northern barn (Barn B) may also have been erected as part of this first phase, initially as a free-standing structure. After his death, William's farming son, Godfrey Park, probably completed the rest of the complex soon after. In other words, there was not so much a separate phase of building, rather a break in the original construction period.

- 6.67 Once completed, the layout of the farm complex and the use of architectural detailing such as the round-headed doorways suggests that it was influenced by late 18th/early 19th century 'model' farms. It would initially have operated on a mixed arable/pastoral regime, with the 1834 list of stock including sheep, heifers and pigs (*Yorkshire Gazette*, 4th April 1835). There were probably always two main access points into the quadrangular complex from Main Street, one through the cart passage at the south end of the east range, and a second located on the opposite side at the south end of the west range. The L-shaped plan of the barn (Barn B) in the centre of the north range may indicate that the ground floor of the south part was initially used to accommodate cattle (English Heritage 2006, 54). The now demolished east half of the north range may also have been used for cattle, with working horses stabled in the west range and carriage or riding horses in the stable block. The east range (Barn A) formed a cart or implement shed, probably with a granary over, with a cobbled yard to its east. It is also possible that the western half of the north range (Building F) was once used to house carts. The piggery was probably located in the south-west corner of the fold yard, close to the back of the house. The 1835 stock list indicates that there were a relatively small number of cattle on the farm, but much larger numbers of sheep, and so it is possible that, at least to begin with, some of the buildings or the fold yard area were given over seasonally to sheep, during lambing for example, although this is difficult to determine from the surviving remains (Barnwell & Giles 1997, 35).
- 6.68 Before 1855, an extension was added to the north side of the north range (Building G), again to accommodate either implements or carts. The addition of sheds to create a covered yard before 1891 suggests that cattle had begun to assume a greater importance in the farm economy in the second half of the 19th century. The smaller structures listed in the 1934 sale catalogue, such as the fodder store, cake house and turnip store are likely to have been located in the north-west or north-east corners of the complex, where they were easily accessible for the ranges housing cattle and horses, but such structures often have few readily identifiable characteristics (Barnwell & Giles 1997, 60-62).
- 6.69 The re-used ship's timber with the inscription at the north end of the west range is an interesting feature. Although buildings are often said to incorporate ship's timbers, sometimes in locations miles from the coast or an accessible waterway, definite examples of vernacular re-use are only usually recorded in coastal towns in Yorkshire, for example in Scarborough (Birdsall 2004, 12, 19).

7 THE DEVELOPMENT PROPOSALS

Development Proposals (see figures 11 to 13)

- 7.1 In summary, the development proposals at Park Farm involve the change of use, repair and conversion of the Barns A and B to form two new dwellings, to secure their future. No works are proposed to the house and stable range, which are both Grade II Listed Buildings. Further details of the development can be found in the project architect's Design and Access Statement and drawings which accompanied the original planning application; some of these drawings have been reproduced in this Heritage Statement.

Barn A/Building E (see figure 11)

- 7.2 The existing structures will be converted into a three bedroom dwelling. The ground floor of the barn will contain an entrance hall, utility and WC, and a bedroom to the north, while the semi-derelict building to the north (Building E) will be converted into a dressing room; some rebuilding of the walls will be required. A small single storey extension, measuring 3.2m long by 5.5m will be added to the north of Building E, effectively recreating the full length of the now ruined structure as shown on the historic maps (see figure 7, plates 18 and 19); this new extension will form an en-suite. A further larger single storey 3-bay extension will be constructed on the west side of Barn A, at its southern end, measuring 9.8m long by 5.3m wide, to form a lounge/kitchen/dining area. The attic space within Barn A will be converted into an en-suite over the existing cart passage, and two bedrooms, with a further en-suite and access stair between.
- 7.3 Wherever possible, existing openings will be retained, although some modifications will be required to facilitate the conversion. The existing openings in the east elevation of Barn A will be closed with timber shuttering, with a new doorway incorporated into bay 2; the existing brick pillars (both original round and later bull-nosed rectangular types) and the name-carved bricks (see plates 12 to 14) will be retained. At the upper level, the modern louvred opening and the loading door with a leaded dormer over will be retained, and made into windows. The single storey extension on the west side of the barn will hide approximately the southern half of the west elevation, but this is blank and no original features will be obscured; a new double-door opening will be made in the existing blank part of the elevation to the north, with a profile to match that of the cart passage to the south. Internally, relatively few new partitions will be required at ground floor, although the presently open first floor of the barn will need to be subdivided to accommodate the various rooms and stairs. There should be no need to modify the existing roof structure.
- 7.4 In terms of landscaping, a new seating area formed from Yorkshire pavers or block paving will be laid in front of the new larger extension, while a gravel parking area will be laid to the north (see figure 13). At the north end of the building, a new boundary wall with double gates will be constructed, running west towards Barn B from the north-west corner of the smaller extension, along the former north side of the now demolished eastern half of the north farmyard range. A new 1.8m high boundary wall will also separate the paved area adjacent to the new extension from the existing farmhouse, and this wall will extend west as far as Building D to incorporate a grassed area which will be laid once the existing agricultural sheds have been demolished as cleared. This new wall is actually a replacement of one which is already in existence, forming the south side of the covered yard and which has seen a certain amount of repair and rebuilding over the historic past (see plate

32); the new wall will be built of reclaimed bricks and the existing double-gate opening at the west end (see plate 11) will be bricked up. No ancillary structures such as garages, are proposed.

Barn B/Building G (see figure 12)

- 7.5 The existing structures will be converted into a three bedroom dwelling. The ground floor of Barn B will contain a sitting room in the east wing, and a hall and lounge in the main body. Building G and its western extension will be converted into a kitchen/dining/living space. At first floor level, there will be three bedrooms, separated by en-suites, and a new stair will be created.
- 7.6 Once again, wherever possible, existing openings will be retained, although some modifications will be required to facilitate the conversion. The architect's drawings do not include all the existing openings in Building G and none of the slit breathers, but the latter will be retained (possibly by using recessed blocking), as these provide valuable signs of the building's former use. The existing round-headed openings at both levels in the south elevation of the barn will be retained, as will the shutters closing the upper window. The existing openings in both north and south elevations of Building G will also be retained and glazed, although the present square-headed opening in the more modern extension will be rebuilt as a cart opening to match those to the east. Two new wide openings are also currently proposed for the west elevation, to match the former cart openings seen elsewhere in the building. The present state of Building G is such that some rebuilding work will be needed (using reclaimed brick), particularly at the western end. A new cart-type glazed opening will also be created at the east end of the barn's north ground floor elevation. Internally, no new partitions will be required at ground floor, although some doorways will need to be created to allow internal access between the rooms. The open first floor of the barn will need to be subdivided to accommodate the various rooms and stairs. There should be no need to modify or alter the interesting roof structure.
- 7.7 In terms of landscaping, a converted building will be surrounded by areas of Yorkshire pavers or other block paving, with that in the eastern angle of the barn being defined by a stone wall to create a more private area (see figure 13). This area will incorporate the existing ruined below-ground water tank and the section of curving wall (see plates 27 and 33), and a herb garden will be created to the south of Building G. The latter implies that Building F, formerly the west side of the north agricultural range but now significantly collapsed, will be demolished and cleared. A gravel parking area will be laid to the north of Barn B, and the surrounding areas will be grassed. No ancillary structures such as garages, are proposed.

Assessment of Development Impact

Impact and Effect Grades

- 7.8 In general, the assessment of development impact on any heritage asset will depend on the value or significance of that asset combined with the degree or magnitude of potential impact. Details of the grades applied to the 15 identified assets were given above, and the 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 1, 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 1.

Assessment of Potential Impact

- 7.9 Only three of the identified assets are considered to potentially be affected by the proposed development, the two Grade II Listed Buildings at Catwick Farm (Assets 10 and 11), and the Catwick Conservation Area (Asset 15).
- 7.10 It was noted above that there will be no direct impact on the two Listed Buildings within the farm complex arising from the proposed development. However, it could be argued that there is an indirect impact on their settings, arising from the new extension on the west side of the southern end of Barn A. It might be argued that this extension is not required, and that the lounge/kitchen/dining space could be accommodated within the existing footprint of the barn, in place of the ground floor bedroom 1, but it has been confirmed that this element is required to create a viable living space. Therefore, given that the extension is a requirement of the scheme, attempts have been made by the project architect to minimise the visual impact by keeping it to a single storey and aligning it parallel to the existing barn (an earlier drawing shows that it was originally intended to be at right angles, which would have been much more intrusive). The visual impact of the new extension will also be reduced by using traditional reclaimed brick and other materials on the external elevations. Advice from Historic England regarding new extensions in historic farm complexes notes that “a carefully designed extension or new structure might be considered alongside a farm building if this will safeguard the significance of the main structure”, and that “whether contemporary in design or based on an existing structure, extensions and new buildings should be subordinate in scale and relate to the massing and character of the existing farmstead group” (Historic England 2017, 37); in both cases, this advice has been followed in the design of the new extension.
- 7.11 Another smaller extension is being added to the north side of Building E, but this is actually replacing an earlier element shown on the historic maps which has been demolished, and there will be no increase in the original footprint. Similarly, the ‘new’ 1.8m high boundary wall screening the farmhouse and stables from the rest of the former farm complex is actually a replacement of what already exists.
- 7.12 The fact that Barn A is attached to the Grade II Listed stable block shows that it lies within the listed curtilage, and the same can be said for Barn B as it forms part of the farm complex as a whole. As a result, any work on the two structures needs careful consideration. This has been taken into account in the proposals, and the proposals generally follow Historic England advice regarding the adaptive reuse of traditional of historic farm buildings, namely respecting the architectural and historic interest of the buildings, minimising alterations and loss of significant historic fabric, retaining any distinctive features, and minimising new internal subdivisions (Historic England 2017, 17-18). This Heritage Statement has set out the history and development of the two barns within the overall farm complex, and the site inspection has established that, while the external elevations of both barns are little changed from construction (apart from recent collapse of Building E), little of significance in terms of their original use and function remains, particularly internally. Barn B was the most interesting of all the farm buildings, with important survivals being the round-headed openings, paired groups of slit breathers, the ceiling beams in the main body with their Baltic timber marks, a moulded jamb to the ground floor connecting door between the east wing and main body, and the largely unaltered roof structure. Wherever possible, all historic and original

features will be kept as part of the conversion work, for example the slit breathers (blocked on the inside face or glazed deep in the aperture so that there is no change in external appearance) and, where original openings are not going to be reused as windows or doorways, they will be retained, both in terms of their form, woodwork and/or shuttering, or rebuilt; some now blocked openings will be opened out, for example in the north side of Building G. The small amount of rebuilding that is required to stabilise otherwise collapsing structures will be in keeping and will use traditional materials to match the existing. The small number of new openings that are necessary will be placed in otherwise blank areas of wall face, and will match other existing openings, for example in the north elevation of Barn B and the centre of the west elevation of Barn A. The proposed ground floors of the two new dwellings utilise the existing footprints and internal divisions (although some new openings are required to allow appropriate circulation); it is the upper floors that will be significantly sub-divided to accommodate the new bedrooms and en-suite facilities, and these will be the usual stud partitions rather than any structural walls. An important factor to be considered is that the successful reuse of these two farm buildings will halt their gradual deterioration.

7.13 However, despite the above, the already collapsing parts of Building F (the west side of the former north agricultural range), and the remaining agricultural sheds over the former fold yard, will be demolished as part of the proposed development, to create landscaped areas around the two new dwellings. A detailed assessment of the remains of Building F was not possible due to access difficulties, but it is assumed that little of interest remains here (certainly compared to the rest of the complex), and renovation of this structure would have required considerable rebuilding, if not totally new build.

7.14 Another factor commonly cited as being detrimental to the conversion of traditional farm buildings is the introduction of inappropriate landscaping. A sensitive adaptation avoids formal drives, tarmac surfacing and edging materials - the upgrading of tracks, gateways and yards can have a detrimental effect on the setting of the building, and new fencing, gates and boundary walls need careful design that follows locally observed patterns. Historic England advice is that historically significant hard landscape features, such as setts and cobbles, should be retained and incorporated into the landscape works; otherwise the use of bonded aggregate to soften hard landscaped areas can be very successful (Historic England 2017, 20). Once again, advice has been followed wherever possible. At present, areas of Yorkstone or other block paving are proposed around the two new dwellings, while the car parking areas will be gravelled. It is accepted that the gardens/patios of the two new dwellings will need to be separated from each other, and the height of the boundary walling is not clear from the existing drawings, but some historic alignments are being retained, for example around the former well/cistern off the south end of Barn B, and that between Barn A and Barn B which respects the earlier line of the north side of the north range. However, further consideration could be given to retaining any areas of historic cobbling which might survive, for example along the outer edges of the former fold yard and in the area to the east of Barn A; further areas may be uncovered during the conversion work. It should also be noted that access to the new dwellings will utilise the original route into the complex from Main Street, and that no new ancillary structures, such as free-standing garages, are being proposed.

7.15 It is not considered that there will be any adverse impact on the village's Conservation Area. Although the farm complex has a slightly elevated position at the east end of the village, the farm buildings lie behind (north of) the house and stable block. None of the to-be-converted farm buildings are immediately obvious

from Main Street, as they are hidden by both the house and stables, the well established vegetation along the road frontage and around the site access, and the curving nature of the existing access road (see plate 34); only a limited part of the east side of Barn A is visible as one travels along the site access (see plate 35). This would not be the case if the proposals involved increasing the footprint of the existing buildings, either vertically or horizontally. Indeed, it might be argued that the barn conversions will have a positive impact on the Conservation Area, as it will prevent further deterioration of the existing farm buildings through their sympathetic re-use.

- 7.16 Based on the above, it is considered that the magnitude of impact of the proposed development on the two Grade II Listed Buildings will be Slight Negative, largely arising from the construction of the new extension on the southern side of Barn A; without this extension the magnitude of impact could well be Negligible, given that much of the proposed screening wall between the house/stable and the rest of the farm buildings is already present. A Slight Negative magnitude of impact can be defined as being *“Some measurable change in assets quality or vulnerability with 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”* (see Appendix 1).
- 7.17 It is further considered that the magnitude of impact of the proposed development on the Catwick Conservation Area will be Negligible Positive, that is *“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”* (see Appendix 1).
- 7.18 Although not recognised as non-designated assets by the relevant authorities, it is also worth considering the impacts of the proposed development on the existing two farm buildings. The arguments have been discussed above, but in short, the proposals aim to respect the architectural and historic interest of the buildings, minimise alterations and loss of significant historic fabric, retain any distinctive features, mostly retain or reinstate the original footprints, and minimise new internal sub-divisions, all leading to the halting of current degradation, and the repair and reuse of the former agricultural farm buildings. Against these positive factors are the fact that a new extension is proposed within the former fold yard, and that the proposals will require the removal of already collapsing parts of the north range. It is therefore considered that the magnitude of impact of the proposed development on the farm complex as a whole would be broadly Slight Positive, that is: *“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”*.
- 7.19 These impacts, and the overall significance of effects, can be summarised as follows:

<i>Asset no and name</i>	<i>Value</i>	<i>Magnitude of Impact</i>	<i>Overall Significance of Effect</i>
10: Catwick House, Park Farm (LB II), Main Street	Medium	Slight negative	Slight negative
11: Stable block, Park Farm (LB II), Main Street	Medium	Slight negative	Slight negative
15: Catwick Conservation Area (part)	Medium	Negligible positive	Neutral
Park Farm complex	Low	Slight positive	Slight positive

Recommended Mitigation

- 7.20 As part of this Heritage Statement, a detailed site inspection of the farm complex was carried out on 10th April 2018, and from this the descriptions of the buildings have been produced, with photographs to illustrate specific points; these descriptions dealt with all of the farm complex, but with an increased emphasis on the two barns (Barns A and B) which are proposed for conversion and reuse.

Pre-intervention Building Recording (Barn B/Building G)

- 7.21 The site inspection showed that Barn B had the greatest archaeological and architectural potential, but it was not possible to view all of the interior due to the amount of stored material and other equipment. Similarly, it was not possible to examine all parts of the adjacent buildings (Buildings F and G) due to collapse, debris and vegetation. It would therefore be appropriate to re-examine these structures before any conversion work is started, but after they have been cleared and cleaned out. This would allow the existing information to be enhanced, in terms of descriptive and photographic records, and it might also be appropriate to generate floor plans to show all architectural detail, expanding on those already produced by the project architect (see figure 12). Such recording work can be made a condition of any planning approval.

Monitoring of Conversion Work

- 7.22 Given the existing records that have been generated as part of this Heritage Statement, it is not considered necessary to undertake any architectural monitoring of the conversion works, as the amount of any new information that might be revealed would be fairly minimal and would not serve to significantly enhance what has already been produced (assuming that the above pre-intervention recording is carried out).
- 7.23 Given that the farm was built on previously undeveloped land in the 1790s, on part of one of the medieval and later open fields, it is also considered unnecessary to monitor any of the below-ground excavations associated with the conversion work, in particular the strip foundations for the new extensions and the new drainage runs which will largely be confined to the former fold yard area. There is an existing foul drain running east-west to the north of the house and stable block, which exits the farm complex between Buildings C and D and then turns south to meet the main sewer on Main Street (see figure 13). At present, it appears that no work is required to this existing drain, but if it transpires that it should be replaced or renewed, especially if it is relocated further to the west, it would be appropriate to monitor these excavations, to record any archaeological remains associated with any former medieval occupation which might have existed along the north street frontage. Once again, such work can be made a condition of any planning approval.

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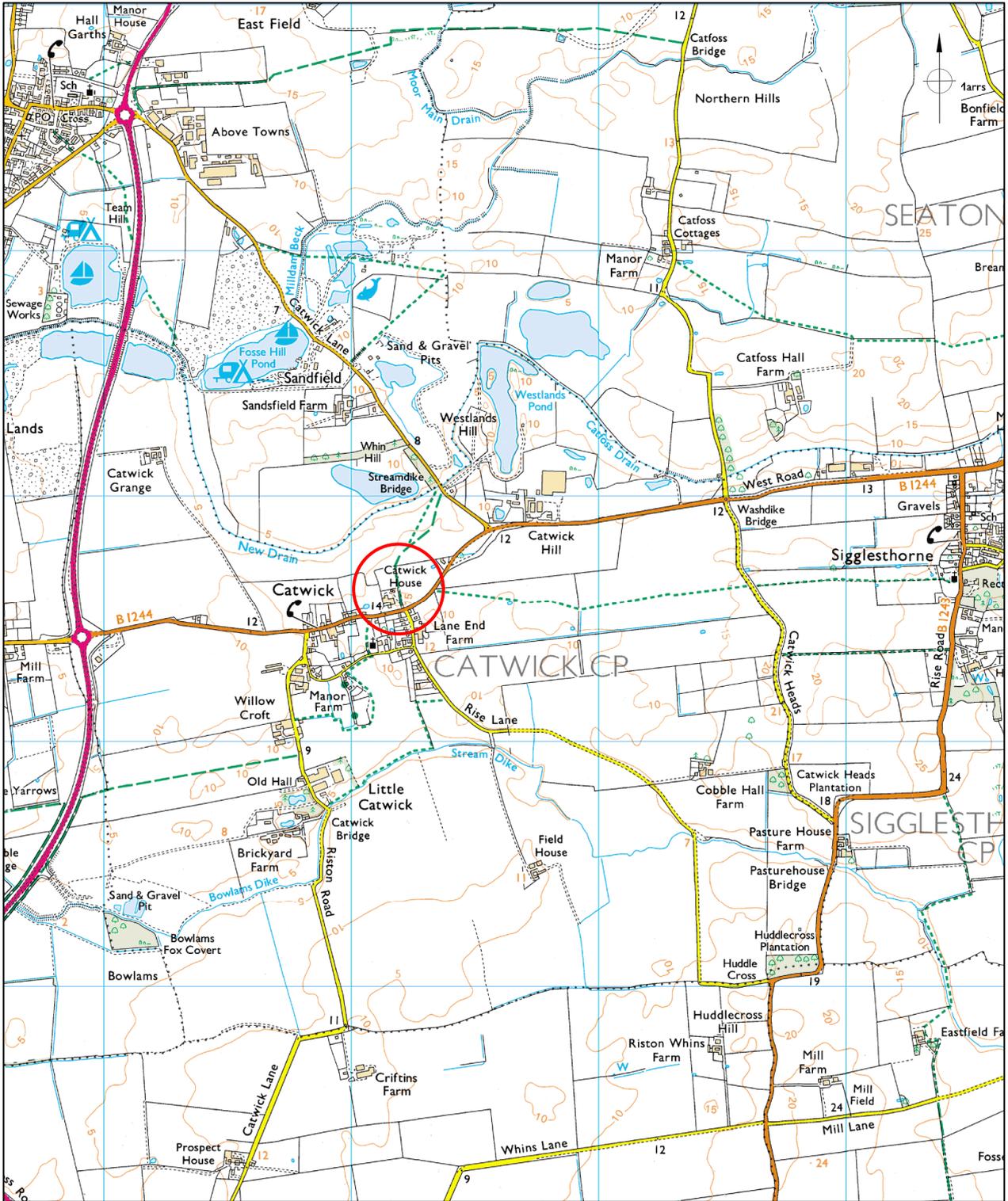
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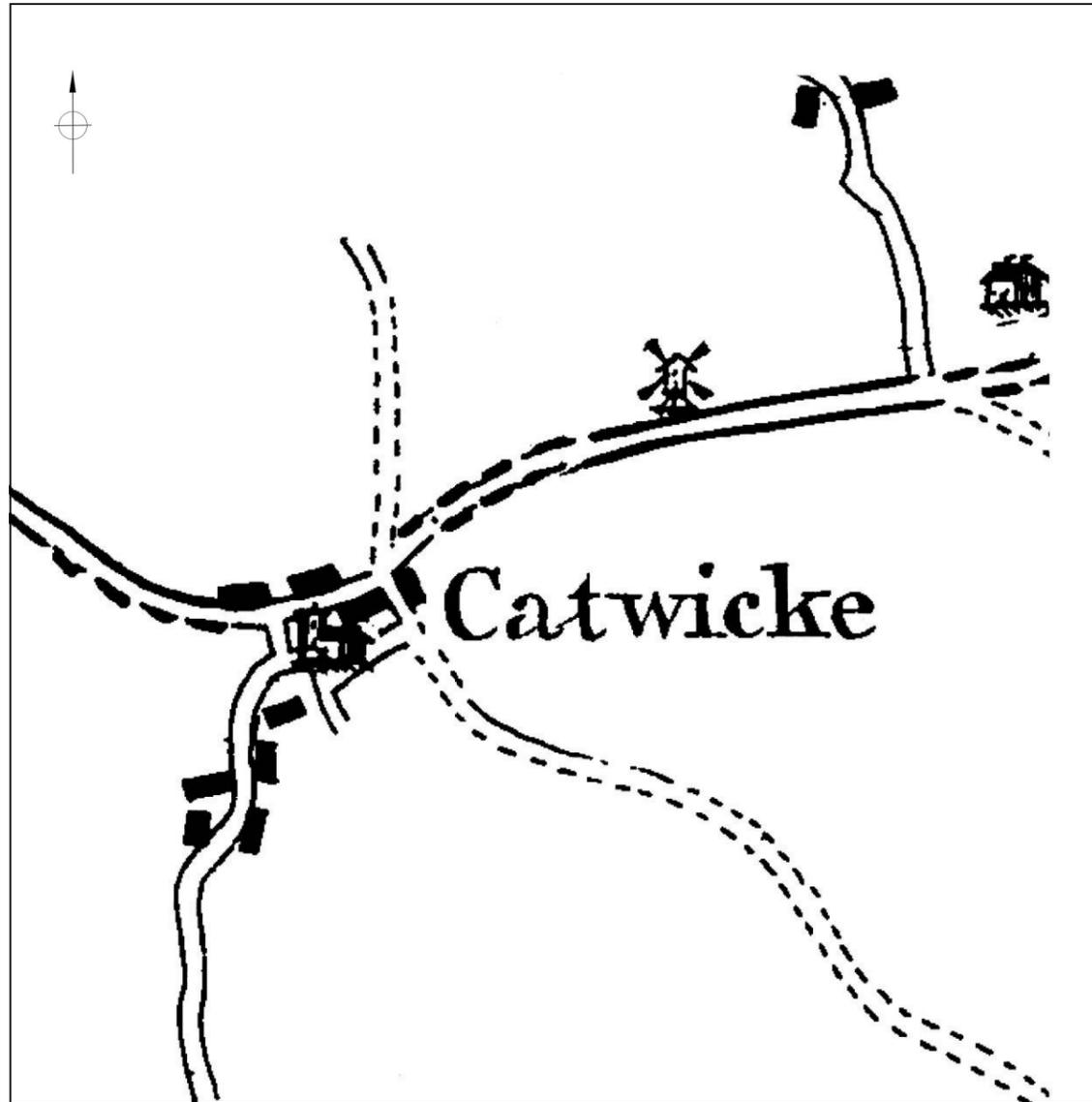
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Conservation Areas

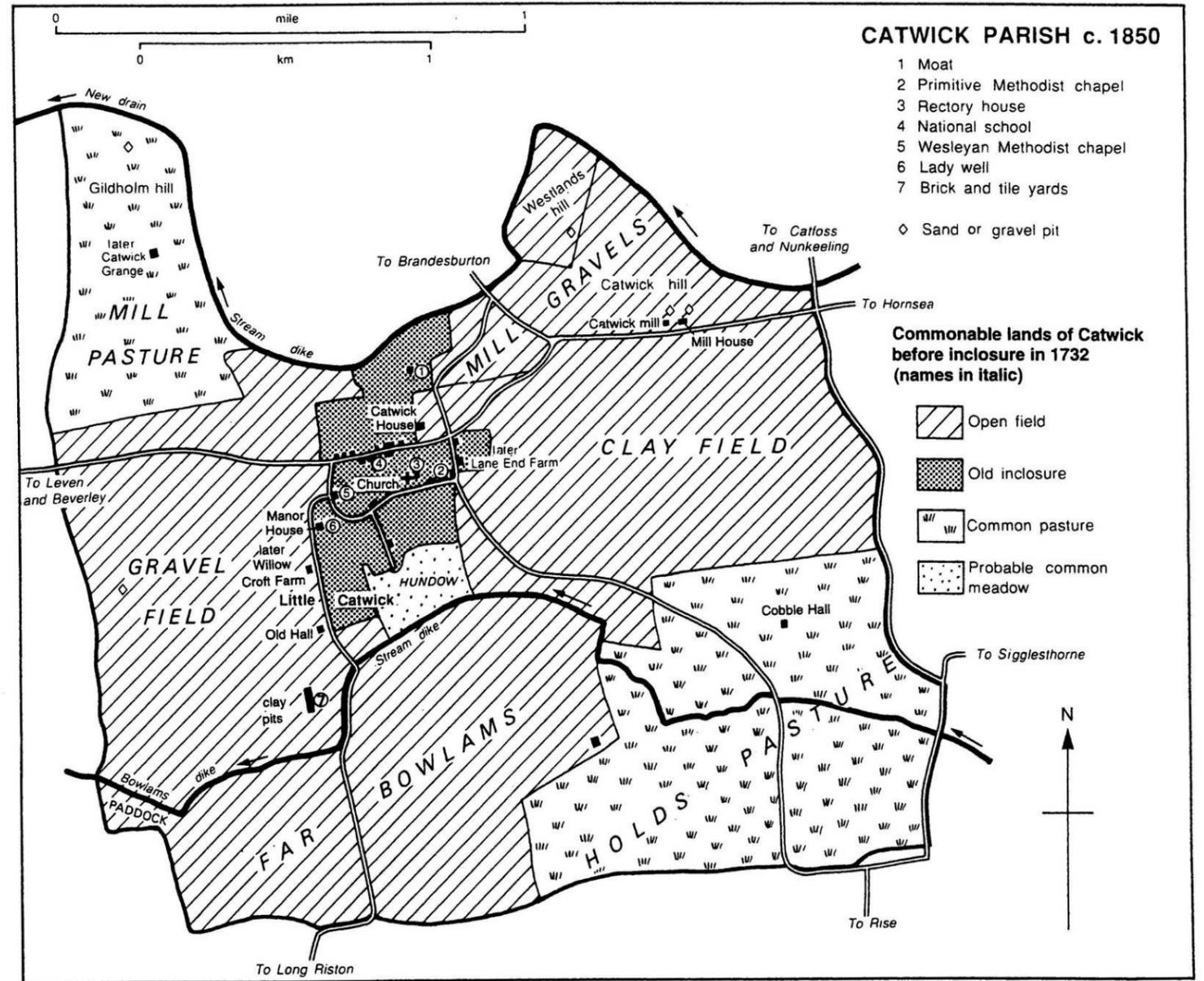


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PROJECT		PARK FARM, CATWICK	
TITLE		GENERAL LOCATION	
SCALE	DATE	AS SHOWN	MAY 2018
EDAS		FIGURE	1



A: Jefferys' 1772 map of Yorkshire (plate XV).



B: Catwick Parish in c.1850.
Source: Walker, J 2002 'Catwick', p.256.

PROJECT		PARK FARM, CATWICK	
TITLE		PLANS OF CATWICK	
SCALE	DATE	AS SHOWN	MAY 2018
EDAS	FIGURE	3	



Plan of Catwick, assumed to be of c.1785, but thought to be based on the 1732 Catwick enclosure plan, which does not survive (source: ERALS IA/31).

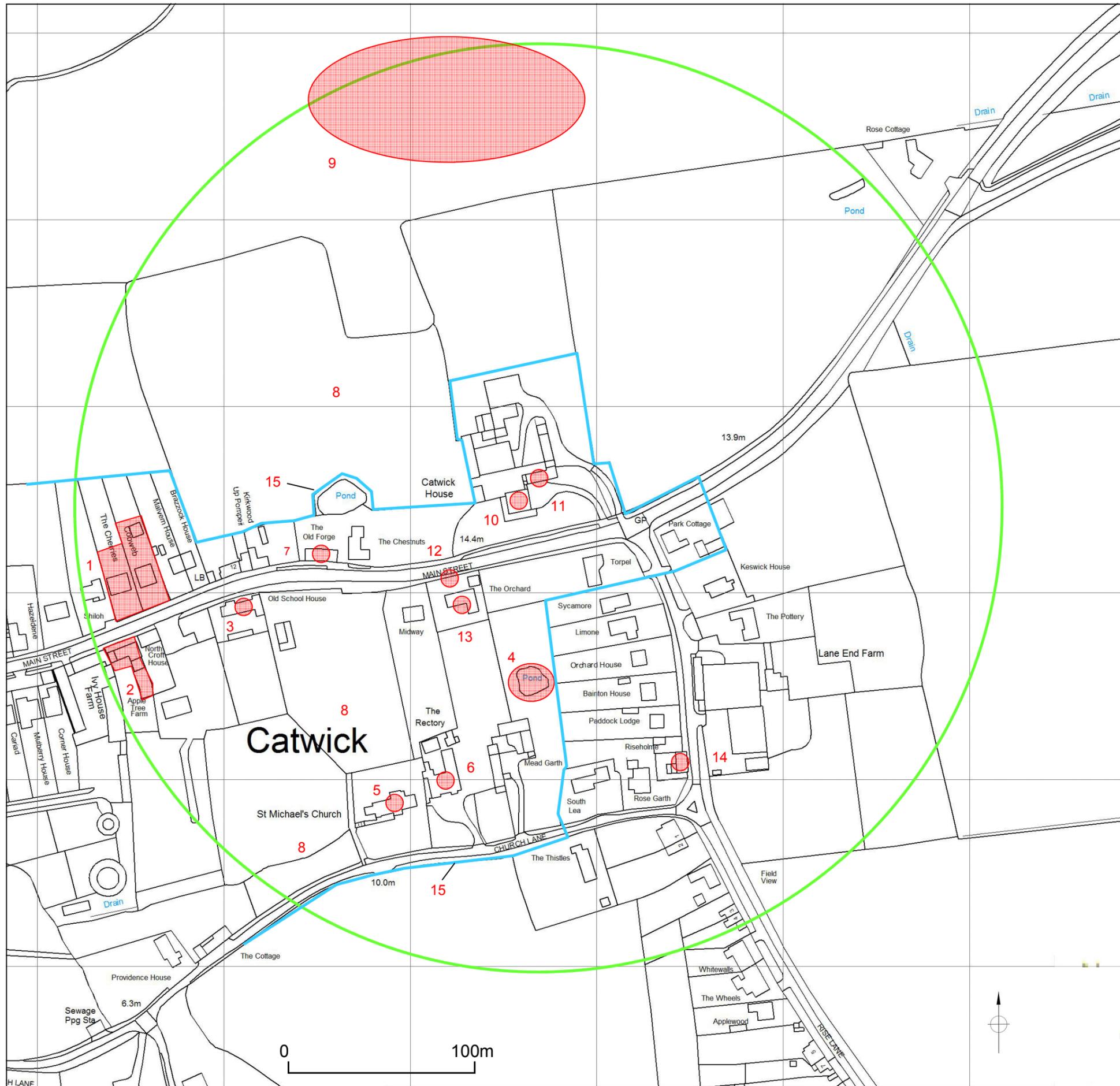
Star indicates site of future Catwick House (now Park Farm).

PROJECT		PARK FARM, CATWICK	
TITLE		c.1785 PLAN OF CATWICK	
SCALE	DATE	NTS	MAY 2018
EDAS		FIGURE	4



Source: Ordnance Survey 1855 6" map Yorkshire sheet 196, surveyed 1851-52.

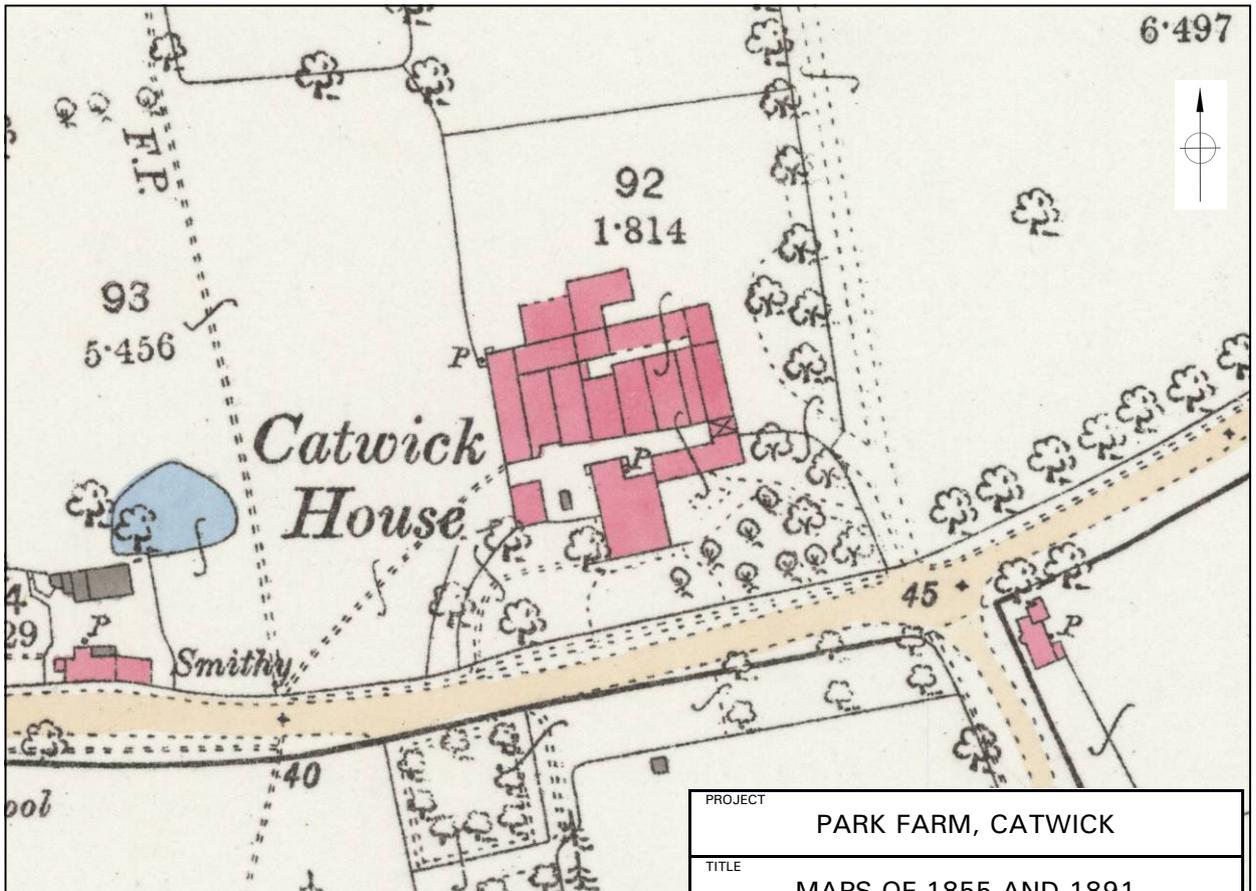
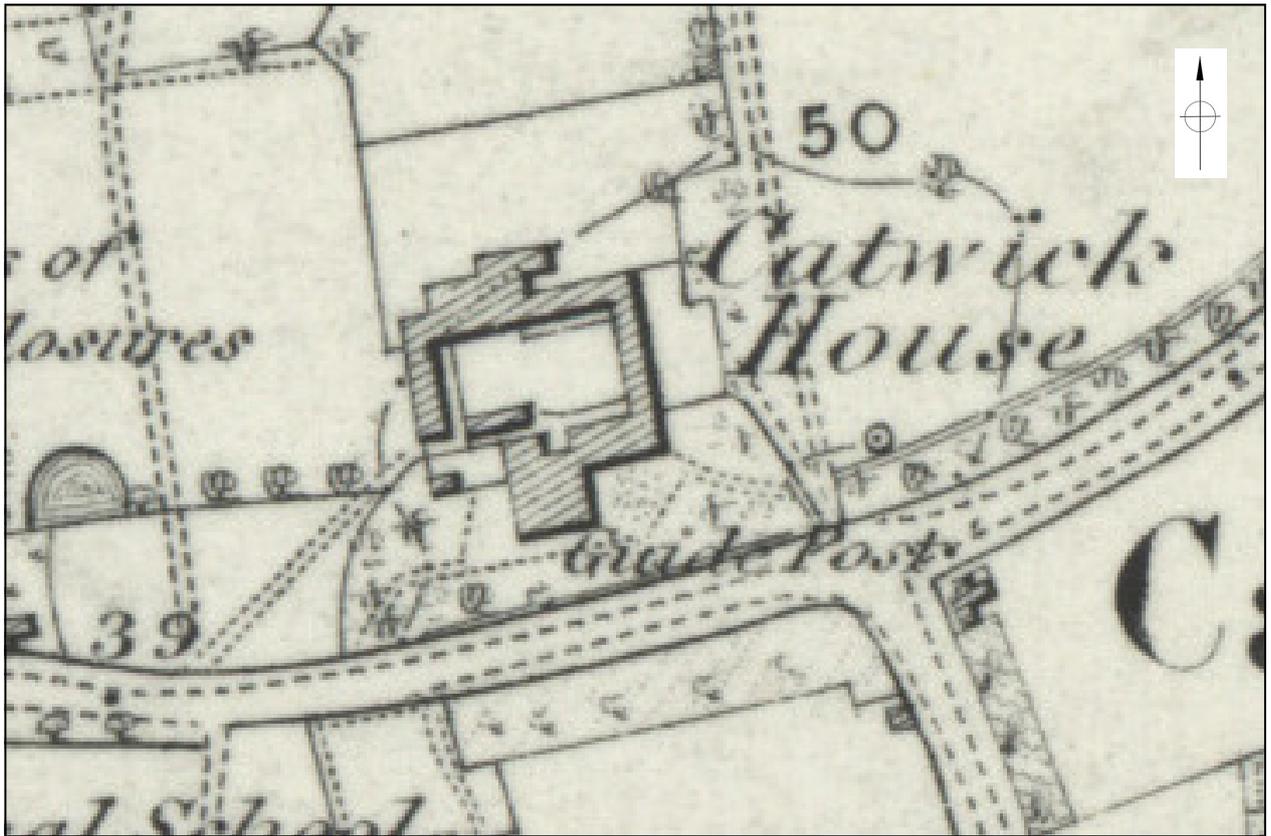
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SCALE	DATE	NTS	MAY 2018
EDAS	FIGURE	5	



- 1: Archaeological Investigations, Main Street
- 2: Archaeological Investigations, Main Street
- 3: Old School House (former National School), Main Street
- 4: Former pit, north of St Michael's Church
- 5: St Michael's Church and churchyard (LB II*), Church Lane
- 6: The Old Rectory, Church Lane
- 7: The Old Forge, Main Street
- 8: Catwick shrunken medieval village (areas)
- 9: Former moated site and farmstead, north of Park Farm
- 10: Catwick House (LB II), Main Street
- 11: Stable block to Catwick House (LB II), Main Street
- 12: Section of roadside wall (LB II), Main Street
- 13: Archaeological Investigations, Main Street
- 14: Former chapel, Rise Lane
- 15: Catwick Conservation Area (part) (blue line)

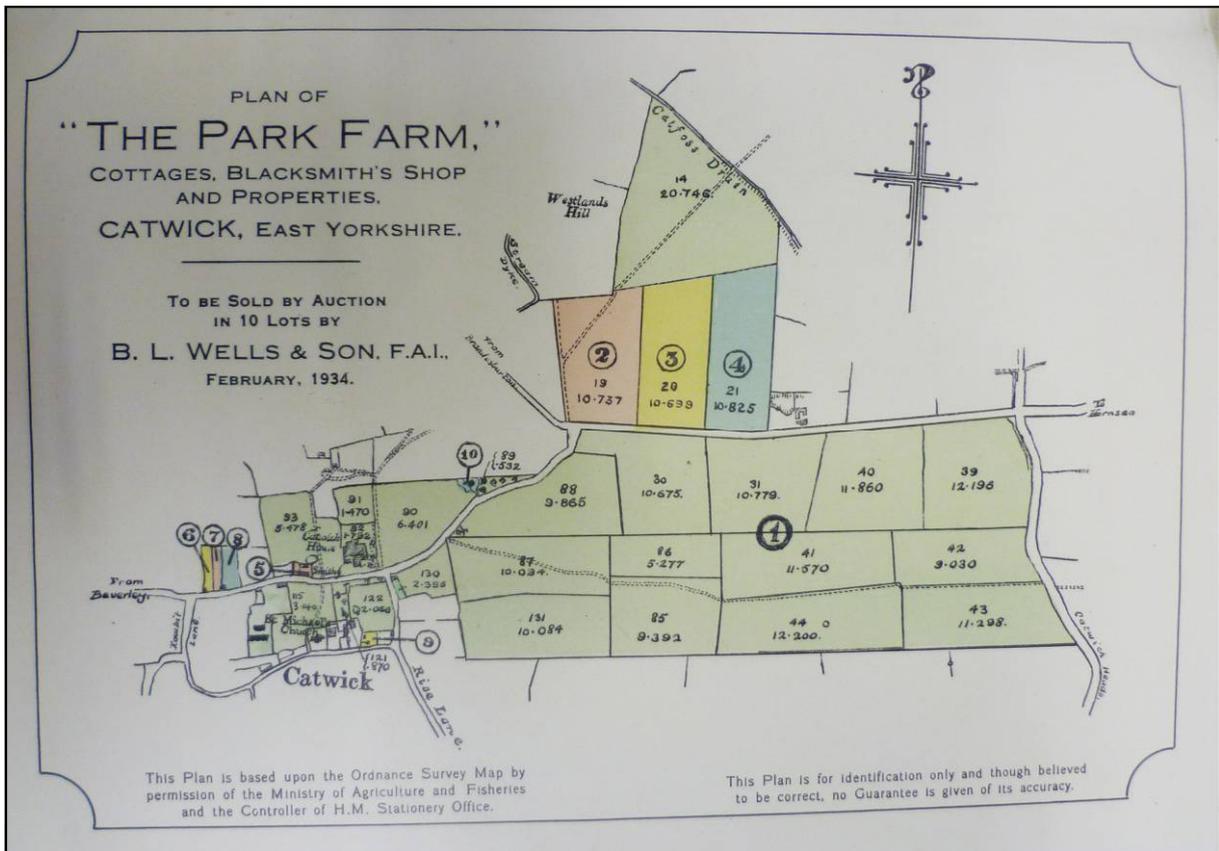
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TITLE		IDENTIFIED ASSETS	
SCALE	DATE	AS SHOWN	MAY 2018
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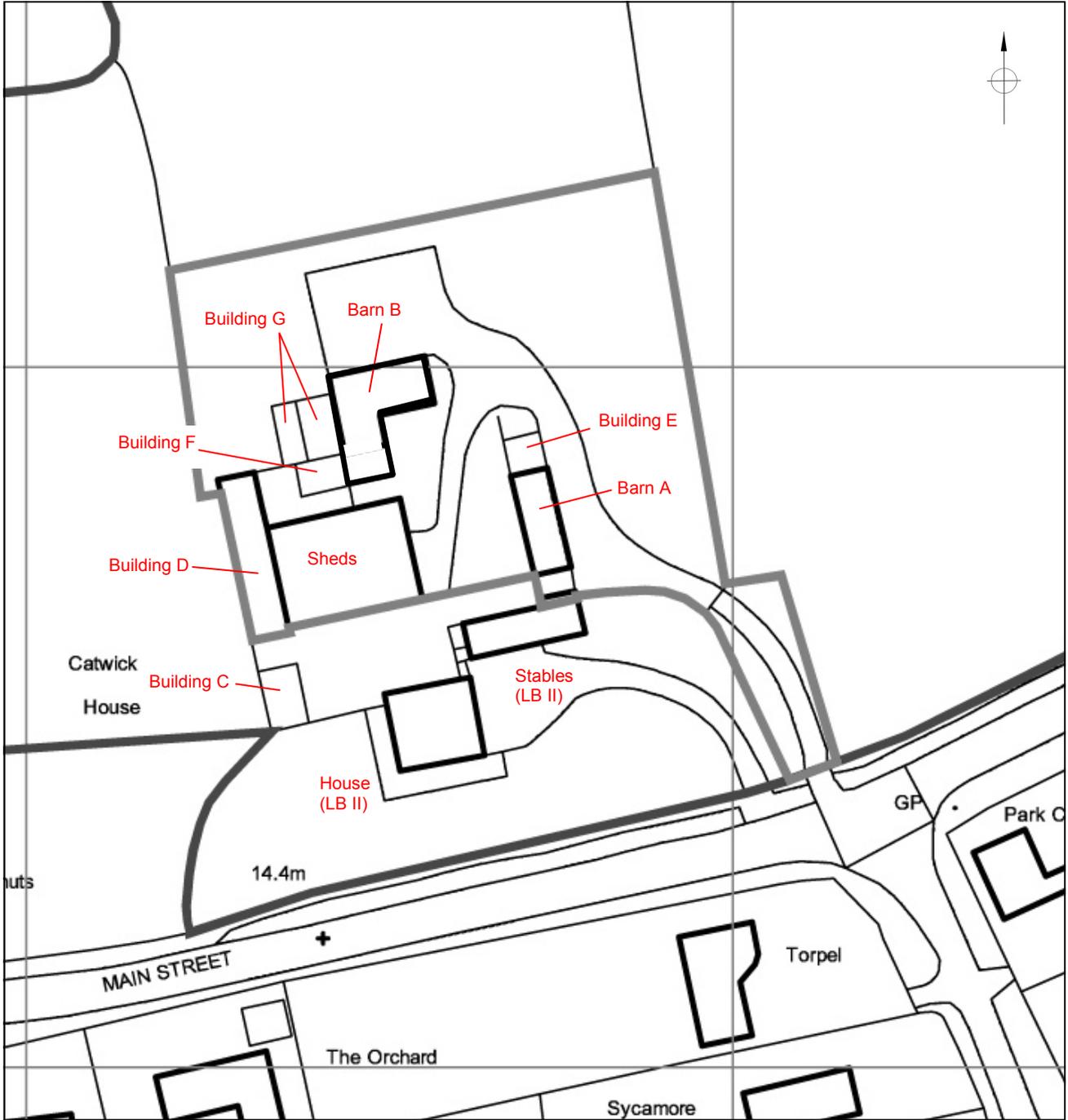
Sources:
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 Bottom: Ordnance Survey 1891 25" map Yorkshire sheet 196/12, surveyed 1889.

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TITLE			
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EDAS		FIGURE	7



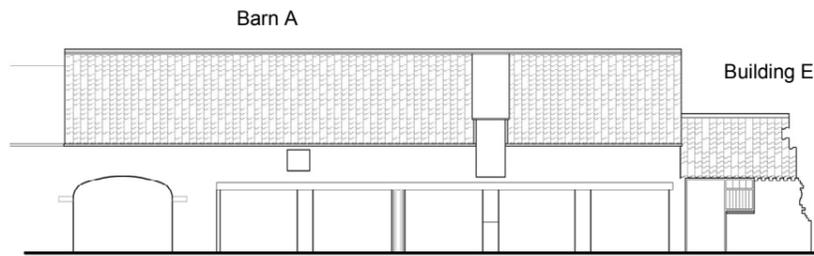
Sources:
 Top: February 1934 Sale Plan
 (HHC C DBHT/9/1037).
 Bottom: Aerial photograph taken 21st February
 1989, looking south (Humber HER/John Dent).

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TITLE		20th CENTURY DETAILS	
SCALE	NTS	DATE	MAY 2018
EDAS		FIGURE	8

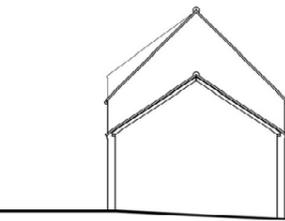


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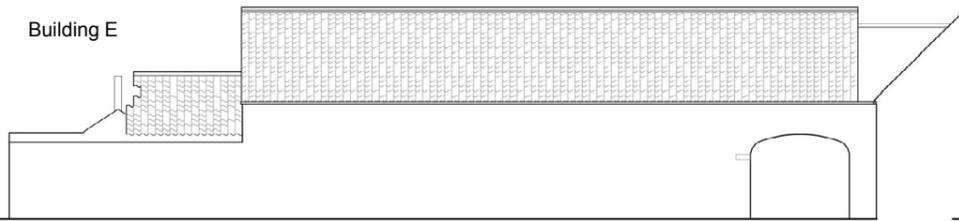
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TITLE		GENERAL SITE PLAN	
SCALE	NTS	DATE	MAY 2018
EDAS		FIGURE	9



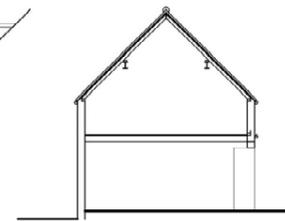
Barn A/Building E east elevation



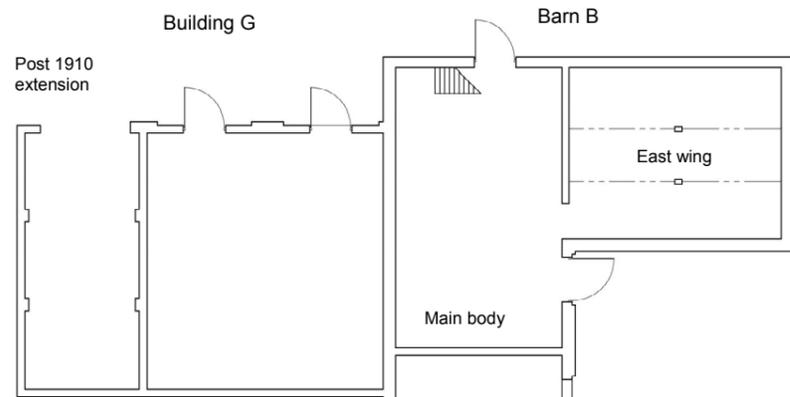
Barn A/Building E north elevation



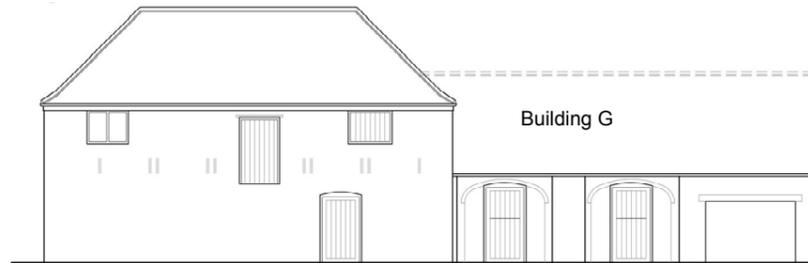
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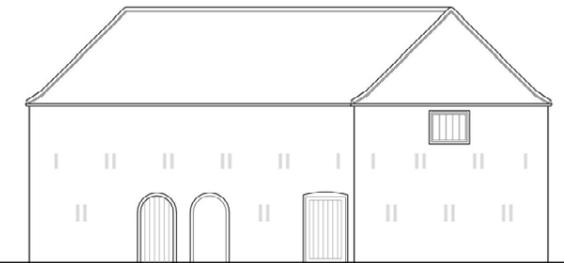
Barn A section



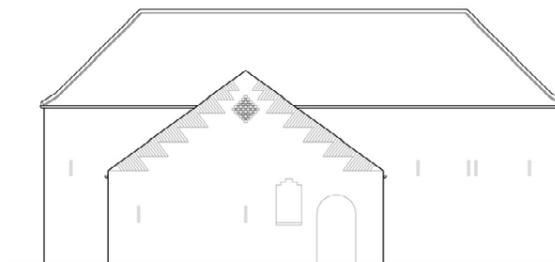
Barn B/Building G ground plan



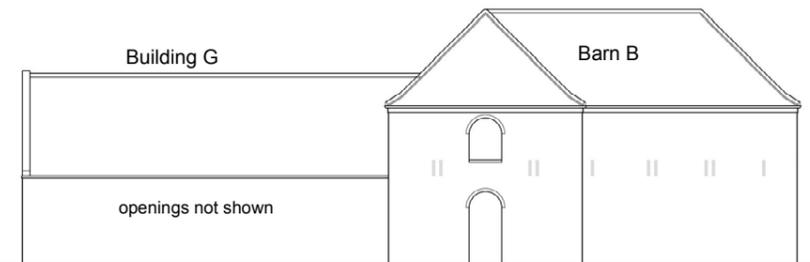
Barn B/Building G north elevation



Barn B east elevation



Barn B/Building G west elevation



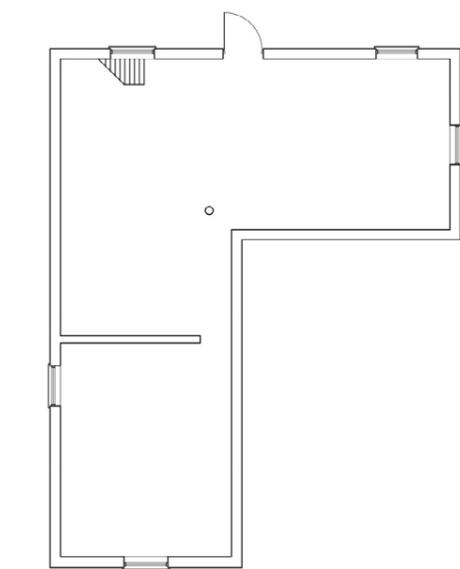
Barn B/Building G south elevation

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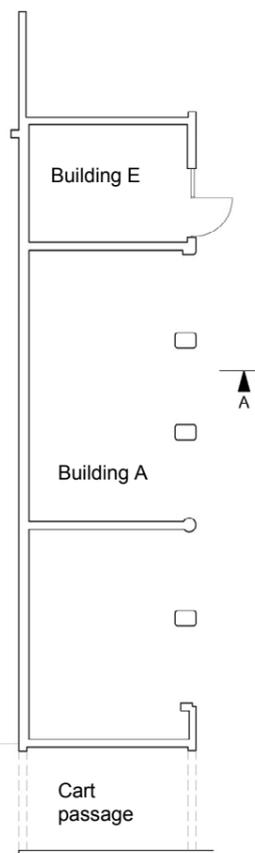
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- D. Added Vents & Landscaping 27-04-18
- C. Indicated New Build on Barn B Conservation Amendments 05-02-18
- B. Indicated New Build on Barn A 31-01-18
- A. Planning Validation Req. 16-01-18



Barn B first floor plan



Barn A/Building E ground plan

Barn A first floor plan

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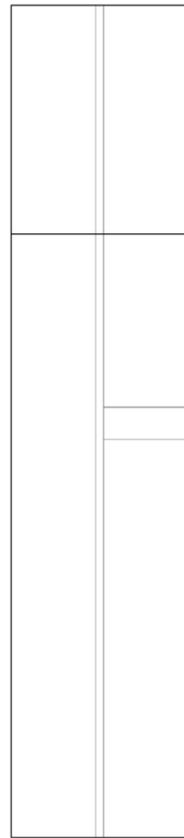
PROJECT PARK FARM, CATWICK	
TITLE AS EXISTING DRAWINGS	
SCALE AS SHOWN	DATE MAY 2018
EDAS	FIGURE 10

Title: Existing Plans/Elevations
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Main Street
Catwick
BEVERLEY
HU17 5PJ

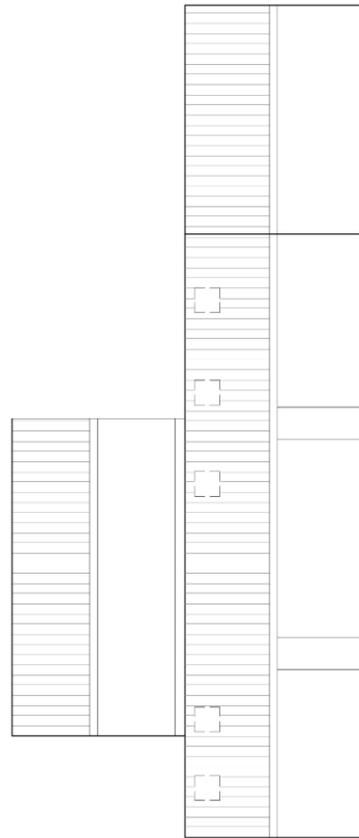
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Scale: 1:100
Date: 10-06-2017
Drawing No: 1/201744-D

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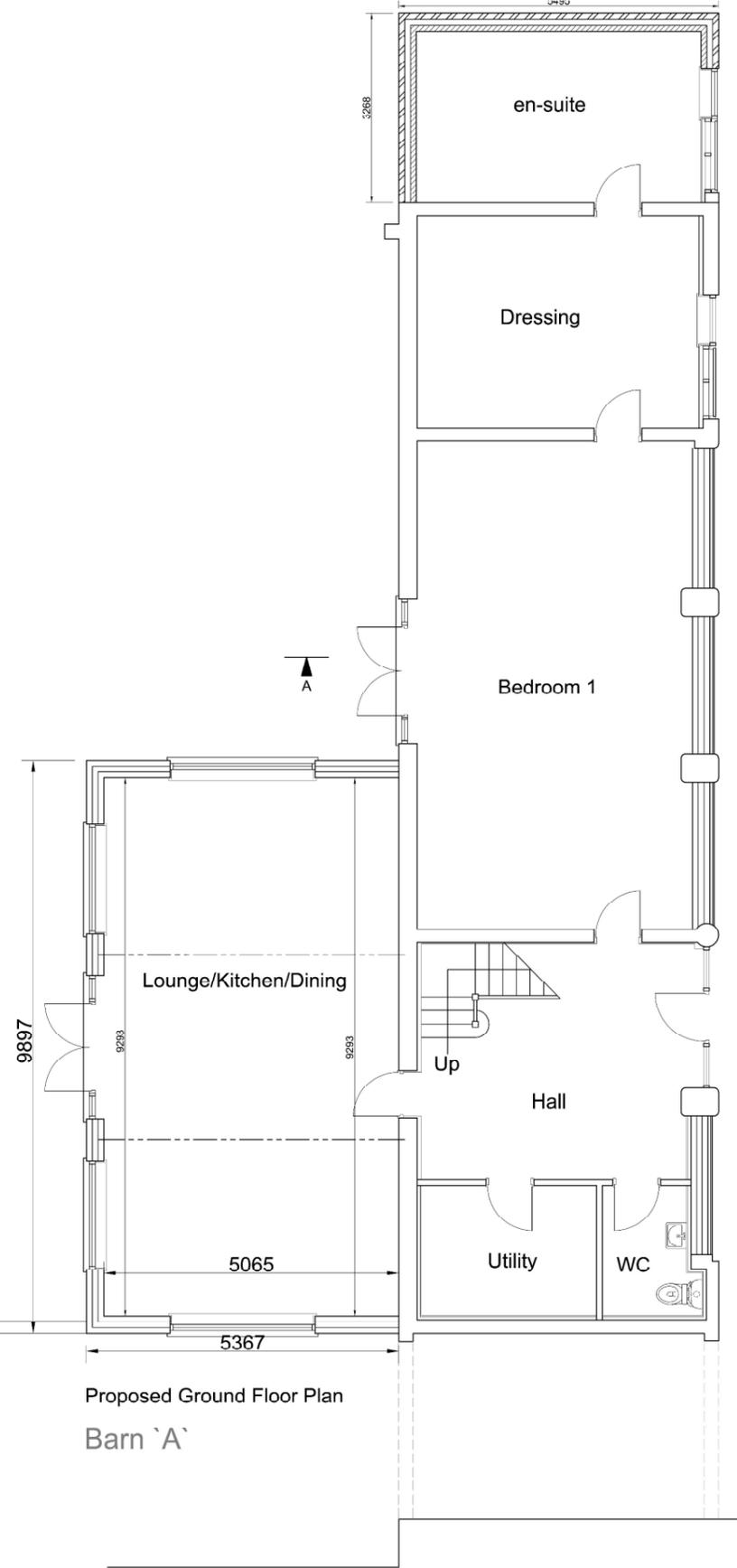
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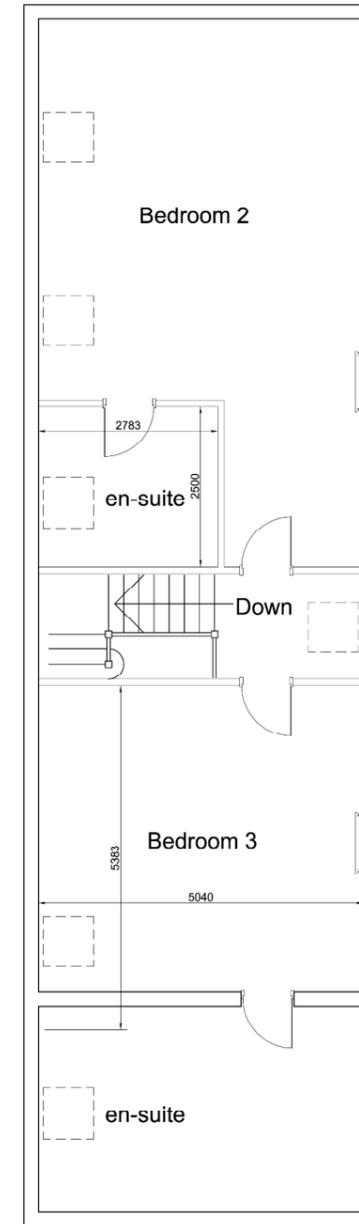
Existing Roof Plan



Proposed Roof Plan

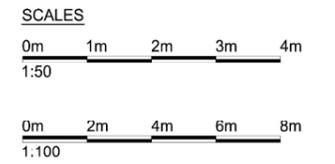


Proposed Ground Floor Plan
Barn 'A'



Proposed First Floor Plan

Barn 'A'



NOTE
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DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS WHERE APPLICABLE. ALL STRUCTURAL WORKS TO BE INVESTIGATED AND LOADS IMPOSED PRIOR TO COMMENCEMENT OF WORKS ON SITE IF IN DOUBT ASK.

- C. Indicated New Build on Barn B 05-02-18
Conservation Amendments
- B. Indicated New Build on Barn A 31 01 18
- A. Planning Validation Req. 16-01-18

Title: Proposed Floor Plans Barn A
Park Farm
Main Street
Catwick
BEVERLEY
HU17 5PJ

Client: Mr J Huggill
Scale: 1:50
Date: 10-06-2017
Drawing No: 2/201744-C

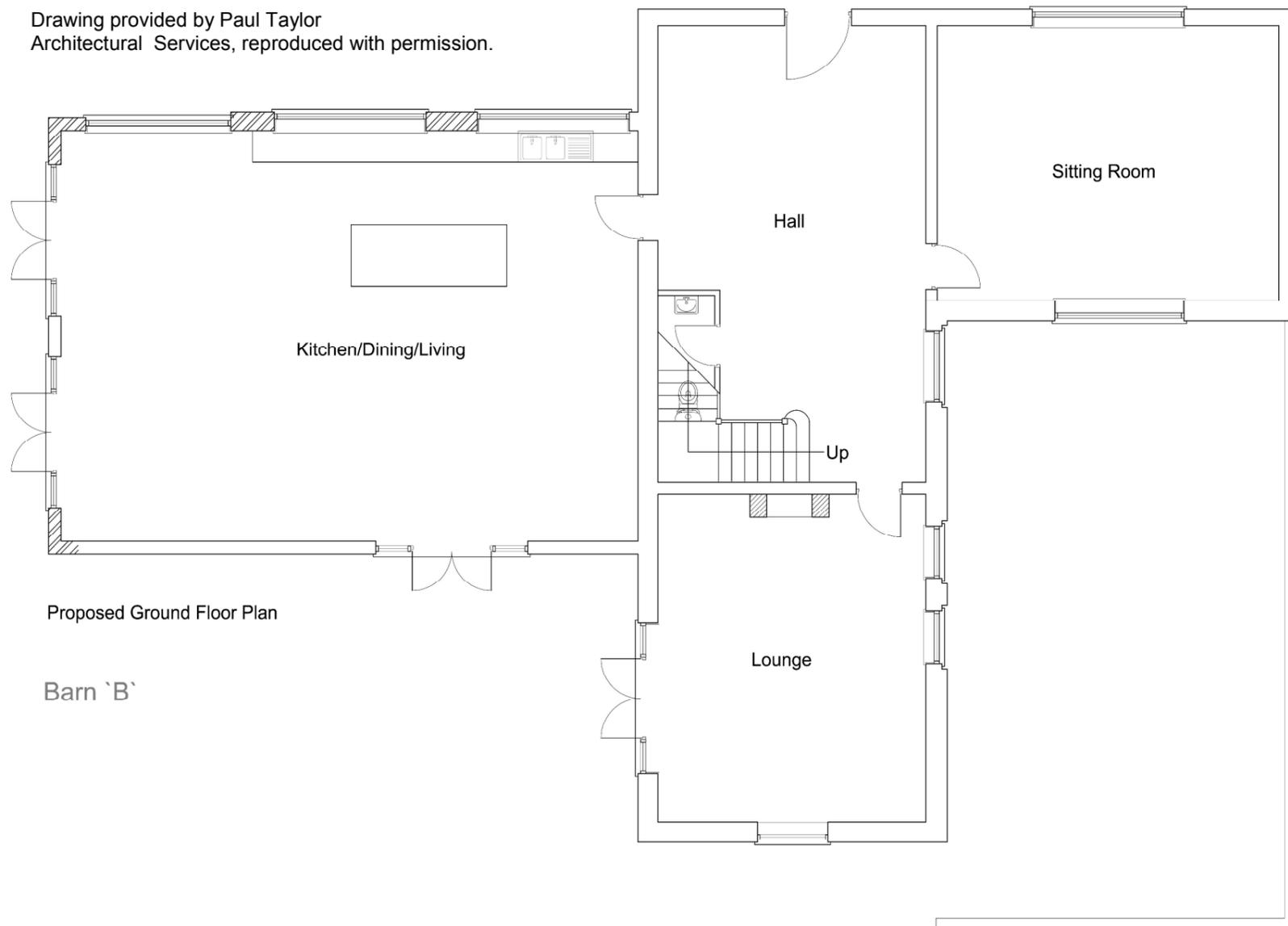
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PROJECT PARK FARM, CATWICK	
TITLE BARN 'A' AS PROPOSED	
SCALE AS SHOWN	DATE MAY 2018
EDAS	FIGURE 11

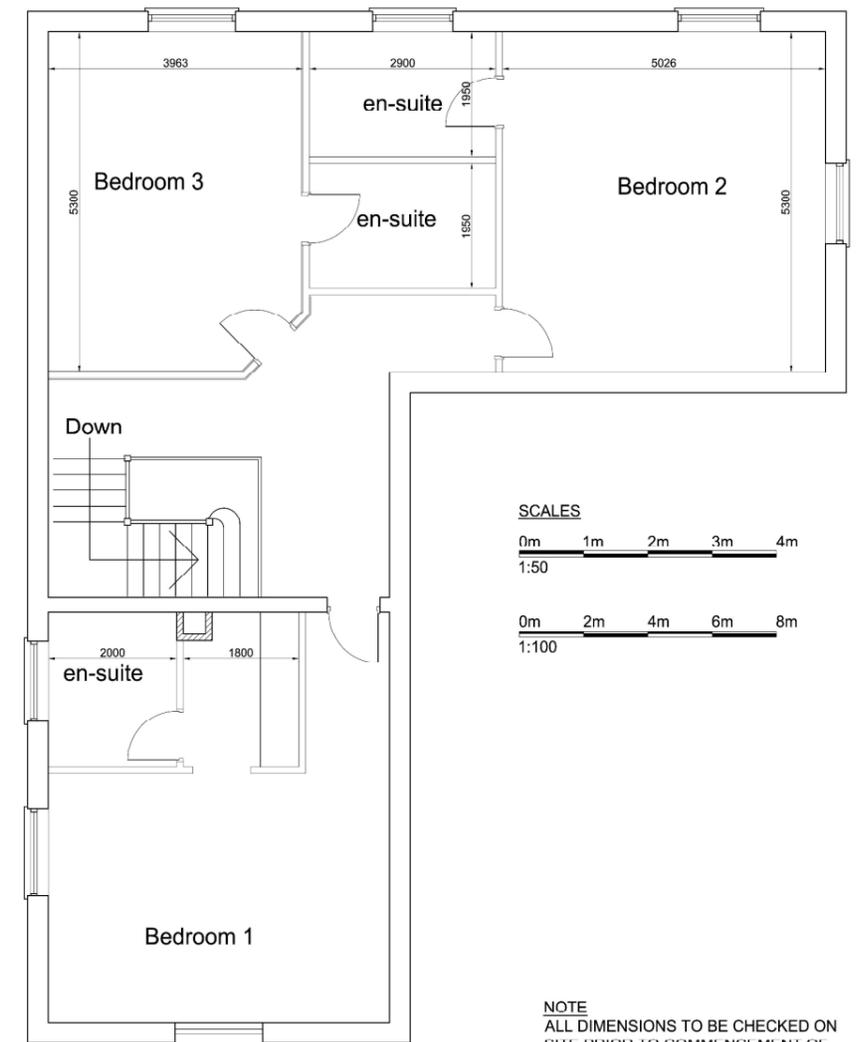
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Proposed Ground Floor Plan

Barn 'B'



Proposed First Floor Plan

Barn 'B'

SCALES

0m 1m 2m 3m 4m

1:50

0m 2m 4m 6m 8m

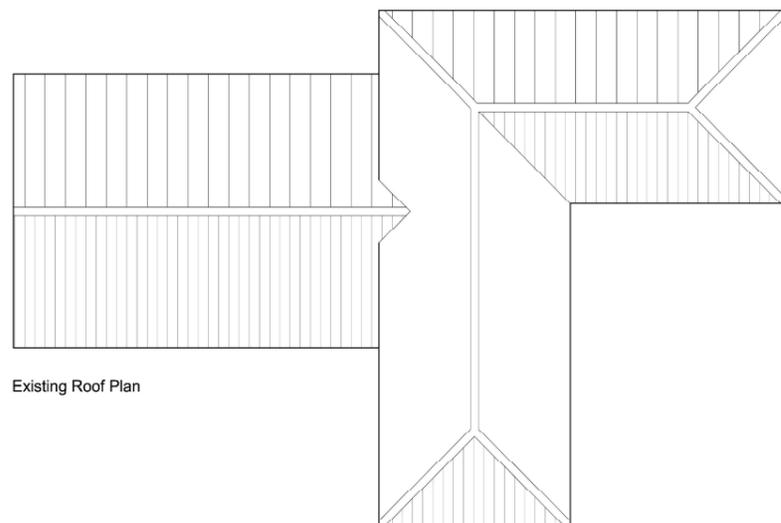
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NOTE
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE.
DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS WHERE APPLICABLE. ALL STRUCTURAL WORKS TO BE INVESTIGATED AND LOADS IMPOSED PRIOR TO COMMENCEMENT OF WORKS ON SITE IF IN DOUBT ASK.

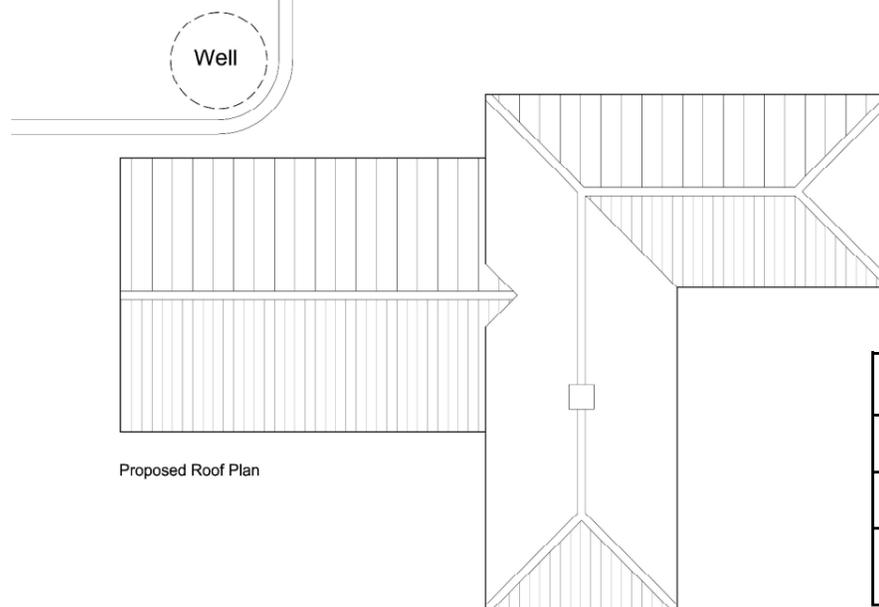
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Conservation Amendments

B. Indicated New Build on Barn A 31-01-18

A. Planning Validation Req. 16-01-18



Existing Roof Plan



Proposed Roof Plan

PROJECT PARK FARM, CATWICK	
TITLE BARN 'B' AS PROPOSED	
SCALE AS SHOWN	DATE MAY 2018
EDAS	FIGURE 12

Title: Proposed Floor Plans Barn B
Park Farm
Main Street
Catwick
BEVERLEY
HU17 5PJ

Client: Mr J Hugill
Scale: 1:50 & 1:100 @ A1
Date: 10-06-2017
Drawing No: 3/201744-C

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SCALE
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1:200 @ A1



PROJECT PARK FARM, CATWICK	
TITLE SITE PLAN AS PROPOSED	
SCALE AS SHOWN	DATE MAY 2018
EDAS	FIGURE 13



NOTE
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK ON SITE.
DRAWING TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DETAILS WHERE APPLICABLE. ALL STRUCTURAL WORKS TO BE INVESTIGATED AND LOADS IMPOSED PRIOR TO COMMENCEMENT OF WORKS ON SITE IF IN DOUBT ASK.

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- C. Indicated New Build on Barn B 05-02-18
Conservation Amendments
- B. Indicated New Build on Barn A 31-01-18
- A. Planning Validation Req. 16-01-18

Title: Existing Plans/Elevations
Park Farm
Main Street
Catwick
BEVERLEY
HU17 5PJ

Client: Mr J Huggill
Scale: 1:200 @ A1
Date: 10-06-2017
Drawing No: 5/201744-D

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Tel: 01964 503985
Mob: 07950655146



Plate 1: Catwick House, south elevation, looking NE (photo 1/919).



Plate 2: Stable block, south elevation, looking N (photo 1/920).



Plate 3: Building C, looking SW (photo 1/757).



Plate 4: Probable World War Two air raid shelter, south side of Building C, looking W (photo 1/778).



Plate 5: West range (Building D), west elevation, looking NE (photo 1/762).



Plate 6: West range (Building D), south gable, looking NW (photo 1/759).



Plate 7: West range (Building D), re-used timber to collapsed doorway in east elevation, looking NW (photo 1/722).



Plate 8: West range (Building D), round-headed door at collapsed north end, looking N (photo 1/723).



Plate 9: Covered fold yard, cobbling adjacent to Building D, looking S (photo 1/770).



Plate 10: Covered fold yard, east shed roof, looking NE (photo 1/766).



Plate 11: Covered fold yard, entrance to west shed, looking N (photo 1/914).



Plate 12: East range (Barn A), east elevation, looking NW (photo 1/744).



Plate 13: East range (Barn A), east elevation, original circular pillar, looking NW (photo 1/746).



Plate 14: East range (Barn A), east elevation, graffiti to later pillar (photo 1/751).



Plate 15: East range (Barn A), cart passage at south end, looking W (photo 1/743).



Plate 16: East range (Barn A), west elevation, looking SE (photo 1/737).



Plate 17: East range (Barn A), typical ground floor interior, looking NW (photo 1/747).



Plate 18: East range (Building E), east elevation, looking W (photo 1/748).



Plate 19: East range (Building E), west elevation, former return of east half of north range looking E (photo 1/736).



Plate 20: Barn B, north elevation, looking S (photo 1/904).



Plate 21: Barn B, east elevation, looking W (photo 1/715).



Plate 22: Barn B, south elevation, looking NW (photo 1/718).



Plate 23: Barn B, east elevation of main body, detail of doorways, looking N (photo 1/720).

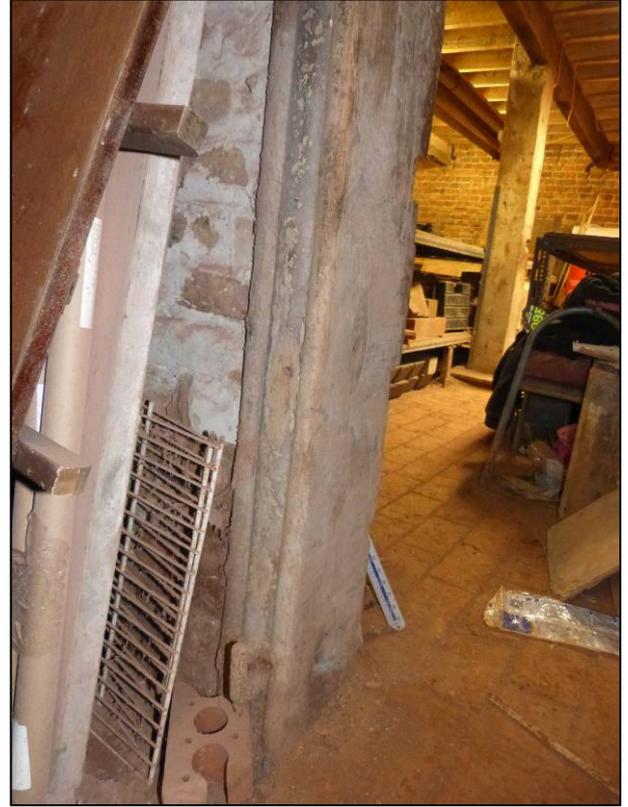


Plate 24: Barn B, ground floor of north space of main part, re-used timber in doorway, looking E (photo 1/701).



Plate 25: Barn B, first floor, truss over main body, looking S (photo 1/712).



Plate 26: Barn B, first floor, angle truss, looking W (photo 1/707).



Plate 27: Well or water cistern, south of Barn B (photo 1/719).



Plate 28: Building F, south elevation, looking NW (photo 1/768).



Plate 29: Building G, post-1910 extension, west gable, looking SE (photo 1/901).



Plate 30: Building G, north elevation, looking S (photo 1/729).



Plate 31: Covered fold yard, E elevation, looking SW (photo 1/910).



Plate 32: Covered fold yard, S elevation, looking NW (photo 1/911).



Plate 33: Wall enclosing well or water cistern, S of Barn B, looking W (photo 1/908).



Plate 34: General view to farm complex from Main Street with access track, looking NW (photo 1/929).



Plate 35: General view to farm complex along access track, looking NW (photo 1/932).

APPENDIX 1
METHODOLOGY FOR IMPACT ASSESSMENTS ON HERITAGE ASSETS

APPENDIX 1: METHODOLOGY FOR IMPACT ASSESSMENTS ON HERITAGE ASSETS

Based on 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 with 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

APPENDIX 2
EDAS PHOTOGRAPHIC CATALOGUE

PARK FARM, CATWICK: PHOTOGRAPHIC CATALOGUE

Film 1: Colour digital photographs taken 10th April 2018

<i>Film</i>	<i>Frame</i>	<i>Subject</i>	<i>Scale</i>
1	700	Barn B, GF of N space of main body, looking N	-
1	701	Barn B, GF of N space of main part, re-used timber in doorway, looking E	-
1	703	Barn B, 1F, E wall of E wing, looking E	-
1	704	Barn B, 1F, truss over E end of E wing, looking E	-
1	705	Barn B, 1F, E wing and main body, looking W	-
1	706	Barn B, 1F, doorway to N wall of E wing, looking N	-
1	707	Barn B, 1F, angle truss, looking W	-
1	709	Barn B, 1F, partition wall between N and S spaces of main part, looking S	-
1	710	Barn B, 1F, W wall, N space of main body, looking W	-
1	712	Barn B, 1F, truss over main body, looking S	-
1	713	Barn B, 1F, truss over S space of main body, looking S	-
1	714	Barn B, E elevation of E wing, looking W	-
1	715	Barn B, E elevation, looking W	-
1	716	Barn B, S elevation of E wing, looking NW	-
1	717	Barn B, E elevation of main body, looking W	-
1	718	Barn B, S elevation, looking NW	-
1	719	Well or water cistern, S of Barn B	-
1	720	Barn B, E elevation of main body, detail of doorways, looking N	-
1	721	Barn B, W elevation of main body, looking E	-
1	722	West range (Building D), re-used timber to collapsed doorway in E elevation, looking NW	-
1	723	West range (Building D), round-headed door at collapsed N end, looking N	-
1	724	West range (Building D), N end interior, looking S	-
1	726	Building G, post-1910 extension, W gable, looking E	-
1	727	Building G, post-1910 extension, N elevation, looking S	-
1	728	Building G, post-1910 extension, interior, looking S	-
1	729	Building G, N elevation, looking S	-
1	730	Building G, E end of N elevation, looking S	-
1	731	Building G, interior, looking S	-
1	732	Building G, W elevation, looking S	-
1	733	Barn B, N and W elevations, looking SE	-
1	734	Barn B, N elevation, looking S	-
1	735	Barn B, W end of N elevation, looking SW	-
1	736	East range (Building E), W elevation, former return of E half of N range at N end, looking E	-
1	737	East range (Barn A), W elevation, looking SE	-
1	738	East range (Barn A), N end of W elevation, looking E	-
1	739	East range (Barn A), S end of W elevation, looking E	-
1	740	Stable block, N elevation, looking S	-
1	741	East range (Barn A), interior of cart passage, looking E	-
1	742	East range (Barn A), interior of cart passage, looking NE	-
1	743	East range (Barn A), cart passage at S end, looking W	-
1	744	East range (Barn A), E elevation, looking NW	-
1	745	East range (Barn A), E elevation, looking W	-
1	746	East range (Barn A), E elevation, original circular pillar, looking NW	-
1	747	East range (Barn A), typical interior, looking NW	-
1	748	East range (Building E), E elevation, looking W	-
1	749	East range (Building E), interior, looking W	-
1	750	East range (Building E), N gable, looking S	-
1	751	East range (Barn A), E elevation, graffiti to later pillar	-
1	752	East range (Barn A), E elevation, graffiti to later pillar	-
1	753	Covered fold yard and S end of west range (Building D), looking NW	-
1	754	Covered fold yard, looking NE	-
1	755	Building C, E elevation, looking W	-
1	756	Covered fold yard, entrance to W shed, looking N	-
1	757	Building C, looking SW	-
1	758	Catwick House, N elevation and garden wall, looking SE	-

1	759	West range (Building D), S gable, looking NW	-
1	760	Building C, interior, looking S	-
1	761	Building C, W elevation, looking E	-
1	762	West range (Building D), W elevation, looking NE	-
1	763	West range (Building D), W elevation, looking E	-
1	764	Covered fold yard, W shed roof, looking N	-
1	765	Covered fold yard, central shed roof, looking N	-
1	766	Covered fold yard, E shed roof, looking NE	-
1	767	Covered fold yard, concrete posts supporting valley between sheds, looking W	-
1	768	Building F, S elevation, looking NW	-
1	769	Building F, S elevation, looking N	-
1	770	Covered fold yard, cobbling adjacent to Building D, looking S	-
1	771	West range (Building D), S end of E elevation, looking W	-
1	772	West range (Building D), centre of E elevation, looking W	-
1	773	West range (Building D), N end of E elevation, looking W	-
1	774	Stable block, W elevation, looking E	-
1	775	Garden walls W of house, looking S	-
1	776	Catwick House, S elevation, looking E	-
1	777	Catwick House, E elevation, looking W	-
1	778	Probable WW2 air raid shelter, south side of Building C, looking W	-
1	779	Probable WW2 air raid shelter, interior, looking W	-
1	901	Building G, post-1910 extension, W gable, looking SE	-
1	903	Building G, post-1910 extension, W gable, looking SE	-
1	904	Barn B, N elevation, looking S	-
1	905	Barn B, E elevation of E wing, looking SW	-
1	907	Barn B, top of S and E elevations of E wing, looking NW	-
1	908	Wall enclosing well or water cistern, S of Barn B, looking W	-
1	910	Covered fold yard, E elevation, looking SW	-
1	911	Covered fold yard, S elevation, looking NW	-
1	912	Covered fold yard and west Range (Building D), S elevations, looking NW	-
1	915	Catwick House, S and E elevations, and garden wall, looking NW	-
1	916	Probable WW2 air raid shelter, south side of Building C, entrance, looking W	-
1	918	Catwick House, W elevation, looking E	-
1	919	Catwick House, S elevation, looking NE	-
1	920	Stable block, S elevation, looking N	-
1	921	Catwick House, E elevation, looking W	-
1	922	East range (Barn A), south end of E elevation, looking W	-
1	927	East range (Building E), W elevation, looking SE	-
1	928	East range (Barn A), W elevation, looking SE	-
1	929	General view to farm complex from Main Street with access track, looking NW	-
1	930	General view to farm complex from Main Street, looking N	-
1	931	General view of Catwick House from Main Street, looking N	-
1	932	General view to farm complex along access track, looking NW	-