

ERECTION OF PIG FINISHING BUILDINGS,  
ST LOIS FARM, HIGH LANE, SUTTON UPON DERWENT,  
EAST YORKSHIRE YO41 4BY  
(Applications DC/18/02664/PLF and DC/18/02665/PLF)

HERITAGE STATEMENT



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On behalf of

T E Almond Farms Ltd  
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## EXECUTIVE SUMMARY

*The erection of two new pig finishing buildings, following demolition of existing structures, is proposed at St Lois Farm, High Lane, Sutton upon Derwent, East Yorkshire (NGR SE 07989 49172 centred) by T E Almond Farms Ltd. The farmhouse is a Grade II Listed Building of Special Architectural or Historic Interest, while an adjacent medieval moated site is protected as a Scheduled Monument. This Heritage Statement has been produced by Ed Dennison Archaeological Services Ltd (EDAS), in accordance with the guidance contained in the 2018 National Planning Policy Framework, to support a planning application for the two new structures.*

*This 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 three heritage assets were identified within a 1km diameter study area centred on the proposed development site. One asset is considered to be of High or National Importance (Moated site, St Lois Farm - a Scheduled Monument), one is of Medium or Regional importance (St Lois farmhouse - Grade II Listed Building), and one is of Low or Local importance (linear boundaries (cropmarks), south-east of St Lois Farm).*

*Comparison with later documents suggest that the moated complex, located to the immediate west and north of the farm complex, almost certainly represents the site of a monastic grange belonging to Warter Priory during the medieval period. The site is formed by a double moat and, assuming they are contemporary, the larger eastern island could have contained the grange buildings while the smaller western moat could have been a garden or orchard. In 1591, documents mention a house called St Loys, a close in which the house stood, and a wood. This might refer to a building within the moat, or possibly the existing north-south aligned front range of the farmhouse, which retains fragments of a roof structure thought to date to the late 16th or early 17th century; the east-west wing was added in the 18th century. Of the other farm buildings, the earliest is a late 18th-early 19th century barn to which a horse-engine house was later added. Before 1854, an east range was constructed followed by other buildings adjacent to the barn to form the east and north sides of an enclosed foldyard. A west range was built between 1854 and 1892, and details given in various sale documents in 1896 show it was a small mixed farm typical of many seen in the Vale of York at the end of the 19th century. Other structures had been built at the farm by 1910, and the foldyard covered over. However, many of the present farm buildings, built either side of the historic core, date from the 20th century.*

*The impact of the proposed development on the identified heritage assets has been assessed, together with an overall significance of effect. This concludes that, as the new structures lie on eastern edge of the farm, away from the historic core, there will be no direct impacts on the identified heritage assets. The new structures will not be directly visible from the Listed Building or Scheduled Monument, the views to and from being screened by other farm buildings and structures, and some trees. The new structures will also replace existing buildings of a similar size, height and overall design, although over a slightly larger footprint. It is therefore concluded that there will be no significant change to the existing baseline conditions regarding the settings of the heritage assets, and the Overall Significance of Effect will be Neutral.*

*No further archaeological or other mitigation work is recommended. The three existing farm buildings to be demolished are all modern 20th century structures with no architectural merit, and the ground on which the new structures are to be built has already been raised and disturbed by existing underground slurry capture tanks.*

## 1 INTRODUCTION

- 1.1 The erection of two new pig finishing buildings, following demolition of existing structures, is proposed at St Lois Farm, High Lane, Sutton upon Derwent, East Yorkshire (NGR SE 07989 49172 centred) by T E Almond Farms Ltd. The farm lies in an isolated location to the north of Sutton Wood on the east bank of the River Derwent, to the west of the southern end of Newton upon Derwent village (see figures 1 and 2). The farmhouse is a Grade II Listed Building of Special Architectural or Historic Interest, first listed on 14th April 1987 (National Heritage List for England (NHLE) entry 1083855). Adjacent to the north and west side of the farm complex are the remains of a medieval moated site, which is a Scheduled Monument, first scheduled on 19th November 1965 (NHLE 1007818).
- 1.2 Two planning applications for the erection of the new buildings are currently being considered by East Riding of Yorkshire Council (DC/18/02664/PLF and DC/18/02665/PLF); each application relates to one of the new proposed buildings. Comments received from the Humber Archaeology Partnership state that there is insufficient information within the application to assess the impacts of the proposals on the setting of the Scheduled Monument, and so a Heritage Statement is required to (i) assess the significance of the monument, (ii) to assess the contribution made by its setting to that significance, and (iii) to assess the impact the proposal would have on its setting (HAP refs HER/PA/CONS/26848 and HER/PA/CONS/26849). The applications do not, therefore, meet the requirements of paragraph 189 of the 2018 National Planning Policy Framework (NPPF) which requires an applicant to describe the significance of any heritage assets affected by their proposals, including the contribution made by their setting (MHCLG 2018, 55). It is interesting to note that no mention is made of any impacts relative to the Grade II Listed farmhouse (which is nearer the development site than the moated site), and that in response to consultation, Historic England raised no objections.
- 1.3 This Heritage Statement has been commissioned by Mrs J Boocock, on behalf of T E Almond Farms Ltd, so that it can be used by the relevant authorities when considering the two planning applications. The statement 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 NPPF paragraph 189 (MHCLG 2018, 55). 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 (see figure 5), although information for the more general area was also collected. In line with standard archaeological practice (e.g. ClfA 2014), and guidance contained in the NPPF (MHCLG 2018), 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/](http://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 the Hull History Centre (HHC) and East Riding Archives and Local Studies Services in Beverley (ERALS), the latter including information from the Registry of Deeds, 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. The bulk of the historical research was undertaken by Dr Susan Neave, on behalf of EDAS.
- 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, the 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 Only one previous archaeological investigation has been carried out within the 500m wide study area. This relates to a Historic England county-wide investigation of 25 'high risk' moated sites in Yorkshire and Humber, in order to determine the presence or absence of conditions suitable for organic preservation (Hammond 2016). An auger survey was carried out at the St Lois moated site, and it was concluded that there was a high potential for deep organic silt and obvious ecofacts, and that further palaeo-environmental investigation would be beneficial.
- 2.8 A number of archaeological interventions have been carried out in the nearby village of Newton upon Derwent, primarily small-scale and limited in extent, undertaken during minor developments along Main Street. These include watching briefs to the south of 'The Oaks' in August-September 2008 (Morris & Finney 2008; HHER HU1598), at Thornbush Farm in July 2006 (MAP 2006; HHER 1309), at Newton Farm in July-August 2006 (Morris 2006; HHER HU1329), and on land to the south of the Half Moon Inn in March-August 2015 (Hunter 2015; HHER 2342). In all these cases, no archaeological deposits were identified. A further watching

brief on Jackson Lane in June 2003 discovered a small number of 19th century artefacts, but no archaeological features (MAP 2003; HHER HU 1011).

- 2.9 Details of the medieval and post-medieval history and development of Sutton upon Derwent parish and Wilberfoss parish (of which Newton upon Derwent forms a part) were published in 1976 (Allison 1976a & 1976b), while an excellent history of Newton upon Derwent, written by local historian Peter Venables, is available on the Parish Council's website (Venables no date). Some information relating to the history of Sutton upon Derwent is also available on the this parish council's website (<http://www.suttonuponderwent.org.uk/history.aspx>).

### **Site Inspection**

- 2.10 A site visit to assess the potential implications of the proposed development, in particularly to the identified heritage assets, was carried out on 20th November 2018 in overcast and wet conditions. In terms of the site recording, a general description and photographic record was made of the farm complex, and the adjacent Scheduled Monument. A total of 100 photographs were taken (see Appendix 2), and a selection have been used to illustrate the report.

## **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 (MHCLG 2018, 66). 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 As previously noted, there is one Scheduled Monument (Moated Site at St Lois Farm) immediately adjacent to the north and west side of the existing farm complex (SM 21193; NHLE 1014002). A further Scheduled Monument (a medieval moated castle mound known as Giant's Hill motte) lies in Sutton Wood some 65m to the south of the farm (SM 21192; NHLE 1008041). The other nearest Scheduled Monuments are Kexby Old Bridge 1.9km to the north (SM YO171; NHLE 1004901) and an area of prehistoric landscape on Barmby Moor 4.6km to the east (SM ER224; NHLE 1005209).

#### *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 farmhouse at St Lois farm is a Grade II Listed Building, first listed on 14th April 1987 (NHLE 1083855). None of the other farm buildings are listed, and the site of the two new agricultural buildings, to be erected on the site of to-be-demolished agricultural buildings with smaller footprints, lies to the north-east of the original and historic farm complex. It is therefore considered that the site of the new development does not lie within the curtilage of the Listed Building. '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), which is not the case in this particular instance.
- 3.6 The other Listed Buildings nearest to the study area are Sutton Grange, 1.4km to the south-east on High Lane (Grade II; NHLE 1346431) and Low Catton Grange, 1.6km to the north (Grade II; NHLE 1346445). There are also concentrations of Listed Buildings in Sutton upon Derwent, Elvington and Wilberfoss villages. Kexby Old Bridge, mentioned above, is also a Grade II\* Listed Building (NHLE 1316288).

#### *Other Designated Assets*

- 3.7 There are no World Heritage Sites, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, or Conservation Areas within or adjacent to the wider study area. The nearest Registered Battlefield is located at Stamford Bridge, some 6km to the north of St Lois Farm. None of the nearest villages to St Lois Farm contain Conservation Areas.

#### **National Planning Policy Framework (2018)**

- 3.8 The National Planning Policy Framework, originally published in 2012 and revised in 2018 (MHCLG 2018) 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 11).
- 3.9 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 affected heritage asset, 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 a field evaluation (paragraph 189).
- 3.10 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 Grade II Listed Buildings, or Grade II Registered Park or Gardens, 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 (paragraphs 193-194). For the purposes of heritage policy, significance is defined as “the value of a heritage asset to this and future generations because of its heritage interest. The 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).

- 3.11 Where a proposed development would lead to substantial harm or total loss of significance of a designated heritage asset, the NPPF states that local planning authorities should refuse consent unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits (paragraph 195). 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 196). The document goes on to state that the effect of an application on the significance of a non-designated heritage asset should also be taken into account when determining an application, a balanced judgement being required having regard to the scale of any harm or loss and the significance of the heritage asset (paragraph 197).
- 3.12 Finally, the NPPF states that local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and the archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted (paragraph 199).

### **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 the St Lois area has been compiled from a variety of sources, listed in the bibliography (Chapter 8 below). Sites or assets mentioned below 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 (NMREI).

### Environmental Conditions

4.2 The River Derwent valley was the subject of a detailed palaeo-environmental survey as part of the wider examination into the wetland heritage of the Vale of York by the Humber Wetlands Project (Lillie & Gearey 1999, 58-77). This work included undertaking a 430m long borehole transect across the old course of the River Derwent to the south of Sutton Farm, from Low Grounds into Wheldrake Ings. This showed that the area was characterised by re-worked floodplain deposits reflecting a gradual migration of the palaeo-channel eastwards across the Wheldrake Ings. The earliest date obtained from the biogenic sediments within the palaeo-channel reflects wetland development occurring from the later Mesolithic period (c.5000-4000 BC) in an alder carr environment, with relatively closed woodland comprising oak, pine, lime and elm on the dryland margins. Limited evidence for later dryland oak and hazel woodland appears to suggest there was a

more a temporal period predominantly during the Bronze Age (c.2000-700 BC), while more open landscape environments occurred from the late Iron Age to early medieval periods, reflecting a general period of woodland clearance.

### **Prehistoric Periods**

- 4.3 There is generally little evidence for early prehistoric activity in this part of the Derwent valley, although human transient occupation during the Neolithic period (4000-2000 BC) is suggested from the recovery of numerous flints and polished stone axes. For example, a flanged bronze axe and a stone axe hammer of uncertain but general prehistoric date have been found at Sutton upon Derwent (Chapman *et al* 1999, 174; NRHE 910735; NRHE 910813). However, sites dating to the subsequent Bronze Age period (c.2000-700 BC) can be seen in the form of ploughed down cropmarks and soilmarks, specifically mounds and ring ditches, which almost certainly represent burial features. One such ring ditch, measuring 12m in diameter, lies on Newton Common on the south side of Mask Lane, just to the north of the study area (HHER 21709; NRHE 1141572). Another might be represented by the 'Round Hill' on the north side of the lane (Venables no date). A larger probable Bronze Age cropmark barrow cemetery, comprising 12 round barrows, has also been noted on Newton Fields to the east of Sutton upon Derwent village, and this may be associated with other linear boundaries and enclosures seen to the north-west (NRHE 1141211 & 1141231).

### **Iron Age/Romano-British Period (700 BC-AD 410)**

- 4.4 Palaeo-environmental research suggests that there was a small-scale climatic amelioration within the Vale of York during the late Iron Age and Roman periods, which enabled the resident population to expand into the former wetland areas. As a result, there is more evidence for an increasingly settled and farmed landscape in and around the study area than had been present in earlier periods. Again, much of the evidence comes from cropmarks seen on aerial photographs, resulting from differential growth of crops over varying depths of soil. A landscape of numerous small isolated farmsteads surrounded by fields and linked by minor roads and tracks is reinforced by the results of the Humber Wetlands survey, which identified this as a common feature across the majority of their Vale of York study area (Chapman *et al* 1999).
- 4.5 Fragments of field systems and ditched enclosures have been noted as cropmarks throughout the area, especially to the east of Sutton upon Derwent where soil conditions are generally better for their identification. Examples can be seen to the south-east and north-east of Woodhouse Grange (NRHE 1141171; HHER 10363), and to the north-east of Wynam Bottoms (NRHE 1141151). Slightly larger complexes have been noted near Wynam Bottoms, where parts of four separate rectilinear enclosures are visible, linked by a triple ditched boundary 170m long, and four further enclosures and associated boundaries have been identified near Barmby Bottoms (NRHE 1141032 & 1141352). A prehistoric or Roman triple ditched enclosure and field boundaries have also been identified on Woodhouse Common (NRHE 1141331). Further to the north, similar cropmarks of Iron Age/Romano-British enclosures and field boundaries have been recorded to the east of Newton upon Derwent village (NRHE 1164333 & 1164353).
- 4.6 In addition to the small isolated farmsteads, it is likely that there were also some larger settlements in the area. Fieldwalking carried out as part of the Humber Wetlands Project's archaeological survey of the River Derwent corridor uncovered a large scatter of Roman pottery to the south of Sutton Hall. Further fieldwalking,

geophysical survey and limited excavation revealed a large and complex site, comprising a series of multi-sized rectilinear enclosures positioned either side of a central track or road, running east-west and extending for at least 370m. Some of the enclosures appeared to contain hearths or kilns, as well as sub-divisions and possible structures. These kinds of sites are colloquially termed “clothes-line settlements” because of their similarity in plan to clothes hanging on a washing line. Two sample trenches were excavated within the site, and these confirmed the presence of ditches, pits and cobbled surfaces, together with significant pottery, glass and lithic assemblages as well as some slag and fired clay indicative of iron smelting. All the evidence implies the presence of a large and significant Romano-British settlement, which started in the 2nd century and with some activity continuing into the medieval period. The site’s location adjacent to the River Derwent and the Pocklington Beck probably meant it had a good transport network, and potentially allowed produce from the site to reach the important regional and military centre at York (Chapman *et al* 1999, 174-188).

- 4.7 The region is unlikely to have seen any direct Roman military activity, although a possible Roman road has been identified just to the north of the study area. This is part of a long distance route, connecting the regional capital at Brough (*Peturia*) with York (*Eboracum*) (HHER 63). This route joined with another from Easingwold and Stamford Bridge at Barmby Moor and, while this alignment and the combined route to the south-east towards Brough is fairly certain, there is less direct archaeological evidence for the southern route from Barmby Moor to York. It has been suggested that it ran almost east-west to the south of Wilberfoss, probably along the straight line represented by Carr Lane and Mask Lane either side of the Foss Beck, although any route to the west of the River Derwent is unclear (Margary 1973, 419). However, Venables notes that a Roman ballista ball was found at the junction of Mask Lane and Birker Goit, and that a straight line continuation of Mask Lane leads directly to Walmgate Bar at York (Venables no date).

#### **Saxon and Early Medieval Periods (c.410 to 1065 AD)**

- 4.8 The place-names of the existing villages in the area, such as Newton, Sutton, Thornton and Elvington, with their suffixes stemming from the Old English *-tun* meaning a farmstead, suggest that the area was occupied during the Anglo-Saxon period, whereas those places with *-by* suffixes, such as Kexby and Barmby, imply they originated as Scandinavian farmsteads (Mills 1991, 122 & 195). Sutton and Newton are very common place-names, the former meaning a farmstead to the south of another settlement (perhaps Elvington?), while Newton means a new farm or village (Mills 1991, 242 & 316). The suffixes ‘upon Derwent’ are self-explanatory, and were probably coined to distinguish them from other similarly-named villages in the general area, although these elements generally only occur from the 13th and 14th century onwards (Smith 1937, 188-189).
- 4.9 Many of the villages, and some of the churches, in this part of the Vale of York are also recorded in the 11th century Domesday Book, suggesting they have earlier origins. St Michael’s church in Sutton, for example, contains some evidence for pre-Conquest fabric as well as fragments of an 11th century cross shaft (Pevsner & Neave 1995, 716; NRHE 1398850). Nevertheless, direct archaeological evidence for Saxon or early medieval occupation in the area is very rare, although this absence of evidence is more likely to reflect the small-scale nature of archaeological investigations in the villages rather than any true dearth of material.

## Medieval Period (AD 1066-1540)

- 4.10 St Lois (formerly St Loys) farm is located in the very north-west corner of Sutton upon Derwent parish. The parish falls within that part of the Vale of York stretching from the River Ouse in the west and beyond the River Derwent in the east where more woodland was recorded at Domesday (1086) than in any other part of the East Riding (Allison 1976c, 69). In the 8th century, the historian Bede notes the River Derwent as *Deruentionis Fluvii* which stems from the Celtic and means 'river where oak trees grow abundantly' (Smith 1937, 2-3). Much of this woodland was cleared in the Middle Ages but patches still survive. The parish boundary between Sutton and Newton is formed by the drainage ditch running immediately to the north of the farmstead, and it is likely that this was a more significant boundary in the medieval period. The boundary between Sutton and Kexby to the west, and between Sutton and Elvington to the south-west, is formed by the River Derwent.
- 4.11 In 1086 there were two estates of six carucates (c.720 acres) each, one held by Picot de Percy under William de Percy, and the other by Neil Fossard under the Count of Mortain. William de Percy was a significant landowner, holding some 86 lordships in Yorkshire as well as others in Lincoln, Essex and Hampshire; he constructed the castle at Topcliffe, and the principal family seat was at Spoffoth. Picot de Percy and the succeeding demense lords of the manor of Sutton were members of a minor branch of the Percy family whose chief estates lay in Bolton Percy (North Yorkshire), Carnaby and Sutton. By the beginning of the 12th century, the two Sutton estates had been amalgamated to form a single manor. After the death of Peter de Percy in 1315, the manor passed to his daughter Eustacia and her husband Walter of Heselton. In 1394 it was granted to Ralph Neville, Earl of Westmorland, and then in 1474 it was held by the Duke of Gloucester. On ascending to the throne, Richard III kept the manor in hand, and in the 1490s it was included within the lordship of Sheriff Hutton (Allison 1976a, 175). Robert de Percy received a licence to crenellate (fortify) his house at Sutton in 1293, and the manor house was probably mentioned as 'le maners' in the park in 1309. The park is referenced as early as 1280, and the ground south of the manor house, to the south of the church, is still called the Park (Allison 1976a, 175). The Percy family would also have had the resources to construct the small castle mound or motte, surrounded by a moat, in Sutton Wood, although nothing of its owners, origins or history are known, apart from the fact that it might have been guarding a nearby crossing of the Derwent (NRHE 59495; HHER 3897; SM 21192; NHLE 1008041).
- 4.12 Other medieval landowners in the parish included Kirkham Priory, who held an area known as Woodhouse, on the eastern edge of the parish. This had been given to them by Picot de Percy and others, and the complex from where they farmed their estate probably lay close to or on the present Woodhouse Grange. In 1252 the prior and Peter de Percy agreed that each of them should take timber from different areas of woodland there, but that they both could hunt and enjoy pannage in all of the woods; mention is made of the prior's croft, park and arable land (Allison 1976a, 176). Woodhouse is shown as a separate township on the Ordnance Survey 1854 6" map (sheet 192), covering some 1,228 acres. Smaller estates in the parish were also held by Thicket Priory, the Knights Hospitallers and Wilberfoss Priory (Allison 1976a, 176).
- 4.13 Warter Priory, an Augustinian priory founded in 1132, held another small estate in the very north-west corner of the parish, centred on St Loys. The holding included woodland, and in 1440 Archbishop Kemp forbade all heads of monastic houses to

sell, without licence, wood, irrespective of whether it had fallen or not. It was reported that the Prior of Warter had sold trees that had not fallen, as well as those that had, at places belonging to the priory including 'Seynt Loy Woddes', and as a result the woods were nearly destroyed (Fallow 1913a, 235 & 237); this appears to be the earliest documentary reference to St Loys. It has not been possible during the research carried out for this Heritage Statement to determine how the priory acquired the land, but it was presumably given by the Percy family, perhaps by Picot Percy (d.1135) who, as noted above, had given Kirkham Priory the land at Woodhouse. The name is from St Eligius or Eloi, otherwise Eloy or Loy, a metalsmith born near Limoges in France who, following ordination, became Bishop of Noyon ([www.catholicsaints.info/saint-eligius](http://www.catholicsaints.info/saint-eligius)). It is not known why the name was used for the property at Sutton, but he may have been a saint favoured locally by the Augustinians for in 1463 a bequest was made to the image of St Eloy in the priory church at Bridlington, which was also an Augustinian foundation (Fallow 1913b, 201). The full extent of the priory's landholding is not known, but it may have covered much the same area as the later farm, which in 1725 was c.158 acres, 155 acres in 1860 and 159 acres in 1964 (see below). It is likely that the monastic centre or grange is represented by the medieval moated site adjacent to the existing farm; le Patourel notes that building debris was found within the eastern moated enclosure, although she incorrectly associated the site with a manor house belonging to the Percy family (le Patourel 1973, 116). Moats were often dug at monastic granges and farms, and a similar example survives at Lingcroft near Naburn, which also belonged to Warter Priory (Allison 1976c, 89).

- 4.14 The medieval village of Sutton, along with the neighbouring settlements, was grounded in agriculture. Documents show that the open arable fields lay to the north, south and east of the village, with common meadows and carr lands along the river forming the west and south sides of the parish. Evidence for some of the medieval ploughlands can be seen as cropmarks of ridge and furrow throughout the area, although little now survives as earthworks (NRHE 1140938 & 1141590). The 1086 Domesday Book notes that the Percy estate contained enough arable land for 3½ ploughs, and there were also three fisheries in the river; the value of the estate had decreased from £1 16s in 1066 to £1 in 1086. The Mortain estate also had land for three ploughs, and was worth £1 in both 1066 and 1086. In 1368 the manor contained 323 acres of arable and 62 acres of meadow in demense (i.e. held directly by the lord of the manor), various woods and pasture, and also the small park attached to the Percy's manor house. Some land, amounting to 46½ acres, had been reclaimed in the Riddings in the South field (Allison 1976a, 176).
- 4.15 There is little evidence for the size of the medieval population in the parish, although there were 94 poll tax payers at Sutton in 1377 (Allison 1976a, 174). The core of the village probably lay around the manor house and church, with a few other farms and houses strung out along Main Street running to the south. Evidence of village contraction can also be seen in the earthworks of former properties and boundaries around the village (NRHE 1140935). A ferry across the river between Sutton and Wheldrake, and so presumably located to the south of the village, is mentioned in 1218, while the bridge taking the road to York via Elvington is recorded from 1396. Another bridge across the Blackfoss Beck, providing the route to Woodhouses, is mentioned in 1252 (Allison 1976a, 174). Sutton village appears to have grown organically, as opposed to Newton upon Derwent to the north which has a very regular linear plan, which is characterised by houses either side of a central street and property boundaries extending uniformly back to a common line (see figure 4). There are numerous examples of this latter type of village in the Vale of York, Wheldrake perhaps being the most notable, and they are often associated with the creation of new villages by individual landlords,

seeking to regenerate their manors after destruction by William I in the 11th century to put down rebellion (the 'Harrying of the North'). Another small settlement, known as Cathwaite and now lost, appears to have lain on the southern side of Sutton parish (Allison 1976a, 173).

### **Post-medieval and Modern Activity (1540 onwards)**

- 4.16 In 1553 the Crown granted the manor of Sutton to John, Duke of Northumberland, who was licensed to alienate (transfer by sale) it to John Eaglesfield in the same year. It was subsequently held by John Vaughan, whose family retained it until 1649 when it was conveyed to Sir Thomas Fairfax. He then sold it in 1661 to George Monck, Duke of Albermarle, and it passed to his son, 2nd Duke of Albermarle, who died in 1688. Thereafter it passed eventually to the Clarges family and from them in 1857 to C R J Jervis, later Viscount St Vincent (Allison 1976a 175). In 1929 the estate comprised 2,432 acres, and much of it was sold to the Crown in 1947-48.
- 4.17 At the Dissolution of the Monasteries, property belonging to the various monastic houses was taken into Crown hands. In 1541 Thomas Manners, Earl of Rutland, received grants of much of the former monastic land in the East Riding and elsewhere, including that formerly belonging to Warter Priory and St Giles' hospital (in Beverley) in Sutton and Woodhouse (Allison 1976a, 176). In 1591, when Manners disposed of the former Warter Priory property, St Loys was described as a house called St Loys, a close in which the house stood, and a wood (Allison 1976a, 176). As previously noted, the house may have been in the moated area north-west of the present farmhouse (le Patourel 1973, 116). The existing farmhouse, which has fragments of an early roof, may date from the late 16th or early 17th century, suggesting it was probably built on a new site after the Dissolution (see Chapter 6 below). After 1591 the holding apparently descended with the rest of the manor (see above) and in 1964 it comprised 159 acres (ERALS RDB 1366/480/446).
- 4.18 In 1672, 57 households in the parish were included in the hearth tax return, seven of them exempt; 43 of these houses only had one hearth, suggesting most of the houses were small single storey structures (Neave *et al* 2015, 255-256). There were 40 families in the parish in 1743, and 38 in 1764. Jeffery's map of 1775 depicts numerous houses within the village, many strung out along Main Street running south, although there is another small group of buildings at Woodhouse to the east (see figure 3). From a total of 274 in 1801, the population of the parish started to grow, rising to 417 in 1831 but then falling to 299 in 1891 and rising again slightly to 313 in 1901 (Allison 1976a, 174-175).
- 4.19 The medieval open fields lay around the village, with meadows and common pastures along the river valley. The common meadows in the late 17th century included Town, Stock and Grass Carrs, Kink Ing and Town Norlands or Northlands, while South Wood was mentioned as a common pasture in 1554. Some enclosure had already occurred by the mid 16th century, for in 1605 it was recalled that Thomas Eaglesfield had taken seven closes out of the open fields and three from the common. By the later 18th century the remaining open field land lay in High, Prickett Gate, Stone Breach or Breck and Moor Land fields. These areas, and the common meadows and pastures, were enclosed in 1777 (ERALS ERALS BB/4/4), with the Parliamentary Act being granted the year before. A total of 780 acres were re-allocated, and there were stated to be 1,618 acres of ancient enclosures in the township, c.200 acres of which were the subject of exchanges under the award. Sir Thomas Clarges, as lord of the manor, received

752 acres of new and 14 acres of ancient enclosures (Allison 1976a, 176-177). The mid 18th century straight-sided rectangular fields of the new enclosures (for example on Sutton Common or on Newton Common, the latter being enclosed in 1766) are noticeably different from the older, more irregular, enclosures around the village on the Ordnance Survey 1854 6" map, which also recorded many of the old field names such as Moorland Field, Hall Ruddings, The Butts and Stonehill Closes (see figure 4). As a result of the re-allocation of the agricultural land, outlying farmsteads were built away from the village, such as Glebe Farm, Wynams Bottoms and Sutton Farm. Some of the farmhouses, for example Derwent, Manor and Glebe Farms, and that at Woodhouse, are likely to be of 18th century date, reflecting the earlier period of enclosure, while others are 19th century constructions - in some cases, the earlier structures were encased in brick, as occurred at St Lois.

- 4.20 As in the medieval period, the river continued to be an important transport route and a source for fish. A fishery belonging to the manor continued to be recorded in the 17th century, salmon poaching was alleged in 1729, and there were salmon 'hecks' or gratings, beside the mill in the village in the 19th century. Other non-agricultural employment included a lime, coal and timber merchant, and a small brick works was present at Woodhouse in the 1840s and 1850s. The village corn mill, which used water from the Derwent for power, originated in the medieval period, but the most recent structure, now derelict, dates from a 1826-27 rebuild (Allison 1976a, 177).
- 4.21 The movement of goods along the river was significantly improved in the first half of the 19th century, to create an easier route to the busy inland port at Malton. Although the lower part of the river, probably as far as Sutton, was always navigable (after a fashion), improvements were made and the Derwent Navigation between Malton and the River Ouse at Barmby-on-the-Marsh opened in c.1723, a distance of 38 miles. A lock was constructed at Sutton, but only after some opposition as it was feared that flooding might ensue (Hadfield 1972, 96-100). The Ordnance Survey 1854 6" map shows the extent to which the river was straightened for ease of navigation, for example the cutting off of a large meander to the south of Sutton, adjacent to Thicket Priory. Many of the villages through which the navigation passed built 'landings' in order to load and off-load goods; that at Sutton lies close to Sutton Bridge just upstream from the lock (see figure 4). The construction of the Pocklington Canal, from the Ouse at East Cottingwith, in the early 1800s would also have helped with the movement of locally produced goods to a wider inland market (Hadfield 1973, 328-333).

## 5 THE STUDY AREA

### Physical Characteristics

- 5.1 The study area is centred on the proposed development site at St Lois (formerly St Loys) farm and extends in all directions by 500m (see figure 5). This area encompasses Thackmere Ings on the west bank of the River Derwent, a section of the river itself, part of Newton Common to the north of the farm, and Wood Closes and part of Sutton Wood to the south.
- 5.2 The study area is low-lying, typically c.10m AOD along the river valley, rising to c.15m AOD in the east. At St Lois, the underlying solid geology is a sandstone of the Sherwood Sandstone Group, a fluvial sedimentary bedrock formed in the Triassic and Permian periods, and this is overlain with Quaternary period sands, mostly Bielby Sand but also with pockets of Vale of York sand



(<https://mapapps.bgs.ac.uk/geologyofbritain/home.html>). The soils are a typical sandy gley soil of the Blackwood Association, a deep permeable sandy and coarse loamy soil with groundwater controlled by ditches (Soil Survey 1983).

### Identified Heritage Assets

- 5.3 The Heritage Statement has identified only three heritage assets or sites within the study area, as set out below. Their locations are shown on figure 5. Once again, 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 (NMREI).

*Site 1: Moated site (earthworks), St Lois Farm (NGR SE 7092 4923 centred) (HHER 3898; SM 21193; NHLE 1014002; NRHE 59492)*

- 5.4 As noted in Chapter 3 above, the moated site at St Lois farm is a Scheduled Monument, first designated on 19th November 1965 (SM 21193). The Scheduled Monument description notes that the island enclosed by the main moat is subdivided by a dry ditch 20m long and 7m wide which runs north-south, effectively dividing the platform into two areas. The area to the west measures 30m north-south by 20m east-west, while that to the east is slightly larger and more irregular, being 50m north-south by 35m east-west. The moat has been infilled in the south-east corner, and the adjacent farm complex encroaches into it. Elsewhere, the moat remains visible as an earthwork between 7m and 10m wide. A pond has been cut into the south-east corner just to the north of the farmyard - this is thought to be medieval in origin, but it has been expanded and has disturbed part of the island and moat here. Earth banks survive immediately outside the western and northern arms of the moat, which are typically between 0.3m-0.5m high and 5m wide.
- 5.5 In October 2014 it was noted that the interior of the monument was rough grassland. The east and north sides of the moat are flanked by deciduous trees dominated by willow, and the bottom of the ditch is generally not vegetated. Standing water lies in the north and west sides of the moat, whereas the eastern section is particularly dry. An external ditch to the north-north-east is several meters below the monument, so that the moat is 'perched' (Hammond 2016, 26). In the latest 'Heritage at Risk' register for 2018, the condition of the site is described as being generally satisfactory but with significant localised problems, and the principal vulnerability stems from drainage and dewatering (Historic England 2018, 16).
- 5.6 As previously discussed, it is almost certain that the moated site represents the site of the medieval monastic grange belonging to Warter Priory, and later in 1591 a house called St Loys together a close in which the house stood are referenced (Allison 1976, 176). Le Patourel noted that building debris had been found within the eastern enclosure, although she incorrectly associated the site with a manor house belonging to the Percy family; she also classified the moat's plan as being Type A2(b), i.e. a moat with an attached moated enclosure (le Patourel 1973, 116). The moated site is depicted on the historic Ordnance Survey mapping, from the 1st edition of 1854 through to 1953 (see figure 6). Between the 1892 and 1910 editions, a farm building was erected across the infilled south-east corner of the moat, and this was still the situation by the time of the 1953 edition.

- 5.7 The visit carried out on 20th November 2018 in support of this Heritage Statement allows an updated description of the moated complex to be made (see also figure 8). For the purposes of this description, the site has been divided into east and west parts.
- 5.8 The west part (referred to as the main moat above) is rectangular in plan, measuring a maximum of c.65m north-south, by c.40m east-west; the island enclosed by the moat measures c.45m north-south by c.23m east-west. The surrounding moat is generally well-defined, measuring up to c.11m-12m across the top and up to c.2.5m deep, with steeply scarped sides and a flat bottom (see plate 1). Where it meets the east part of the moat, the bottom of the north arm of the west part is set at a slightly lower level. A shallow sunken trackway runs across the south-west corner, almost certainly created by cattle accessing the island; there is otherwise no clear indication of how the island was formerly accessed. The surface of the west island is relatively level (see plate 2), and is set c.1m lower than the surface of the island to the east. There is a slightly raised area occupying the south-west quadrant of the west island which might represent a building platform. Towards the centre of the island, there is a very old apple tree, now mostly broken down but still alive. In this regard, it is interesting to note that between 1854 and 1910, the island is shown as wooded, and perhaps it was formerly planted as an orchard (see figure 6). In 1892, the moat itself is also shown as being planted with trees, but these were no longer depicted in 1910, suggesting that they had been cut down; an oak to the north side of the moat's north arm may be a survivor of these trees.
- 5.9 The Scheduled Monument description notes that earth banks survive immediately outside the western and northern arms of the west moat, typically between 0.3m-0.5m high and 5m wide. That to the north arm was not clearly visible at the time of the site visit, but that to the west arm remains; its southern end is cut by the same trackway which leads up onto the south-west corner of the island. The bank runs almost two-thirds of the length of the west arm, and is c.4m-5m wide, standing up to 0.5m high with a flat top. There appears to be a slight depression of a similar width running parallel to the west side of the bank, perhaps in part representing a former structure. It is interesting to note that in 1892, the bank is indicated by a dashed line, which returns to the east at its south end to run parallel to the moat's south arm (see figure 6B). If this too represents a bank, then it was much wider than the surviving example (perhaps as much as c.10m-12m) and it continued beyond the west moat, maintaining its width but curving towards the centre of the east moat's south side. This feature was removed between 1892 and 1910, and several small buildings placed on its former line. Finally, in the field to the west of the west moat, there are at least four parallel banks set on a slight north-west/south-east alignment. These banks are on average c.6m wide, with a flattened top c.3m wide, and the average centre-to-centre width is c.15m. They resemble the denuded remains of wide ridge and furrow earthworks.
- 5.10 The east moat is sub-rectangular in plan, measuring a maximum of c.75m north-south by c.55m east-west, with the island being a maximum of c.65m north-south by c.40m east-west. Apart from the west arm, which it shares with the west part (see plate 3), the moat around the east part is generally much less well defined. Only approximately one-third of the south arm now survives, the remainder having been backfilled between 1854 and 1892 (see figure 6). However, what does survive begins to curve inwards at its eastern end, following the line of the possible bank shown here in 1892 noted above. The former south-east corner of the moat is now occupied by a range of modern low concrete pig pens, although map evidence suggests that much of it had already been backfilled by 1892 (see plate

4). The east arm of the moat is up to c.5m wide but less than 0.5m deep. The north arm is c.7m wide but again rather shallow, being a maximum of 0.7m deep. This arm is set at an angle to the rest of the moated complex, suggesting that the parish boundary to the immediate north had already been established when the moat was initially excavated, thus partly dictating its extent. Only the northern extension of the moat's west arm is well preserved, and this runs c.20m beyond the north arm of the west part. Although at its north-west extent it runs very close to the substantial ditch defining the parish boundary, the west arm appears to be separated from it by a spread earth bank.

- 5.11 Like the west part, there is no obvious indication of the original access to the east island, although parallel linear depressions at the very north-west tip may represent erosion by cattle. The surface of the east island slopes gently upwards from east to west (see plate 5). A shallow curving depression, almost certainly representing a drain, curves from south to north-east across the island, with a short branch running south-east towards a pond (see below). To the west of the drain, there may be the very denuded remains of parallel banks, running north-south. The main feature on the island is a pond at the south-east corner. A small sub-rectangular pond is shown to the north of the extant pond in 1854, but by 1892 it had been extended southwards (see figure 6). This southern extension (which has itself been re-excavated at least once) forms the extant pond, with the pond marked in 1854 still visible to the immediate north as a very shallow depression.
- 5.12 Without further documentary research, measured survey and excavation, only a speculative interpretation can currently be offered for the moated site. Even assuming that both parts do represent the remains of the core of the monastic grange, it is not absolutely certain that they are both contemporary. The angled north arm of the eastern part respects the line of the parish boundary ditch to the immediate north, suggesting that the boundary was already physically defined in some way when the east moat was excavated. The possible wide bank shown in 1892, running along the south side of both parts of the moat and then curving in towards the former south arm of the east part, might represent an original access into the moated area. It could have crossed the south arm of the east part either as an embankment or perhaps on a bridge, although some caution must be exercised as no clear break is shown here in 1854 when the south arm was still apparently complete. Nevertheless, if this was the case, then it may indicate that the principal buildings were located in the east part of the moat, where le Patourel noted that building debris had been found, although crucially it is not noted what this debris contained in terms of material and date, so it is not possible to tell whether it relates to an earlier building or more modern agricultural structures. In this scenario, did the western part then serve as either a garden or an orchard? A reference in the 1777 enclosure award notes that the farm included an orchard (ERALS RDB BB/4/4) (see below), and the tree planting shown in 1892 suggests that it may have continued to have some ornamental or horticultural purpose after the Dissolution. Finally, does the more regular appearance and greater depth of the moat around the west part of the moated site indicate that it was subsequently re-cut or remodelled?

*Site 2: St Lois farmhouse (NGR SE 70929 49173 centred) (NHLE 1083855; HHER 7972)*

- 5.13 As also noted in Chapter 3 above, the farmhouse at St Lois farm is a Grade II Listed Building, first listed on 14th April 1987; it was formerly listed as St Loys farmhouse. The Listed Building description reads as follows:

“House. Probably late C16/early C17, remodelled in early C18, with mid C18 rear wing. Red brick (possibly concealing timber frame) in English garden wall bond, pantiled roof. Lobby-entry plan. 2 storeys, 4 bays. C20 porch to panelled door: two C20 replacement windows to right. First-floor band. First floor: quadripartite sliding sash with glazing bars over door; 2-light sliding sash with glazing bars to extreme right. Dentilled and stepped brick eaves cornice, hipped roof, axial stack. Interior: fragments of an early roof remain over the main range; they include one almost complete principal rafter truss with tie-beam, collar and clasped purlins, and rafters pegged at the apex. The rear range retains an intact principal-rafter roof with tusked and tenoned side purlins and numbered joints”.

- 5.14 The house is also mentioned in Pevsner and Neave (1995, 717), as follows:

“Early to mid C18 brick and pantile farmhouse with earlier core. Four bays, two storeys with first floor band and dentilled eaves course. Hipped roof with axial stack, lobby entry plan. (Fragments of roof c.1600, one almost complete principal-rafter truss with tie-beam, collar and clasped purlins).”

- 5.15 Details relating to the history and development of the house and farm complex, as well as a description of the farmhouse are discussed more fully in Chapter 6 below.

*Site 3: Linear boundaries (cropmarks), south-east of St Lois Farm (NGR SE 7143 4890 centred) (HHER 10205; NRHE 1140952)*

- 5.16 A number of possible prehistoric boundaries have been identified as cropmarks on aerial photographs taken in August 1975. The longest boundary is 212m long, centred at SE 7136 4892 and aligned virtually north-south, and widens from 2m to 10m at its southern end. Just to the west of this boundary, at SE 7131 4985, is another boundary, roughly parallel and 40m long. Centred at SE 7155 4891 is another ditched boundary 150m long, but with a break in this length. To the west, at SE 7153 4899, is a shorter boundary 40m long. From the fragmentary evidence, it is difficult to comment on the function and relationship of the features, but they probably represent elements of a prehistoric or Romano-British field system. Some of the boundaries correspond to some shown on the historic Ordnance Survey mapping, but others do not, suggesting they might be archaeological in nature. The field in which the cropmarks lie was under root crop cultivation at the time of the site visit, and no upstanding archaeological remains were visible.

### **Other Sites or Areas of Cultural Heritage Value**

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

### **Assessment of Importance or Significance**

- 5.18 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).

- 5.19 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.
- 5.20 The value or significance grade given to each of the three identified assets within the study area is given below. This shows that the study area contains one asset of High or National Importance (the moated site at St Lois Farm), one asset of Medium or Regional importance (the Grade II Listed St Lois farmhouse), and one asset of Low or Local importance.

<i>Asset No</i>	<i>Asset Name</i>	<i>Importance</i>
1	Moated site (earthworks), St Lois Farm (SM)	High
2	St Lois farmhouse (LB II)	Medium
3	Linear boundaries (cropmarks), south-east of St Lois Farm	Low

- 5.21 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 ST LOIS FARM COMPLEX

### Location and Arrangement of St Lois Farm Complex

- 6.1 St Lois Farm is a 250 acre agricultural holding located 1.2km south-west of the village of Newton upon Derwent and 1.9km north of the village of Sutton upon Derwent (see figures 1 and 2). The farm consists of a farmhouse, an office and numerous agricultural buildings used for an existing pig finishing enterprise. It has been owned and farmed by the Almond family since 1964.
- 6.2 The farm complex now covers a substantial area, but historic Ordnance Survey maps show that the historic core was formerly quite compact, initially comprising a foldyard with two and subsequently three ranges of buildings laid out along the north, east and west sides; there was another yard or enclosure attached to the north range of the farm complex in 1854 (see figure 6). The foldyard was located to the east of the farmhouse, and now survives in varying states of preservation. It is dwarfed by the scale of the modern farm buildings, most of which date to the second half of the 20th century.

### Post-medieval History and Development of St Lois Farm

- 6.3 As noted in Chapter 4 above, the former Water Priory estate at St Loys passed to Thomas Manners, Earl of Rutland and, by 1591, to Francis Vaughan when it was comprised a house called St Loys, a close in which the house stood, and a wood (Allison 1976a, 176). The present house, which has fragments of an early roof, may date from the late 16th or early 17th century, suggesting it was probably built on a new site adjacent to the earlier moated enclosure after the Dissolution. Unfortunately, the house cannot be specifically identified in the hearth tax returns of 1672-73; there were three houses in Sutton upon Derwent with six hearths, including the rectory, one with three hearths, three with two hearths, and the rest with only one (Neave *et al* 2015, 255-256).
- 6.4 A survey of the manor of Sutton upon Derwent was made in 1725 (HHC L.333.3(58)SU). At this date it was described as belonging to Sir Thomas Clarges,

although the estate was only formally conveyed to him by deed in 1731, a dispute having occurred over the ownership of this and other estates after the death of the 2nd Duke of Albermarle (ERALS DX/31/178). The 1725 survey includes a holding of 157a 3r 24p that can be identified as 'Saint Lois' farm (see figure 7). The tenant was William Gill, probably the William 'Gell' who died the following year ([www.findmypast](http://www.findmypast)). Field and close names and acreages are given in the survey as follows:

<i>William Gill</i>	<i>Acres</i>	<i>Rods</i>	<i>Perches</i>
House and Bank		2	10
Garth		1	20
Orchard		1	20
Saint Lois	3	3	20
Little Norlands	4	1	12
Far Norlands	19	1	38
Saint Lois	1	2	0
Saint Lois	5	3	0
Saint Lois	4	3	0
Saint Lois	17	1	24
Saint Lois	2	0	0
Saint Lois	11	3	12
Saint Lois	3	1	8
Hobbit Moor	41		
Street Close or Hob. Moor	6	2	10
Street Close	11	0	0
Street Close	10	1	10
Kirkman Flatts	8	1	0
Kirkam Flatts	5	1	0
Let exclusive of Hobbit Moor	157	3	24

- 6.5 Thomas Jefferys' plan of 1775 shows two buildings at 'St Loys', which probably represent a house and separate farmstead (see figure 3); perhaps the eastern structure is the former medieval structure within the moated enclosure although this is pure speculation. Christopher Greenwood's more accurate and trustworthy plan published in 1817-18 shows two buildings (see figure 3). That to the west is L-shaped, as is the present house, the wing of which is thought to have been added in the 18th century, while the building to the east of the house is almost certainly the farm buildings. The relationship of the farm to the wood is the same as it is today, 200 years later.
- 6.6 Although Sutton upon Derwent was the subject of a parliamentary enclosure in 1777, this dealt with only 780 acres of open field and common land, and over 1,600 acres of land in the parish was ancient enclosure, including St Loys (Allison 1976a, 177; ERALS BB/4/4). Although St Loys was not included in the process, the farm is almost certainly that referred to in the enclosure award in relation to tithe rents. Although not specifically named, it was almost certainly the 'messuage or tenement with barns, stables, outbuildings and orchard now or late in the occupation of John Horsley' (ERALS RDB BB/4/4). John Horsley is known to have lived at St Loys when the neighbouring township of Newton upon Derwent was enclosed in 1766. At that enclosure he received over 120 acres of freehold land in Newton, and was described as John Horsley of St Loys, yeoman, to distinguish him from another John Horsley of Newton (ERALS RDB AH/177/5). John Horsley of Fulford, 'late of St Loys', died in 1805 ([www.findmypast](http://www.findmypast)).

- 6.7 Nothing further is known about the farm and its tenants until the mid 19th century. The land tax returns for Sutton covering the period 1783-1832 do not name the tenants of the land that belonged to the manorial estate (ERALS QDE/1/12/22), and the parish registers make no reference to St Loys ([www.findmypast](http://www.findmypast)). A document dealing with the manor of Sutton dated 1823 itemises several farms, but does not name them (ERALS DDX31/204). The one with a similar acreage to that given in the 1851 census is a farm of 165 acres described as late in the occupation of Michael Shaw and son and now of John Horsley. Unfortunately, no further detail is given. If this is a reference to St Loys, it seems likely that the tenants' names are simply copied from earlier documents, as there is no John Horsley listed as a farmer in the parish in 1823, although someone of this name was a victualler and maltster at the Cross Keys Inn (Baines 1823, 393).
- 6.8 In the first census return of 1841, St Loys was farmed by Thomasine Appleyard who lived there with her five children William, Margaret, Edward, Thomasine and Thomas. Three agricultural labourers, including Thomasine's brother-in-law, lived in (TNA HO107/1220/17 p.2). By 1851 she had moved to a 30 acre farm in Huntingdon near York, and by 1861 was keeping house for a York butcher ([www.findmypast](http://www.findmypast)). In 1851, the tenant at St Loys was William Dales aged 39, who had been born at Gowthorpe. His wife Jane, aged 27, came from Skirpenbeck. Dales was farming 155 acres, and other residents were one female house servant and three male farm servants, all single men, including the 50 year old Peter Clark from Dublin (TNA HO107/2357 p.17).
- 6.9 The Ordnance Survey 6" map of 1854 is the first to show the detailed layout of the farm and its surroundings (see figure 6A). The farm complex lies to the south of the moated enclosure, with the L-shaped house forming the western building; the longest arm of the 'L' lies east-west with the shorter arm running north from the east end. A small detached rectangular east-west structure lies off the south-east. No garden is specifically depicted, although there is a narrow walled enclosure to the south and west. The farm buildings lie to the west, and they are depicted as a right-angled range forming the north and east sides of an enclosed foldyard, with a further larger square yard attached to the north-east; the walls of the latter appear to cross the south-east corner of the moat. There may be a small north-south aligned structure towards the centre of the east side of the moat's interior, although this could also be a pond.
- 6.10 Towards the end of 1860, St Loys farm, comprising 155 acres of arable, meadow and pasture land, of which 36 acres were permanent grass, was advertised to let (*Yorkshire Gazette* 20th October 1860). William Dales was still there when the census was taken in April 1861. Now widowed, he had a housekeeper, dairymaid and two young farm servants living in, and also employed a farm labourer (TNA RG/9/3558 p.16). By 1871 Robert Harper, a widower aged 61, originally from Allerthorpe, was the tenant, and the farm was occupied by him, his son Robert (aged 21) and his married daughter Jane and her five children. He employed one farm servant, who lived in, and one labourer (TNA RG/10/4757 p.12). By 1881 Robert's son Robert had taken over the tenancy (TNA RG/11/4371, p.7). He had married Martha Nottingham in 1876 ([www.findmypast](http://www.findmypast)), and by 1881 they had two children, Minnie (3) and William (2). John Agar (80) boarded with the family, and they employed one domestic servant, Martha Blackburn. Three young farm servants lived in, two of whom came from villages near York and a third from Norfolk. The farm was named as 'St Lloyds' in this and the next census, probably because the enumerator was unfamiliar with the area ([www.findmypast](http://www.findmypast)).

- 6.11 Robert Harper died in 1887 ([www.findmypast](http://www.findmypast)). His widow Martha was running the farm in 1891, with help from three farm servants, as usual, and one domestic servant (TNA RG/12/3899 p.8). The detailed Ordnance Survey 25" map of 1892 shows that the farmhouse retains its L-shaped plan, and the detached south-east structure is still present, but the farm buildings to the east had undergone some expansion (see figure 6B). A new west range, open to the foldyard, now forms the west side of the foldyard, and a five-sided horse-engine house lies towards the end of the east-west range on its north side; other narrow structures have also been added to the rest of the north side of the range. The other foldyard shown in 1854 to the north-east is no longer depicted, and the pond in the south-east corner of the moated site is longer.
- 6.12 Soon after the 1891 census, Martha Harper was in financial difficulties. On 17th July 1896 there was a sale by auction at St Loys farm, the premises of Mrs M A Harper 'in distress for rent'. Several animals were for sale - a brown cart mare, a grey nag mare and foal, another bay nag mare, a yearling nag filly, a fat cow, two bullocks, four calves, a sow and eight pigs and a black gilt - together with five acres of potatoes and four acres of oats (*York Herald* 17th July 1896). On the same day, notice was given of a sale at St Loys the following week under a writ of *feri facias* (a court order that gives an official the right to take a person's property in order to pay someone the money that person owes them). The goods for sale on this occasion were two draft mares, a rully, a cart, 44 acres of barley in four lots, 15 acres of oats in two lots, and eight acres of potatoes, or any part of these to satisfy the debt and costs (*York Herald* 17th July 1896). Early the following month there was yet another sale which included a draught mare, a nag mare, a milk cow, poultry, and the eatage of grass land (*York Herald* 3rd August 1896). These advertisements give a good picture of a typical small mixed farm in the Vale of York at the end of the 19th century.
- 6.13 By 1901 Martha Harper had moved to Allerthorpe and the tenancy at St Loys had been taken on by William Blaken, a 50 year old farmer who had previously farmed at Dunnington near York ([www.findmypast](http://www.findmypast)). He lived at St Loys with his wife Mary (53), and children Annie (22), Ada (21), son John William (19) who almost certainly worked on the farm, and Clara (9). Two of the hired men who lived in were described as a horseman and a cattleman. In 1911 the three hired men were described as beastman, horseman and foreman. St Loys farmhouse had ten main rooms at this date ([www.findmypast](http://www.findmypast)).
- 6.14 The Ordnance Survey 1910 25" map shows that the house and adjacent detached short range remained as previously depicted in 1891, but the foldyard was by now covered over, and another slightly skewed long north-south range, open on all sides, had been constructed just to the east (see figure 6C). Other smaller structures has also been built to the north of the farm buildings and to the north of the house, both outside the moated enclosure, and another east-west building had been constructed off the north-west corner of the yard, along the line of the moat in this area. The complex is still called St Loys at this time. The buildings are similarly shown on the 1953 6" edition.
- 6.15 William Blaken remained at St Loys (called St Lois in 20th century trade directories) until his death in 1927 at the age of 76 (EYFHS 2000, 11) although by 1925 the farm was under the joint names of William Blaken and Cyril Jacques (*Kelly's Directory* 1925, 623). Jacques continued there after Blaken's death, and was still farming at 'St Lois' in 1933 (*Kelly's Directory* 1933, 544), but by 1937 he had moved to The Grange and John William Blaken, William's son, had taken over the tenancy (*Kelly's Directory* 1937, 538). He left around 1948, and died in 1957



aged 76 (EYFHS 2000, 5) and Maurice Craven took over, remaining there until the farm was sold in 1964. In the 20th century, various other people, presumably farmworkers, gave their address as 'The Cottage, St Lois' (information from electoral registers).

- 6.16 The Crown Estate Commissioners sold the farm to Thomas Edwin Almond of Lemington House, Donington near Spalding (Lincolnshire), in 1964 (ERALS RDB 1366/480/446). At this time, the total acreage was just under 160 acres. The land was divided into closes numbered according to the 1910 Ordnance Survey map. Closes 3, 4, 8 and 30 were under grass, 9 was described as house, buildings and stackyard, 6 was woodland, and 7, 10-14, 17-19 and 27 were arable; these fields lie adjacent to the farm and include Hoppet Moor, Kirkman Flats, Northland Ings and Wood Closes. The only change since 1929 was that at that date Northland Ings alongside the Derwent (30) was not part of the farm, but 28 (Hoppet Moor, east of Sutton Wood), with a slightly smaller acreage, was (ERALS RDB 1366/480/446 & 594/467/324).

### **Description of the St Lois Farm Complex (see figure 8)**

#### *Introduction*

- 6.17 The buildings forming the St Lois 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 (where accessible at the time of the site inspection (20th November 2018), and excluding the house), from the lowest to the uppermost floor level.
- 6.18 The positions of the farm buildings described in this section of the report are shown on figure 8. All of the buildings are set either on very 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. For the purposes of description only, each building has been assigned a unique letter identifier e.g. [A], sometimes sub-divided with a following number, e.g. [A1]. 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.

#### *The Farmhouse*

- 6.19 The farmhouse [A] is located towards the centre of the modern farm complex, but once stood on the west side of the historic core; it is a Grade II Listed Building, first listed on 14th April 1987. It is essentially L-shaped in plan and formed by two ranges, although since 1910, a number of additions have been made to the internal angle of the two ranges. The majority of the house is of two storeys. The front range (running north-south) has a steeply-pitched, hipped, pantiled roof, with a brick axial stack set to the south of centre. The rear range (running east-west) also has a pantiled roof, although it is less steeply pitched than that of the front range; there is a single, end ridge stack surmounting the west gable. The front range is built from brownish-red bricks (average dimensions 210mm-230mm by 110mm by 40mm-50mm), set with lime mortar. To the south elevation and north gable, the bricks are laid in a variation of English Garden Wall bond (five stretcher courses to each header course), although the header courses are sometimes not complete. The rear range is built from similar bricks, and the south elevation

preserves a similar bonding pattern in places, although there appears to be no clear bonding pattern to the west gable.

- 6.20 The principal elevation of the farmhouse's front range faces east (see plate 6). It is of four bays, but has been much altered. To the ground floor, there is small, sub-square blocked window to the southernmost bay, and then a 20th century porch covering the main entrance doorway. To the north of the porch, there are two large inserted 20th century windows which have destroyed much of the evidence for the earlier fenestration. A first floor band or string course has also been disturbed by the inserted windows. To the first floor, there is again evidence for a small, sub-square window in the form of rebuilding. To the north, slightly offset from the ground floor porch, there is a window retaining a quadripartite sliding sash with glazing bars. There is then another small, sub-squared blocked window, and then a similarly sized window fitted with modern glazing; the Listed Building description notes that the window frame was formerly a 2-light sliding sash with glazing bars. Above, there is a coggled and stepped brick eaves cornice. The north gable of the front range has an area of rebuilding to the centre of the ground floor, and the first floor band to the south elevation is not carried across the gable. To the first floor, there is a small, sub-square blocked window, centrally placed. The majority of the west elevation is obscured by 20th century additions.
- 6.21 The main elevation of the farmhouse's rear range faces south (see plate 7). It is of three bays, but has also been much altered. To the ground floor, there is central entrance doorway, flanked by a modern bay window to the west and an inserted window to the east. The first floor band to the east elevation of the front range is carried across the full length of the rear range's south elevation. To the first floor, there are three inserted windows, and above these, a dentilled and stepped brick eaves cornice. The first band to the south elevation is not carried across the west gable. To the first floor, there is a narrow, blocked window to the south side, and above, to the attic, there was once a pair of small windows, but the south example has been blocked. It is possible that the upper part of the gable preserves evidence for the roof line having been raised slightly at some point, but this is not certain. The majority of the north elevation is obscured by later 19th century additions (see plate 8); a pump marked here in 1892 remains *in situ*. A single storey range running west from the west gable was built in the second half of the 19th century.
- 6.22 It was not possible to view the interior of the building during the site visit, but the Listed Building description states that the front north-south range of the house is probably late 16th or early 17th century in origin, the early to mid 18th century brick exterior possibly concealing a timber-frame. It has a lobby entry plan, and preserves fragments of an early roof, including one almost complete principal rafter truss, with tie-beam, collar and clasped purlins, and rafters pegged at the apex. The rear east-west range of the farmhouse is described as being mid-18th century in date, and retains an intact principal-rafter roof with tusked and tenoned side purlins and numbered joints.
- 6.23 To the immediate east of the farmhouse, there is a short range comprising a small stables and a second slightly wider building to the east [B]. Map evidence suggests that both were present by 1854 (see figure 6A). The stables is of a single storey, brick built, with a pitched pantiled roof (see plate 9). The interior is divided into two loose boxes, each served by a doorway in the north elevation with a cambered head fitted with a stable door. The second building, at the east end of the stables, is of a low single storey, brick built, and also with a pitched pantiled

roof. The east gable has a inserted garage door, whilst the south elevation is buttressed.

### *The Agricultural Buildings*

- 6.24 The earlier core of the farm complex (comprising the barn, east range, west range and covered yard) are described first, and then the remainder of the farm buildings, the majority of which were built in the second half of the 20th century.

### *The Barn*

- 6.25 The barn [C] stands at the north-east corner of the earlier core (see figure 6A), now surrounded by modern structures to the north and west. It is butted by the east range to the south, and appears to be one of the earliest, if not the earliest, surviving element of the farm complex; it was probably built during either the very late 18th or early 19th centuries, and is shown on Greenwood's 1818 map and perhaps Jefferys' 1775 map, although the latter is not necessarily accurate (see figure 3). Access inside the barn, and an attached structure to the west, was not possible at the time of the site visit.
- 6.26 The barn is rectangular in plan, and of two storeys with a pitched roof now covered in corrugated sheeting. It is built from deep-red handmade bricks (average dimensions 220mm by 110mm by 60mm), laid in a variation of English Garden Wall bond (five stretcher courses to each header course) and set with a lime mortar. The east gable has a large inserted opening at ground floor level, fitted with a metal roller shutter (see plate 10). The opening is flanked by paired slit breathers at ground level, whilst above to the first floor, there are two blocked openings, one immediately above the other, both with very shallowly arched heads. There is tumbled-in brickwork to the apex of the gable, and two fish-tailed wall-ties. The majority of the north elevation is obscured by modern structures, although from within one of them, a small portion can be seen. There is a row of three paired slit breathers to the ground floor, and a row of cruciform breathers to the first floor, although some of these have been disturbed by subsequent alterations. There is also a low first floor loading/pitching doorway, fitted with a plank and batten door. Map evidence shows that between 1854 and 1892, a five-sided horse-engine house was erected against the north elevation of the barn (see figure 6), but this had been subsequently demolished to make way for the modern structures here. However, a blocked beam recess to the barn's north elevation and a sloping roof shadow indicated the former position of the horse-engine house.
- 6.27 The visible part of the south elevation of the barn has an inserted window opening (now blocked) to the west end of the ground floor, and a doorway (also blocked) with a cambered head to the west of centre which is probably original; there are also three paired slit breathers to the ground floor (see plate 11). To the first floor, there is a row of nine cruciform breathers, with stepped eaves above. The west gable of the barn is largely obscured by the building to the immediate west, but the apex remains just visible; like the east gable, it too has tumbled-in brickwork. Although a building is shown to the immediate west of the barn in 1854, forming (with the barn) a north range to the farm complex (see figure 6A), the existing structure here appears to be entirely modern. Finally, there is no surviving trace of the yard or enclosure shown attached to the north side of the barn in 1854.

### *The East Range*

- 6.28 The east range [D] was present by 1854 although, as stated above, structural evidence suggests that it post-dates the barn (see figure 6A). The range is of a single storey, with a pitched roof, covered with corrugated sheeting, hipped to the south end. The majority is built from brownish-red handmade bricks (average dimensions 225mm by 110mm by 60mm) laid in a variation of English Garden Wall bond (four to five stretcher courses to each header course) and set with a lime mortar. The east elevation has been much altered, but appears originally to have had two doorways and three windows (see plate 10). One of the doorways was subsequently greatly widened. A third doorway at the north end of the elevation, fitted with a stable-type door, was probably inserted later after internal alterations (see below). One of the windows retains part of a wooden frame. There is a projecting eaves course running the length of the elevation. The south end of the east elevation, and the south gable, have both been rebuilt. The west elevation, internal to the foldyard, has a slightly raised brick causeway running along the full length of its base. This elevation appears originally to have had two doorways and two windows, the latter with cambered heads; like the east elevation, the doorway at the very north end was probably inserted later, and there are also narrow panels of infill brickwork to the northern part of the elevation, the purpose of which is unclear (see plate 12). Both doorways retain their original plank and batten doors, with the windows retaining parts of their original wooden frames.
- 6.29 The interior of the east range appears originally to have been divided into two parts of roughly equal size, separated by a brick cross-wall with doorways at the east and west ends. The south part was once open internally, but was subsequently infilled with concrete pig pens. It is crossed by a number of softwood roof trusses of simple form, comprising principal rafters joined by plank tie-beams and collars; they are of nailed construction throughout. The north part of the east range was probably also once open internally, but was subsequently sub-divided into two cells of unequal size by an inserted brick cross-wall; this arrangement was in place by 1892 (see figure 6B). The smaller north cell thus created partly conceals the former south elevation of the barn.

### *The West Range*

- 6.30 Map evidence indicates that the west range [E] was built between 1854 and 1892 (see figure 6). Before 1854, there had been a wall here along the west side of a foldyard. In 1892, the west range is shown as open-sided to the east (foldyard) elevation, with a curved south end. This range is of a single storey, with a pitched pantiled roof and retaining the curving south end shown in 1892 (see plate 13). The majority is built from light-red handmade bricks (average dimensions 220mm by 110mm by 60mm) laid in a variation of English Garden Wall bond (three to five stretcher courses to each header course) and set with a lime mortar. The west elevation is largely blank, and has been raised at some point, as the uppermost five courses are of different brickwork; it is assumed that the earlier brickwork represents the west wall of the foldyard shown in 1854, and the later brickwork the construction of the west range between 1854 and 1892. There is an old pump fixed to a timber approximately half way along the elevation, and a pump is marked here in 1892. The east elevation is now contained within the covered yard, but appears to have been partly demolished. The interior of the range was used for car repairs and storage at the time of the site visit, but again appears to have been much altered. It is crossed by a number of softwood king-post trusses; the west end of the tie-beams rest on a wall plate set on top of the raised brickwork of the north elevation noted above. The interior was not able to be inspected.

### *The Covered Yard*

- 6.31 Map evidence indicates that an enclosed foldyard [**F**] was in place by 1854, with ranges along the north and east sides, and with walls to the west and south sides (see figure 6A). As already noted, the west wall was incorporated into the west range between 1854 and 1892. What used to be the south wall of the yard has also been much altered and incorporated into later structures, although parts probably remain.
- 6.32 The foldyard was covered over between 1892 and 1910 (see figure 6B-C). The existing corrugated sheeting roof over the yard is supported by lightweight angle-steel trusses, themselves set on I-section steel stanchions. These are unlikely to represent the late Victorian form, which was probably timber, and so the yard must have been re-roofed again at a later date, perhaps in the 1940s or 50s as such steel roof spans were commonly illustrated in agricultural and farming works of this period .

### *Other Farm Buildings*

- 6.33 The majority of the farm buildings extant at the time of the site visit were built in the second half of the 20th century. At the east end of the site, there are two small mid 20th century cottages or houses for agricultural workers [**G1** and **G2**]; neither are shown on the historic mapping, and G1 was built before 1964 and the G2 more recently (Jeff Boocock, *pers. comm.*). To the north of these, on the north side of the access trackway to the farm, there is a single storey shed [**H**] on a blockwork base with board cladding to the upper part]. To the north of this, there are two parallel north-south aligned piggery sheds [**I1** and **I2**]. The walls of the shorter west building are built from cement panels, with vents to the long elevations and to the roof ridge. The east shed is much larger, with the composite steel roof trusses supported on substantial timber posts, which have blockwork walls running between them. To the west of these sheds, there are two further parallel north-south pig finishing buildings [**J1** and **J2**], of similar appearance and construction to the smaller west shed [**I1**] (see plate 14); the piggeries were built in the 1970s (Jeff Boocock, *pers. comm.*), and the ground level here has been built-up by c.0.5m to accommodate underground slurry tanks. A third structure to the south [**K**] is of a similar build and is partly collapsed. Buildings J1, J2 and K are those planned to be demolished as part of the current proposals. Finally, to the west of the two mid 20th century cottages/houses noted above, there are two further large sheds [**L1** and **L2**].
- 6.34 To the immediate east of the east range of the earlier core of the farm complex, there is a Dutch barn [**M**] (see plate 15). An open-sided structure is shown here in 1910 (see figure 6C), but the existing barn is considerably shorter; it may therefore represent either a remnant of the structure shown in 1910, or more likely be a later replacement of it, perhaps dating to the 1940s (MAAF 1945, 149-155). The barn is two storeys high and five bays long, being open to the east and west sides; the north and south ends are covered with galvanised corrugated-iron sheeting to ground level, a recommendation in exposed districts where there was exposure to wind (Hanley 1950, 110; Gunn 1952, 70). The galvanised corrugated-iron sheeting of the roof is set over curved angle-steel trusses, themselves supported by paired I-section steel stanchions, with struts from the top of the stanchions to a horizontal steel joist forming a wall-plate. The Dutch barn has a modern addition to its east side.

- 6.35 To the north-west of the Dutch barn, and to the north of the barn in the earlier core of the farm complex, there are two rows of east-west aligned modern concrete pigsties [**N1** and **N2**] (see plate 16). The northern row replaced two earlier buildings shown here in 1910 (see figure 6C), and its follows the line of the backfilled south arm of the west moat. To the north of the north row, there is a large slurry tank with an old railway goods wagon adjacent, a north-south aligned modern lean-to shed [**O**] and another large slurry tank. Finally, at the western end of the trackway through the farm complex, to the west of the farmhouse, there is another group of modern buildings of varying sizes, varying from large sheds to a stable [**P1** to **P5**].

### **Discussion and Conclusions**

- 6.36 It is not known to what extent the moated enclosure associated with the monastic grange continued in use after the Dissolution although, as has already been discussed above, it is possible that the western part remained as an orchard as late as the end of the 19th century. The 1591 reference to a 'close in which the house' stood might refer to a dwelling still located within a part of the moat, or to the existing north-south aligned front range of the farmhouse, which retains fragments of a roof structure thought to date to c.1600. If the latter, then this suggests that a deliberate choice was made to move the focus of any complex away from the moated site. It may be that little re-development had taken place between the Dissolution and the end of the 16th century. This would seem to fit a pattern noted elsewhere in East Yorkshire at a small former priory (Dennison & Richardson 2006, 74-76) and also in Hertfordshire where, for various reasons, there was often a reluctance to implement major works on former monastic buildings until the later 16th century (Doggett 2002, 5-57).
- 6.37 With the exception of the farmhouse, the earliest surviving building within the farm complex is the barn [**C**], which probably dates to either the late 18th or early 19th centuries. At a later date, but before 1854, the east range [**D**] was constructed and probably originally formed a cow house with associated structures such as loose boxes. By 1854, the barn formed part of a longer north range; the building to the west has since been demolished and replaced by a modern structure, but it might originally have formed stables with a granary over. The north and east ranges formed two sides of an enclosed foldyard; a second yard to the north of the north range may have been the stackyard. This had gone by 1892, in conjunction with the addition of a horse-engine house to the barn's north elevation. The west range [**E**] was built between 1854 and 1892, and probably originally functioned as an implement or cart shed, as otherwise there appears to have been little provision for such within the farm complex. The nature of the farm as given in the various sales in 1896 (see above) present a typical small mixed farm in the Vale of York at the end of the 19th century, and its various stages of growth and development accord with the national picture generally (Barnwell & Giles 1997, 5-7).
- 6.38 By 1910 the foldyard had been covered over, and the west range may have been converted into a shelter shed or cattle pens. A long structure was built to the east of the east range between 1892 and 1910. It was most probably an open-sided hay/straw barn, but could also have been used to store implements or carts if such facilities had been lost when the foldyard had been covered over. The existing Dutch barn [**M**] in this position probably dates to the mid 20th century. The majority of the remaining farm buildings within the complex were erected during the second half of the 20th century and relate to its use as a pig farm.

## 7 THE DEVELOPMENT PROPOSALS

### **Development Proposals** (see figure 9)

- 7.1 In summary, the development proposals at St Lois Farm involve the demolition of three existing 20th century agricultural structures, built in the 1970s (Buildings J1, J2 and K on figure 8), and their replacement with two new pig finishing structures (see figure 9). These new buildings will provide a more environmentally friendly, highly insulated, energy efficient, design to that which currently exists. The existing surfaced track leading to the farm complex from High Lane will be utilised for the new development, and it is not envisaged that any major upgrade of this route will be required.
- 7.2 The two new buildings will lie on the same slightly skewed north-south alignment as those buildings to be demolished, and will measure 52.42m long by 14.78m wide; the two buildings will be separated by a distance of 1.80m, thus creating an overall width of 31.36m. The height of the new buildings, to the base of the pitched roof, will be 2.66m. The buildings will have a prefabricated system construction, using a laminated and insulated timber framed panel system. The external cladding will be GRP finished in flexstone grey and the internal lining will be a hygienic washable polypropylene. The buildings will be erected over sealed underground concrete slurry tanks of similar dimensions to the buildings themselves; these will allow for a maximum six months slurry storage capacity, before it is removed and spread as fertiliser on adjacent farmland.
- 7.3 No new landscaping works are proposed, as the proposed development site is already screened to the north and east by existing trees and a hedgerow and the surrounding farm buildings to the south and west. No new services will be required, as the development will utilise the existing drainage provision. Further details of the development can be found in the Design and Access Statements and associated drawings which accompany the current planning applications (DC/18/02664/PLF and DC/18/02665/PLF) (ARM Buildings 2018).

### **Assessment of Development Impact**

#### *Impact and Effect Grades*

- 7.4 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 three identified assets within the 1km diameter study area 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*

- 7.5 The Design and Access Statement issued in support of the two planning applications for the proposed developments states that there will be no impact on the Listed Building (ARM Buildings 2018). This Heritage Statement accords with that conclusion. The Grade II Listed farmhouse (Asset 2 - Building A on figure 8),

which is classed as being of Medium grade importance, lies 104m to the west-south-west of the proposed developments, and so will not be directly affected by the new structures; the proposed development also lies outside the curtilage of the Listed Building. The nearest point of the Scheduled moated site (Asset 1), which has been classed as being of High grade importance, lies 60m to the west-north-west of the proposed developments, and so will also not be directly affected by the new structures.

- 7.6 The setting of the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place. This can be static or dynamic, and can include a variety of views of, across, or including that asset, as well as views of the surroundings from or through the asset; such views may intersect with, and incorporate the settings of, numerous heritage assets. Where the significance of a heritage asset has been compromised in the past by unsympathetic development which affects its setting, in order to accord with NPPF policies, consideration still needs to be given as to whether additional change will further detract from, or can enhance, the significance of that asset. For example, negative change could include severing the last link between an asset and its original setting, while positive change could include the restoration of a building's original designed landscape or the removal of structures impairing views of a building (Historic England 2017, 4-7).
- 7.7 When assessing the potential impact of the proposed developments on the settings of the two designated assets (the Listed Building and the Scheduled Monument) at St Lois farm, the following factors have been considered, in accordance with Historic England (2017, 12-13) advice, namely: the location and siting of the developments (for example proximity to the assets, the extent of the developments and their position in relation to landforms and key views); the form and appearance of the developments (for example prominence, dimensions, scale and massing and proportions, and build materials); other effects (for example changes to built surroundings and spaces, skyline profiles, and archaeological context); and the permanence of the development. It should be noted that this consideration has been made on the basis of a detailed visual inspection only, and has not, for example, involved the production of technical visual impact assessments which might include 'Zones of Visual Influence' or 'Zones of Theoretical Visibility'.
- 7.8 The main point to make when assessing the impacts of the proposed developments on the settings of the significances of the heritage assets is that the new structures are replacing existing ones. Although the new structures will be slightly larger in area, they lie over the footprint of the existing, and they will be of a size, height and overall design which is very similar to the existing (see figure 9). There will, therefore, be no increased impacts, and those impacts which will occur are the same as for the existing structures. The new structures will not be directly visible from the two designated assets, the views to and from being screened by other farm buildings and structures, and some trees. In the case of the moated site, these include buildings O and M, two adjacent silage stores, and other elements of the main farm complex (buildings D, E, N1 and N2) (see figure 8, see plates 17 and 18). In the case of the farmhouse, these include the main farm complex buildings C, D, E, F, M and N1. It is therefore concluded that there would be no significant change or any increased detracting to the existing baseline conditions regarding settings on the significance of the designated heritage assets.



- 7.9 There will also be no change to the existing baseline conditions relating to the non-designed low grade archaeological site, the linear cropmarks noted in the field to the south-east of St Lois Farm (Asset 3). By their very nature, cropmark sites are flat with no upstanding elements, and the views to and from this assets are again largely masked by existing farm buildings, specifically building I2.
- 7.10 It should be noted that the new proposals do not enhance the settings of the designated assets, but this could not be done without the removal of many of the existing modern buildings which are essential to the running and viability of the present farm business. The placement of the two new pig finishing structures on the site of buildings which already exist, and which themselves lie beyond the historic core of the farmstead, means that all heritage issues, including setting, have been considered.
- 7.11 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>
1: Moated site (earthworks), St Lois Farm (SM)	High	No change	Neutral
2: St Lois farmhouse (LB II)	Medium	No change	Neutral
3: Linear boundaries (cropmarks), south-east of St Lois Farm	Low	No change	Neutral

### **Recommended Mitigation**

- 7.12 In view of the neutral overall significance of effect of the proposed developments, no further archaeological or other mitigation work is recommended to offset the identified impacts. As previously noted, the two designed assets will not be directly affected by the scheme. The three existing farm buildings that are due to be demolished as part of the proposals (buildings J1, J2 and K) are all modern 20th century structures with no architectural merit, and some photographs have already been taken of them as part of the detailed site inspection (for example, see plate 14). The ground on which they stand has already been raised by at least 0.5m in order to accommodate their underground slurry capture tanks, and the new underground tanks that form part of the new proposals will largely be excavated from previously disturbed ground. In any event, the site of the new buildings lies beyond the core of the historic farmstead, and away from any potential remains which might be associated with the medieval moated complex.

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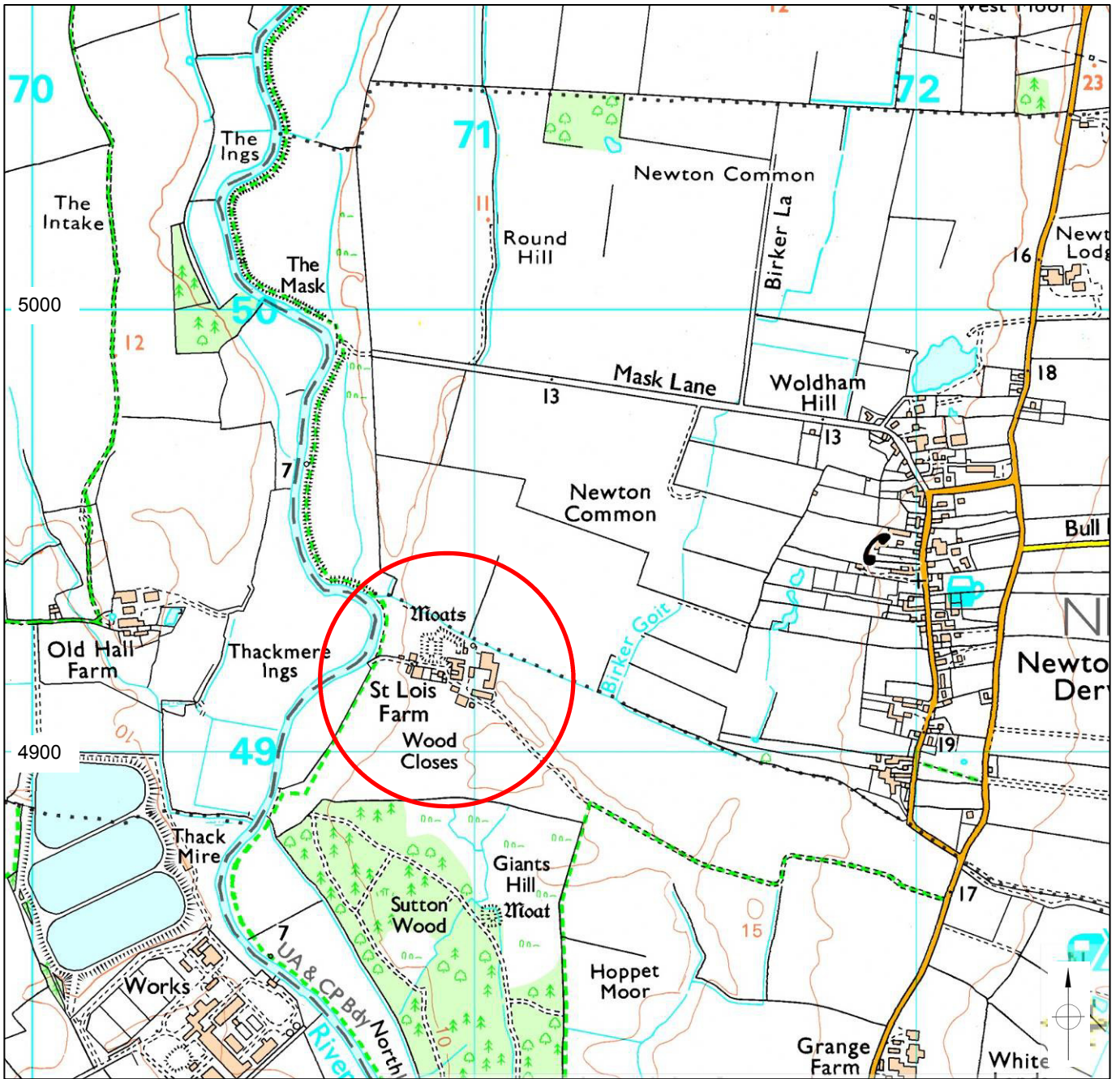
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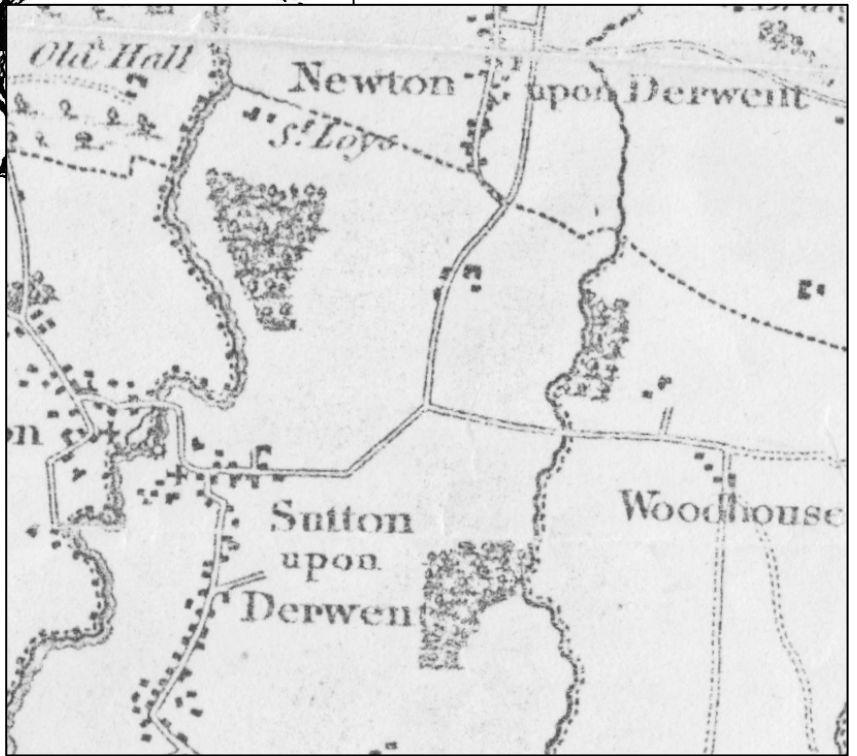
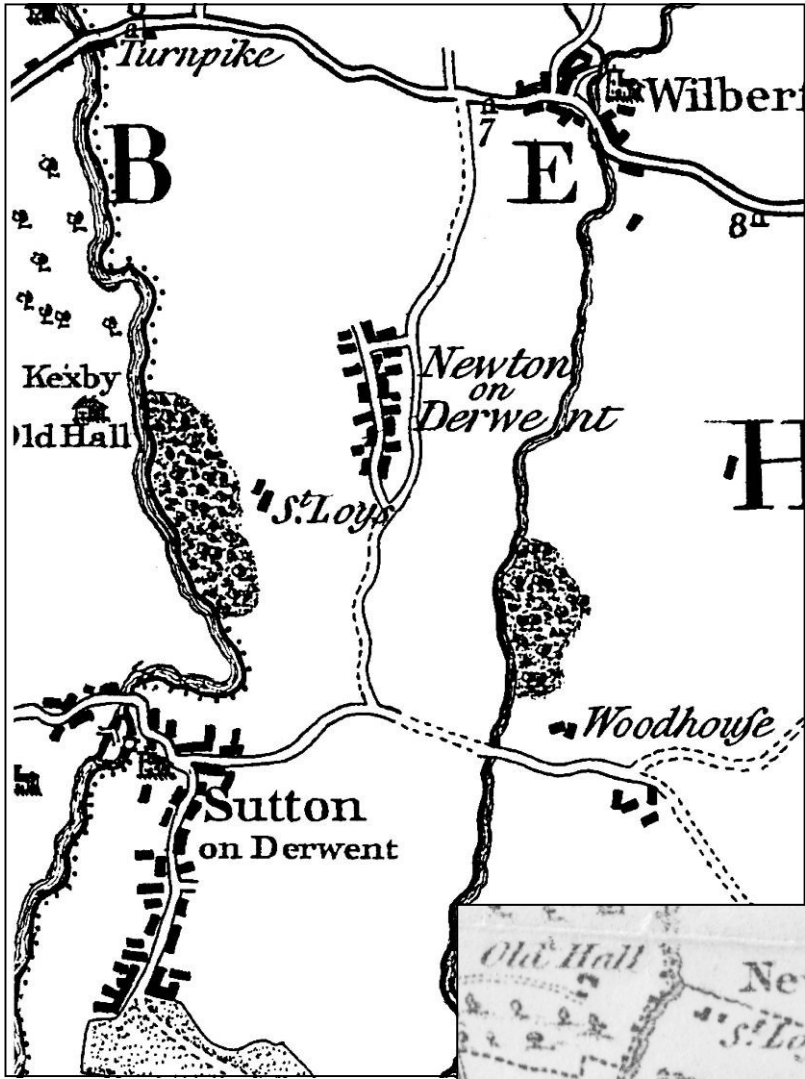
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PROJECT	
ST LOIS FARM, SUTTON ON DERWENT	
TITLE	
GENERAL LOCATION	
SCALE	DATE
AS SHOWN	NOV 2018
EDAS	FIGURE
	1



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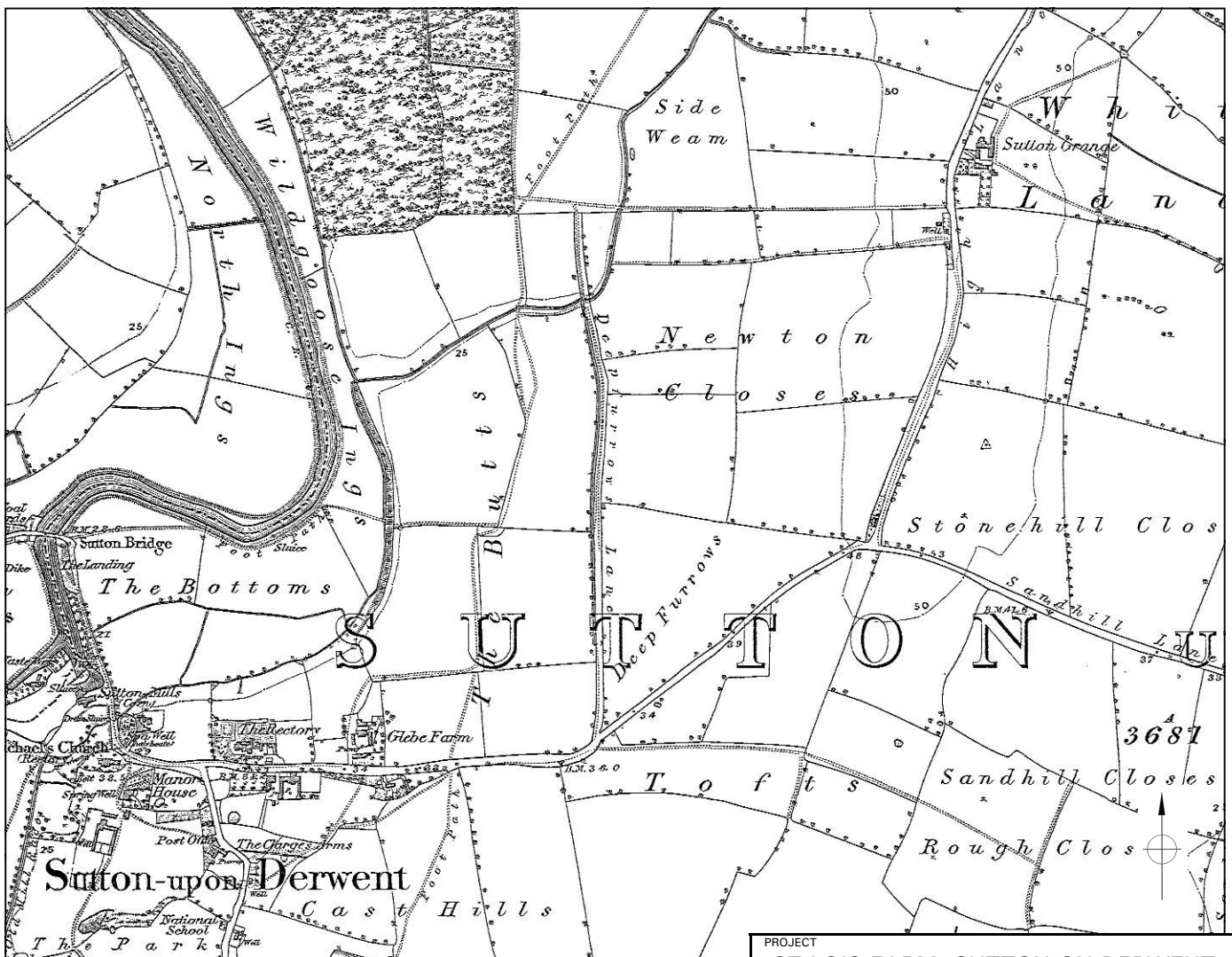
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TITLE	
DETAILED SITE LOCATION	
SCALE	DATE
AS SHOWN	NOV 2018
EDAS	FIGURE
	2



Top: Jefferys' map of Yorkshire 1775 (plate 14).  
 Bottom: Greenwood's map of Yorkshire 1818.

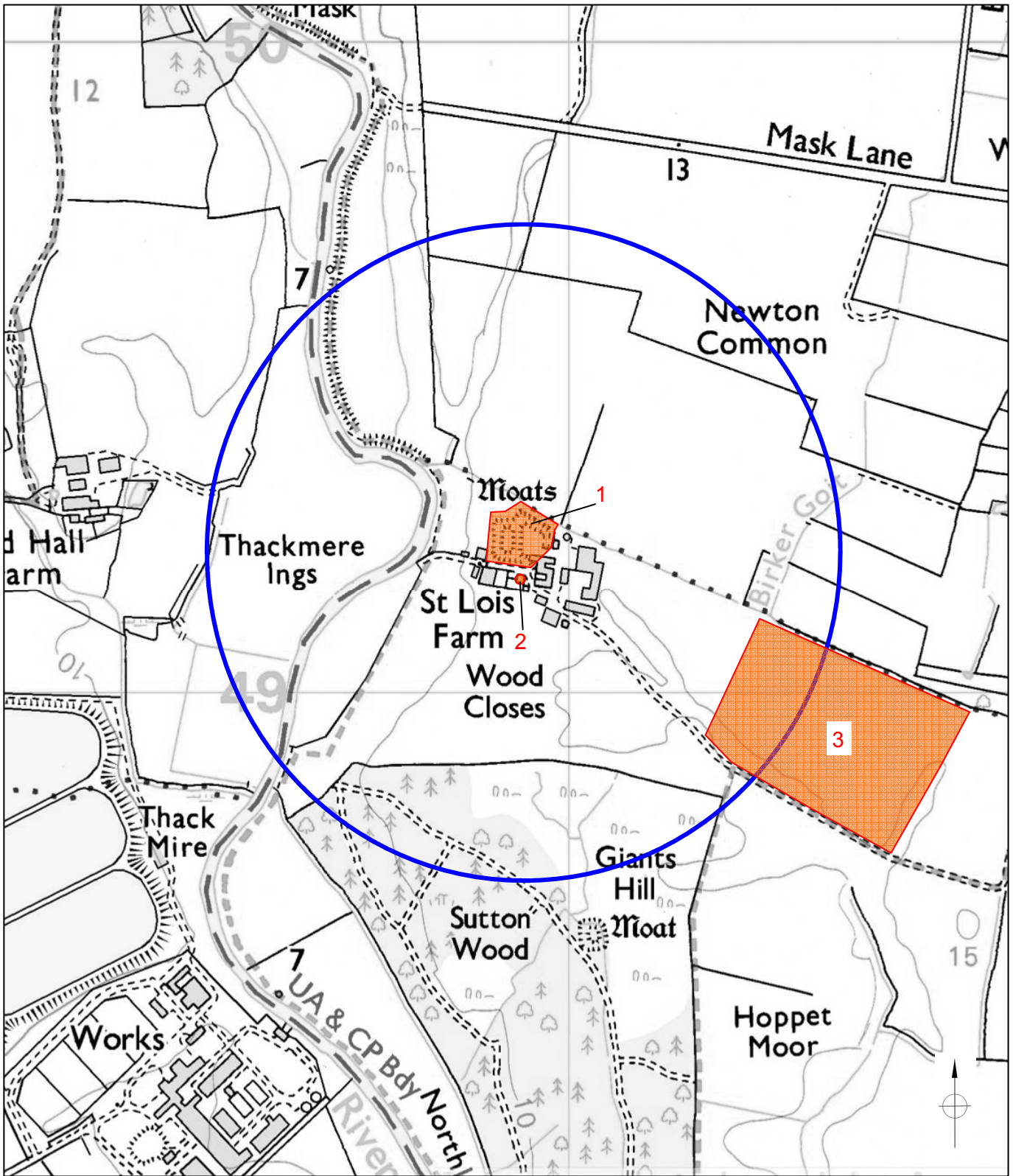
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TITLE	
COUNTY MAPS OF 1775 & 1818	
SCALE	DATE
NTS	NOV 2018
EDAS	FIGURE
	3





Top: Ordnance Survey 6" 1854 map Yorkshire sheet 175, surveyed 1848-50.  
 Bottom: Ordnance Survey 6" 1854 map Yorkshire sheet 192, surveyed 1850-51.

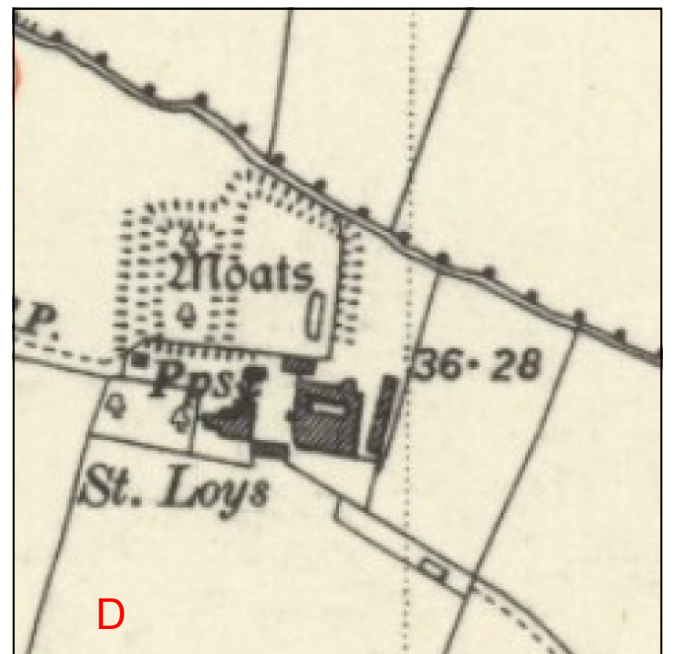
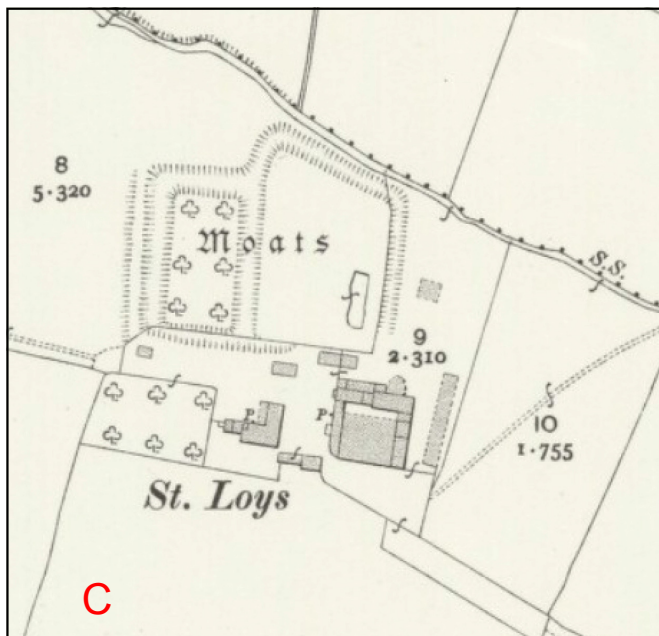
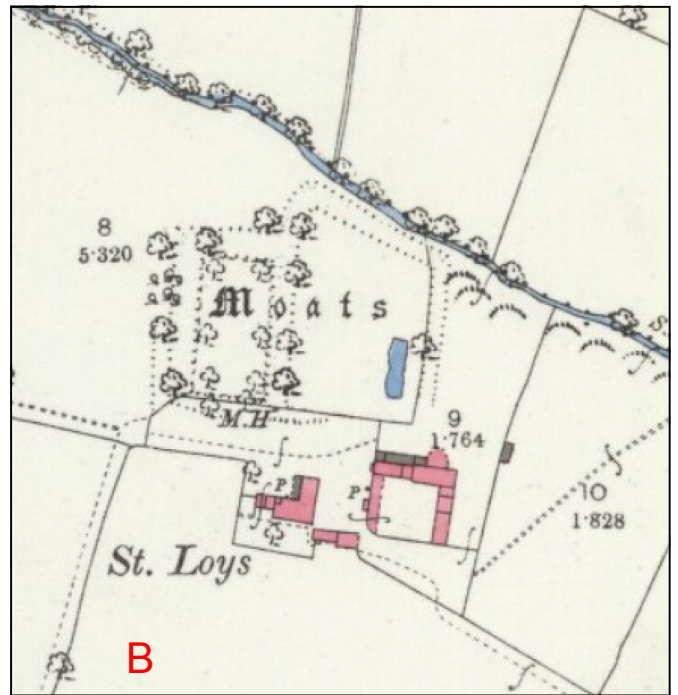
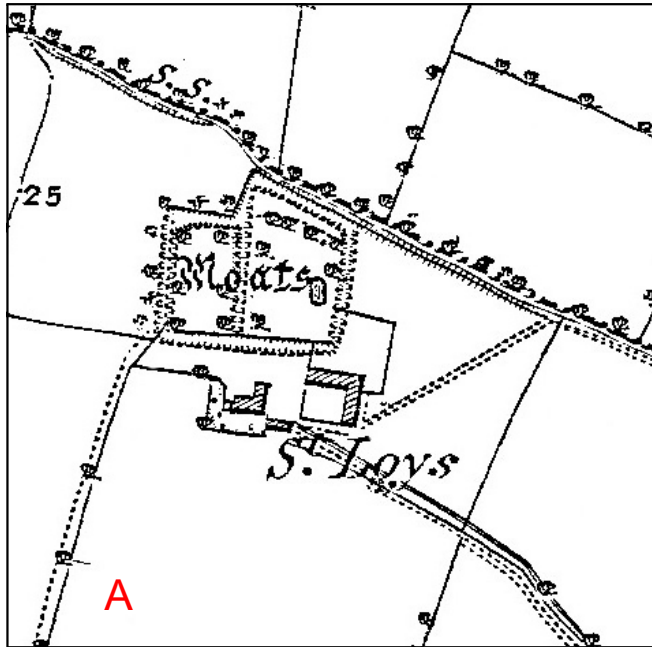
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TITLE	
ORDNANCE SURVEY MAPS OF 1854	
SCALE	DATE
NTS	NOV 2018
EDAS	FIGURE
	4



- 1 - Moated site (earthworks), St Lois Farm (SM).
- 2 - St Lois farmhouse (LB II).
- 3 - Linear boundaries (cropmarks), south-east of St Lois Farm.

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PROJECT	
ST LOIS FARM, SUTTON ON DERWENT	
TITLE	
IDENTIFIED ASSETS	
SCALE	DATE
NTS	NOV 2018
EDAS	FIGURE
	5



A - 1854 Ordnance Survey 6" map Yorkshire sheet 175, surveyed 1848-50.

B - 1892 Ordnance Survey 25" map Yorkshire sheet 175/15, surveyed 1891.

C - 1910 Ordnance Survey 25" map Yorkshire sheet 175/15, revised 1909.

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PROJECT ST LOIS FARM, SUTTON ON DERWENT	
TITLE ORDNANCE SURVEY MAPS	
SCALE NTS	DATE NOV 2018
EDAS	FIGURE 6

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**A Survey Book**  
*of y<sup>e</sup> Mannour of*  
**Sutton Sup<sup>r</sup>. Darw<sup>t</sup>.**  
*in y<sup>e</sup> East Riding of the*  
**County of York;**  
*belonging to*  
**S<sup>r</sup>. Tho<sup>s</sup>. Clarges Bar<sup>t</sup>.**  


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*Writte by J. Dickinson, 1725*

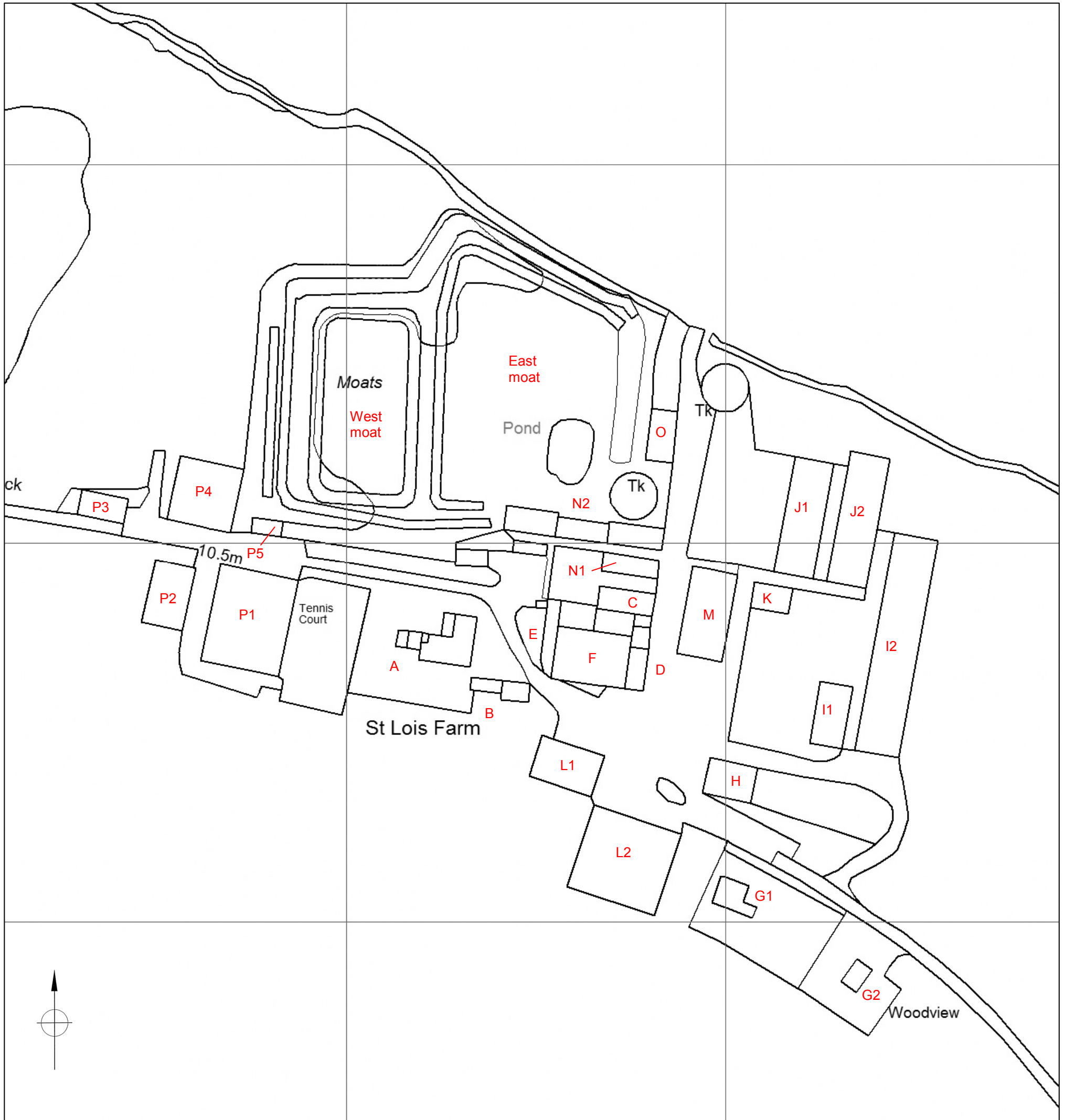
(16)

William Gill	a	r	p
House & Bank	2	10	
Barth.....	1	20	
Orchard.....	1	20	
Saint Lois.....	3	3	20
Little Norlands.....	4	1	12
Far Norlands.....	19	1	38
Saint Lois.....	1	2	
Ditto.....	5	3	
Ditto.....	4	3	
Ditto.....	17	1	24
Ditto.....	2		
Ditto.....	11	3	12
Ditto.....	3	1	00
Hobbit Moor.....	4	1	
Street Close or Hob. Moor	6	2	10
Street Close.....	11		
Ditto.....	10	1	10
Kirkman flatt.....	3	1	
Ditto.....	5	1	00
Sett exclusive of Hobbit Moor.....	157	3	24

Survey of Sutton upon Derwent, 1725 (HHC L.333.3(58)SU).

PROJECT	
ST LOIS FARM, SUTTON ON DERWENT	
TITLE	
1725 SURVEY	
SCALE	DATE
NTS	NOV 2018
EDAS	FIGURE
	7

PROJECT ST LOIS FARM, SUTTON ON DERWENT	
TITLE SITE IDENTIFIERS	
SCALE AS SHOWN	DATE NOV 2018
EDAS	FIGURE 8





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All relevant dimensions and levels must be verified on site before work is commenced.

Scaled dimensions must not be taken from this drawing.

- ① Access roadway leading to 'High Lane'
- ② Existing Agricultural Building (To be demolished)
- ③ Vacant Agricultural Land
- Existing Farm Buildings

Client	Mr. T. Almond
Description/Location	St Lois Farm, Sutton upon Derwent, York YO41 4BY
Drawing Title	Existing Site Layout Plan
Drawing Number/Revision	P18-ALMOND-FH1-002
Scale/Paper	1:500 @ A2
Drawn/Chk'd	BPT/AB Date 01/08/18



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Scaled dimensions must not be taken from this drawing.

- ① Access roadway leading to 'High Lane'
- ② Proposed Finishing Building 1 (52.42m x 14.78m)
- ③ Proposed Finisher Building 2 (Separate Application)
- ④ All roofwater to be connected to existing farm drainage system
- Existing Farm Buildings
- Red line area 1224m<sup>2</sup>

Client	Mr. T. Almond
Description/Location	St Lois Farm, Sutton upon Derwent, York YO41 4BY
Drawing Title	Proposed Site Layout Plan
Drawing Number/Revision	P18-ALMOND-FH1-003
Scale/Paper	1:500 @ A2
Drawn/Chk'd	BPT/AB Date 01/08/18



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TITLE DEVELOPMENT PROPOSALS	
SCALE AS SHOWN	DATE NOV 2018
EDAS	FIGURE 9

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Plate 1: Moated site, west part, north arm, looking SW (photo 1/662).



Plate 2: Moated site, west island, looking N (photo 1/650).



Plate 3: Moated site, west part, east arm, looking N (photo 1/652).



Plate 4: Moated site, east part, backfilled south-east corner (buildings N2), looking SE (photo 1/658).





Plate 5: Moated site, east island, looking NE (photo 1/659).



Plate 6: Farmhouse (Building A), north-south range, looking SW (photo 2/018).



Plate 7: Farmhouse (Building A), east-west range, south elevation, looking NE (photo 2/029).



Plate 8: Farmhouse (Building A), rear of north-south and east-west ranges, looking SE (photo 1/632).



Plate 9: Stables, part of building B, looking SW (photo 1/625).



Plate 10: East range (Building D), east elevation, looking NW (photo 1/602).



Plate 11: Barn (Building C), south elevation, looking N (photo 1/640).



Plate 12: East range (Building D), west elevation, looking E (photo 1/635).



Plate 13: West range (Building E), west elevation, looking E (photo 1/628).



Plate 14: Pig finishing shed (Building J1), looking E (photo 2/020).



Plate 15: Dutch barn (Building M), looking NW (photo 1/592).



Plate 16: Pigsties (Building N2), looking NW (photo 1/611).



Plate 17: View to farm complex across moated site, west island, looking E (photo 2/005).



Plate 18: View to farm complex across moated site, east island, looking SE (photo 2/012).

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 2018 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

## APPENDIX 2: ST LOIS FARM, SUTTON UPON DERWENT: PHOTOGRAPHIC CATALOGUE

Film 1: Colour digital photographs taken 22nd November 2018

Film 2: Colour digital photographs taken 22nd November 2018

<i>Film</i>	<i>Frame</i>	<i>Subject</i>
1	590	Shed [H], looking SE
1	591	Sheds [L1 & L2], looking SW
1	592	Dutch barn [M], looking NW
1	593	Sheds [K, J1 & J2], looking NE
1	594	Sheds [I2], looking NE
1	595	Shed [I1], looking NE
1	596	Shed [I2], looking N
1	597	Shed [I2], interior, looking N
1	598	Shed [I2], looking N
1	599	Field to east of farm complex, looking E
1	600	Shed [J2], looking W
1	601	Dutch barn [M], looking NW
1	602	East range [D], east elevation, looking NW
1	603	East range [D], south elevation, looking NW
1	604	East range [D], south end of east elevation, looking W
1	605	East range [D], north end of east elevation and Barn [C], looking NW
1	606	Dutch barn [M], interior, looking N
1	607	Dutch barn [M], interior, roof structure, looking N
1	608	Barn [C], east gable, looking W
1	609	Modern structures between Barn [C] and [N1], looking NW
1	610	Pigsties [N1], looking SW
1	611	Pigsties [N2], looking NW
1	612	Barn [C], east end of north elevation, showing shadow of former horse-engine house roof, looking SW
1	613	Railway good tank and slurry silo, north of pigsties [N2], looking W
1	614	Shed [O], looking NW
1	615	View from shed [O], looking S
1	616	View from shed [O], showing north gable of Dutch barn [M], looking SE
1	617	Shed [J1], looking E
1	618	East range [D], east end of south elevation, looking N
1	619	Covered yard [F], S wall, looking N
1	620	Covered yard [F], S wall, looking NW
1	621	Building [B], east gable, looking W
1	622	West range [E], south end of west elevation showing curved profile, looking E
1	623	West range [E], west elevation and pump, looking NE
1	624	Building [B], east end of north elevation, looking S
1	625	Stables, part of building [B], looking SW
1	626	Farmhouse [A], north-south range, east elevation, looking W
1	627	Farmhouse [A], north-south range, detail of east elevation, looking W
1	628	West range [E], west elevation, looking E
1	629	Barn [C], W gable showing tumbled-in brickwork, looking E
1	630	Farmhouse [A], north-south range, looking SW
1	631	Farmhouse [A], north-south range, north gable, looking S
1	632	Farmhouse [A], rear of north-south and east-west ranges, looking SE
1	633	Farmhouse [A], rear of east-west range, looking S
1	634	East range [D], part of west elevation, looking NE
1	635	East range [D], west elevation, looking E
1	637	East range [D], west elevation, door, looking NE
1	638	East range [D], north end of west elevation, looking NE
1	639	Barn [C], west end of south elevation, looking NW
1	640	Barn [C], south elevation, looking N
1	641	Barn [C], south elevation, looking N
1	642	Barn [C], east end of south elevation, looking NE
1	643	Covered yard [F], typical roof truss, looking NW
1	644	Farmhouse [A], rear of north-south and east-west ranges, looking E
1	645	Farmhouse [A], east-west range, west gable, looking SE

1	646	Farmhouse [A], east-west range, west gable, looking NE
1	647	Farmhouse [A], east-west range, west gable, looking NE
1	648	Farmhouse [A], east-west range, south elevation, looking N
1	649	Modern buildings [P1 to P5], looking W
1	650	Moated site, west island, looking N
1	651	View to farm complex from moated site, west island, looking E
1	652	Moated site, west part, east arm, looking N
1	653	Moated site, west island, looking S
1	654	Moated site, west part, north end of east arm, looking NW
1	655	Moated site, west part, south end of east arm, looking NE
1	657	Moated site, east island and pond, looking E
1	658	Moated site, east part, backfilled south-east corner (buildings N2), looking SE
1	659	Moated site, east island, looking NE
1	660	Moated site, east island, looking NW
1	661	Moated site, east part, north arm and parish boundary, looking E
1	662	Moated site, west part, north arm, looking SW
1	663	Covered yard [F], typical roof truss, looking W
1	664	West range [E], interior, roof trusses, looking N
1	665	East range [D], interior south part, looking S
1	666	East range [D], interior, original dividing wall, looking SW
1	667	East range [D], interior north part, looking W
1	668	East range [D], interior north part, looking NW
1	670	Modern Cottages [G1 & G2], looking SE
2	004	Moated site, west part, willows in east arm, looking NE
2	005	View to farm complex from moated site, west island, looking E
2	007	Moated site, west part, south end of east arm, looking N
2	009	Moated site, east island, view to shed [O] and silos, looking NE
2	011	Moated site, east part, infilled south-east corner, looking SE
2	012	Moated site, east part, east arm and farm buildings, looking SE
2	013	Moated site, east part, east arm and farm buildings, looking SE
2	016	Moated site, east island, north-west corner, looking NE
2	017	Farmhouse [A], north-south range, looking SW
2	018	Farmhouse [A], north-south range, looking SW
2	020	Shed [J1], looking E
2	021	Shed [J1], looking E
2	022	Shed [K], looking SE
2	023	Covered yard [F], looking N
2	025	Stable and adjacent building [B], south elevation, looking S
2	029	Farmhouse [A], east-west range, south elevation, looking NE
2	030	West range [E], west elevation, looking E
2	032	Sheds [J1-J2], looking N
2	034	Shed [J1], south end, looking NE
2	035	Silo, north side of farm complex, looking N
2	036	Shed [J1], looking E
2	037	Moated site, east part, from farm complex, looking W