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HILDERTHORPE PRIMARY SCHOOL, BRIDLINGTON: DESK BASED ASSESSMENT

By George Loffman

DESK BASED ASSESSMENT REPORT

Report Number 2017/24 February 2017



YORK ARCHAEOLOGICAL TRUST



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Abbreviations

| | |
|-----|-----------------------------|
| DMV | Deserted medieval village |
| HER | Historic environment record |
| OS | Ordnance Survey |

NON-TECHNICAL SUMMARY

This desk based assessment has been compiled to assess the impact of the proposed redevelopment of Hilderthorpe Primary School on the historic environment and in particular the extent to which the development will impact upon buried archaeological remains and the setting of nearby listed buildings and scheduled monuments. This report has found that the development is not located near to any listed buildings and is outside the Bridlington (Hilderthorpe) conservation area. Therefore the impact upon the historic setting of the area is minimal. The development area is located adjacent to the Scheduled Ancient Monument of the deserted medieval village of Hilderthorpe. A review of archaeological assets in the vicinity of the site suggests a low potential for significant archaeological remains to be present.

KEY PROJECT INFORMATION

| | |
|--------------------------|-----------------------------|
| Project Name | Hilderthorpe Primary School |
| YAT Project No. | 5959 |
| Document Number | 2017/24 |
| Type of Project | Desk Based Assessment |
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1 INTRODUCTION

York Archaeological Trust was commissioned by Mott MacDonald to produce a desk based assessment report for the proposed development at Hilderthorpe Primary School, Bridlington. The rationale for this work was to provide an assessment of the impact of the proposed improvements to the school on any buried archaeological remains, listed buildings, conservation areas or scheduled monuments.

The current proposal is for the demolition of the existing school building, and the construction of a new two storey building on a different area of the school grounds. As of writing more detailed plans of the final design were not available.

2 METHODOLOGY

The information within this report was compiled through a search of readily available online resources. A list of all sources consulted can be found at the end of this document. A search was made of the Humber Sites and Monuments Record to identify designated and non-designated heritage assets in the vicinity of the development site.

A geophysical survey was carried out on the development site by Magnitude Surveys Ltd on the 9th February 2017. The geophysical survey comprised of hand pulled, cart-mounted fluxgate gradiometer survey. Magnetic survey is the standard primary geophysical method for archaeological applications in the UK for its ability to detect a range of different features. The technique is particularly suited for detecting fired or magnetically enhanced features, such as ditches, pits, kilns, sunken earth houses, and industrial activity. The report was supplied as a separate document to the client.

A walkover survey was carried on 10th February 2017 of Hilderthorpe Primary School and the surrounding area. This was recorded through means of written notes and digital photography.

3 LOCATION, GEOLOGY & TOPOGRAPHY

The proposed development is located in the suburb of Hilderthorpe, which is located on the south-western edge of the Bridlington area (Fig. 1).

The site is currently occupied by Hilderthorpe Primary School, comprising of the main school buildings and tarmac playground areas. The school sports field is located on the south eastern side of the school building. To the north-west of the main school building is a tarmac carpark area and an open grass field that extends to the boundary of the site. The north-western boundary of the development site is lined with trees and hedgerows. The ground level is relatively level, suggesting that the site was levelled prior to construction of the school.

The development site is bounded on all sides by residential areas. The Kingsgate road runs along the south-eastern edge of the development area. Across the Kingsgate carriageway are located Bridlington Golf Club and the former location of the medieval settlement of Hilderthorpe village. The northern side of the development site is partially bounded by the end of Shaftsbury Road.

The underlying bedrock of the development site is made up of Flamborough Chalk formed approximately 71 to 86 million years ago during the Cretaceous Period. Overlying this are superficial deposits of alluvium made up of clay, silt, sand and gravel formed up to 2 million years ago in the Quaternary period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> - accessed 13/01/17).

4 ARCHAEOLOGY AND HISTORICAL BACKGROUND

The place-name Hilderthorpe is Scandinavian in origin, deriving from the Old Danish meaning Hildiger's village. The Domesday survey of 1086 groups two settlements together, that of Hillgertorp and Wiflestorp being in the hands of the king. The medieval village of Hilderthorpe was never a large settlement, and in 1377 there were recorded 56 poll tax payers. The village suffered greatly during the Black Death with a loss of 60 percent of the population. After this point the population decline appears to be a long and gradual one. By 1801 the villages of Hilderthorpe and Wilsthorpe are recorded as having 40 residents between them. During the course of the late 19th Century to the present the area of Hilderthorpe has been entirely subsumed by the suburbs of Bridlington to the north (<https://historicengland.org.uk/listing/the-list/list-entry/1013704> - accessed 15/02/17).

The number of known archaeological assets within the immediate vicinity of the site is few. The sites and findspots relevant to the proposed development are described below. The complete result of the HER search is detailed in Table 1, and the locations of assets are shown in Fig.2.

Two findspots dating to the Roman period were found during the search of the HER. In the Hilderthorpe area at the south end of Kingsgate a Roman calcite gritted cooking pot was found (Humber SMR Monument Report 532 - MHU532). An isolated find of a skeleton and stonework possibly dating to the Roman period is recorded from Kingsgate (Humber SMR Monument Report 526 - MHU526).

Aerial Photographs show rectilinear enclosure ditches to the north and south of the railway and Bessingby Beck. These are possibly prehistoric or Roman in date (Humber SMR Monument Report 541 - MHU541). Some elements of this cropmark complex are shown on the 6" First edition OS map as field boundaries, notably the east-west aligned double ditch.

The remains of the deserted medieval village of Hilderthorpe are located 370m to the south of the development site, across the Kingsgate carriageway. An excerpt from the Historic England Scheduled Ancient Monument entry is presented below.

"The monument includes the well preserved earthwork remains of the deserted medieval village of Hilderthorpe with associated ridge and furrow field system, lying close to the modern shoreline between the Bridlington South Sands to the east and the A165 to the west, south of modern Hilderthorpe which is a suburb of Bridlington. The earthwork remains of the village are well defined banks and platforms up to 2m in height in some places and include the remains of house platforms, crofts, lanes and trackways, together with a large section of original ridge and furrow field systems to the south east of the site. A central thoroughfare, which remains clearly visible as a hollow way, winds through the site, with subsidiary tracks

and lanes branching off it to the south” (<https://historicengland.org.uk/listing/the-list/list-entry/1013704> - accessed 15/02/17).

Excavations on the main street of Hilderthorpe DMV, recovered a single sherd of 15th Century pottery in a recut and sealed ditch. This suggests that the original ditch and the road itself are of an earlier date (Brewster et al 1975).

Post medieval linear earthworks have been identified as cropmarks running NNE-SSW through the development site (Humber SMR Monument Report 582 - MHU582).

5 HERITAGE DESIGNATIONS AND CONSTRAINTS

There are no designated heritage assets within the boundaries of the development site nor is it within a conservation area.

Bessingby Beck is recorded in historic mapping to survive as a culvert within the school site and its probable course was identified by the geophysical survey running north-east/south-west through the development site, and underneath the area of the proposed new building.

To the south of the development site is located the Scheduled Ancient Monument of the deserted medieval village of Hilderthorpe with associated ridge and furrow field system (<https://historicengland.org.uk/listing/the-list/list-entry/1013704> - accessed 14/02/17).

The Bridlington (Hilderthorpe) conservation area is located one hundred metres to the east of the development site (East Riding of Yorkshire Council 2010). This contains almost 300 houses, but has no listed buildings within the area. The area is characterised by early 20th Century residential properties with features reflecting architectural design typical of the inter-war period.

The proposed building is directly adjacent to undesignated areas with a similar historic character to that of the Bridlington (Hilderthorpe) conservation area described above. These are properties on Shaftsbury Road and along the south side of Kingsgate Road described in the walkover survey below in more detail.

6 NATIONAL AND REGIONAL PLANNING POLICY

6.1 National Policy

In March 2012 the Government published the National Planning Policy Framework (NPPF) in an effort to make the overall planning system less complex and more accessible. In this document Chapter 12 titled “Conserving and enhancing the historic environment” deals with archaeological and historic issues. This section supersedes the previous planning legislation, Planning Policy Statement 5: “Planning for the Historic Environment” (PPS5). However, in a revision note published by English Heritage in June 2012 it is stated that “the PPS5 Practice Guide remains a valid and Government endorsed document pending the results of a review of guidance supporting national planning policy”. It also states that “the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF”.

The relevant paragraphs of NPPF Chapter 12 are 126 – 141.

6.2 Regional Policy

The East Riding Local Plan Strategy Document was adopted in April 2016. Policies relevant to archaeology are located in chapter 8 of the document within Policy ENV3.

Policy ENV3: Valuing our heritage

- 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.

7 SITE WALKOVER SURVEY

A walkover survey of the development site was undertaken on the 10th February 2017, incorporating the development site itself and the surrounding area. The results of this survey are summarised below.

7.1 *Walkover survey of development site*

The site is presently occupied by Hilderthorpe Primary School which opened in 1953. The building is made up of a two storey main reception building (Plate 1), and long annexes consisting of a single storey. The building is orientated north-east – south-west with linking corridors running orthogonally. The annexes contain a long central corridor through which classrooms can be accessed on either side. Light and ventilation is provided by UPVC windows and skylights.

The school is provisioned with two open grass field areas; these are located on the north-western and south-eastern side of the school building. The field on the south-eastern side of the school is the main sports field, containing two football pitches (Plate 2). The sports field is directly across from the Bridlington Golf Club (Plate 3) on which the remains of Hilderthorpe medieval village have been identified as a series of earthworks. However the land on the sports field is relatively flat and there is no indication of extant earthworks such as those identified within the grounds of the Bridlington Golf Club. This could suggest that the medieval village did not extend into the development site or that any visible earthworks were levelled during construction of the school.

The field behind the school to the north-east of the school building is an open grassed area (Plate 4). The topography is relatively level and no extant earthworks were identified during the walkover survey. This area also contains the main tarmac car park and vehicle access route.

A fenced-off playground area is located to the south west of the school building (Plate 5).

The southern edge of the development site is bounded by a low metal fence and hedgerow. The northern boundary of the site is lined by a high wooden fence and a line of trees. The school building is only visible from outside the development on its southern boundary (Plate 6) as it is obscured by residential buildings on all other boundaries.

7.2 *Walkover survey of surrounding area*

The area to the south of the development site is made up of the Bridlington Golf Club and residential buildings along the Kingsgate carriageway. This residential zone extends along the street layout running south-east up to the boundary with the Bridlington (Hilderthorpe) conservation area. The residential properties are fairly large semi-detached 1930s properties some of which feature half timber 'Tudor' effects, large bay windows, and bays clad in hanging tiles (Plate 7). These are similar in character to properties within the Bridlington (Hilderthorpe) conservation area, however are not designated as heritage assets.

The western edge of the Bridlington (Hilderthorpe) conservation area is located 100 metres to the east of the development site (Plate 8). This area is characterised by 1930s residential properties. These exhibit 'revival' architectural features from different historic periods. Features are present such as turrets, balconies, half-timbered Tudor effect walls and overhanging upper floors (Plate 9)

Along Shaftsbury Road a line of detached residential properties form the north-easterly boundary of the development site. These are characterised by one and two storey buildings with gable roofs furnished with rosemary (flat) tiles or grey slate (Plate 10). Some of these properties have additional detailing such as bay windows clad in hanging tiles and faux Tudor panelling.

The character of the residential areas significantly changes to the north and west of the development site. These are more modern suburban residential areas dating to the 1960s and later.

8 MAP REGRESSION ANALYSIS

The 1854 OS map (Fig. 3) shows that the development site is occupied by Bessingby Covert, an area of ground that appears to be occupied by trees and low lying shrubs. Running through the southern part of the development site Bessingby Beck is shown. The surrounding area appears to be undeveloped and consisting of agricultural field systems.

The area continues to be occupied by Bessingby Covert and Bessingby Beck by the publication of the 1929 OS map (Fig 4). This map however does indicate that the Kingsgate carriageway exists by this time, and some residential development is visible along the south side of Kingsgate.

The development of the original school buildings and access roads are present on the 1953 OS map (Fig 5). The areas along Kingsgate and to the north east of the development site appear to have been further developed with residential properties. The areas to the north and west remain as undeveloped agricultural fields. Bessingby Beck is not shown running through the development site at this time, but may survive as a culvert.

The 1982 OS map shows the more recent housing developments along Avocet Way and Georgian Way had been developed by the 1980s.

9 GEOPHYSICAL SURVEY

A geophysical survey was carried out on the development site by Magnitude Surveys Ltd on the 9th February 2017. The geophysical survey results showed strong background signals from buildings, services and infrastructure related to the school. This has made it problematic to differentiate weaker signals that may indicate buried archaeological features.

The probable former course of Bessingby Beck is identifiable within the results as a magnetic anomaly, running on the same alignment as denoted on historic mapping. This suggests that the beck was culverted during development the site from 1953 onwards.

10 THE SETTING OF HERITAGE ASSETS

The following assessment was carried out with reference to the Historic England guidance document on the setting of heritage assets (Historic England 2015).

10.1 *Identifying which heritage assets and their setting are affected*

The proposed development has the potential to impact upon the setting of the site of the deserted medieval village of Hilderthorpe. The proposed development is within the 'Zone of Visual Influence' (ZVI), and would be visible from the north-eastern edge of the heritage asset.

10.2 *Assessing whether, how and to what degree settings make a contribution to the significance of the heritage assets.*

The significance of the DMV of Hilderthorpe is based upon the excellent condition of the medieval earthworks, and therefore provides important evidence of medieval settlements patterns and farming economy. There is also potential for well preserved archaeological deposits to survive beneath the earthworks.

The physical surrounding of the DMV of Hilderthorpe makes a limited contribution to the significance of the monument. A search of the HER indicates that the surrounding area does not contain any scheduled monuments or listed buildings with associations to the DMV through time period or function. The surrounding areas as described by the walkover survey above are characterized by 20th Century suburban developments.

The setting of the DMV does make a contribution to the experience of the monument through enabling views of the earthworks. Unobstructed views are available of the monument from Kingsgate and Kingston Road (Plate 11), notwithstanding present tree cover on the boundaries of Bridlington Golf Course.

10.3 *Assessing the effect of the proposed development on the heritages assets.*

The proposed development is located 370 meters from the DMV of Hilderthorpe, across the Kingsgate carriageway. The proposed footprint of the redevelopment of the school is located on the eastern side of the site. It is therefore not directly adjacent to the monument site, and is unlikely to impact greatly upon views of the scheduled monument.

11 CONCLUSIONS

This report concludes that the proposed development site would have a low potential to impact upon the heritage environment. The school buildings are not listed and are of limited historical and archaeological interest. The development site is not within a conservation area or within the vicinity of any listed buildings. The proposed development is unlikely to be visible from the edge of the Bridlington (Hilderthorpe) conservation area and therefore would have limited impact upon this area.

There are however undesignated areas near to the proposed development, with a similar historic character to that of the Bridlington (Hilderthorpe) conservation area. As more detailed plans of the design of the new development are not available at time of writing, this report is unable to comment on measures to integrate the building sympathetically with its historic environment.

The development site is in close proximity to the Scheduled Ancient Monument of the deserted medieval village of Hilderthorpe. There is however no indication from the walkover survey or relevant literature that the boundary of the DMV extends into the development site.

This report concludes that the effect of the proposed development upon the setting of the DMV is minimal.

The site has a low potential for significant archaeological remains based upon the paucity of archaeological identified within the vicinity of the site. It is also possible that ground levelling prior to construction of Hilderthorpe Primary School may have disturbed or removed archaeological remains.

A potential constraint to development is that the course of the Bessingby Beck is likely to run underground through the area of the proposed new school building.

In order to further assess the presence of archaeological remains on the development site a programme of trial trench evaluation would be required.

LIST OF SOURCES

| | |
|---|--|
| http://archaeologydataservice.ac.uk/ | Archaeology Data Service |
| www.bgs.ac.uk/ | British Geological Survey |
| http://magic.defra.gov.uk/MagicMap.aspx | DEFRA searchable map |
| http://www2.eastriding.gov.uk | East Riding Planning and Control |
| https://historicengland.org.uk/listing/the-list | Historic England National Heritage list for Scheduled Monuments and Listed buildings |
| http://www.heritagegateway.org.uk | Humber Archaeology Partnership |
| http://maps.nls.uk/ | National Library of Scotland Map Images |

REFERENCES

Brewster, T.C.M., P. Armstrong and P. Hough (1975). 'Excavations at Hilderthorpe', *East Riding Archaeologist* 2: 71-81.

East Riding of Yorkshire Council (2010). Bridlington (Hilderthorpe) Conservation Area Appraisal Document.

Historic England (2015). The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning:3.

ACKNOWLEDGEMENTS

York Archaeological Trust would like to thank Hilderthorpe Primary School staff for their assistance during the walkover survey conducted for this report.

PLATES



Plate 1 Main building of Hilderthorpe Primary School facing north



Plate 2 Main sports field facing east



Plate 3 View from sports field onto Bridlington Golf Club facing south-east



Plate 4 Field to the rear of school facing north-east



Plate 5 Fenced-off playground facing north-east



Plate 6 View of Hilderthorpe Primary School from Kingsgate facing north-west



Plate 7 View of properties on Kingsgate and Kingston Road facing east



Plate 8 View of development site form edge of Bridlington conservation area facing west



Plate 9 View along South Marine Drive facing east



Plate 10 Shaftsbury Road facing north-west



Plate 11 Bridlington Golf Club (Site of Hilderthorpe DMV) from Kingston Road facing south-west

APPENDIX 1 GAZETTEER

The following gazetteer is derived from the HER search carried out by the Humber Archaeology Partnership.

Table 1 Gazetteer from Humberside HER search

| UID | HER Reference | Name | Description | NGR Location | Significance |
|-----|---------------|------------------------------|--|--------------|--------------|
| 1 | 490 - MHU490 | Hilderthorpe DMV | Deserted medieval village of Hilderthorpe with associated ridge-and-furrow field system. | TA 1737 6564 | Local |
| 2 | 512 - MHU512 | Site of Bessingby Bridge | Marginal site of Bessingby Bridge that was built by 1648. | TA 17 66 | Local |
| 3 | 526 - MHU526 | Stonework & Skeleton | Marginal site of stonework and a skeleton, found in Kingsgate and deposited at the Bayle Gate Museum. Current whereabouts of finds is not known. | TA 17 65 | Local |
| 4 | 532 - MHU532 | Roman Cooking Pot, Kingsgate | Marginal find spot of a large calcite gritted cooking pot. | TA 17 65 | Local |
| 5 | 541 - MHU541 | Enclosure | Aerial | TA 167 655. | Local |

| UID | HER Reference | Name | Description | NGR Location | Significance |
|-----|----------------|--------------------------------|---|---------------|--------------|
| | | Ditches | photographs show rectilinear ditches north and south of the railway and Bessingby Beck. | | |
| 6 | 582 - MHU582 | Linear Earthwork, Hilderthorpe | Aerial photographs show linear bank orientated north-northwest to south-southeast. | TA 1721 6611. | Local |
| 7 | 8345 - MHU8345 | Site of Flat Top Farm | Site of former farm complex built in 1776 for Sykes family of Sledmere as a 'belvedere' (summer residence) with a view of the bay from an octagonal saloon on the 1st floor, the ground floor being occupied by a farmer. | TA 1754 6570 | Local |
| 8 | 8811 - MHU8811 | Hull to Scarborough | Line of 19th-century to present-day | TA 0740 4761 | Local |

| UID | HER Reference | Name | Description | NGR Location | Significance |
|-----|---------------------|--------------------------------------|---|--------------|--------------|
| | | Railway | Hull to Scarborough railway. | | |
| 9 | 14757 - MHU14757 | Site of Brickworks, Bessingby | Site of former Brickworks at Bessingby. Post medieval. | TA 16 66 | Local |
| 10 | 15818 - MHU15818 | Site of Chapel, Hilderthorpe DMV | Site of Medieval chapel associated with Hilderthorpe deserted Medieval village. | TA 17 65 | Local |
| 11 | 15830 - MHU15830 | Site of Bradley's Mill | Site of 18th-century mill. | TA 17 66 | Local |
| 12 | 15841 - MHU15841 | Mile Stone on Cardigan Road | 18th-century milestone on Cardigan Road. | TA 1768 6628 | Local |
| 13 | 15866 - MHU15866 | Site of Fish Pond, East of Bessingby | O.S 1854 6" map shows 'Fish Pond', and O.S 1892 25" map shows 'Old Fish Pond'. | TA 1671 6628 | Local |

APPENDIX 2 FIGURES



Key

● Site location

Fig. 1 Site location



Fig. 2 Distribution map of archaeological assets



Fig. 3 1854 OS Map

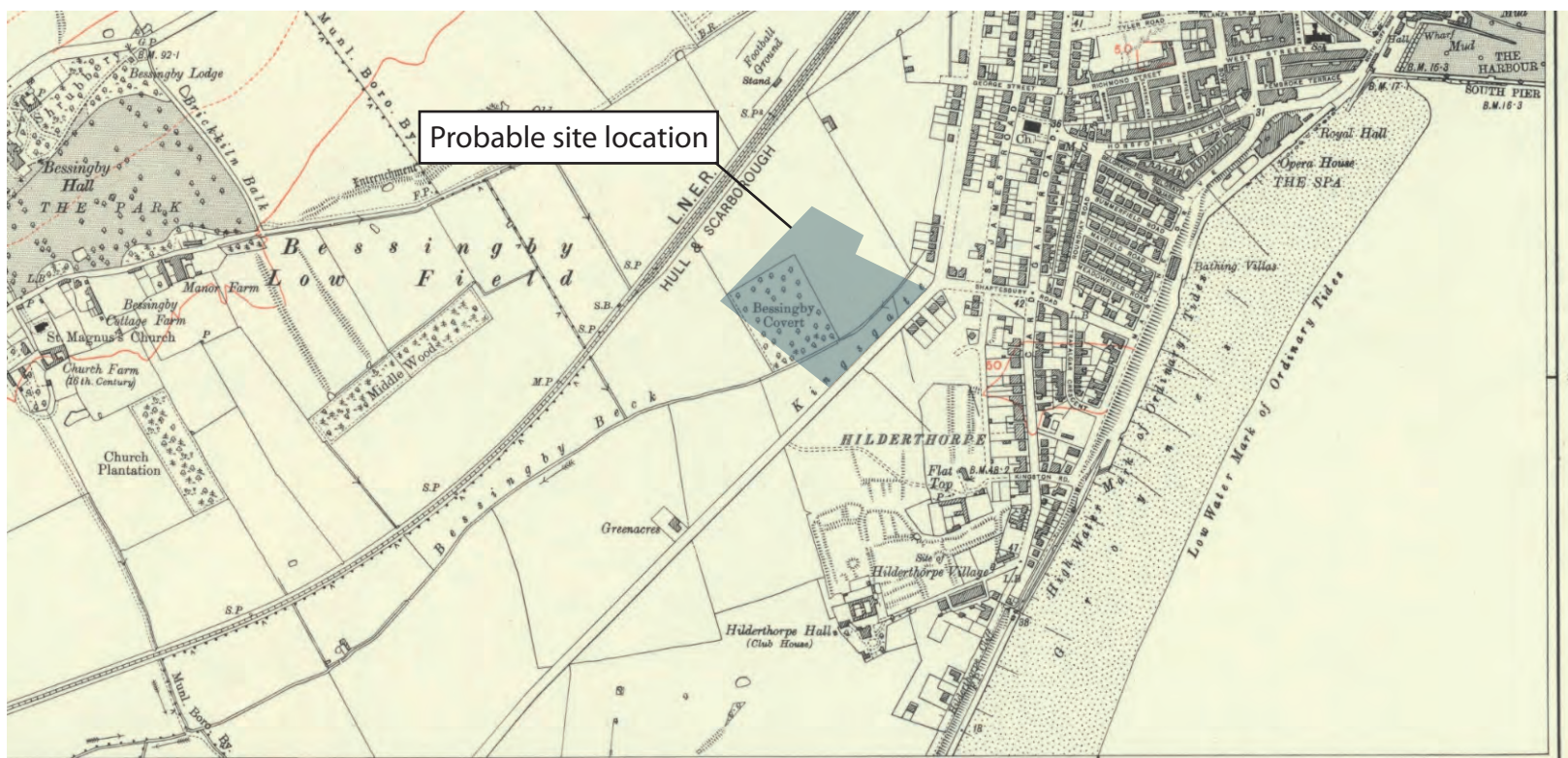


Fig. 4 1929 OS Map



Fig. 5 1953 OS Map