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The Sycamores, Bore Tree Balk, Dunnington Heritage Statement

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NON-TECHNICAL SUMMARY

A Heritage Statement has been compiled by York Archaeological Trust concerning The Sycamores, Bore Tree Balk, Dunnington to establish the history and significance of the property, and to provide an assessment of the impacts future works will have on the established significance.

The Sycamores was built at the beginning of the 20th century as part of the estate of Grimston Court. Grimston Court was sold in 1958 and became a residential care home in 1972. The buildings at The Sycamores were used for light industrial purposes during the late 20th century, with the south-western wing converted into two two-bed cottages. The central and north-eastern wings were converted into four units for light industrial use in 2001.

This report compiles the documentary evidence along with the details from a site visit, together with the current plans for the building, which informs the assessment of the significance and character of the heritage asset.

Key Project Information

Project Name	The Sycamores, Bore Tree Balk, Dunnington
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1 INTRODUCTION

This report presents the results of a heritage assessment of The Sycamores, Bore Tree Baulk, Dunnington, looking at the history of the buildings, description of the buildings, the significance, and the impact of the proposal on the property. The property stands approximately 1.2km to the south-west of Dunnington village and is bounded to the south-west by Bore Tree Baulk, to the north-west by a field, to the east by Grimston Court Residential Care Home, and to the south by residential property. (Figure 1). The full extent of the property is 0.9 acres.

A survey of The Sycamores and the grounds was undertaken on 31st May 2018. Further research was undertaken online.

2 DESIGNATIONS

The Sycamores lie within the curtilage of Grimston Court, a Grade II listed building (List Entry Number 1148513). The Planning (Listed Buildings and Conservation Areas) Act 1990 states that a listed building also includes any ancillary object or structure within the curtilage of the building, which forms part of the land and has done so since before 1st July 1948. Planning permission for works to a building within the setting of a listed building will need to take account of the contribution that building makes to the heritage significance of the listed building.

3 LEGISLATION AND PLANNING POLICY

3.1 Previous Applications

Planning permission was granted in 2001 to build a first floor pitched roof extension to form an additional dwelling, Cottage B (Planning Ref 01/00383/FUL). In 2004 a planning application to change the buildings from light industrial use to a single dwelling was refused (Planning Ref 04/03698/FUL).

A planning application for the change of use of the light industrial units to three apartments was submitted in February 2018 but withdrawn in April (Planning Ref 18/00505/LIC3), therefore no specific legalisation and planning policy mentioned in regards to the site is currently available. However, as the buildings are within the curtilage of a Grade II listed building, they fall under the Planning (Listed Buildings and Conservation Areas) Act 1990.

3.2 National Planning and Policy Framework

The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. Planning law required that applications for planning permission must be determined in accordance with the development plan (including the Local Plan) unless material considerations indicate otherwise. The purpose of Heritage Statements is set out in paragraph 128 of the NPPF, which states:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. The level of details should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record

should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit and appropriate desk-based assessment and, where necessary, a field evaluation.”

3.3 Local Planning Policy **The Local Plan**

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

The ‘Local Plan’ for York sets strategic priorities for the whole of the city and forms the basis for planning decisions. It sets out the opportunities and policies on what will (or will not) be permitted and where, including new homes and businesses. In 2005 a draft Local Plan document was approved for development management purposes to inform planning decisions. City of York Council have since submitted a new City of York Local Plan to the Secretary of State for Housing Communities and Local Government on 25th May 2018. The new Local Plan will be fully compliant with the NPPF and other relevant statutes and once adopted, will determine how the city develops over the next 15 years.

Dunnington Neighbourhood Plan

The Sycamores fall within the boundary of the Dunnington Neighbourhood Plan, approved by the City of York Council in September 2014. The Neighbourhood Plan gives local communities powers to create their own plans and policies, although they must be in line with the National Planning Policy Framework, the Local Plan, and EU regulations. No documentation regarding the Dunnington Neighbourhood Plan is available at the moment.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

A search of the York HER within a 400m radius of The Sycamores was conducted. The results are discussed below and displayed on Figure 2.

4.1 Prehistoric Period

Dunnington is located on the top of the York glacial moraine, which provided a good route for travelling across the Vale of York. Although undated, aerial photography within the field to the west of The Sycamores, and bounded by Bore Tree Baulk, Stamford Bridge Road and Hull Road, has revealed numerous cropmarks which are potentially prehistoric in date. Approximately 50m south-west of The Sycamores is a circular cropmark (Site 13), which may represent a Bronze Age ring-ditch. Also to the south-west is a rectilinear enclosure which measures 50m by 40m (Site 14). As with the previous cropmark, this one is undated, but based on its form may be of Iron Age or Roman date. A straight section of ditch to the south, and an L-shaped one to the east may both be related to this. Also of uncertain date, but potentially related to Site 14 are the cropmarks of a trackway, approximately 90m long and lying 60m to the south-west of The Sycamores (Site 15). The trackway is aligned north-east to south-west,

and if related to Site 14, may be of Iron Age or Roman date. Further aerial photographs record the cropmarks of a square enclosure and central pit (Site 16), a double-ditched track and enclosures (Site 17), and a short length of a quadruple ditch (Site 18).

An archaeological evaluation was undertaken by On-Site Archaeology in 2004 within the field to the west of Bore Tree Balk (Site 1). A substantial ditch was recorded in Trench 2, approximately 140m to the south-west of The Sycamores. The ditch was over 1.60m wide and 0.94m deep, with a shallow 'V' profile, seen over a course of 5.34m (Stirk 2004). Within the ditch were sherds from large Iron Age jars, animal bones, and burnt cobbles. The final fill of the ditch contained two sherds from the rim of a large Iron Age jar, bone, and a flint blade. Residual lithics were recovered across the site, which, along with the cropmarks, indicate prehistoric activity in the area.

4.2 Roman Period

During the Roman period the road from York to Stamford Bridge was located to the north of The Sycamores, along the line of the present A166. The Roman road from Brough to York is thought to be located to the south, but has yet to be observed archaeologically. The crossing of these two roads is potentially located to the west of the site (Stirk 2004). In 1998 a Roman votive statuette was found by a metal detectorist in the field to the west of Bore Tree Balk, and two Roman altars were found in the vicinity in the 19th century (Stirk 2004).

4.3 Anglo-Scandinavian Period

The place name Dunnington indicates that the village was an Anglian settlement, meaning *Dun(n)a's* farmstead (Smith 1970). The hamlet of Grimston, to the south of The Sycamores, shows evidence of both Scandinavian and Anglian settlement, *Grim's* farmstead, from the Old Scandinavian *Grímr* and the Old English *tun*. In the Domesday Book, there is a reference to another hamlet in the parish, a Scandinavian settlement called 'Janulfestorp', but no later references are known and its location has not been found (VCH 1976).

No archaeological evidence for Anglo-Scandinavian activity has been recorded within the search radius of The Sycamores.

4.4 Medieval to Post-Medieval Period

Throughout the medieval and post-medieval periods, the area of The Sycamores was over 1.2km from Dunnington village, and so was likely to be land used by Grimston village instead. Land around The Sycamores was likely to have been used for agricultural purposes, and although no evidence of this can be seen within the study area, there are numerous examples of medieval ridge and furrow type agriculture within the vicinity (Sites 2-10).

An estate at Grimston was mentioned in the Domesday Book and in 1287 the manor of Grimston was granted to York minster by Hugh de Punchardun, to support a chantry he had founded there (VCH 1976). By 1772 the manor-house of Grimston Hall stood on the west side of the Elvington Road and belonged to the Lane-Fox family. To the south of The Sycamores, on the southern side of Hull Road, is Grimston Hill House, a Grade II listed late 18th century building with 19th century additions (Site 11). The two-storey building is a mix of whitewashed and yellow brick, with a Welsh slate roof. Grimston Hill House replaced the earlier Grimston

Hall as the manor-house of the Lane-Fox family. The estate was sold to T.S. Watkinson in 1856 and again to William Hotham in 1890. William Hotham's heir sold the estate to John J. Hunt in 1899.

4.5 Modern Period

To the east of The Sycamores is Grimston Court, a Grade II listed early 20th century building (Site 12). Built in 1903 by W.H. Brierley for John J. Hunt, a York brewer, the house is of Jacobean style, built in red brick with stone dressings and a slate roof. Grimston Court replaced Grimston Hill House as the manor-house of Grimston estate. The Sycamores were originally constructed as the stable block for Grimston Court, before being converted into light industrial units in the later 20th century. Grimston estate was sold by the executors of R. Hunt in 1958 and by 1972 Grimston Court had become a residential care home (VCH 1976).

4.6 Historical Mapping

The 1890 Ordnance Survey map shows the agricultural nature of the study area prior to the construction of Grimston Court and The Sycamores (Figure 3). The area to the east of Bore Tree Balk is an enclosed field with trees present, a larger wooded area is present to the east. These areas are marked as 'Thorn Hill'. The line of the Parliamentary County Division, which separates the East Riding (and the study area) from North Yorkshire, runs along the Stamford Bridge Road to the north of the study area. To the south lies Hull Road, with the fork to the north-east into Dunnington village. The late 18th- early 19th century Grimston Hill House is present to the south of Bore Tree Balk, replacing Grimston Hall (marked as 'Manor House') as the manor-house of Grimston estate.

The 1909 Ordnance Survey map indicates the change to the study area caused by the construction of Grimston Court in 1903 (Figure 4). The large wooded area has been replaced with Grimston Court set within landscaped gardens, with a lodge also constructed at the junction of Hull Road and Bore Tree Balk. The field between Bore Tree Balk and Stamford Bridge Road (marked as Roman Road) has been reduced in size, for the construction of Grimston Court's stable block (now The Sycamores) in the southern part of the field. The stable block is 'L'-shaped, with an attached building within a separate plot to the south-west.

By the 1929 Ordnance Survey map the detached building forming the south-western wing of the stable block has been constructed (Figure 5). A range of buildings has also been built to the south-east, including several detached buildings. Further buildings are present to the north-west of Grimston Court.

The 1938 and 1950 Ordnance Survey maps show no further changes to The Sycamores or the immediate vicinity (Figures 6-7).

5 BUILDING DESCRIPTION

5.1 Setting

The Sycamores are situated on a track on the eastern side of Bore Tree Balk, between Stamford Bridge Road (the A166) and Hull Road (the A1079). The area is rural, characterised by enclosed agricultural fields, large former manor houses and farmhouses, mainly 19th century in date.

5.2 Exterior

The Sycamores front onto the track off Bore Tree Baulk and, along with the two cottages to the west, are visible from the track. The Sycamores are constructed of common red brick in an English bond with rowlock courses at sill level. The original extent is an 'L'-shaped single storey build with a double-pitched roof. A detached brick building of common red brick with a double-pitched roof was added in the early 20th century and a corrugated iron unit was added to the north-eastern side of the original building in the later 20th century. All visible elevations of the building are distinctive and of 20th century style. The Sycamores are currently divided into five light industrial units.

Central Building

The north-western elevation is the most prominent as it faces the track and consists of the 'L'-shaped building and courtyard (Plate 1). The central building has three large doors in this elevation; one sliding metal door and two double wooden doors. There are three window openings; the two western ones are triple casement windows, while the eastern one is a single fixed window. The windows in the main building all have rowlock courses at sill level. The purlins supporting the double-pitched tile roof can be seen in this elevation. An original brick chimney and a modern metal chimney are present.

The north-eastern elevation of the central building has been obscured by a later 20th century corrugated iron building with a double-pitched roof and its extension (Plate 2). This building has a double wooden door in the north-eastern elevation and a plastic covered window in its south-eastern elevation.

The south-eastern elevation shows the full length of the building (Plate 3). At the south-western end is the later 20th century flat-roofed extension which fills in the gap between the original central building and the property to the south-west. This extension has two single windows either side of a single door. Starting from the south-western end of the main building, there is a four-light window, each light divided by lead into three by five panes. The left and right light each have a single awning opening in the top. There is a rowlock course at sill level, with a tile string course beneath. To the north-east of this is a double-light window, each light divided with lead into three by five panes (Plate 4). There is a single awning opening in the top of the right side. As with the other windows, there is a rowlock course at sill level, with a tile string course beneath. To the north-east of this window is a single wooden door, with a fixed two light window above (Plate 5). Beyond the door are two further windows, both triple-light, divided with lead into three by five panes, with sill and string courses as described above. To the north-east of these windows are two wooden doors, divided by brick (Plate 6). Both doors have fixed single windows above, each divided by lead into three by seven panes. Beyond the doors, at the north-eastern end of the building, is a triple-light window, with central awning opening and rowlock and string courses as described above (Plate 7). Each light is divided by lead into three by five panes. The purlins supporting the double-pitched tile roof can be seen in this elevation.

The south-western elevation of the original building has been obscured by the later 20th century flat-roofed extension which now fills in the gap between the original building and the property to the south-west.

North-Eastern Wing

The south-western elevation of the wing faces into the courtyard of The Sycamores (Plate 8). It has a double wooden door at the north-western end, and a single stable door at the south-eastern, which is flanked by two single windows, the south-eastern one has been blocked up. The two windows have rowlock sills, with tile string courses immediately below. The purlins supporting the double-pitched tile roof can be seen in this elevation.

There is a single door in the north-western elevation of the north-eastern wing. A corrugated plastic shelter has been attached to this elevation to provide cover to the detached modern storage units outside.

The north-eastern elevation of this building has also been obscured by the later 20th century corrugated iron building mentioned above.

Detached Workshop

The north-eastern elevation of the workshop faces into the courtyard of The Sycamores (Plates 9-10). This elevation has been rebuilt in the later 20th - early 21st century, with modern red bricks and mortar. A single wooden door is flanked by two wooden windows, all with painted sills and lintels. At the northern end there is a double wooden door.

The north-western elevation has a double casement window with painted sill and lintel and a double height rowlock arch above the lintel. The wall-plate timbers and purlins supporting the double-pitched corrugated iron roof can be seen in this elevation.

The south-western elevation, largely obscured by the property boundary, has two windows; the south-eastern elevation has one window.

5.3 Interior

The internal descriptions describe each unit separately, starting with Unit A (the detached workshop) and continuing anti-clockwise finishing with Unit E (the later 20th century corrugated iron extension) (Figure 8).

Unit A

Unit A is the detached workshop at the north-western corner of the buildings, currently being used for storage. Opposite the single door in the north-eastern elevation is a partition dividing the southern corner of the building from the rest of the space. The partition has three openings, two in the northern wall and one in the eastern. Apart from the partition, the room is one large space (Plate 11). There is no ceiling, just the exposed timbers of the roof.

Unit B

Unit B consists of three rooms. Through the main double wooden doors is the central room of Unit B (Plates 12-13). The room has painted brick walls, with a boarded and whitewashed ceiling. There are doors in the north-eastern and south-western walls. The north-eastern door leads into a narrower room, which was originally sub-divided into two small rooms (Plate 14). As with the main room, the walls are painted brick, and there is a double wooden door in the north-western room (Plate 15). The north-eastern wall is also arched, with a brick chimney and grated fireplace (Plate 16). The ceiling has been plaster-boarded with a hatch into the roof space.

Back through the main room, the door in the south-western wall leads into the later 20th

century extension, recently used as an office (Plate 17). The north-western third of this room has a small kitchen and toilet; there is a blocked window in the internal north-western wall (Plate 18). There is a short passageway leading out of the north-west wall to the outside.

Unit C

Unit C is entered from the courtyard through wooden and glass doors which lead into a lobby area (Plate 19). A door immediately on the right leads to a toilet. The lobby opens into a large main room, with painted brick walls and a timber clad roof with exposed beams (Plate 20). This main room has been used as a function room, with a bar in the north-western end. The north-eastern wall has two blocked openings. In the southern corner of the room is an external door leading to the rear.

Unit D

Unit D occupies the north-eastern wing and is divided into three rooms downstairs and two upstairs. The downstairs rooms have been converted into kitchens and a cold store. The double wooden doors open into a kitchen area (Plate 21). The walls have been covered with stainless steel or plastic boards and the roof is timber clad. A door immediately to the south-east wall leads into the middle room of Unit D (Plate 22). The walls are painted brick and a stable door in the south-western wall leads into the courtyard (Plate 23). The ceiling has been plastered and has a central hatch into the roof space. A doorway in the south-eastern room leads into the third downstairs room. Immediately on the left is a modern staircase to the upstairs rooms (Plate 24). The walls have all been covered with stainless steel or plastic boards (Plate 25). A lobby leads to a toilet in the south-western corner of the room, both the lobby and toilet have external doors to the rear of the building.

The modern staircase leads upstairs to two rooms, which are primarily storage space. At the top of the staircase, in the north-eastern wall is a narrow slit window above a blocked window with a wooden lintel and double brick arch (Plates 26-27). The ceiling of this room has been plastered, but the wooden roof beams can still be seen (Plate 28). Stepping through a doorway in the south-western wall leads into the final upstairs room (Plate 29). This room has no windows, and the purlins and struts of the roof are exposed. There is a simple attic truss between the rooms, with no king or queen post (Plate 30). A modern stainless steel chimney is present against the south-western wall.

Unit E

Unit E is a later 20th century corrugated iron lean-to constructed against the north-eastern wall of The Sycamores (Plate 31). It consists of two rooms, one with a double-pitched roof and one with a single-pitched. The unit is currently used for storage.

6 SIGNIFICANCE

Historic England highlights four main values when determining significance in their guidance *Conservation Principle Policies and Guidance* (English Heritage 2008).

Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present - it tends to be illustrative or associative.

Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

Evidential value: the potential of a place to yield evidence about past human activity.

The Sycamores is of little significance itself, but it falls within the curtilage of the Grade II listed Grimston Court, having been constructed as the stables for the house in the early 20th century. This gives them historical significance as part of the associative history of Grimston estate, as well as illustrative significance relating to the role the building played as the stable block for Grimston Court. However, the interiors are not particularly significant in themselves, as they are predominantly typical examples of early 20th century building.

The aesthetic significance is high, due to the association of The Sycamores with Grimston Court. Planning permission for works to a building within the setting of a listed building will need to take account of the contribution that building makes to the heritage significance of the listed building. Despite this, The Sycamores can't be seen from either of the main roads, only from Bore Tree Baulk and the trackway leading off it.

The evidential value of the building is low, and related to the use of the building as the stable block for Grimston Court. The buildings themselves are part of well-known typologies for 20th century buildings and therefore an in-depth study would add little new information. Archaeologically the buildings are in a high potential area but the development will be limited to minor below ground intrusions in areas that have previously been built on.

7 IMPACT ASSESSMENT

Please see the architects plans and documents for construction details. Further impacts may be identified as the plans progress.

7.1 Impact on the significance

The significance of the building which was outlined in Section 6 will be impacted by the development. This section seeks to detail the positive and potentially negative impacts.

The new designs seek to update the buildings, converting them into four residential units, while still retaining the historical elements.

Proposal	Fabric affected and significance	Potential impact	Mitigation
Removal of Unit E.	A late 20 th century addition and not part of the original buildings. Currently a tired section of building which detracts from the traditional exterior.	Building is noticeably deteriorated and does not reflect the character of the other buildings. Removal would be beneficial.	Will improve the look of The Sycamores.
Replacement of Unit E with new housing unit.	Early 20 th century fabric of Unit C which contains the slit window.	Addition of modern building which will detract from the original structure.	Design of the new building sympathetic to the original building.

Connecting Units A and B to create one residential unit.	A later 20 th century extension and detached building, both are not part of the original building. Currently a tired section of the building which detracts from the traditional exterior.	None. Building is noticeably deteriorated and does not reflect the character of the early 20 th century buildings.	The planned changes will improve the appearance and condition of the buildings. Design of the new building sympathetic to the original building.
Removal of kitchen and toilet partition within Unit B.	A later 20 th century extension of no significance.	None. The building does not reflect the character of the early 20 th century buildings.	Unit B is a later addition to The Sycamores and currently detracts from the overall aesthetic. The planned changes will improve the appearance of the buildings.
Conversion of loft space of Units B, C and D into residential units.	Early 20 th century loft space in the stables, some of which has already been converted into storage space. Contains some significant historical features, including the roof beams and slit window.	Addition of velux windows in the roof, changing the aesthetic of The Sycamores externally. The use of the loft space will be beneficial in maintaining the buildings, by creating a viable use of the whole building.	The loft space was either unchanged or altered in the 20 th century. Unit D had some loft space converted into storage in the early 21 st century.
New glazed screen to existing large openings in Units A, B, C and D.	20 th century doorways, of little historical significance, but they add to the overall aesthetic of the former stable buildings.	Visual impact to the courtyard area. Fit for purpose doors and windows will be beneficial.	Maintaining the large openings by replacing the double doors with glazed screens. Will maintain the look of the stables.
Relocating the staircase in Unit D.	Modern staircase of no significance.	None.	Moving the staircase into new hallway area to create a large family room in the main room of Unit D.
Addition of a staircase in Unit B and removal of the chimney and fireplace.	Early 20 th century chimney and fireplace which are of little historical significance, but add to the aesthetic of the stable buildings.	Will change the layout of the room and remove the original fireplace, but the use of the loft space will be beneficial, by creating a viable use of the whole building.	The staircase will not detract from the overall appearance of the room.

Table 1: Breakdown of the current plans showing the proposals, areas affected, potential impact, and mitigation

Many of the alterations to The Sycamores will be internal and will not affect the visual character of the properties externally when viewed in its setting. In some cases, such as the Unit E extension, the removal of the building will improve the appearance of the building as the extension's condition is currently detrimental to the property. Replacing the large openings with glazed screen will maintain the stable aesthetic as well as improving the building thermally. The majority of the velux windows are on the external elevations of the roof, maintaining the inner courtyard look. The interiors will also largely be retained with the only major alterations occurring in the loft spaces which do not have any particular features of significance.

8 CONCLUSIONS

Overall, The Sycamores is comprised of an attractive range of early 20th century buildings, with later 20th century additions. The buildings are situated within the former grounds of the Grade II listed Grimston Court, in a rural location off a small track. The original buildings contain relatively few features, mainly painted brick walls and timber-clad ceilings. The modern features have become dilapidated, to the detriment of the original buildings. With a redevelopment that is sensitive to the history and the original features of the properties the site will be improved. The development, as it respects the original structures and history, will be an improvement to the historic character of the site.

9 ACKNOWLEDGEMENTS

York Archaeological Trust would like to thank Richard Gorwood for commissioning this heritage statement and facilitating access to the building.

10 REFERENCES

Published and unpublished sources

Baggs, A.P., Kent, G.H.R., and Purdy, J.D., 1976. 'Dunnington', in *A History of the County of York East Riding: Volume 3, Ouse and Derwent Wapentake, and Part of Harthill Wapentake*, ed. K J Allison, pp. 5-12. *British History Online* <http://www.british-history.ac.uk/vch/yorks/east/vol3/pp5-12> [accessed 5 June 2018].

Smith, A.H., 1970. *The Place-Names of the East Riding of Yorkshire and York*. English Place-Name Society, Volume XIV. Cambridge University Press, Cambridge.

Stirk, D., 2004. *FlatIron Field, Dunnington. Report on an Archaeological Evaluation*. OSA Report OSA04EV08

Historic mapping

1889 Ordnance Survey Map CLXXIV.8, CLXXIV.12, CLXXV.5, CLXXV.9

1907 Ordnance Survey Map CLXXIV.8, CLXXIV.12, CLXXV.5, CLXXV.9

1929 Ordnance Survey Map CLXXIV.8, CLXXIV.12

1938 Ordnance Survey Map CLXXIV.8

1950 Ordnance Survey Map CLXXIV.NE, CLXXIV.SE, CLXXIV.SW, CLXXIV.NW

FIGURES



Figure 1 Site location



Figure 2 HER results

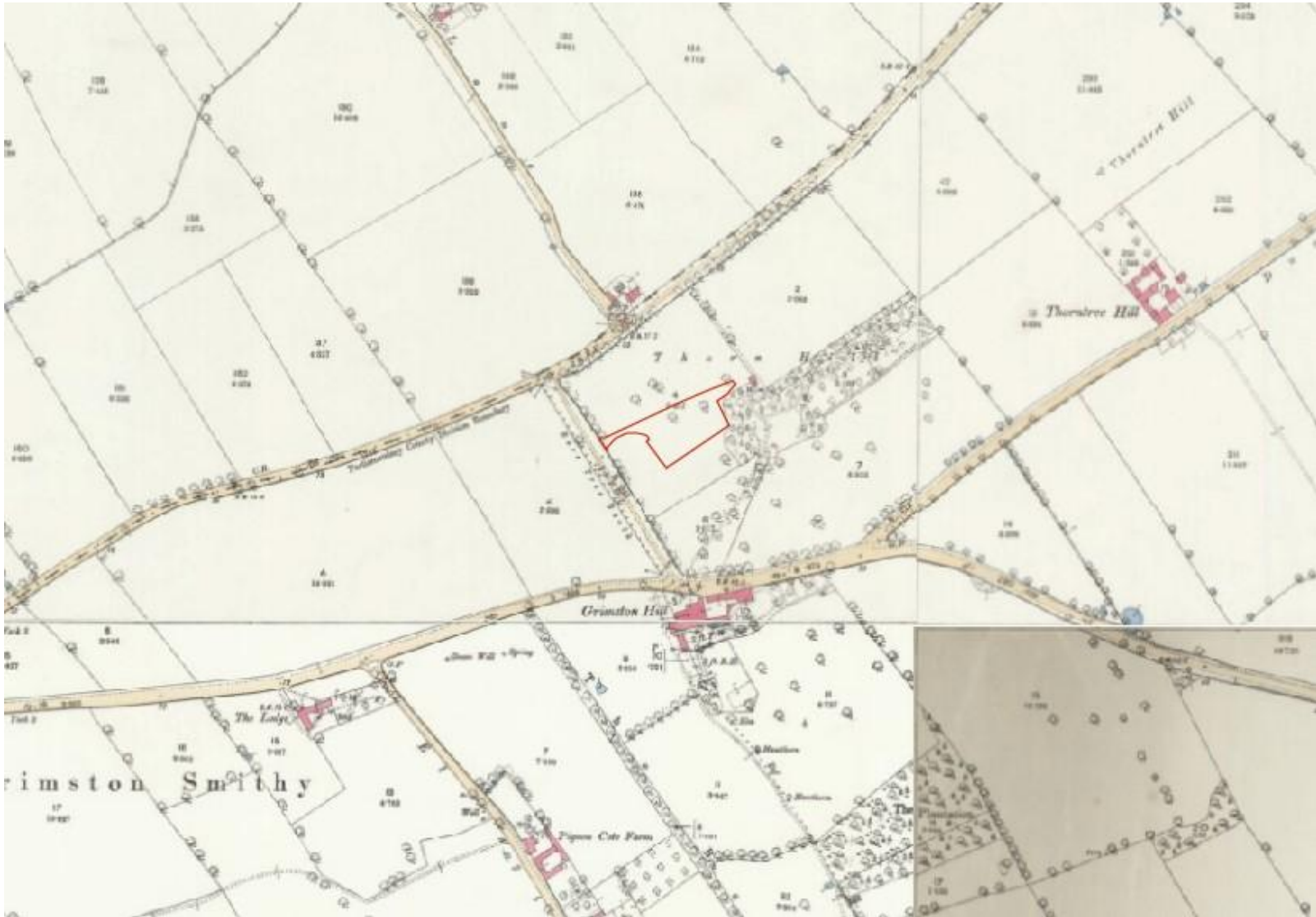


Figure 3 1890 Ordnance Survey map

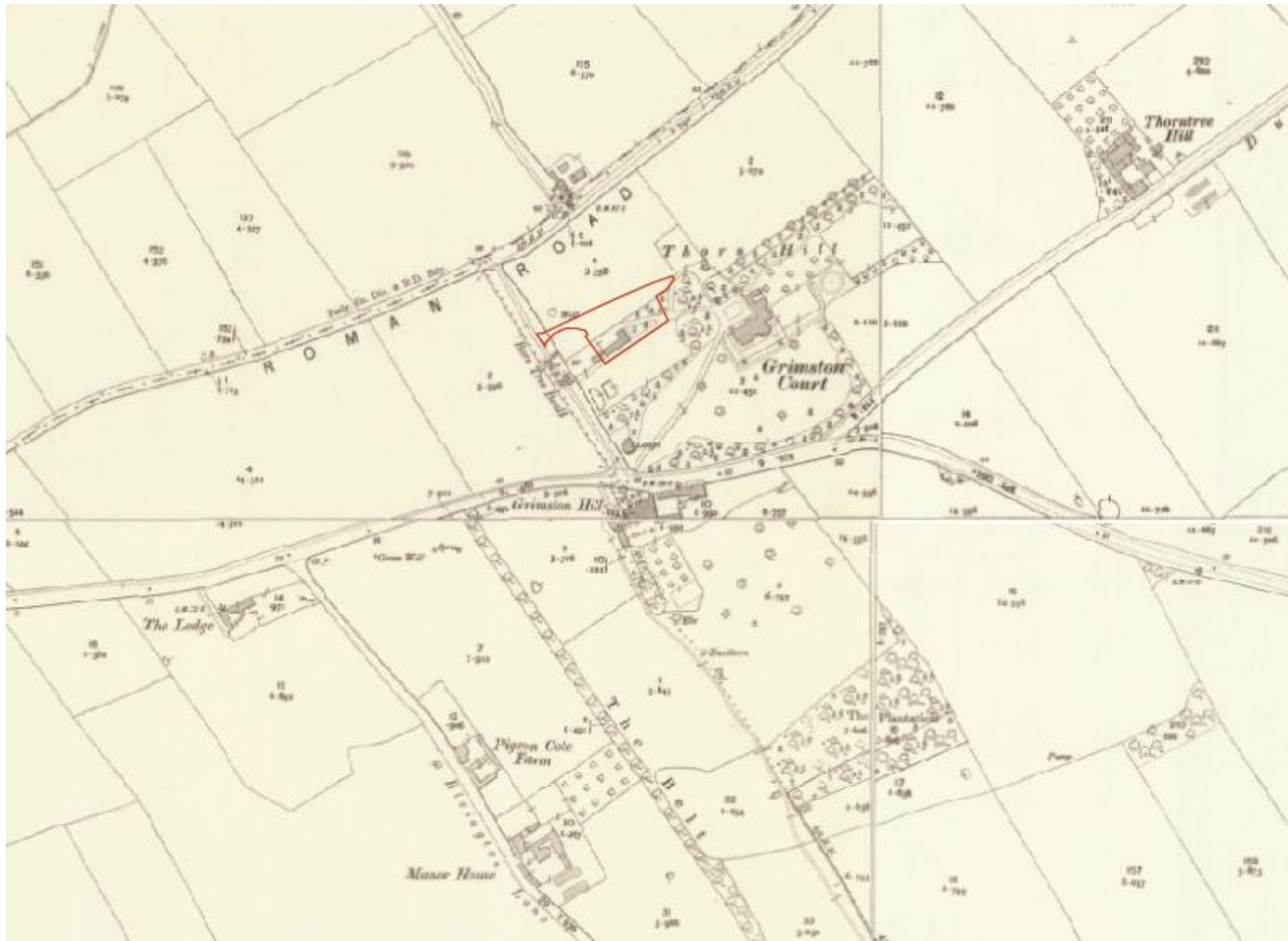


Figure 4 1909 Ordnance Survey map



Figure 5 1929 Ordnance Survey map



Figure 6 1938 Ordnance Survey map

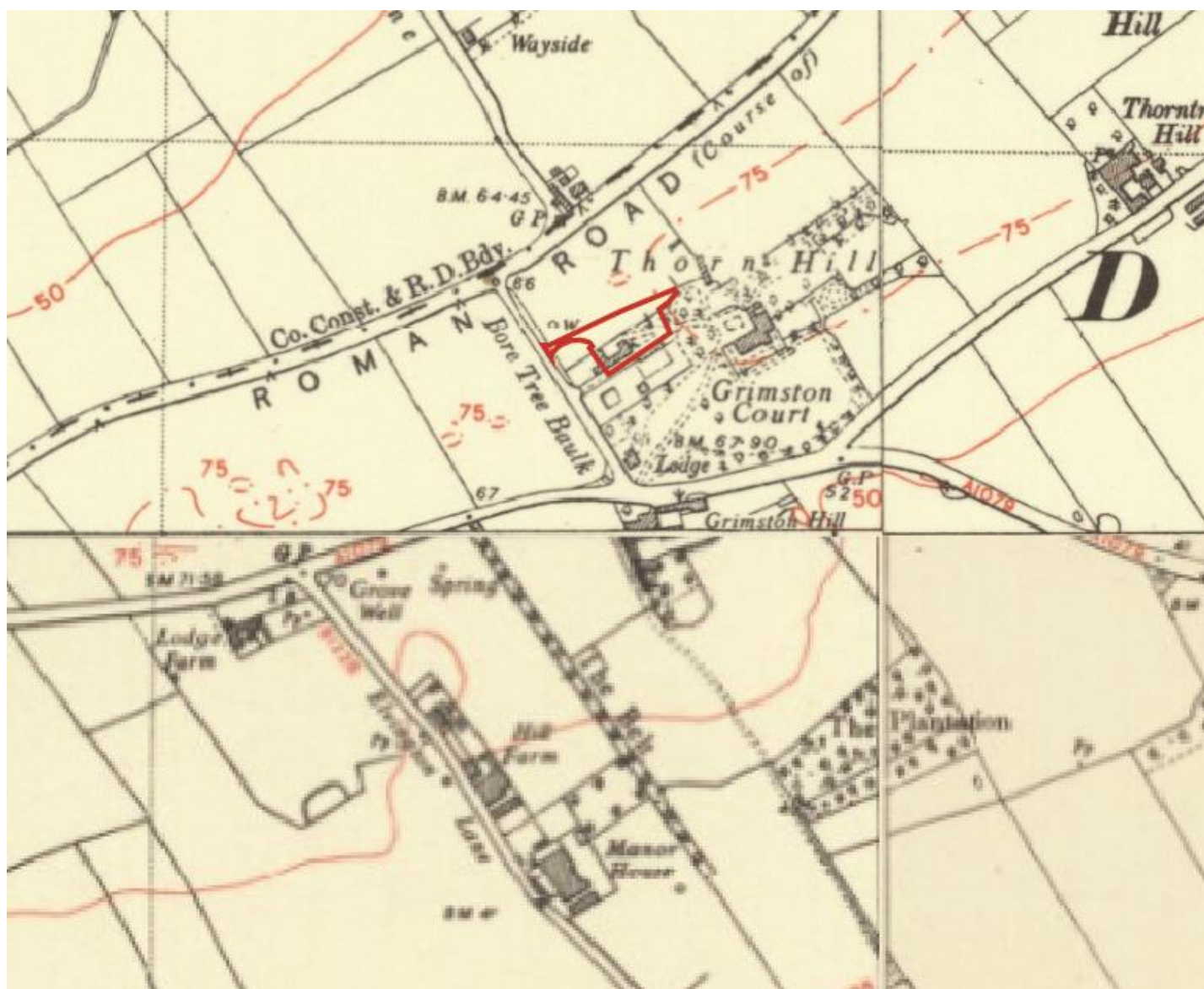
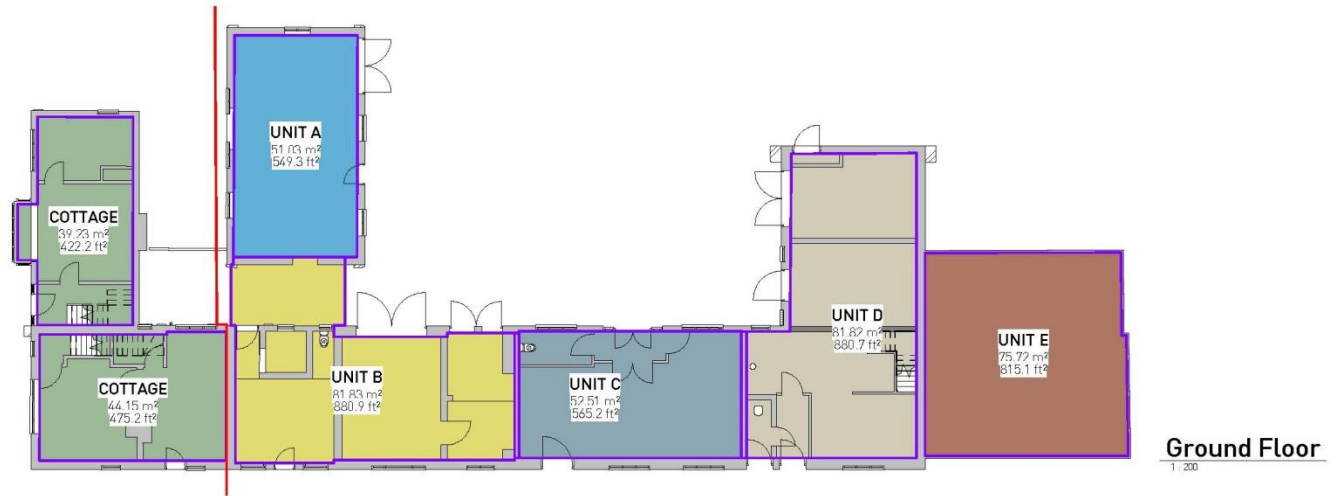
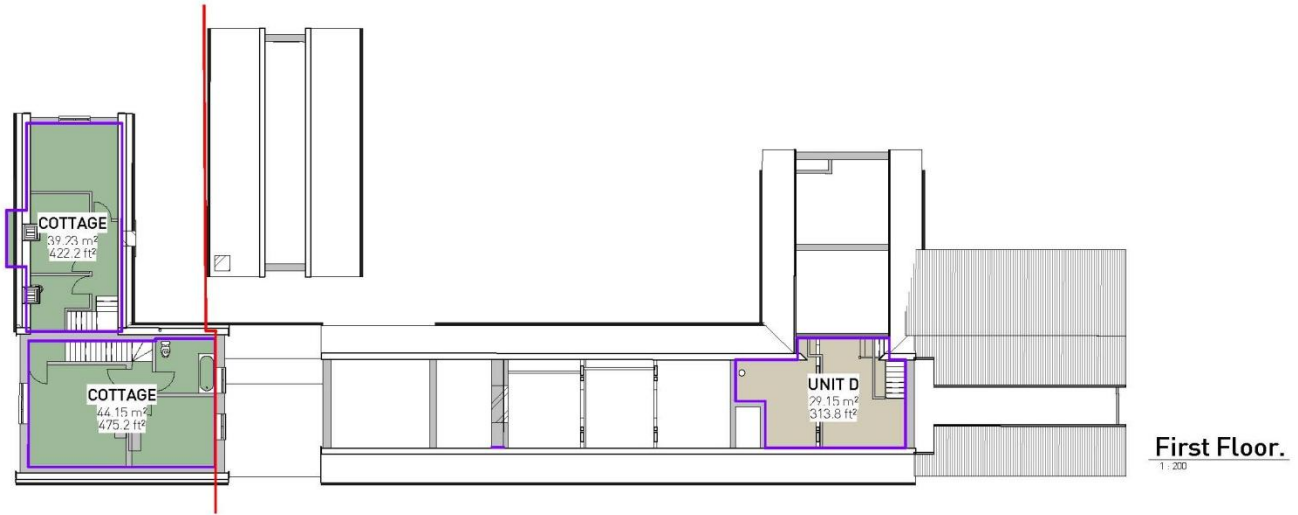


Figure 7 1950 Ordnance Survey map

- COTTAGE
- UNIT A Hog and Apple Catering
- UNIT B Hog and Apple Catering
- UNIT C Hog and Apple Catering
- UNIT D Rhodes Builders/Builders Store
- UNIT E



PRELIMINARY

SCALE @ A3: 1 : 200
DATE: 02/03/18

CLIENT: Richard Gorwood
DRAWING No. 069 08B

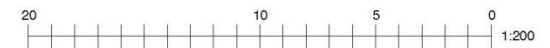
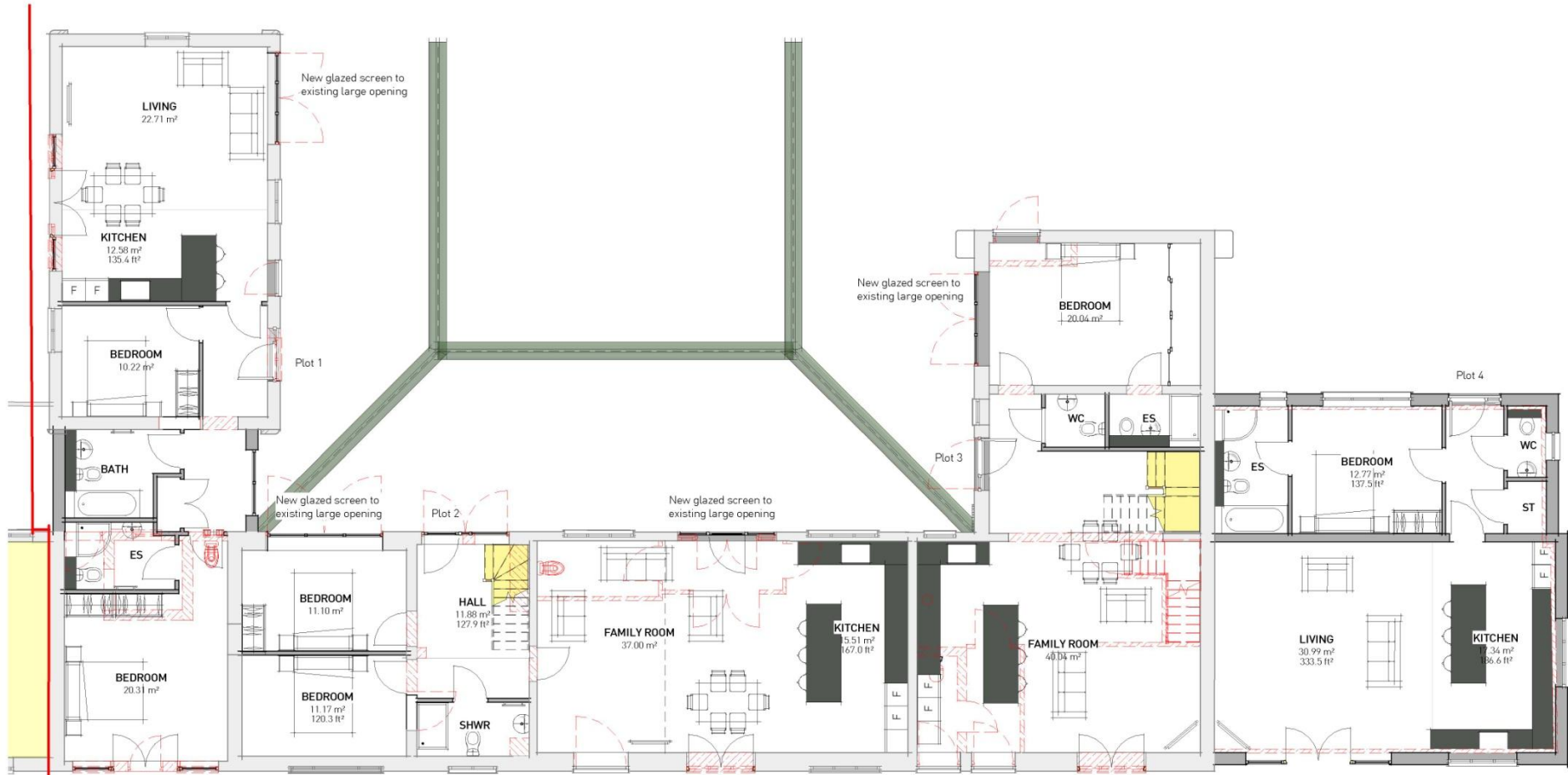


Figure 8 Current layout of The Sycamores



GROUND FLOOR.

1 : 100

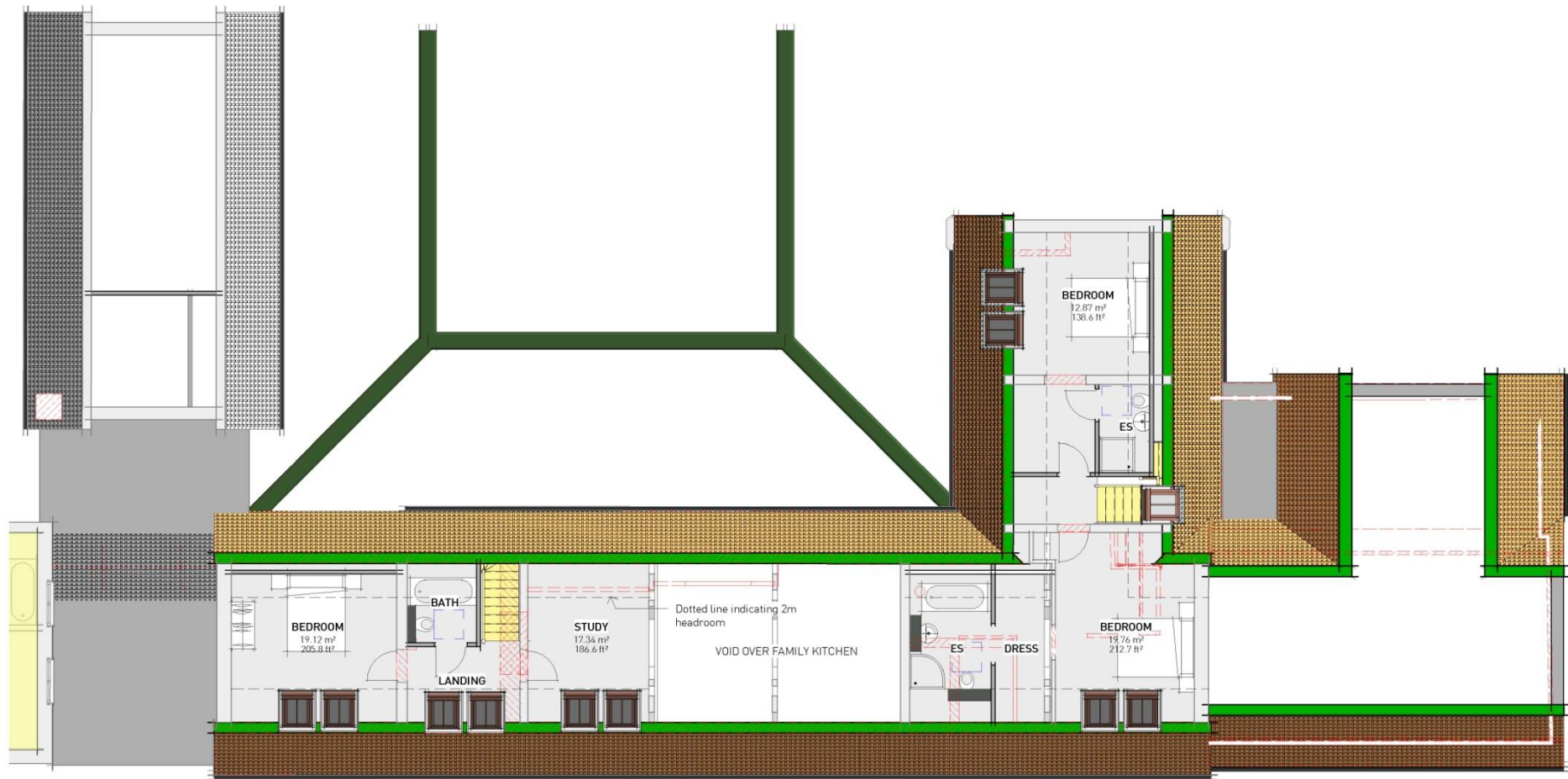
PRELIMINARY

SCALE @ A3: 1 : 100
DATE: 02/03/18

CLIENT: Richard Gorwood
DRAWING No. 069 09A



Figure 9 Proposed ground floor layout of The Sycamores



FIRST FLOOR

1:100

PRELIMINARY

SCALE @ A3: 1 : 100
DATE: 02/03/18

CLIENT: Richard Gorwood
DRAWING No. 069 10A



Figure 10 Proposed first floor layout of The Sycamores

PLATES

Plate 1 View of the original 'L'-shaped stable block and courtyard, looking south-east.



Plate 2 Unit E, view south-west.



Plate 3 View along the south-eastern elevation, view north-east.



Plate 4 Detail of window in south-eastern elevation of Unit B, view north-west.



Plate 5 External view of the doorway in Unit C, view north-west.



Plate 6 External view of the two doorways in Unit D, view north-west.



Plate 8 View of the south-eastern elevation of Unit D, looking north-east.



Plate 7 View of the south-western elevation of Unit D, view north-east.



Plate 9 The north-eastern elevation of Unit A, view south-west.



Plate 10 Double wooden doors in the north-eastern elevation of Unit A, view south-west.



Plate 11 The interior of Unit A, view south-east.

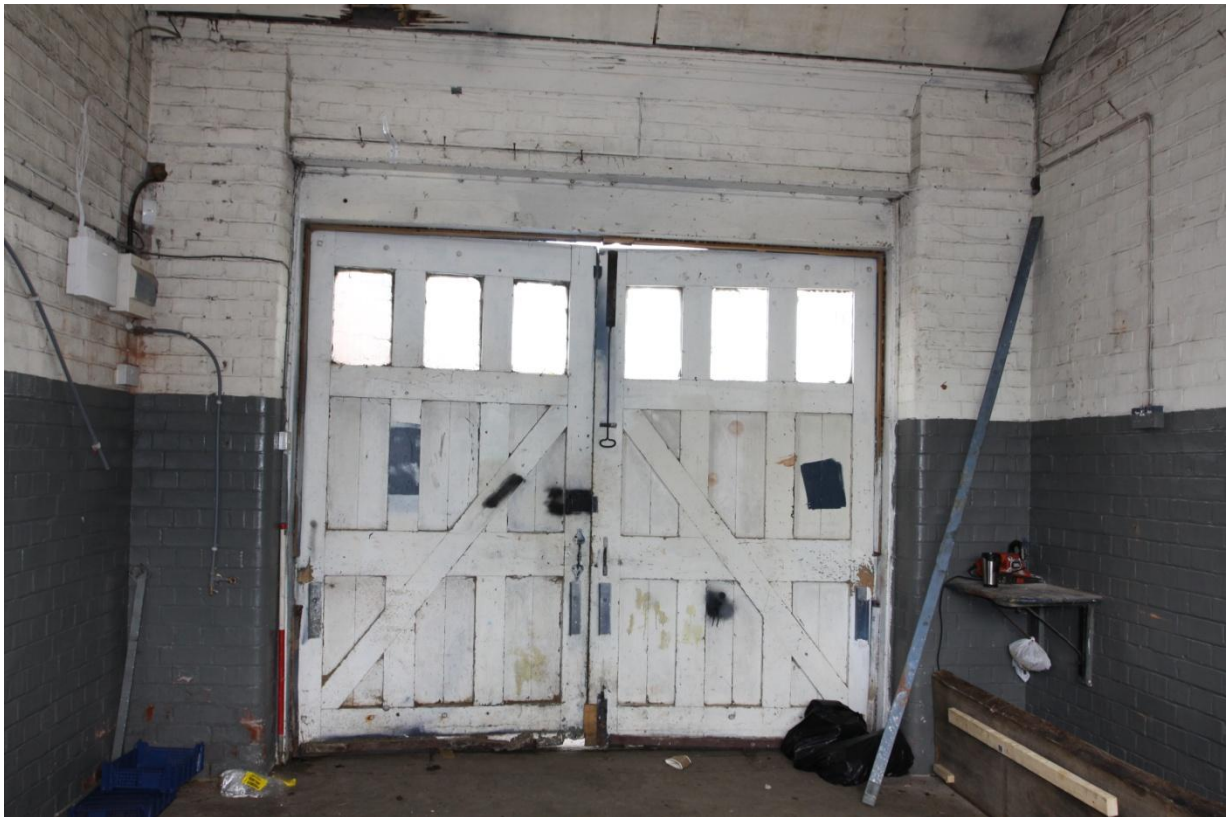


Plate 12 Interior view of the double wooden doors in Unit B, view north-west.



Plate 13 View of the main room in Unit B, view south-east.



Plate 14 Archway and partition within north-eastern room in Unit B, view east.



Plate 15 Double doors within north-eastern room in Unit B, view north-west.



Plate 16 Detail of chimney and fireplace within north-eastern room of Unit B, view east.



Plate 17 Later 20th century extension on Unit B, view south-east.



Plate 18 Internal north-western wall within Unit B's later 20th century extension, view north-west.



Plate 19 Modern lobby within Unit C, view west.

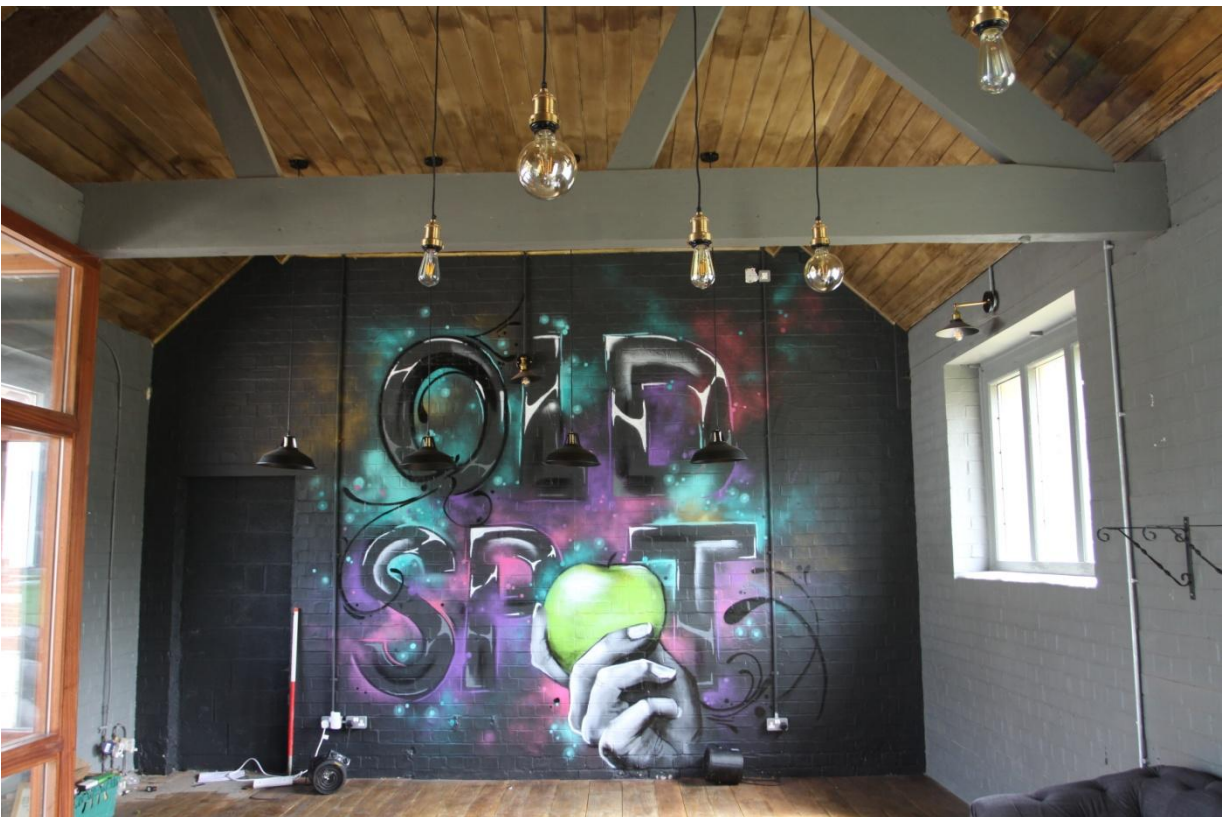


Plate 20 The main room within Unit C, view east.



Plate 21 Kitchen in north-western room within Unit D, view north-east.

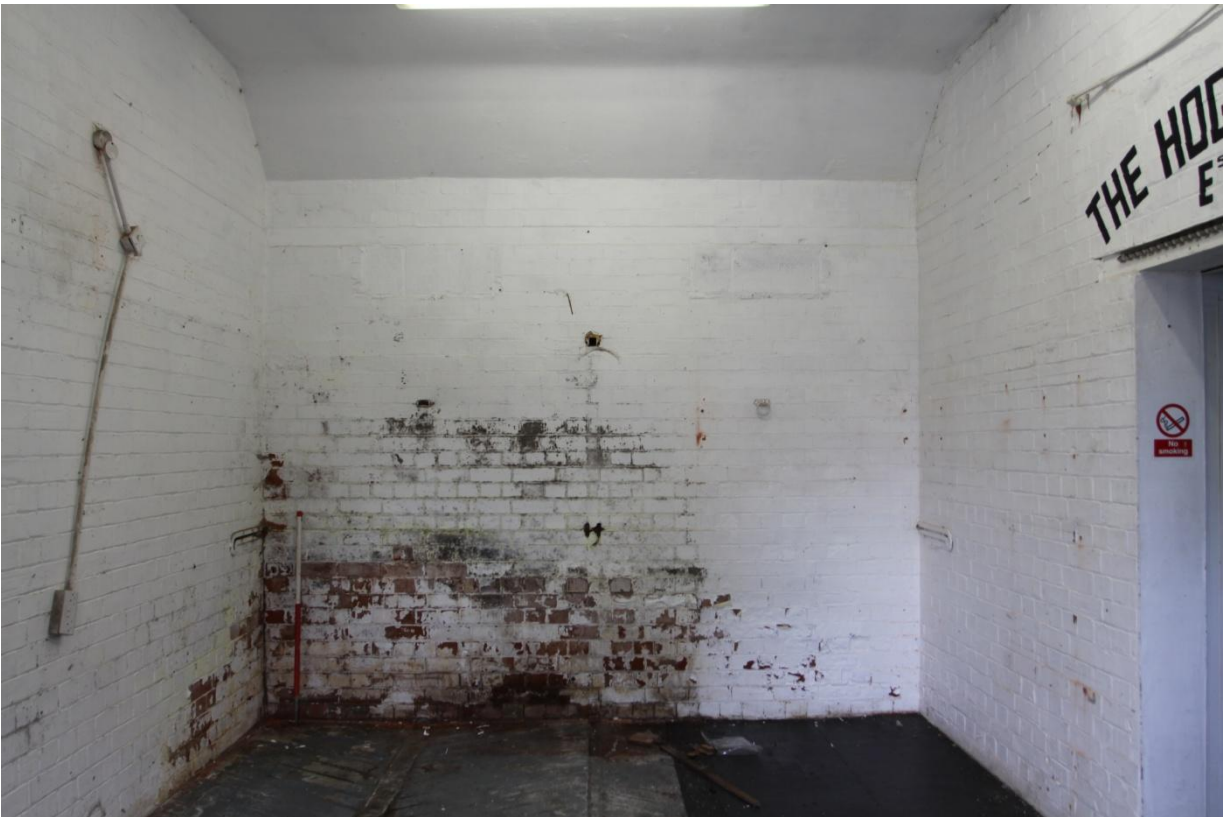


Plate 22 Central room in Unit D, view north-east.



Plate 23 The stable door in the south-western wall of the central room in Unit D, view south-west.



Plate 24 The modern staircase within Unit D, view north-east.



Plate 25 Kitchen in the main room of Unit D, view south-west.

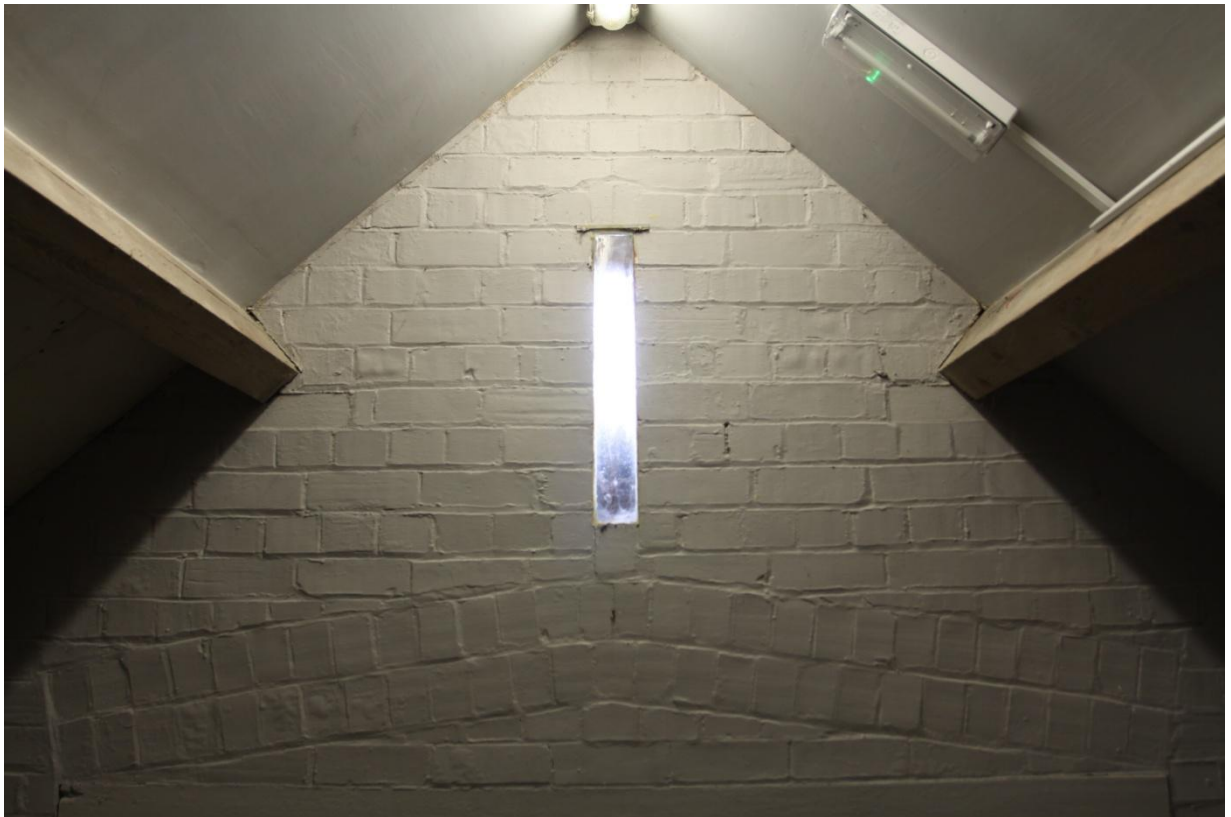


Plate 26 View of the slit window in the upstairs of the north-eastern wall of Unit D, view north-east.



Plate 27 View of the blocked window in the upstairs of the north-eastern wall of Unit D, view north.



Plate 28 View of the ceiling within north-eastern upstairs room in Unit D, view south-east.



Plate 29 View of the south-western upstairs room within Unit D, view north-west.



Plate 30 View of roof trusses within the south-western upstairs room in Unit D, view east.



Plate 31 Interior of Unit E showing exterior north-eastern wall of Unit D, view south-west.

APPENDIX 1: LISTED BUILDING DESCRIPTION

GRIMSTON COURT

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: GRIMSTON COURT

List entry Number: 1148513

Location

GRIMSTON COURT, GRIMSTON HILL

The building may lie within the boundary of more than one authority.

County:

District: York

District Type: Unitary Authority

Parish: Dunnington

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-Mar-1986

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 326126

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

DUNNINGTON GRIMSTON HILL SE 65 SE (north side) 2/14 Grimston Court GV II House now nursing home. J J H 1903 on plaque with later additions and alterations including range to left of no particular interest. By W Brierley for J J Hunt. Red brick in English bond with sandstone ashlar dressings and slate roof. L-shaped on plan and double-depth. Jacobethan. Main range: 2 storeys, 7 bays. Plinth. Steps to entrance in slightly- projecting, gabled 3rd bay, a Tudor-arch with naturalistic decoration to surround under continuous hoodmould. 5-long-panel door within. Above entrance a 5-light oriel mullion and transom window. Otherwise single lights and 2, 3 and 4-light cavetto-moulded mullion and transom windows. 1st floor band to right 3 bays. 1st floor sill band continues to wing. C20 fire escape to 6th bay. End bay projects to first floor level. Chimney between 6th and 7th bays. Wing: 2 storeys, 4 bays. Flight of steps to end entrance a 5-long-panel door in Tudor-arched surround. 6-light mullion and transom canted bay

window to 2nd bay, ground floor. Otherwise single light and 2 and 3-light mullion windows. All windows in quoined ashlar surrounds. Ridge stacks, some star-shaped, some diamonds, some in clusters. Interior: ceilings with Jacobethan moulded plaster decorations. Panelling to some ground floor rooms. 3 Jacobethan fireplaces, one ashlar, otherwise wood. Nuttgens, P., Brierley in Yorkshire, *The Architecture of the Turn of The Century*, 1984, p.13.

Listing NGR: SE6554051830

Selected Sources

Books and journals

Nuttgens, P, Brierley in Yorkshire *The Architecture of the Turn of The Century*, (1984), 13

National Grid Reference: SE 65540 51830