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Heritage Impact Assessment Report for West Lund Lane, Kirkbymoorside

By C. Jackson-Slater

YAT Heritage Impact Assessment Report 2020/116 October 2020





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Abbreviations

| | |
|-----|------------------------------|
| AOD | Above Ordnance Datum |
| BGL | Below Ground Level |
| BGS | British Geological Survey |
| HER | Historic Environment Record |
| HLC | Historic Landscape Character |
| OS | Ordnance Survey |
| YAT | York Archaeological Trust |

NON-TECHNICAL SUMMARY

In October 2020 York Archaeological Trust prepared a heritage impact assessment for a site at West Lund Lane, Kirkbymoorside (SE 69575 85894). The work was undertaken for Mulgrave Property Group Ltd and Crossco (1377) (Sylatech) to support a planning application to Ryedale District Council. This includes full planning permission for the construction of a commercial building for the immediate expansion of Sylatech (Phase 1), together with outline permission for the extension of the first phase building (Phase 2) and further commercial development to the east of West Lund Lane (Phase 3) as well as full planning permission for the construction of 67 dwellings and associated works.

The proposed development site lies within Historic Landscape Character Areas HNY21552, an area defined by planned large scale parliamentary enclosure, HNY24370, an area defined by modern commercial buildings, and HNY24369, an area defined by low density 20th century housing. The distance from the proposed development, the presence of interspersed properties between the proposed development and asset sites, and the significant tree cover at the scheduled monument site of Vivers Hill Castle, means that the proposed development does not impact on existing lines of sight from the key sites of Vivers Hill Castle and the historic town centre of Kirkbymoorside.

KEY PROJECT INFORMATION

| | |
|------------------|---|
| Project Name | West Lund Lane, Kirkbymoorside |
| YAT Project No. | 6202 |
| Document Number | 2020/116 |
| Type of Project | Heritage Impact Assessment |
| Client | Mulgrave Property Group Ltd and Crossco (1377) (Sylatech) |
| NGR | SE 69575 85894 |
| OASIS Identifier | yorkarch1-405281 |

REPORT INFORMATION

| Version | Produced by | | Edited by | | Approved by | |
|---------|-------------|----------|-----------|----------|-------------|----------|
| | Initials | Date | Initials | Date | Initials | Date |
| 1 | CJ | 12/10/20 | MS | 12/10/20 | MS | 12/10/20 |
| 2 | | | CJ | 20/01/20 | MS | 20/01/20 |

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1 INTRODUCTION

This report presents the results of a heritage impact assessment at West Lund Lane, Kirkbymoorside (SE 69575 85894; Figure 1). The proposed site is located to the south of the market town of Kirkbymoorside, approximately 500m south-west of the town centre. Currently the majority of the proposal site comprises two fields not in active use at the present time and covered in grass, bounded by residential housing to the north and east. The north-east corner of the site is occupied by the commercial premises of Sylatech Limited, whilst the north-western corner is currently occupied by a large pond and trees. West Lund Lane and Gawtersike Lane bound the site to the west and south, respectively. Agricultural fields lie beyond these two lanes.

The work was undertaken for Mulgrave Property Group Ltd and Crossco (1377) (Sylatech) to support a planning application to Ryedale District Council. This includes full planning permission for the construction of a commercial building for the immediate expansion of Sylatech (Phase 1), together with outline permission for the extension of the first phase building (Phase 2) and further commercial development to the east of West Lund Lane (Phase 3) as well as full planning permission for the construction of 67 dwellings and associated works.

2 METHODOLOGY

2.1 Heritage Impact Assessment

Historic Landscape Character Areas HNY21552, HNY24370 and HNY24369 were identified as study areas for the proposed development. The associated desk-based assessment, (Jackson-Slater 2020) pinpointed the listed buildings and heritage assets in the wider area that could be potentially affected by the development. The impact of the proposed development on these heritage assets is discussed in section 9.

2.2 Walkover Survey

A walkover survey was undertaken on 8th October 2020 in mild, sunny weather. This involved a visual survey of the proposed area of development at West Lund Lane and an examination of the proposed site boundaries to ensure the development would not affect any historic significance to the local assets or to the Historic Landscape Characterisation Areas. Brief visits were also made to the Historic town centre of Kirkbymoorside, including the front of the listed building of Piercy House, and the Scheduled Monument of Vivers Hill Castle.

3 LOCATION, GEOLOGY & TOPOGRAPHY

3.1 Location and Topography

The majority of the site is currently an L-shaped agricultural field, located on the southern side of the small market town of Kirkbymoorside, and south of the A170. The north-east corner of the site is currently occupied by the commercial premises of Sylatech Limited, whilst the north-western corner is currently occupied by a large pond and trees. A small, broken tree line runs on a north-east/south-west alignment across the centre of the L-shaped field, and hedgerows and trees form the boundary for much of the site. The site is bounded to the north and east by residential housing. West Lund Lane bounds the site to the west, and Gawtersike Lane bounds it to the south. Agricultural fields lie beyond these two lanes.

The site slopes gradually down from the north-east to south-west with approximate height levels of 54m to the north and 47m in the south-west corner.

3.2 Geology

The bedrock geology is Ampthill Clay Formation and Kimmeridge Clay Formation-mudstone. This sedimentary bedrock was formed between 163.5 and 152.1 million years ago during the Jurassic period (BGS). No sedimentary deposits have been recorded.

A borehole (BGS ref. SE68NE24), located around 80m north-east of the site, recorded soft yellow clay from ground level to 4m BGL (BGS).

4 LEGISLATION AND PLANNING POLICY

4.1 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 an appropriate desk-based assessment and, where necessary, a field evaluation."

4.2 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.

Ryedale Plan – Local Plan Strategy 2013

The Local Plan Strategy for Ryedale (2013) sets out a long-term vision, objectives and strategy to guide development and forms part of the Development Plan, which is used to assess planning applications. In the strategy, the vision for Kirkbymoorside is for it to *'remain the relatively small and busy local Market Town that it is today, focussed on providing for the everyday needs of local people and consistent with its historic role as a trading post for the surrounding area.'* The strategy outlines that the priority for future development in Kirkbymoorside is; maintaining and encouraging activity in the Market Place, ensuring the provision and retention of sufficient employment land and premises, improving the appearance and approach to the town along the A170, enhanced connectivity across the A170 linking redevelopment sites and town, protecting

and enhancing the greenspace of Manor Vale, and providing additional teaching space at Kirkbymoorside County Primary School.

The document also recognises that Kirkbymoorside is an important local service centre, and needs limited growth to address local employment and housing requirements. The approach to this is outlined as the following;

- *Support the town's Local Service Centre role, protecting and providing facilities that contribute to this role*
- *Some housing and employment growth to address the requirements of the local community coupled with the protection of purpose-built employment space and the retention of major employers*
- *Provision of improved community and leisure facilities*
- *Support tourism initiatives that work in 'harmony' with the working town ethos of the town and which support the town's role as a gateway to the North York Moors*
- *Support local Transition Town initiatives*

Allocation of development sites will be prioritised on developable Brownfield land and will be guided to areas with lowest flood risk. Additionally, the Local Planning Authority will regard development sites in their ability to deliver;

- *the Objectives and Policies of the Plan, policy standards and Community Infrastructure Levy (CIL) requirements*
- *support access on foot to centrally located shops, services and facilities*
- *be compatible with neighbouring land uses*
- *avoid adverse impacts on interests of acknowledged importance*
- *be accommodated without detriment to the character of the settlement and its setting*
- *satisfactorily address highway capacity and safety*

Sites that have been recognised as opportunities for development are outlined as the following;

- *Some scope for the redevelopment of older industrial sites alongside the south of the A170 for higher density residential uses or appropriate employment uses*
- *Use of the Town Centre upper floors*
- *Residential sites as extensions to existing residential areas of the town and predominantly north of the A170 for medium density housing and accommodation to address the needs of the local ageing population*
- *Consolidation/investment in existing niche employment activity*

The Strategy emphasises the need for any new development to enable the town to retain its traditional north/south axis and form in the landscape. In particular any development to the south of the A170 is to '*consolidate existing redevelopment opportunities without redefining the traditional built form of the town*'. In addition, development should safeguard '*long distance views towards and across the town and into the Moors*'.

The following are the relevant heritage policies outlined in the Plan;

7. Environment

Policy SP12

Distinctive elements of Ryedale's historic environment will be conserved and where appropriate, enhanced. The potential of heritage assets to contribute towards the economy, tourism, education and community identity will be exploited including:

- *The nationally significant prehistoric archaeological landscapes of the Yorkshire Wolds and the Vale of Pickering*
- *The individual and distinctive character and appearance of Ryedale's Market Towns and villages*
- *Large country houses and associated estates and estate villages, with Castle Howard being of international importance*
- *The unique distribution of Saxon churches on the fringe of the Vale of Pickering and the North York Moors, including Kirkdale and Stonegrave Minsters*
- *Victorian churches throughout the Yorkshire Wolds*
- *Medieval features including relatively large numbers of deserted medieval villages, moated manorial sites and granges, such as Kirkham Priory and notable castle sites, including Sheriff Hutton and Bossall Hall, Pickering and Helmsley*
- *The network of historic field systems across the District and in particular, the historic field patterns around Pickering and other settlements on the northern side of the Vale of Pickering*
- *The Roman Derventio site at Malton*

To assist in protecting the District's historic assets and features, the Council will:

- *Encourage the sensitive re-use and adaptation of historic buildings and will, where appropriate, support flexible solutions to the re-use of those historic buildings identified as at risk where this would remove a building from English Heritage's At Risk Register or local records of buildings at risk.*
- *Seek to ensure the sensitive expansion, growth and land use change in and around the Market Towns and villages, safeguarding elements of the historic character and value within their built up areas, including Visually Important Undeveloped Areas*, as well as surrounding historic landscape character and setting of individual settlements*
- *Consider ways in which planning obligations can be used in conjunction with the allocation of sites at the Service Villages in the Vale of Pickering to secure increased protection, management and/or understanding of archaeological assets*
- *Work with North Yorkshire County Highways, Town and Parish Councils to provide highway improvements and street furniture that are appropriate to the historic context of individual towns and villages*
- *Work with partners and landowners to encourage sensitive land management in the Vale of Pickering and the Wolds*

- *Work with and support local estates to identify appropriate ways in which to manage their historic landscapes, features and buildings*
- *Support, in principle, the small scale extraction of local building stone that would enable the repair and restoration of high grade or recognised heritage assets and features*
- *Work with local communities to identify local features of historic interest and value for example through Parish Plans and Village Design Statements*
- *Support new development proposals aimed at educating and raising awareness of Ryedale's historic environment*

Designated historic assets and their settings, including Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens will be conserved and where appropriate, enhanced. Development proposals which would result in substantial harm to or total loss of the significance of a designated heritage asset or to the archaeological significance of the Vale of Pickering will be resisted unless wholly exceptional circumstances can be demonstrated. Proposals which would result in less substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and the extent of harm to the asset.

In considering and negotiating development proposals, the Council will seek to protect other features of local historic value and interest throughout Ryedale having regard to the scale of any harm or loss and the significance of the heritage asset. Proposals for Enabling Development necessary to secure the future of a heritage asset which would be otherwise contrary to the policies of this Plan or contrary to national policy will be carefully assessed against the policy statement and guidance provided by English Heritage - Enabling Development and the Conservation of Significant Places. In addition to the criteria embodied within the national statement, in considering the extent to which the benefit of an Enabling Development proposal outweighs a departure from this Plan or national policy, the following local criteria will also be used to inform the decision making process –

- *The Enabling Development proposed can be accommodated without material harm to the character of the North York Moors National Park and the Howardian Hills Area of Outstanding Natural Beauty and landscapes identified as being of local value*
- *Enabling Development proposed at or within villages is well related to their form, character and landscape setting*
- *In cases where there is a need to secure the future of multiple heritage assets within a single ownership, that Enabling Development proposals are:*
 - *Based upon an up-to-date conservation management plan for the assets in their ownership aligned with an up to date business plan*
 - *Prioritised to address the needs of those assets identified as being at greatest risk unless it can be demonstrated and agreed that the Enabling Development proposal secures the future of a significant asset in conjunction with income generating development that would in turn, support a reduction in conservation deficit*

- *Affordable housing contributions will be negotiated as part of residential Enabling Development schemes on sites which would trigger the application of Policy SP3. Consideration will be given to varying the form of contributions sought through Policy SP3 so as not to prejudice the heritage benefits of the Enabling Development proposal*

**Visually Important Undeveloped Areas are as defined on the adopted Proposals Map*

The Ryedale Local Plan was adopted in 2002 and sets out detailed policies for the development and other use of land, and forms the basis for determining planning applications. The following policies from the Local Plan are relevant for this proposed development.

Policy C13 – Archaeological investigation of sites

Where development proposals affect sites of lesser or potential archaeological importance, the District Council may request desk-top assessment or field evaluation as part of a planning application, to provide adequate assessment of the nature, extent, and importance of the remains present and the degree to which the development is likely to affect them. Where physical preservation in situ within development proposals is not possible or justified, the District Council in granting planning permission will require the implementation of a programme of archaeological investigation, recording and publication as part of the development scheme.

Policy C14 – Ancient Monuments and archaeological sites

The District Council will seek to ensure that Ancient Monuments and other important archaeological sites are protected by exercising a presumption in favour of:-

- (i) The physical preservation of nationally important archaeological remains and their settings, whether scheduled or not, and against development adversely affecting such sites;*
- (ii) The physical preservation of archaeological remains in situ within development proposals for other important sites.*

The northern part of the site is allocated for industrial buildings in the Local Plan, and therefore needs to be compliant with Policy EM13;

Policy EMP13-Industrial Buildings

Planning applications for new buildings for industrial and business purposes on existing or allocated employment sites will be approved where:-

- (i) The external appearance, scale, massing, size and materials are sympathetic to their surroundings,*
- (ii) Sufficient and safe provision is made on and, where appropriate, off site to accommodate the road traffic likely to be generated by the development including, in appropriate circumstances, provision for cycle parking,*
- (iii) Where appropriate, a suitable landscaping scheme, which accords with the provisions of Policy ENV7, is provided,*

(iv) Sufficient space is provided between buildings to meet the reasonable needs of the occupiers of the new buildings,

(v) Suitable and satisfactory screened storage facilities and boundary treatments are provided, and

(vi) The proposal will not have a material adverse effect upon the amenities of nearby properties.

Policy ENV7 – Landscaping

Wherever appropriate, development proposals will be required to incorporate a suitable high-quality landscaping scheme that enhances and complements the local environment. Such schemes should normally use native, locally-occurring species. Detailed permission will not be granted in advance of the submission of a suitable landscaping scheme, where required, and, where appropriate, development will not be permitted until the appropriate landscaping has been undertaken. Landscaping proposals must not materially detract from the value of areas of archaeological or ecological importance.

Existing trees and hedgerows will normally be required to be retained and should be incorporated into the design of new developments. Applications for development on sites with existing trees and hedgerows should be accompanied by the following details:-

(i) An accurate tree and hedge survey indicating the positions, species and spreads of all trees and hedges within and surrounding the site (normally at 1:200 scale);

(ii) An accurate survey of the topography indicating existing and proposed changes in ground level;

(iii) The location of proposed and repositioned underground services in relation to existing trees and hedges;

(iv) Details of tree and hedge protection measures during construction.

Applications for development on sites which contain trees or hedgerows of significant amenity value will be required to be accompanied by a 'Method Statement' for arboricultural works.

Proposals to remove existing trees or hedges will only be permitted if they represent a material threat to public safety or property, are diseased or dying, involve a species which is detrimental to landscape quality or where the benefits of the development would clearly outweigh the importance of the trees and hedges on the site. Veteran trees and trees which provide an important habitat should be retained in appropriate undeveloped areas of the site. Where it is appropriate to remove a tree or hedgerow, the District Council will require the planting of sufficient replacements to compensate for the detrimental effect on the landscape, on wildlife and on atmospheric quality.

The District Council will monitor the implementation of agreed schemes and the well-being of all new and replacement planting and will, in appropriate circumstances,

take action to ensure the implementation of outstanding schemes and also the replacement of any unsuccessful specimens.

In some cases, off-site landscaping may be required as an alternative to, or in conjunction with, on-site landscaping.

5 PROPOSED SCHEME

The proposed development comprises the construction of a commercial building for the immediate expansion of Sylatech (Phase 1), the extension of the first phase building (Phase 2) and further commercial development to the east of West Lund Lane (Phase 3) as well as the construction of 67 dwellings and associated works.

6 DESIGNATIONS AND CONSTRAINTS

6.1 Scheduled Monuments

The Ancient Monuments and Archaeological Areas Act, 1979 statutorily protects Scheduled Monuments and their settings as nationally important sites.

There are no scheduled monuments within the site boundary, however the Scheduled Monument of the Moated Site known as Vivers Hill Castle (Designation no. DNY484) is located around 880m north-east of the proposed development site (Figure 4). The moated site dates from 1200 AD, and was abandoned before the 15th century. The associated earthworks are well preserved and include the remains of the moat and associated banking, along with the terraced island with buried remains of the house and associated features (Historic England).

The Scheduled Monument of Neville Castle (Designation no. DNY503) is located just at the edge of the 1km search radius. The Castle is believed to have replaced Vivers Hill Castle as the main seat of the manor of Kirkbymoorside, from the beginning of the 15th century until 1569. The Castle was held by the Neville family, and was described in 1570 as a 16th century hunting lodge set in a park. Excavations on the site in the 1960's and 1974 revealed a timber cruck-framed hall which was replaced at the end of the 15th century by a larger set of stone buildings. Most of the remains of Neville Castle survive as buried deposits, but there are at least four sections of exposed masonry (Historic England).

6.2 Listed Buildings (Table 3; Figure 5)

Listed buildings are protected under the Listed Buildings and Conservation Areas Act, 1990. This ensures that listed buildings are given statutory protection against unauthorised demolition, alteration and extension.

There are no listed buildings on or in the immediate vicinity of the site. There are 44 listed buildings within the 1km search radius of the study area (Appendix 1). The nearest listed building is located around 340m north-east of the proposed development; 'Piercy House' (NHLE 1315947; Map ID 13). The Grade II listed house and attached outbuilding, now cottage, date to the mid- 18th century, with earlier origins. The house was subdivided in the early 19th century and is constructed from hammer-dressed sandstone on a rubble plinth at the front of the house, and coursed rubble sandstone to the sides and rear. The building is two-storey with a 3-window front. The cottage is made from coursed rubble sandstone.

Other listed buildings that lie close by include; '47 and 49, Piercy End', located around 360m north-east (NHLE 1149239; Map ID 29), '28 Piercy End' located around 365m north-east (NHLE 1173989; Map ID 42), '83 West End' located around 370m north of the site (NHLE 1295966; Map ID 3), 'Friends Meeting House at Rear of 79' located around 376m north of the site (NHLE 1149242; Map ID 32), and 'Windmill at rear of No. 17', located 390m north-east of the site (NHLE 1315948; Map ID 14).

6.3 Historic Landscape Characterisation (Table 2; Figure 6)

The area of proposed development falls within Landscape Character Assessment Areas HNY21552: Enclosed Land, HNY24370: Commercial, and HNY24369: Settlement.

Character area HNY21552: Enclosed Lane covers an area of 88.89 hectares. It is an area of parliamentary enclosure, dating to 1788-93, and consists of medium sized fields in a regular pattern, defined by regular and straight internal hedgerow boundaries. The area has significant legibility, with approximately 45% boundary loss since 1850. There are a couple of fields within the character area that appear to be the remains of medieval strip fields, located just south of Kirkbymoorside and can be identified by a surviving curved boundary.

Character area HNY24369 covers an area of 3.08 hectares and is characterised by 20th century low density detached housing, with front and back gardens providing private space. There is no discernible public space, and there is a fragmentary legibility to the previous historic landscape, with fragments of field boundaries dating to 1850 surviving. The previous Historic Landscape Character of this area was enclosed land, with possible survival of a tiny remnant of an earlier strip field system. The survival of these field systems is on the north-west and eastern side of the record area.

Character area HNY24370 covers an area of 6.84 hectares and is characterised by 20th century large commercial buildings. It has fragmentary legibility, with only Ings Lane surviving since 1850, everything else in the area is a modern addition. The previous Historic Landscape Character was Communications, in the form of the now disused Gilling and Pickering Railway line. The line was built in 1870 and included a station which possibly still survives. The railway line was built over Enclosed land, dating to the 18th century, and earlier medieval strip fields. There are no visible remnants of the enclosure in this area.

One further Historic Landscape Character Area that may be impacted by the proposed development is character area HNY21398: Settlement. This area lies immediately north of the study site, and therefore will be in sight of the development. HNY21398 covers an area of 36.94 hectares and is characterised by modern planned housing estates in a cul-de-sac pattern. The housing is low-density with front and back gardens as private space and pubs as public space. The previous Historic Landscape Character was medieval strip fields, with a small number of fields on the western and southern sides possibly dating to the planned Enclosure of the 18th century. The estates have kept within some of the original field boundaries on the northern side, but other than that the previous Historic Landscape Character is no longer visible, and therefore the Character area has fragmentary legibility.

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

A desk-based assessment has been produced for this site (Jackson-Slater 2020). A summary of the results will be used here.

7.1 Prehistoric

There is little archaeological evidence of early prehistoric activity in the vicinity of the proposed development, beyond a small number of scattered finds. There is a probable Bronze Age barrow around 500m north-east of the proposed development.

Iron Age activity in the form of enclosures have been recorded in Kirkbymoorside, around 1km north of the proposed development.

A curved linear cut feature with possible related straight linear features was recorded during a geophysical survey (Beck 2020) conducted within the proposed development area. There is no comparative boundary or feature recorded on local historical maps, and the shape of the feature could possibly suggest a prehistoric date.

7.2 Roman

There is little to no archaeological evidence of Roman activity in the vicinity of the study site. The closest evidence of activity is scattered finds of Roman pottery over 2km north, and two postholes recorded in All Saints churchyard.

7.3 Medieval

The village of Kirkbymoorside was recorded in the Domesday Book, and was a market town since the 13th century, however, the proposed development site is located outside the historic core, in an area that was agricultural in the medieval period. Evidence of ridge and furrow have been recorded in the area, as well as the geophysical survey conducted on the site.

7.4 Post-medieval

Historical map evidence illustrated that the study site has been in its current form, since at least the late 18th century, and likely earlier. In 1871 the North Eastern Railway was built, cutting across the northern field of the site.

8 SITE WALKOVER SURVEY

The site walkover survey showed the main part of the site as a grassy field, containing sheep, in a semi-rural setting, with views across fields and to the Vale of Pickering beyond (Plates 2 and 6). A visit to the historic town centre included visits to the Grade II listed buildings of Piercy House, 28 Piercy End, and 47 & 49 Piercy End. The view of the site from the front of these buildings is blocked by other properties in the town (Plate 9) and therefore will have no impact on the listed buildings. A visit to the Scheduled Monument of Vivers Hill Castle showed that it was surrounded by trees and bush, which blocked the proposed development site from view (Plate 7). The setting of the Scheduled Monument, however, is in a cleared area, and there is a clear sightline to the site to the south (Plate 8). From the distance of the viewpoint it would be hard to distinguish the new development, once built, from other residential and commercial properties in that area. It is possible that the noise from the development would be heard from the southern end of the historic town centre and Scheduled Monument, as sound is easily carried in the quiet market town, and a current development taking place on the edge of the town at Manor Woods was easily heard at the time of the visit.

The site lies within the Historic Landscape Character Area of Enclosed Land (HNY21552), and the site visit showed that the site was visibly part of a rural, enclosed field landscape (Plates 2 and 6). Therefore, any development on the site would have an impact on this landscape. However, the site is small, and at the northern edge of the character area, thus the impact would be minimal to the area as a whole. The site plans of the proposed development show that external border of the field will be maintained, however the old field boundary across the centre of the site will be lost (Plate 3). The characteristic hedgerow boundaries of the local enclosed fields are present on the study site at the time of visit, and therefore would be recommended to keep, to minimise negative impact on the character of the area.

The factory building which is located in the north-eastern corner of the site lies within character area HNY24370: Commercial and is visible (Plate 1) from all aspects of the site. A small part of the eastern part of the site lies within character area HNY24369: Settlement, as well as the line of houses which line Ings Lane to the south-east (Plate 5). The houses can be seen from much of the southern part of the site. The proposed development will have minimal impact on these character areas though, as it matches the characteristics of these two HLC's. A thick line of trees lines the northern end of the site and forms a dense screen, hiding much of the housing estate at the north end of the site from view (Plate 4), and therefore there should be minimal impact on the character area HNY21398 if kept.

9 IMPACT ASSESSMENT

9.1 Scheduled Monument Vivers Hill Castle

The proposed development is located 880m south of the scheduled monument, and is unable to be seen from the monument itself due to dense tree and bush cover. The view point at the immediate south of the monument does have a clear view to the site, and therefore there may be an impact on the setting of the monument. However, the proposed development is at a far enough distance, at a low-lying level, that any impact would be **low to negligible**.

9.2 Listed Buildings and Historic Town Centre

The proposed development lies around 500m south of the town centre, outside of the historic core. The view of the development from the town centre, and closest listed buildings, is blocked by other residential and commercial buildings, and therefore there would be **no** impact on these assets.

9.3 Historic Landscape Character Area HNY21552: Enclosed Land

The proposed development lies at the northern edge of an enclosed field landscape, within a characteristic, small enclosed field with hedgerow boundaries. The proposed development conserves the external field boundaries, however, the central old hedge line dividing the northern and southern fields will be lost. Due to the loss of an enclosed field from the character area, there will be a negative impact on the historic landscape. The site, however, is at the northern edge, is small in size, and maintains the external field boundaries, therefore the impact is **low**.

9.4 Historic Landscape Character Area's HNY24370: Commercial and HNY24369: Settlement

The proposed development lies at the southern and western ends of 20th century commercial and residential areas. The proposed development comprises single storey commercial and two-storey residential properties and therefore is complimentary to the character of these areas.

Therefore, the impact of the proposed development will be **negligible** on character areas HNY24370 and HNY24369.

10 CONCLUSIONS

The proposed development is situated on the southern side of the market town of Kirkbymoorside and currently comprises a green grassy field, sloping down to the west and south, a commercial premise and an area of trees with a pond. The site is mainly bounded with trees and hedgerow. The proposed development comprises the construction of a commercial building for the immediate expansion of Sylatech (Phase 1), the extension of the first phase building (Phase 2) and further commercial development to the east of West Lund Lane (Phase 3) as well as the construction of 67 dwellings and associated works.

The distance from the proposed development, presence of interspersed properties between the proposed development and asset sites, and the significant tree cover at the scheduled monument site of Vivers Hill Castle, means that the proposed development does not impact on existing lines of sight from the key sites of Vivers Hill Castle, listed buildings within the 1km search area, and the historic town centre of Kirkbymoorside. It is determined that the proposed development will have a low impact on the Historic Landscape Character Area of HNY21552: Enclosed Landscape and a negligible impact on Historic Landscape Character Areas of HNY24370: Commercial and HNY24369: Settlement.

LIST OF SOURCES

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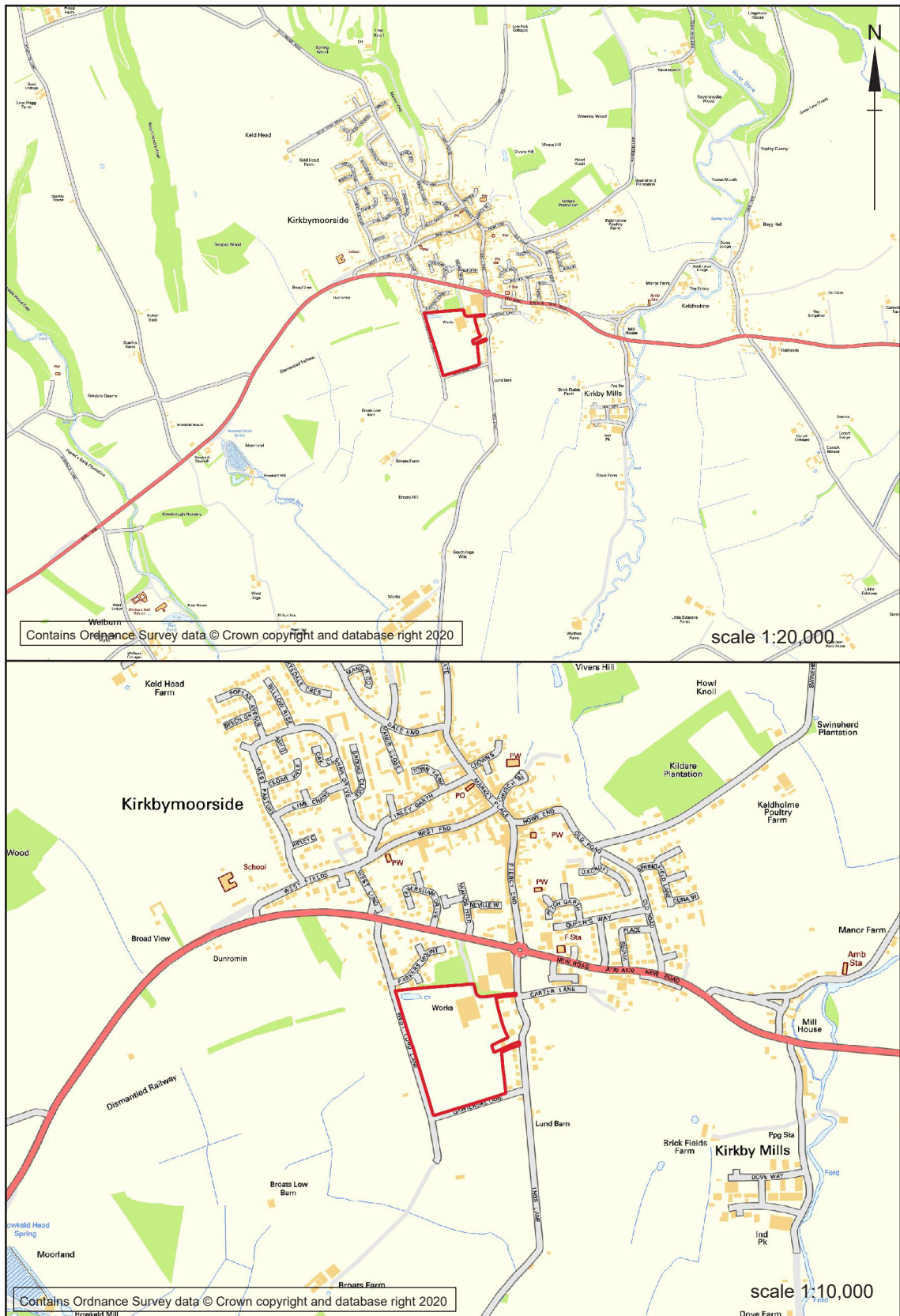
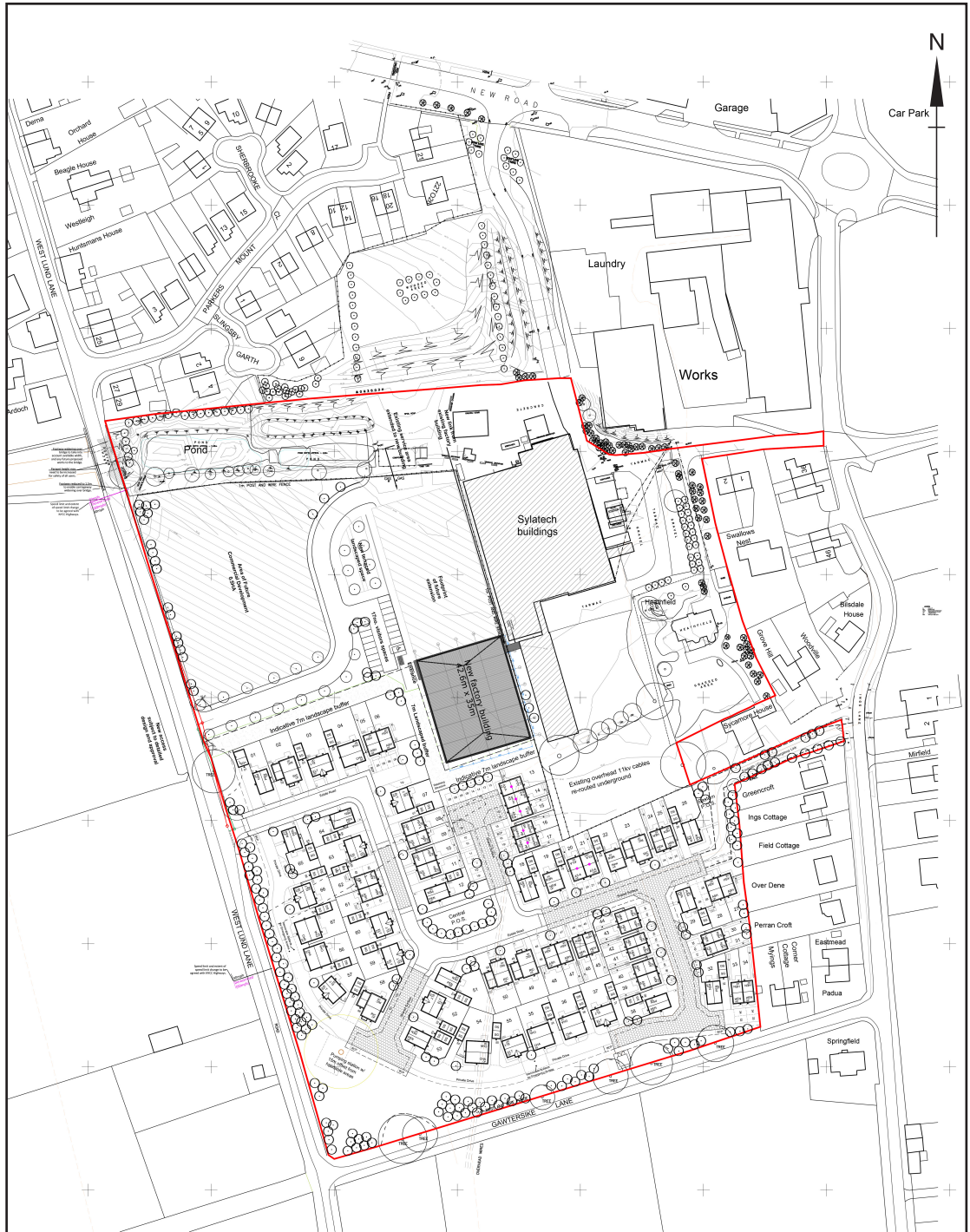


Figure 1 Site Location



Not to scale

Figure 2 Proposed development plan
 Plan supplied by client (Drawing no. Y81:1096.07)

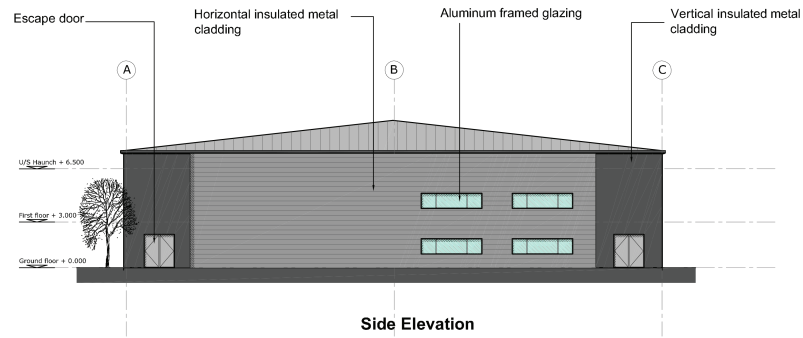
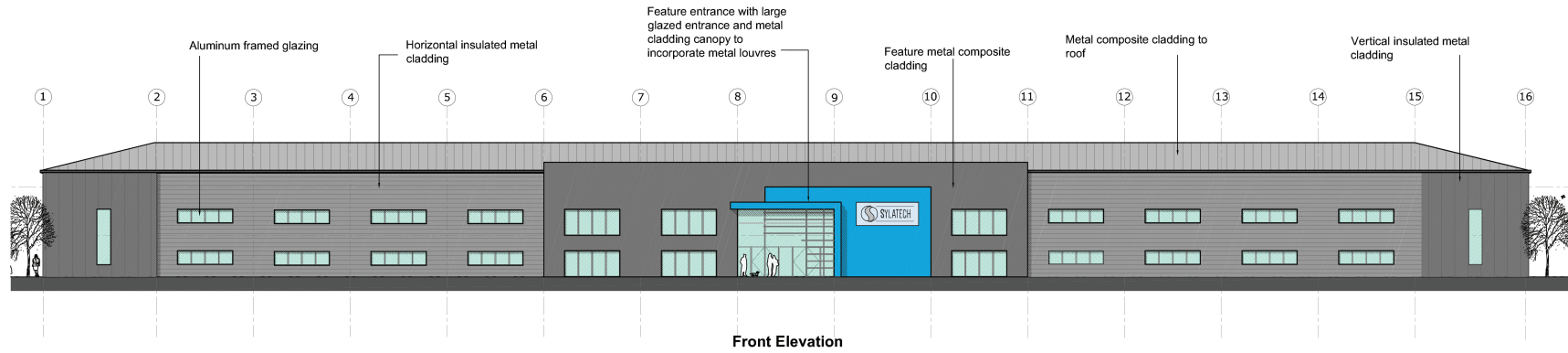
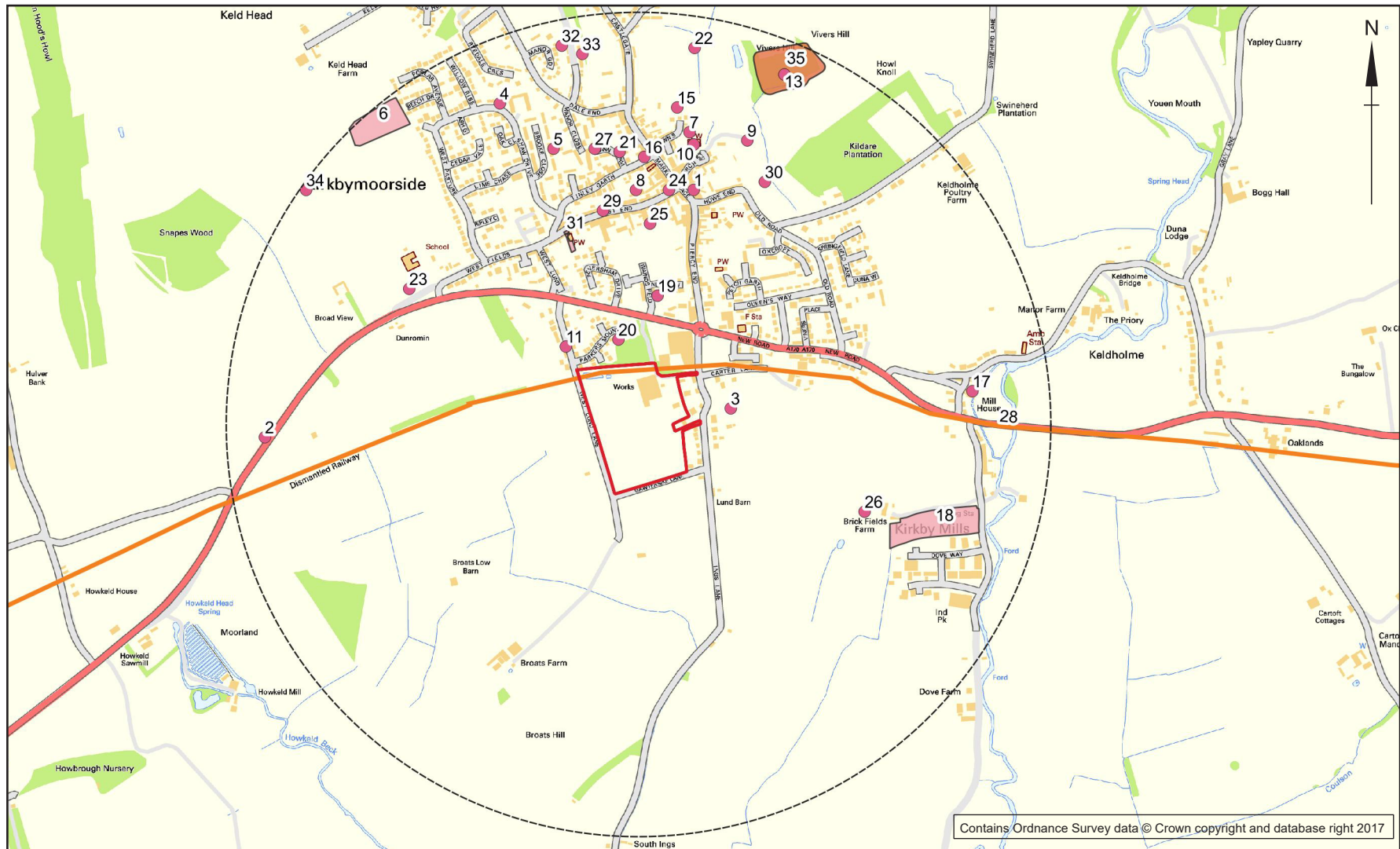


Figure 3 Proposed Elevations of Factory
(Supplied by client, Drawing no. 1864 SK 14)



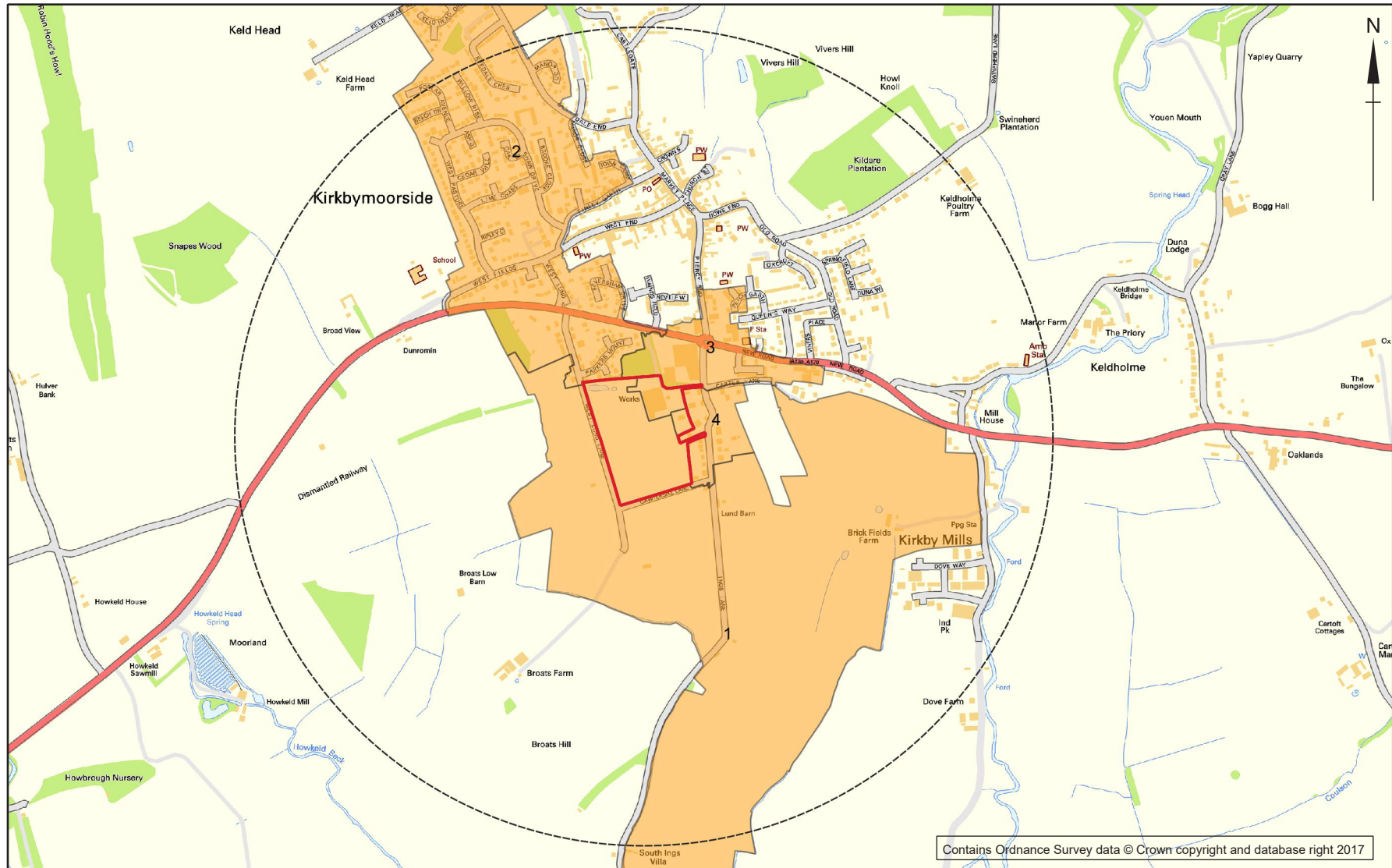
scale 1:10,000

Figure 4 HER Map of Monuments and Scheduled Monuments



scale 1:4,000

Figure 5 HER Listed Buildings Map



scale 1:10,000

Figure 6 HER Historic Landscape Character Map

PLATES



Plate 1 View of site, facing east from West Lund Lane. Roof of factory building can be seen on horizon



Plate 2 View of the rural landscape west of the site



Plate 3 View of hedge line across site, view south from north end of field



Plate 4 View of trees and houses to north of site



Plate 5 View of houses on eastern border of the site, southern end of field



Plate 6 View of fields to west of southern end of field



Plate 7 View of Vivers Hill Castle ditch with significant tree covering



Plate 8 View of site from Vivers Hill Castle setting



Plate 9 View south from Piercy End, Kirkbymoorside

APPENDIX 1 HER TABLE

| Map ID | Mon No. | Name | Grid Ref. | Mon Type | Mon Date | Description |
|--------------------|----------|--|-----------------|-------------------|---------------------|---|
| Prehistoric | | | | | | |
| 1 | MNY1224 | Howe End | SE 6974 8650 | Round Barrow | 2500 BC- AD 1065 | This is now under the Tontine Inn. Barrow which contained 12 inhumations. There were traces of burning/fire on the east side of the mound. |
| 2 | MNY1237 | Flint Arrow Findspot | SE 687 859 | Findspot | 500000 BC- AD 42 | Many flint arrowheads have been found in area |
| 3 | MNY1245 | Southfield | SE 6983 8597 | Findspot | 4000 BC- 2201 BC | Polished axehead and scraper |
| 4 | MNY1246 | Findspot, Kirbymoorside | SE 6927 8671 | Findspot | 2500 BC- 701 BC | Barbed and tanged arrowhead |
| 5 | MNY1249 | Tinley Garth | SE 694 866 | Findspot | 4000 BC- 2201 BC | Axehead and Adze |
| 6 | MNY36220 | Two Probable Enclosures of Unknown Date on Land off Kirdale Road, Kirbymoorside | SE 689 866 | Pit; Enclosure | 400 BC- AD 42 | Two probable enclosures, identified through geophysical survey. One of the enclosures appeared to contain other linear and pit like responses of possible archaeological interest. The other is in the form of a rectilinear ditch with the northern portion open. Between the two enclosures two clusters of ferrous and pit-like responses were identified and interpreted as thermoremanent features, such as kilns. Later excavations uncovered two possible enclosure ditches, dating recovered from one suggested a Middle to Late Iron Age date. |
| 7 | MNY1226 | Findspot, Kirbymoorside | SE 6973 8664 | Findspot | 1600 BC- 701 BC | Socketed axehead |

| Early Medieval | | | | | | |
|-----------------------|---------|---|-----------------|--------------------------------------|---|--|
| 8 | MNY1227 | Kirkbymoorside | SE 696 865 | Town | AD 410 - AD 2050 | Known as Chirchebi in Domesday Book. There is a tradition that the town was burnt down and that the field called Applegarth contained the site of houses. |
| 9 | MNY1230 | Cross, Kirkbymoorside | SE 6987 8662 | Cross | AD 1001 - AD 1065 | Built into the porch of the vicarage which was erected in 1855 |
| 10 | MNY1231 | Cross, Kirkbymoorside | SE 6974 8661 | Cross | AD 1001 - AD 1065 | A mutilated wheelhead cross sits on the west window ledge of the church porch |
| 11 | MNY1254 | Findspot, Kirkbymoorside | SE 6943 8612 | Findspot | AD 301 - AD 400 | A late 4th century cooking pot, found in a drainage ditch |
| 12 | MNY1224 | Howe End | SE 6974 8650 | Inhumation | AD 410 - AD 1065 | Burials and pottery found in Bronze Age barrow, could be secondary and therefore Saxon. The inhumations were placed in irregular positions and could be secondary. Three urns were found with them. |
| Medieval | | | | | | |
| 13 | MNY122 | Moated site known as Vivers Hill Castle | SE 6996 8678 | Fortified Manor House; Moat | AD 1066 - AD 1539; AD 1066 - AD 1900 | The site of the Stuteville Manor. It consists of a rectangular platform with a deep external ditch and slight traces of internal features. The area was slightly disturbed in the 19th century. Scheduled Monument - 30103 |
| 13 | MNY1223 | Fishpond in the moat at Vivers Hill | SE 6996 8678 | Fishpond | AD 1066 - AD 1539 | Part of the inner moat has been widened to form a fishpond. |

| | | | | | | |
|----|----------|--|----------------|------------------|-------------------|--|
| 14 | MNY1229 | All Saints Church | SE 6974 8661 | Church | AD 1201 - AD 2050 | The church contains a Norman chancel window, and three bay arcades are 13th century. The eastern parts are by Sir G. G. Scott between 1873 and 1875. |
| 15 | MNY1232 | Little Applegarth | SE 697 867 | Pit | AD 1066 - AD 1539 | Contained medieval pottery including a rim sherd dating to around 1250. |
| 16 | MNY1234 | Buckingham House | SE 6962 8658 | Inn | AD 43 - AD 2050 | Former inn, now used as a domestic dwelling |
| 17 | MNY23795 | Kirkby Mill, Kirkbymoorside | SE 70416 86012 | Watermill | AD 1066 - AD 2050 | Cereal milling mill. Powered by turbine, with three millstones. Turbine was installed in 1916. Now converted into a house. |
| 18 | MNY24023 | Ridge and Furrow at Brickfields Farm, Kirkbymoorside | SE 70324 85682 | Ridge and Furrow | AD 1066 - AD 1539 | No description |
| 19 | MNY24214 | Ridge and Furrow at Land between Feversham Drive and Piercy End Kirkbymoorside | SE 69652 86243 | Ridge and Furrow | AD 1066 - AD 1539 | No description |
| 20 | MNY25396 | Edward I silver penny in garden of 14, Parkers Mount | SE 69557 86137 | Findspot | AD 1066 - AD 1539 | Silver penny |
| 21 | MNY32500 | Kirkbymoorside Pound | SE 69 86 | Pound | AD 1066 - AD 2050 | No description |

| | | | | | | |
|----------------------|----------|--|----------------|-----------------------|-------------------|--|
| 22 | MNY36103 | Wall footing of possible medieval date 150m North of the Parish Church, Kirkbymoorside | SE 6974 8684 | Wall | AD 1066 - AD 1539 | A short stretch of a linear wall footing, extending for 5.2m and 0.75m wide. Consisted of a single course of smooth, weathered limestone blocks and a limestone rubble core. A narrow gap may have been an entrance. No bonding material or foundation cut were observed. A single rim sherd of a medieval bowl was recovered from the surface of the natural. |
| Post-medieval | | | | | | |
| 23 | MNY1236 | Findspot, Kirbymoorside | SE 6905 8626 | Findspot | AD 1601 - AD 1800 | Button |
| 24 | MNY1233 | The Black Swan | SE 6968 8650 | Inn | AD 1601 - AD 1800 | Has a board above the porch carved 'William Wood 1632' |
| 25 | MNY23860 | Old Windmill, Kirkbymoorside | SE 69634 86418 | Windmill | AD 1839 - AD 2050 | Conical tower mill for cereal milling. Constructed from brick, was six stories, now five. Was engine powered. Now a converted house. |
| 26 | MNY24022 | Site of Brick and Tile Works, Brickfields Farm, Kirkbymoorside | SE 70154 85719 | Brickworks; Tileworks | AD 1540 - AD 1973 | No description |
| 27 | MNY25397 | Well in 'Leng's Yard' | SE 69500 86600 | Well | AD 1540 - AD 1900 | Well. Appeared to have been dug early/mid- 19th century and filled around 1870-80 |
| 28 | MNY25686 | Disused North Eastern Railway from Gilling to Pickering | SE 738 854 | Railway | AD 1871 - AD 1964 | The course of the former North Eastern Railway, opened in 1871 and closed in 1964 |

| | | | | | | |
|----------------|----------|--|-----------------|-----------------------------------|---|---|
| 29 | MNY30987 | 42-44 West End, Kirkbymoorside | SE 6952 8645 | Longhouse; House | AD 1601 - AD 2050; AD 1701 - AD 2050 | No description |
| 30 | MNY36102 | Remains of a 19th Century Building East of Howe End, Kirkbymoorside | SE 6991 8652 | Demolition Debris; Floor; Wall | AD 1801 - AD 1900 | Structures extending eastwards from Howe End, probably dating to the 19th century. Stoneware pottery supports this date. Local knowledge suggests this building was in the approximate position of the hunt kennel buildings belonging to a more substantial house close to the present Howe End, which was demolished in the early 20th century. The structure consisted of wall foundations, rubble demolition deposits and the most recent floor layer. |
| 31 | MNY39656 | Friends Meeting House, 79 West End, Kirkbymoorside | SE 694 863 | Friends Meeting House; House | AD 1690 - AD 2050; AD 1701- AD 1861 | In 1690 land was obtained for a burial ground and a small new meeting house was built on part of it. In 1789/90 the meeting house was largely re-built incorporating some of the earlier fabric, and at some time in the early 19th century a small brick porch was added. The south side of the porch has a sundial dated 1810. The meeting house is hidden from the street behind a row of cottages and reached through an opening with a lintel dated 1861, below one of the cottages, which is occupied by the warden. The cottage appears to be partly 18th century and partly 1861 in date. |
| 31 | MNY39657 | Friends Burial Ground Associated with the Friends Meeting House, 79 West End, Kirkbymoorside | SE 694 863 | Friends Burial Ground | AD 1601 - AD 1700 | Friends burial ground attached to the Meeting House. Is managed as a garden and has one surviving burial marker. Many burials were recorded from 1690 and later. |
| Undated | | | | | | |

| | | | | | | |
|----|----------|---------------------------------|-----------------|---------------------|---------|--|
| 32 | MNY1241 | Cave, Kirkbymoorside | SE 6942 8685 | Cave | Unknown | Open in 1949 and partly quarried away |
| 33 | MNY1243 | Cave on Manor Vale | SE 6947 8683 | Cave | Unknown | The cave east of Manor Vale is probably that which was explored by W. Buckland and his party of five who dug the rubbish at the entrance and penetrated to the second fissure. |
| 34 | MNY23660 | Tile Scatter, Kirkbymoorside | SE 688 865 | Artefact Scatter | Unknown | Scatter of tile |

Table 1 HER Monuments

| Map ID | HLCUID | Type | Period | Description |
|--------|----------|---------------|--------------|---|
| 1 | HNY21552 | Enclosed Land | 18th century | An area of parliamentary enclosure consisting of medium sized fields in a regular pattern. It is defined by regular external and straight internal hedgerow boundaries and has significant legibility with approximately 45% boundary loss since 1850. |
| 2 | HNY21398 | Settlement | Modern | Part of the modern expansion of Kirkbymoorside which is in the form of planned estates in a cul-de-sac pattern. It has low density housing with front and back gardens as private space, pubs as public space and has fragmentary legibility. The estates have kept within some of the original field boundaries on the northern side but otherwise the previous HLC (medieval strip fields and Enclosed land) is not very visible in the record. |
| 3 | HNY24370 | Commercial | 20th century | An area actively used for a variety of businesses with large buildings. It has fragmentary legibility with only Ings Lane surviving since 1850, everything else is a modern addition to the area. |
| 4 | HNY24369 | Settlement | 20th century | An area of low density detached housing with no discernible public space, front and back gardens as private space and fragmentary legibility to the previous HLC with fragments of previous field boundaries surviving since 1850. |

Table 2 HER Historic Landscape Characters

| Map No. | DesigUID | NHLE No | Name | Grid Ref | Description |
|---------|----------|---------|--|-------------------|--|
| 1 | DNY10667 | 1295949 | Chas Pickard Sports and the Kirk Forge | SE 69758 86413 | Grade II. Former ironworks, now shop and office. Late C18; remodelled 1863. Cast-iron ground floor shop fronts; orange-red brick in Flemish bond. Two shop fronts flanking a carriage arch leading to workshops at rear. 2-storey, 3 window-front. The words 'GAS' and 'WORKS' are cast into iron panels over the left and right shops and 'FOUNDRY' over the right front. |
| 2 | DNY10669 | 1295962 | 18 and 20, West End | SE 69615 86474 | Grade II. Pair of houses. Late C18 with alteration. Brick front, now painted, on stone plinth; coursed rubble stone to rear and side. 2-storey, 4-window front. |
| 3 | DNY10671 | 1295966 | 83, West End | SE 69417 86387 | Grade II. Early/mid C18 with earlier origins. Partly cruck-framed, coursed rubble sandstone. 1 1/2 storey, 2 window front. One pair of crucks survive in the interior cross wall between two rooms. |
| 4 | DNY10672 | 1296003 | Cruck Cottage | SE 70438 86051 | Grade II. House. Early C18; raised and extended later. Cruck-framed; coursed limestone. Dairy extension to right rear added. Cruck visible in interior left wall of cross passage. |
| 5 | DNY10952 | 1315938 | Church of All Saints | SE 69746 86613 | Grade I. Church with C13 nave and arcades; C14 and C15 aisles and porch; tower partly rebuilt in C18; chancel rebuilt, and additions and restoration in 1874 by G. G. Scott. Dressed limestone and sandstone on rubble plinth; stone flag roof. |
| 6 | DNY10953 | 1315939 | The White Swan Inn | SE 69727 86531 | Grade II. Public house. Mid C18 with early C19 alterations. Painted, rendered brick to front, on stone plinth; rubble stone to rear. Two-storey, 3-window front. |
| 7 | DNY10954 | 1315940 | 11, The Crown Square | SE 69690 86597 | Grade II. Inn, now house. Late C18-C19 with later alteration. Orange-red brick on stone plinth; rendered brick to rear; sandstone dressings; pantile roof. Two-storey, 3-window front. |

| | | | | | |
|----|----------|---------|--|-------------------|--|
| 8 | DNY10955 | 1315941 | Market Cross, Approximately 2m south of No. 12 | SE 69670 86586 | Grade II. Sandstone market cross. Probably C17. Tall fluted shaft raised on light of steps, square on plan |
| 9 | DNY10956 | 1315942 | 12-20, Dale End | SE 69467 86704 | Grade II. Terrace of 5 houses. Early C19. Coursed rubble limestone; pantile roofs. Single fronted cottages. Three-storey, 5-window front to complete terrace. |
| 10 | DNY10957 | 1315943 | Jacoub's Fashions | SE 69761 86456 | Grade II. Shop, flat and house. Early C19, with datestone of 1909 relating to recessed extension to right. Dressed sandstone; pantile roof. Corner site. Three-storeys, 4-windows in all. |
| 11 | DNY10959 | 1315945 | National Westminster Bank | SE 69693 86538 | Grade II. House, now bank. C18 with earlier origins and later alterations; partly refronted in 1920. Red brick in English garden wall bond to front, on stone plinth; end walls rendered; rubble to rear. Two-storey, 4-window front. Late C17 moulded beams and joists survive throughout the ground floor. |
| 12 | DNY10960 | 1315946 | Vivers Lodge | SE 70072 86239 | Grade II. House. Mid-late C18, with C19 alterations. Orange-red brick in Flemish bond to front; dressed sandstone to sides and rear. Three-storey, 3-window front. |
| 13 | DNY10961 | 1315947 | Piercy House | SE 69722 86352 | Grade II. House and attached outbuilding; now house and cottage. Mid- C18 with earlier origins; subdivided early C19. House - hammer-dressed sandstone to front on rubble plinth; coursed rubble sandstone to sides and rear. Two-storey, 3-window front. Cottage - coursed rubble sandstone. |
| 14 | DNY10962 | 1315948 | Windmill at Rear of No. 17 | SE 69636 86418 | Grade II. Windmill. 1839 on datestone; reroofed later. Red brick in English garden wall bond; slate roof. Circular on plan, tapering from 6m to 3.4m. Five-storeys, 2 windows to each floor. |
| 15 | DNY9039 | 1067549 | K6 Telephone Kiosk Outside Post Office | SE 69644 86565 | Grade II. Telephone kiosks. Type K6. Designed by Sir Giles Gilbert Scott in 1935, made by various contractors. Cast iron square kiosks with domed roofs. |

| | | | | | |
|----|---------|---------|---|-------------------|---|
| 16 | DNY9248 | 1149225 | High Hall | SE 69534 86784 | Grade II. House. C.1615, with C18, C19 and C20 alterations and remodelling. Probably built for George Villiers, 1st Duke of Buckingham. Timber frame within rendered rubble stone walls. Originally two-storey, 3-bay range, main range now 4 bays. |
| 17 | DNY9249 | 1149226 | Gate-piers and Attached Garden Wall approximately 50m east of High Hall | SE 69578 86773 | Grade II. Pair of gate-piers and attached garden wall. Late C17. Sandstone rubble walls. Piers-square on plan, approx. 4m high. |
| 18 | DNY9250 | 1149227 | No. 5 and Attached railings at front | SE 69708 86554 | Grade II. House. Late C18/early C19. Orange-red brick in Flemish bond; slate roof. Three-storeys with basement, 2-window front. Late C18/early C19 cast-iron railings to front, ramped up on entrance steps. |
| 19 | DNY9251 | 1149228 | Monument Approximately 18m south of Porch of All Saints Church | SE 69738 86588 | Grade II. Chest Monument. Mid-C19. For Harriette Soweray, died 1846. Sandstone. Gothic revival style. |
| 20 | DNY9252 | 1149229 | The Green | SE 69765 86564 | Grade II. House and attached stable block, now house. Mid- to late C18 with C19 extension. Dressed limestone. Two-storey, 4-window front. |
| 21 | DNY9253 | 1149230 | No. 12 with Attached Outbuilding to rear | SE 69667 86602 | Grade II. House, extending into former stables and fire-engine house. C17 with C18 and C19 alteration. Timber-framed upper storey now encased in sandstone and rendered to front and rear. 2 1/2-storey, 3-window front. |

| | | | | | |
|----|---------|---------|--|-------------------|--|
| 22 | DNY9254 | 1149231 | Range of Market Stalls Attached to Rear of No.12 | SE 69661 86607 | Grade II. Range of three market stalls. C18. Sandstone with timber-framed openings; brick interior walls; pantile roof. Single storey. Each stall consisted of a ledge and battened stable door to the left of an open shop window. The centre stall remains the most complete, while those on each side have been modified. |
| 23 | DNY9255 | 1149232 | 10, Dale End | SE 69474 86703 | Grade II. House. C17, heightened later. Coursed sandstone front; rubble sides and rear. Two-storey, 2-window front. Included for group value |
| 24 | DNY9256 | 1149233 | Kings Head Hotel | SE 69613 86592 | Grade II. Hotel. Mid- C18, with earlier origins. Hammer-dressed sandstone part creeper covered, on rubble plinth. Two-storey, 4-window front. |
| 25 | DNY9257 | 1149234 | 14, High Market Place | SE 69604 86657 | Grade II. House. Mid-late C17, with later additions and alterations, including heightening. Originally cruck-framed, coursed rubble sandstone on cement rendered plinth, with hammer-dressed stone upper courses. Two-storey, 3-window front. At least one pair of crucks survives, visible in the ground floor room to right. |
| 26 | DNY9259 | 1149236 | Tontine House and Carriage Arch to Right | SE 69734 86517 | Grade II. Posthouse, now house and shop. 1823; later extension and alteration. For John Atkinson. Brick in Flemish bond to front, now painted; coursed rubble to sides and rear. Original inn accommodation altered in mid- C19 to provide shop at end left. |
| 27 | DNY9260 | 1149237 | Tolbooth | SE 69652 86594 | Grade II. Tolbooth, now public hall. Mid- C18; partly rebuilt after a fire in 1872. Hammer-dressed sandstone. Two-storeys, plus basement and attic, 3-bay front. |
| 28 | DNY9261 | 1149238 | The Black Swan Inn and Maws Stores | SE 69668 86512 | Grade II. Inn, now inn and shop. Dated on porch lintel: 'ANO DOM 1632 OCTOBER XI WILLIAM WOOD'. Extended in C18; subdivided late C19. Timber frame clad in coursed limestone, now whitewashed. Two storeys. |
| 29 | DNY9262 | 1149239 | 47 and 49, Piercy End | SE 69749 86349 | Grade II. House and attached outbuilding; now house and shop. Late C18 with later alteration. Coursed sandstone to front; rendered stone gable wall to right. 1 1/2 storey, 3-window front. |
| 30 | DNY9263 | 1149240 | 8, West End | SE 69662 86494 | Grade II. House. Mid-C18, with earlier origins; altered in C19. Coursed limestone to front and sides, on rubble plinth; rubble limestone to rear. Two-storey, single window front. |

| | | | | | |
|----|---------|---------|---|-------------------|---|
| 31 | DNY9264 | 1149241 | The Georgian House and Attached Railings to Front | SE 69534 86454 | Grade II. House, now residential home for old people. Mid- C18; raised and extended 1817; later C19 and C20 alterations. Dressed sandstone to front; coursed rubble and brick gable wall to right; red brick in stretcher bond to rear. Three-storey, 3 window front. At end right of first floor is a circular sundial in a raised surround, with a filigree gnomon incorporating the initials 'TH'. |
| 32 | DNY9265 | 1149242 | Friends Meeting House at Rear of 79 | SE 69437 86382 | Grade II. Quaker Meeting House. 1791. Coursed Sandstone, with porch of orange brick in stretcher bond. Rectangular building with west porch. On the south wall of the porch is an iron and timber sundial, slightly canted. The inscription reads 'J. Russell. Dd. MDCCCX'. |
| 33 | DNY9829 | 1173849 | Low Hall and Garden Wall Attached to Outbuilding to Left | SE 69527 86725 | Grade II. House and garden wall to left. 1797 with C19 and C20 extension and alteration. Two storeys with basement and attic. An undulating garden wall of the same milled stone as the house, with cambered coping, masks and outbuilding contained in the angle of the original house and the C19 extension. |
| 34 | DNY9830 | 1173861 | Garth End House, Kirkby Klippers and Buckingham House and Attached Railings to Front and Side | SE 69612 86554 | Grade II. House, now two dwellings and hairdresser's shop. C17 with later rear extension and alterations, including C20 shop-front to left. Coursed rubble; brick shop-front. Two-storey. C20 plaque recording the death of the Duke of Buckingham in the house in 1687. Late C18 cast-iron railings with urn finials to front and side. |
| 35 | DNY9831 | 1173878 | Dog and Duck | SE 69623 86636 | Grade II. Farmhouse. C18 with earlier origins; C19 alteration, including door and window surrounds. Dressed sandstone to front, coursed rubble to rear. Two-storey, 4-window front. Massive square-sectioned beam from earlier house has been retained in the centre room. |
| 36 | DNY9833 | 1173893 | 16 and 18, High Market Place | SE 69597 86672 | Grade II. Pair of houses. C18 with earlier origins; subdivided and raised later. Rendered to front, coursed rubble sandstone to rear. Two storey, 3-window front. One pair of raised crucks remain in the roof above the wall between the rooms to left. |

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| 37 | DNY9834 | 1173917 | The Petch House with Attached Stone Steps and Wall to Right | SE 69844 86490 | Grade II. House, now two dwellings. 1785, with C19 extensions; subdivided and extended in C20. Built for John Petch, lawyer. Orange-red brick in Flemish bond to front, on stone plinth; rendered to rear, sandstone return fronts and extension. Three-storeys, 3 bays. Short flight of stone steps at end right, with ramped-up orange-red brick wall in English garden wall bond, stone coping and pier. |
| 38 | DNY9835 | 1173926 | Number 8 and Attached Railings | SE 69736 86495 | Grade II. House, now offices. Mid-late C18 with early C19 extensions and alteration. Dressed sandstone to front, Flemish bond brick to rear, slate roof. Three storeys and basement; 3 bays. Early C19 cast-iron railings to front ramped up to doorway. |
| 39 | DNY9836 | 1173935 | 14, Market Place | SE 69698 86554 | Grade II. House and shop. Mid- C18 with later alterations. Gable end to street. Painted brick to street; coursed rubble sandstone to sides; pantile roof. Three storeys and attic; single window. |
| 40 | DNY9838 | 1173946 | The White Horse Inn | SE 69703 86488 | Grade II. Inn. Early C19 with earlier origins. Rendered to front; rubble sandstone to rear; slate roof. Two storey, 5 window front. |
| 41 | DNY9840 | 1173961 | The George and Dragon Inn and Attached Railings to Front The Yorkshire Bank | SE 69653 86540 | Grade II. Inn, now inn and bank. Mid- C18 with earlier origins; subdivided and extended to rear later; C20 bank front to right. Hammer-dressed stone, now whitewashed at front; pantile roof. Two storeys with semi basement, Carriage entrance to left. Late C18 iron railings to front of inn, approximately 1m high on chamfered stone base, and ramped up to doorway. |
| 42 | DNY9844 | 1173989 | 28, Piercy End | SE 69724 86370 | Grade II. House. Mid- C18, heightened later. Dressed sandstone; pantile roof. Two storey, 2 window front. |
| 43 | DNY9846 | 1179846 | 2, West End | SE 69676 86502 | Grade II. Shop, with flat above. Early C19. Coursed limestone, pantile roof. 2 1/2 storeys, 2 window front. |

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| 44 | DNY9847 | 1174013 | 3, West End | SE 69683 86481 | Grade II. House. Early C18, with earlier origins; later heightening and alterations. Cruck-framed, cased in rendered sandstone; pantile roof. 1 1/2 storey, 2-window front. The feet of one pair of crucks are visible in the interior end passage wall. This is said to be truncated higher up. There is said to be a second pair of crucks in tile cross wall between the two rooms. |
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Table 3 HER Listed Buildings



YORK ARCHAEOLOGICAL TRUST

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