

Peckets Yard, Sheriff Hutton

Heritage Assessment

Historic Buildings and Archaeological Desk-Based Assessment



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EXECUTIVE SUMMARY

Site Name: Pecket's Yard, Sheriff Hutton

Address: Pecket's Yard, East End, Sheriff Hutton, North Yorkshire

Grid Reference: SE6578166381

Local Planning Authority: Ryedale District Council

County: North Yorkshire

Statutory Listing: N/A

Conservation Area: N/A

Scheduled Monument: N/A

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Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England.

Humble Heritage Ltd undertook this heritage assessment of Pecket's Yard and its surroundings during November 2015-May 2016 on behalf of Daniel Gath Homes. This assessment is intended to accompany the application for planning permission for the erection of twelve residential units with associated infrastructure, services and access at Pecket's Yard, Sheriff Hutton.

This report examines the potential for below-ground archaeology to survive at the site and also assesses the heritage impact of the proposed development upon any below-ground archaeology and upon the significance of designated heritage assets within a 500m radius due to changes to their settings.

Documentary and cartographic materials were consulted in order to provide a summary of the historical and archaeological development and significance. The material held at North Yorkshire Historic Environment Record, Heritage Gateway, and Pastscape and on-line sources was also consulted prior to a site visit.

The proposed development has been carefully designed and is considered to respond positively to the distinctive qualities of the village and respects the settings of nearby designated heritage assets, preserving or enhancing those attributes considered significant in terms of setting. The development will integrate with the established village and will enhance the setting of the conservation area in this locality as the existing site negatively impacts upon the appearance of the conservation area.

The proposed development is not considered to fall within the setting, or impact upon the significance, of Sheriff Hutton ringwork, castle and registered park and garden as these are sufficiently distant to be unaffected, particularly given the existing topography.

The presence of buried archaeological remains in the wider study area from the prehistoric to Romano-British period and ridge and furrow of medieval date indicate that buried archaeological remains may be present on the site, although there is no direct evidence for this despite a number of nearby archaeological investigations, and the likelihood is considered to be low. However, if present, it is likely that any below-ground remains will have been partly impacted upon by the construction of the current pumping station and previous development shown on historic maps and are thus likely to have been damaged. Any below ground archaeological remains may range in significance from negligible to low-local or medium/regional.

Sustainable residential development such as this can have important positive impacts on heritage assets and their settings. In this case, the benefits flow from regenerating an unkempt site and thus improving the setting of the conservation area in this locality and the setting of the Grade I listed church while providing additional residents to increase the parish community.

The proposed development is considered to accord with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the guidance provided in The Ryedale Plan – Local Plan Strategy.

INTRODUCTION

- 1.01 This heritage assessment has been prepared by Liz Humble (MA, MA, MCIFA, IHBC), Director, Humble Heritage Ltd, on behalf of Daniel Gath Homes during November 2015-May 2016. This assessment considers the land and buildings that fall within the boundary of the proposed development at Pecket's Yard and a 500m radius
- 1.02 The aims of this report are to:
- Inform the planning application to provide a tool to help the planning authority and Historic England to understand the potential for below-ground archaeology and the significance of the known or possible heritage assets.
 - Help inform the client with respect to the nature, likelihood and significance of any archaeology and heritage assets.
 - Assist those in the planning system advise and assess future plans for change.

PLANNING CONTEXT

- 2.01 There are no designated heritage assets, such as listed buildings or scheduled monuments, within the site boundary and the site does not fall within a conservation area. However, the site lies immediately adjacent to the Sheriff Hutton Conservation Area and there are several designated heritage assets in the village within a 500m radius of the site. The planning legislation, policy and guidance described below is therefore considered to be relevant.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.02 The desirability of preserving listed buildings and their settings is enshrined within Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which states (in part):

'In considering whether to grant permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting'.

- 2.03 With regards to Conservation Areas, section 72(1) of the Act requires that:

'In the exercise, with respect to any buildings or other land in a conservation areas, of any powers under the provision mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

- 2.04 In primary legislation, the setting of conservation areas is not a statutory duty. However, the National Planning Policy Framework states that the setting of a designated heritage asset can contribute to its significance and this includes conservation areas.

National Planning Policy Framework

- 2.05 National Planning Policy for cultural heritage is provided within the National Planning Policy Framework (NPPF) published in March 2012. The opening remarks in the Framework set out the primary objectives to achieve sustainable development, a principal that all development should accord with. The NPPF identifies three dimensions to sustainable development; economic, social and environmental. Paragraph 7 identifies that an environmental role includes, *'contributing to protecting and enhancing our historic environment'.*
- 2.06 In the NPPF, paragraph 17 sets out the 12 core land use principles that should underpin decision making, this includes, *'conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations'.*
- 2.07 Paragraph 128 of the NPPF states, *'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contributions made by their setting...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'.*
- 2.08 Elsewhere within the NPPF, it is considered that the most relevant paragraphs to this application are paragraphs 56, 57, 60 and 61 requiring good design and the integration of new development into existing development and paragraphs 131,132, 135 and 137 regarding conserving and enhancing the historic environment.

Ryedale Local Plan

- 2.09 In September 2013 The Ryedale Plan – Local Plan Strategy was approved with amendments made in January 2015. It is considered that the most relevant policies and their fundamental requirements are SP12 Heritage, SP16 Design and SP20 Generic Development Management Issues.

The Setting of Heritage Assets

- 2.10 The Historic England document *Historic Environment Good Practice Advice in Planning, Note 3 – The Setting of Heritage Assets*, advocates a five step approach for assessing the implications of a proposed development upon the significance of heritage assets as regards a change to their setting of which the first four steps are relevant to this report:

- Step 1: identify which heritage assets and their setting are affected;
- Step 2: assess whether, how and to what degree these setting make a contribution to the significance of the asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm.

METHODOLOGY

- 3.01 In accordance with Government guidance on archaeology and also guidance produced by the Institute for Archaeologists, this assessment draws together relevant existing information from written, graphic, photographic and electronic sources in order to identify the likely character, extent, date, state of preservation and quality of the known or potential archaeological resource at the site and its significance. It includes all relevant information gathered from a search of the North Yorkshire Historic Environment Record (HER) covering a radius of 500m around the site, published and unpublished secondary sources, the online archaeological catalogues archived by the Archaeology Data Service and the Historic England Archives. The history of the site, and wider area, has also been compiled with reference to historic maps. The locations of the data points which fall within a 500m radius, which are largely derived from the HER, are listed in the gazetteer in Chapter 5 and presented on the associated map.
- 3.02 A site visit was made in November 2015 and again on 21 March 2016 to establish the current land use within the site and its surroundings, identify any visible evidence relating to potential archaeological remains, and assess the significance of nearby designated heritage assets and how their settings contribute to that significance. This assessment of the settings of designated heritage assets has been written in accordance with the five-step methodology set out in the Historic England *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (2015). However, Step 5 (make and document the decision and monitor outcomes) has been omitted, as this is a matter for the decision maker.

SITE LOCATION, LANDUSE, TOPOGRAPHY AND GEOLOGY

- 4.01 The site is located at the east end of the village of Sheriff Hutton within North Yorkshire. The proposed development will be situated in Pecket's Yard, a plot with two main uses at present: a Yorkshire Water pumping station and a workshop. Both generate some activity on the site and associated traffic. The plot is sited to the north of the church of St Helen and Holy Cross. The village of Sheriff Hutton is situated on a long low ridge running east-west between the Vale of York and the

Howardian Hills approximately 10 miles north northeast of York and south and west of the Howardian Hills Area of Outstanding Natural Beauty.

- 4.02 The underlying geology of the site is mudstone of the Redcar Mudstone Formation with superficial deposits of clays, sands and gravels of the Vale of York Formation (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).



Location map

GAZETTEER OF HERITAGE ASSETS

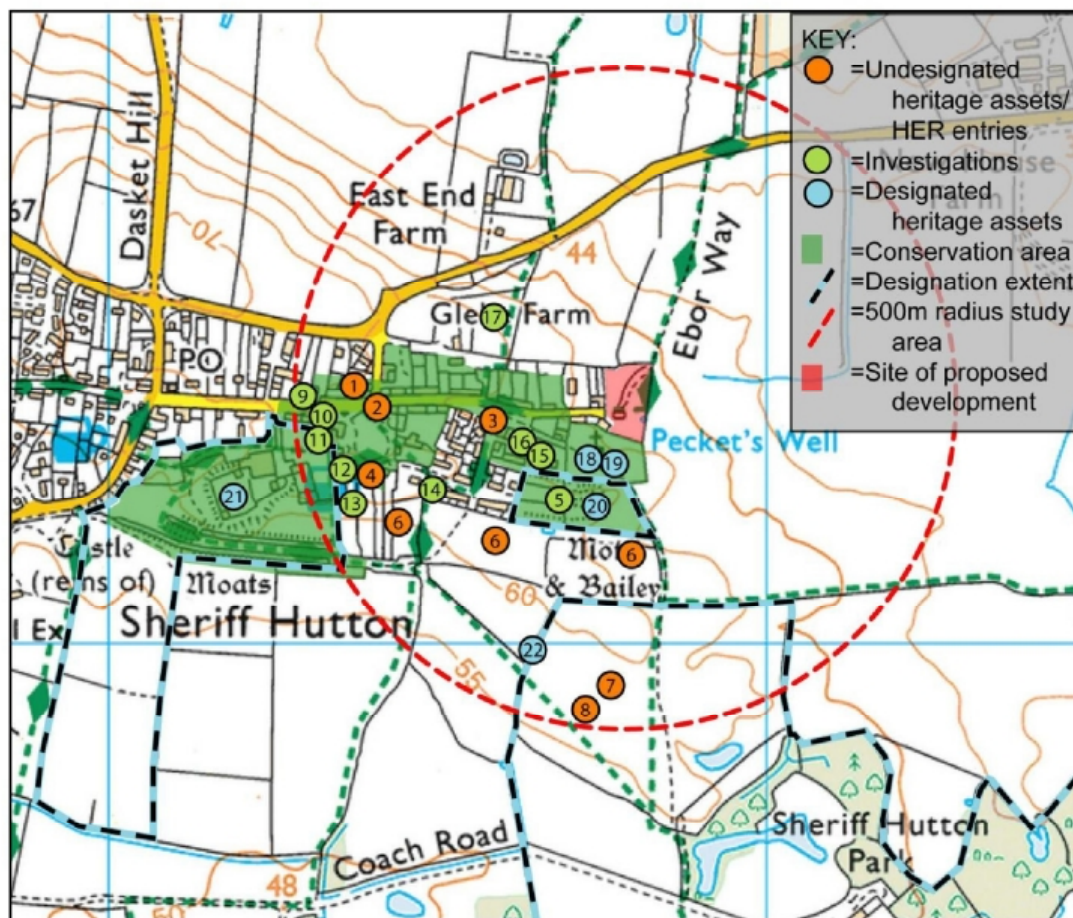
- 5.01 This chapter lists the archaeological investigations and heritage assets (sites, findspots and buildings/structures of archaeological or historical interest) recorded in the HER and in other sources that are likely to contribute to the heritage significance of the site being studied and its surroundings. These comprise the records within a c.500m radius of the approximate centre of the site. Where possible the relevant HER or other identifying number is given. The location of the recorded sites are plotted on the figure below the table.

Map No.	Name of Known Sites, Findspots or Interventions	Date: Origins	HER/ Other Number	Description
Undesignated Heritage Assets				
1	Post medieval stone lined Pit, Police House, Main Street	Post-medieval	MNY36196 ENY6669	<p>MNY36196: A stone-lined pit was encountered during a watching brief at Police House, Main Street, Sheriff Hutton. The excavators report the following:- it had ceased function during the post-medieval period. The material found in the backfill being of 17th-19th century date. It was thought to be either a garden feature or a refuse pit. It had been cut by a later refuse pit containing domestic artefacts of 18th/19th century date. Both these features appear to be indicative of domestic habitation in the vicinity of Police House during the post-medieval period</p> <p>ENY6669: On 19 November, 6 and 7 December 2012 AOC Archaeology carried out an archaeological watching brief as a planning condition. No medieval remains were encountered during the watching brief, a few sherds of residual late medieval or early post-medieval pottery were found in later deposits. A stone-lined pit was recorded close to the north wall of the existing house. Its purpose was unclear but it may represent an 18th-19th century garden feature or a refuse pit. A number of post-medieval dumped deposits were recorded of probable 19th century date, possibly top consolidate wet ground.</p>
2	Sheriff Hutton village	Medieval	MNY17999	Sheriff Hutton village.
3	Roman road, from Thirsk to the River Tees	Romano-British	MNY190	A Roman road is traceable in hedgerows place names and parish boundaries from Thirsk to the River Tees. NYM4 may also be associated. It has been suggested that this road may be based on an earlier route.
4	Castle Hill, medieval pottery	Medieval	MNY38215 ENY7717	An assemblage of 12 sherds of green glazed, jug like medieval pottery recovered from the topsoil during a watching brief, thought to be 14 th century.
5	Ringwork and bailey immediately south of St Helen and Holy Cross Church	Medieval	MNY21065 ENY2496 ENY2605	<p>MNY21065: Anomalies representing possible wall footings, a well, ridge and furrow, and possible dwelling areas were identified during a geophysical survey.</p> <p>ENY2496: In December 2004, GSB Prospection carried out a magnetometry survey as part of a program of research. Areas of ridge and furrow were recorded, as well as possible dwelling areas. An area of 0.75 hectares was surveyed.</p> <p>ENY2605: In December 2004, GSB Prospection carried out a resistivity survey as part of a program of research. Anomalies thought to represent possible wall footings and a possible well were recorded. An area of 0.75 hectares was surveyed.</p>
6	Ridge and furrow	Medieval	MNY18023	No detail recorded in HER [areas of ridge and furrow were observed during site visit].
7	Mesolithic and Neolithic flints	Mesolithic and Neolithic	MNY38139 ENY7585	MNY38139: Flints of Mesolithic and Neolithic date were recovered during field walking in Sheriff Hutton Park. The

	from Sheriff Hutton Park			<p>flints were found within a possible Roman enclosure previously identified as a crop mark around the 50-60m contour line. The Mesolithic flints were mainly found to be in the south eastern part of the enclosure and the Neolithic flints in the north and east of the enclosure, with some overlap. Fourteen flints were reported to the Portable Antiquities Scheme. Since that time further fieldwalking has produced considerably more flints.</p> <p>ENY7585: Sometime before 9 December 2013 Mr Pitman carried out a field walking exercise for the collection of flints in Sheriff Hutton Park. The area of interest was a Roman enclosure known from aerial photographs. An assemblage of Neolithic and Mesolithic flints were collected. Fourteen flints were reported to the Portable Antiquities Scheme. Since that time further fieldwalking has produced considerably more flints. Field walking also took place at Dudley Hill Farm, also see ENY7586 and at 'a known Mesolithic site across the valley at Birkdale Farm, Terrington' however, no further details were given.</p>
8	Double ditched square enclosure, of possible Roman date	Romano-British	MNY18022	<p>A possible Roman enclosure was recorded by RCHME in 1993 and mapped as part of the Howardian Hills Project. It was visible as an earthwork on historic air photographs and as a cropmark on more recent photographs. The enclosure lies within Sheriff Hutton Park around the 60m contour, and appears as a double ditched enclosure with curved corners. It was interpreted as a Roman enclosure on morphological grounds although another explanation is that it was an ornamental garden feature associated with Sheriff Hutton Hall. A second possible garden feature is recorded as an avenue in MNY18024 but there does not appear to be any relationship between the two.</p>
Investigations (unless referenced above)				
9	Holly Lodge, Main Street. Archaeological Watching Brief	N/A	ENY6058	<p>During June 2011 MAP Archaeological Consultancy Ltd carried out an archaeological watching brief to fulfil a planning condition. No archaeological features, deposits or finds were encountered during the work.</p>
10	Main Street, Finkle Street & The Green	N/A	ENY2111	<p>In February 2004, Northern Archaeological Associates carried out a watching brief on 18 launch and reception pits around Sheriff Hutton associated with scrape-and-line renewal of water mains, and also a 100m open cut trench in Main Street. No archaeological features, deposits or artefacts were encountered. Full route shown on map in report.</p>
11	Land Adjacent to Stone Lodge, Main Street. Desk Based Assessment	N/A	ENY7220	<p>Sometime before 9 September 2013 MAP Archaeological Consultancy Ltd prepared an Archaeological Desk Based Assessment to support a planning application. The study found that the proposed development would have no impact on cultural heritage that would prevent development. The proposed building will use a raft foundation and it was recommended that a watching brief be conducted on the limited excavation proposed.</p> <p>A WSI for a watching brief was prepared and approved (ENY7221).</p>

12	Stile House	N/A	ENY1 ENY3825 ENY3862	ENY1: A watching brief was carried out during excavations of foundations for a greenhouse and the re-positioning of a domestic oil tank. ENY3825: watching brief with no detail recorded. ENY3862: duplicate of above(?).
13	Longacre, The Green	N/A	ENY4675	In July 2009, MAP Archaeological Consultancy Ltd carried out a Recording Brief at Longacre The Green Sheriff Hutton to fulfill a planning condition. No archaeological features or finds were located during the works.
14	23 The Croft	N/A	ENY3078	In February 2006, Chris Fern of Fern Archaeology carried out a watching brief during the construction of a dwelling adjacent to 23 The Croft, Sheriff Hutton. The watching brief comprised monitoring of the stripping of topsoil, the removal of an earth bank, ground reduction and the digging of foundations. The works revealed a single east-west aligned linear feature, probably a plough furrow, and a buried plough soil. No dating evidence was recovered.
15	Heather Grange, Church End	19 th century	ENY863	In May 2002, MAP Archaeological Consultancy Ltd carried out a watching brief during the construction of an extension and associated drainage works at Heather Grange, Church End, Sheriff Hutton. Groundworks within the yard area revealed the top of a brick-capped cistern, which is depicted on a plan of 1863. Works within the existing kitchen revealed a previously unrecorded capped well. No earlier archaeological features or finds were uncovered during the works.
16	Land adjacent to Church Cottage, The Croft and Church End	N/A	ENY4576	In June 2009, MAP Archaeological Consultancy Ltd carried out a strip, map and record at Land adjacent to Church Cottage, Sheriff Hutton as part of a planning condition. No archaeological features, deposits or finds were encountered.
17	Earthwork Surveys	20 th century	ENY6036	Sometime between March and April 2008 Ed Dennison Archaeological Services undertook two measured earthwork surveys at Sheriff Hutton. One at Lodge Farm to the south of the village and the other to the east of Glebe Farm on the northern edge of the village.
Designated Heritage Assets				
18	Tomb to Atlay family in churchyard approximately 10 metres to south of south chapel of church of St Helen and Holy Cross	Post-medieval	1295661	Grade II listed Tomb to Atlay family. Earliest date 1779 with inscriptions continuing to mid-19 th century. Sandstone. Square on plan with inscriptions on each face under coved cornice surmounted by ball finial on stepped base.
19	Church of St Helen and Holy Cross	N/A	1149591	Grade I listed Church. 12 th century nave and lower part of tower, 13 th century chancel with substantial rebuilding in 15 th century, 14 th century aisles, 15 th century chapels, vestry and upper part of tower, early 16 th century clerestory, late 18 th century porch. Limestone and sandstone rubble and ashlar, Welsh slate and lead roofs. West tower with porch,

				<p>3-bay nave with aisles clasping tower, 2-bay chancel with chapels to north and south and vestry to north. West front: porch contains pointed doorway of 3 roll-moulded orders with headstops. Tower: small round-headed window to left of porch roof, and blocked central round-headed window. Upper stage has twin belfry openings on string course to each face, and battlemented parapet with pinnacles and gargoyles. Aisles: pointed doorways to first bay and 2-light square-headed windows throughout. Clerestory: 2-light basket-arched windows. North chapel: 2-light square-headed window and re-used 3-light window with Reticulated tracery. South chapel: two 3-light cusped windows. East end: 5-light window with Perpendicular tracery to chancel flanked by 3-light re-used windows with Reticulated tracery to chapels. The interior contains a 14th century tower arch, 14th century foliate capitals and a single lancet in the north wall of the chancel. Brass in north-east end of nave to Dorothea and John Ffenys, dated 1491 and depicting 2 swaddled children. North chapel contains brass to its benefactor, Thomas Wytham, died 1481. An alabaster tomb with effigy of a child, generally regarded to represent Edward, Prince of Wales, son of Richard III, died 1484, but now more convincingly identified as early/mid-15th century, possibly Ralph Neville, died c.1436. Stone effigy of Sir Edmund Thweng of Cornborough Manor, died 1344. Probable 15th century door into vestry. 17th century altar rail. Box pews, from 17th century to 19th century. Some 14th century stained glass in north aisle window. Pevsner "Yorkshire: The North Riding" 1966. Routh P. and Knowles R. "The Sheriff Hutton Alabaster Reconsidered" 1982.</p>
20	Ringwork and bailey immediately south of St Helen and Holy Cross Church	Medieval	1017484	<p>Scheduled monument The monument includes the substantial remains of a ringwork, a Norman earthwork castle, sited immediately to the south of the Church of St Helen and Holy Cross. It also includes part of the associated bailey to the west, together with earthworks relating to the later use of the area to the south and east. The date of the castle is not known for certain.</p>
21	Sheriff Hutton quadrangular castle and early garden earthworks	Medieval	1019593	<p>Scheduled monument The monument includes the standing, buried and earthwork remains of a late 14th century quadrangular castle and associated features including the earthworks of a 16th century garden. It is prominently located on the southern side of Sheriff Hutton, overlooking the Vale of York. John Lord Neville of Raby was granted a licence to build a stone castle in 1382 by Richard II.</p>
22	Sheriff Hutton Park	Post-medieval	1001462	<p>Grade II* listed park and garden Only the very northwest corner of the registered park or garden is within the study area.</p> <p>Early 17th century formal gardens created to accompany a contemporary country house, with a landscape park created in the 18th century or early to mid-19th century, the whole set in the remains of a medieval deer park.</p>



Location of gazetteer entries

1 - Post medieval stone lined pit, Police House, Main Street; 2 - Sheriff Hutton village; 3 - Roman road, from Thirsk to the River Tees; 4 - Castle Hill, medieval pottery; 5 - Ringwork and bailey immediately south of St Helen and Holy Cross Church; 6 - Ridge and furrow; 7 - Mesolithic and Neolithic flints from Sheriff Hutton Park; 8 - Double ditched square enclosure, of possible Roman date; 9 - Holly Lodge, Main Street, watching brief; 10 - Main Street, Finkle Street & The Green, watching brief; 11 - Land Adjacent to Stone Lodge, Main Street, Desk Based Assessment; 12 - Stile House, watching brief; 13 - Longacre, The Green, recording brief; 14 - 23 The Croft, watching brief; 15 - Heather Grange, Church End, watching brief; 16 - Land adjacent to Church Cottage, The Croft and Church End, strip, map and record; 17 - Lodge Farm and land to the east of Glebe Farm, Earthwork Surveys; 18 - Tomb at Church of St Helen and Holy Cross; 19 - Church of St Helen and Holy Cross; 20 - Ringwork and bailey; 21 - Quadrangular castle and early garden earthworks; 22 - Sheriff Hutton Park

CARTOGRAPHIC EVIDENCE

- 6.01 Ordnance Survey mapping of the site is available from 1856 to the present. A number of changing features and points of interest are revealed by the map regression.
- 6.02 Prior to 1912, the southern boundary of the site did not coincide with the boundary of the churchyard as it does today. The churchyard was expanded between the 1890s and 1912 to take in land that had previously been a building, small field and part of a larger field to the east. The application site boundaries have also changed, reaching their current extent only recently.
- 6.03 A single, long building – or more likely a range of buildings – is shown at the southern tip of the site in 1856, bisected by the site boundary. Thereafter, the range of buildings appears to have been reduced to a single building, which lay outside the site boundary. The space previously taken by the longer range of buildings became an enclosed yard or paddock. The nature of the various former buildings at and beyond the southern boundary of the site is unknown, but they were probably agricultural buildings of little significance. The c.1912 map shows the single early building to have been demolished and a further building built, this time within the site boundary. In the present day there is no trace of this feature.
- 6.04 Two buildings, presumably dwellings as they have attached gardens, also appear within the site boundary on the 1856 map. By the 1893 Ordnance Survey map the building and garden to the north had been removed. A public footpath is also recorded from 1856 and this runs through the site connecting to fields within and beyond the site boundary.
- 6.05 From 1893 until the construction of the Yorkshire Water pumping station (first shown on the 1970s map, and extant today) a building, possibly a semi-detached pair of cottages, is shown in the central-south part of the site. From the c.1912 Ordnance Survey map a small building appears within the yard (this had gone by the 1952 map).
- 6.06 'Pecket's Well' is marked on every map from 1856 to the present-day, although its position varies slightly. On some maps it lies within the eastern site boundary, on others it is just beyond. There is no visible sign of the feature in the present-day, although given the dumping of stone and building materials in this area any ephemeral traces may be buried.



1856 Ordnance Survey map



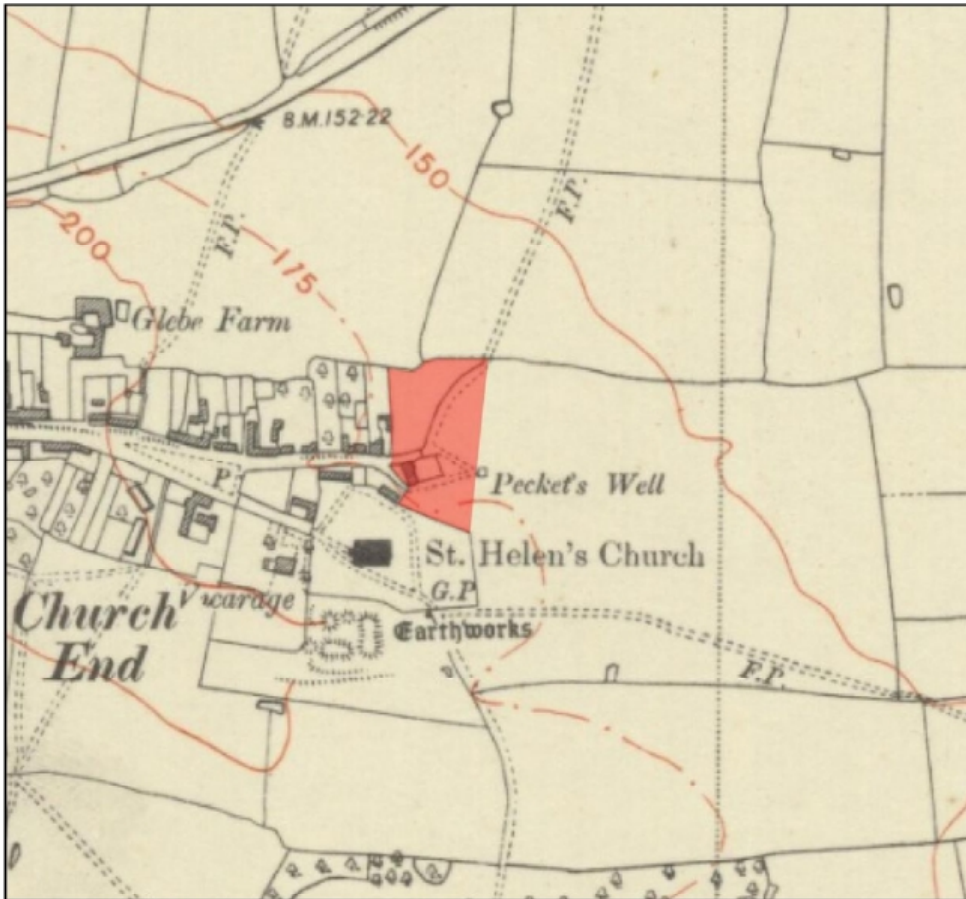
1890s Ordnance Survey map



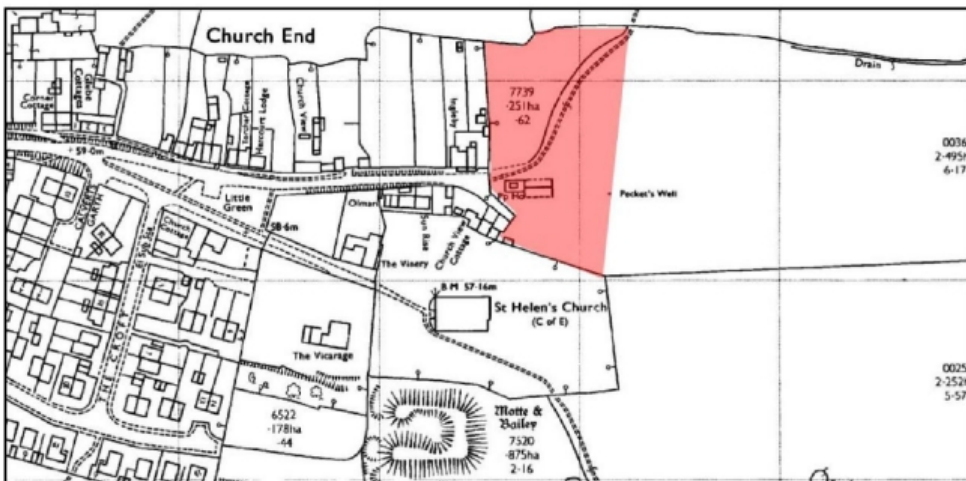
1893 Ordnance Survey map



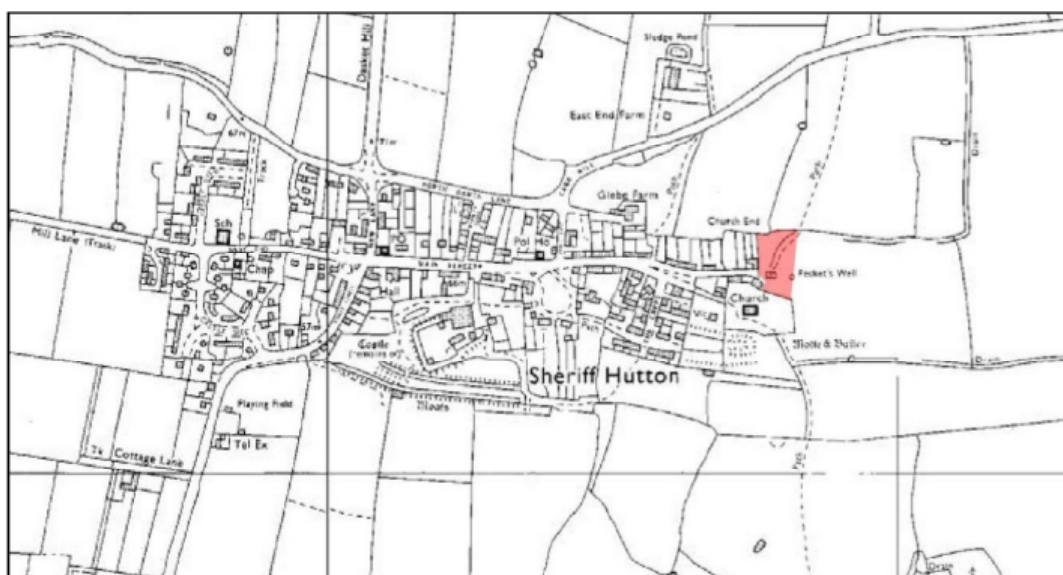
Circa 1912 Ordnance Survey map



1952 Ordnance Survey map



1970s Ordnance Survey map



1980s Ordnance Survey map

THE SITE TODAY

- 7.01 The site is approached via East End. It consists of an overgrown largely undeveloped area of land at the eastern edge of the village of Sheriff Hutton, at the termination of the lane known as East End. It is currently laid out to rough grass with the exception of the large shed with a pitched roof (Yorkshire Water pumping station and workshops) and surrounding hard standing and access track.
- 7.02 To the north and east the boundary of the site is defined by a conifer tree lined hedgerow planted within the last twenty years or so atop a bank (possibly a collapsed wall due to the presence of intermittent stone blocks). Beyond this is open countryside with arable fields and a public footpath running from the east boundary of the site, across the field to the road (Carr Hill) to the north. The southern boundary of the site is marked with a further tree lined hedge behind which is the brick churchyard wall and churchyard and church of St Helen and the Holy Cross. The western and southwestern boundary abuts existing residential properties, to the south these consist of a row of cottages and to the north, 'Hartley' and its rear garden.
- 7.03 The character of the site is currently compromised by overgrown vegetation and the presence of dumped material – seemingly building material and household waste – which gives the site a rather forlorn and unkempt appearance.
- 7.04 No evidence of archaeological earthworks or of any structures associated with Pecket's Well was observed within the site, although dumped material and high grass may mask low lying features and the ground was a little uneven.



The site today, looking south towards the pumping station. Note the upper stage of the crenellated church tower is just visible behind a tree

ARCHAEOLOGICAL AND HISTORICAL SUMMARY

- 8.01 Based upon the gazetteer in Chapter 5 and secondary sources, the following is a summary of the general archaeological and historical background of activity within the search area around the site and wider area. The associated gazetteer entry numbers are referred to in square brackets []. There are no features of heritage significance within the site boundary, with the possible exception of the demolished remains of various buildings shown within the site on various 19th and 20th century maps. The area to the south and southwest of the site is sensitive due to the presence of a number of designated and undesignated heritage assets.

Prehistoric Period and Romano-British Period

- 8.02 A Roman road is thought to run through the centre of Sheriff Hutton village [3], c.200m west of the site. However no firm evidence for the route exists and its orientation has been deduced from hedgerows, place-names and parish boundaries. Two possible roads are shown in this area according to the Roman Roads Research Association (<http://www.romanroads.org/yorkshireproject.html>), although neither fit with the HER description 'from Thirsk to the River Tees'. The road from Barmby on the Moor to Durham (Margary 80A) may run northwest to southeast but the section of the road in this area is conjectural, and a road may run northeast from Strensall to Sheriff Hutton, although this is conjectural also and was not classified by Margary.
- 8.03 A double-ditched square enclosure of possible Roman date [8] has been recorded from aerial photographs in Sheriff Hutton Park, 500m south of the site. It is possible that the feature is an ornamental garden feature. Fieldwalking in the vicinity of the feature has produced a quantity of worked flint (over fourteen pieces) of Neolithic and Mesolithic date [7]. Despite a number of small-scale archaeological interventions in the village within 500m of the site [9-17], no further evidence from the Romano-British period or earlier has been found.

Medieval Period

- 8.04 Sheriff Hutton village [2] is mentioned in the Domesday Book (as Hotone and Hotun) ('Parishes: Sheriff Hutton', in *A History of the County of York North Riding: Volume 2*, ed. William Page (London, 1923), pp. 172-187 <http://www.british-history.ac.uk/vch/yorks/north/vol2/pp172-187> [accessed 4 March 2016]).

- 8.05 The remains of two medieval castles are found within the village. The scheduled earthwork remains of a Norman ringwork [20] lie to the south of St Helen's Church, around 100m south of the site. Earthworks of part of the bailey survive and geophysical survey in 2004 located possible wall footings, a well, dwelling areas and ridge and furrow [5]. According to the Victoria County History, *'the early castle is said to have been built here by Bertram de Bulmer in 1140'*. The partially standing scheduled remains of a stone castle [21], built originally in the 14th century, are located 500m southwest of the site on the south side of the village. In 1331 the Neville family received overlordship of Sheriff Hutton and in 1382 John Neville started to build a second castle on a new site in the village. It was completed in 1398 (<http://www.sheriffhutton.co.uk/history1>). The Neville's were largely responsible for the growth of the village that we see today. Richard Duke of Gloucester (the future Richard III) was placed in the household of Richard Neville. It is likely that Richard III visited Sheriff Hutton several times and in 1485 he created The Council of the North which used to meet in York or Sheriff Hutton. From 1547 the castle seems to have been occupied only spasmodically by the Council and declined since then (<http://www.sheriffhutton.co.uk/history1>). An assemblage of twelve sherds of medieval pottery were found close to the castle during a watching brief [4].
- 8.06 The Church of St Helen and the Holy Cross [19] is grade I listed and stands just beyond the southwest boundary of the site. Parts of the church are of 12th century date.
- 8.07 The existence of ridge and furrow, indicative of medieval agricultural practices, has been recorded to the south of the earthwork remains of the ringwork castle, although no detail is recorded [6]. Further ridge and furrow was observed in fields to the south of the village during a site visit in March 2016.
- 8.08 It is noteworthy that two archaeological interventions [15,16] (a watching brief and a strip map and record exercise) carried out c.200m southwest of the site, and in close proximity to the church and the ringwork castle remains, failed to recover any medieval artefacts or features.

Post-Medieval and Early Modern Periods

- 8.09 Although the village clearly existed throughout the period, there are relatively few specific heritage assets in the study area. A post medieval stone-lined pit [1] was found during a watching brief on Main Street, c.300m west of the site. There is a grade II listed 18th century memorial in the churchyard [18] and c.300m south of the site, beyond the church and the remains of the ringwork castle, is the northwest boundary of the grade II* listed Sheriff Hutton Park. This was a 17th century formal garden in origin, contemporary with Sheriff Hutton Hall, which lies further south. The house associated with the park was built by Sir Arthur Ingram in 1621, Sir Arthurs's main house being Temple Newsom near Leeds. In 1637 the hall went to his third son Sir Thomas who removed large quantities of stone from the castle to build stables and a brewhouse (the Rangers House). Thus began the final decline of the castle. In the reign of Charles II the house was sold to the Thompson family. Originally the house was Jacobean in its architecture. This house still survives but about one foot inside the present Queen Anne exterior built in 1732 (<http://www.sheriffhutton.co.uk/history1>).
- 8.10 As noted above, historic maps show the existence of a feature labelled 'Pecket's Well' either within or just beyond the eastern boundary of the site from 1856. No trace of the feature was found during a site visit. Also shown on historic maps were a number of buildings that formerly lay within the site. From 1893 to the 1970s a building (possibly a pair of semi-detached dwellings) lay in the central part of the site, subsequently replaced by the present-day electricity sub-station. Earlier buildings in a similar location but with different configurations were shown on earlier maps. The southern part of the site boundary straddles the former site of a range of buildings, subsequently reduced to a single building, which itself was demolished by 1912. The date of origin and nature of these latter buildings is uncertain, but they are likely to have been agricultural in nature.

ASSESSMENT OF SIGNIFICANCE

Policy Framework

- 9.01 In Annex 2 of the *National Planning Policy Framework (NPPF)* 'significance' is defined as '*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*'.
- 9.02 Annex 2 of the NPPF defines a 'heritage asset' as '*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)*'.
- 9.03 The importance of identifying the significance of a site is highlighted in the NPPF as this is essential in informing future change to heritage assets. The aim of conservation is to sensitively manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity.
- 9.04 This assessment of significance has been informed by non-intrusive site investigation combined with a review of historic mapping and secondary source material. This appraisal considers the significance of the heritage assets and the role played by the site (if any) in contributing to their significance as part of their setting. The appraisal makes use of the five-step methodology set out in the *Historic England Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets* (2015). However, Step 5 (make and document the decision and monitor outcomes) has been omitted, as this is a matter for the decision maker.

Step 1 – Identify the heritage asset

- 9.05 This section assesses those heritage assets that have the potential to be affected by the development proposal by virtue of a change to their setting. If the development is '*capable of affecting the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting*' (Historic England 2015, 8). Setting is defined as '*the surroundings in which a heritage asset is experienced*' (Historic England 2015, 2). The following heritage assets have been identified within a 500m radius of the site and the site may therefore fall within their setting and contribute to their significance:
- Sheriff Hutton Conservation Area (see Gazetteer entry 2 covering the village).
 - Sheriff Hutton Ringwork (see Gazetteer entry 20).
 - Sheriff Hutton Castle (see Gazetteer entry 21).
 - Church of St Helen and the Holy Cross (see Gazetteer entry 19). The Grade II listed tomb within the churchyard has been excluded from further analysis as its setting is primarily considered to be the church and churchyard, and the proposed development does not form part of its setting.
 - Sheriff Hutton Park and Hall (see Gazetteer entry 22).

Step 2 – Assessment of whether, how and to what degree these settings make a contribution to the significance of the monument

- 9.06 Setting is not a heritage asset, rather its importance lies in what it contributes to the significance of the heritage asset and therefore the paragraphs below identify the factors that contribute to the significance of the designated heritage assets, what the settings are (in which they are experienced), how these contribute to their significance and whether the application site falls within the setting(s).

The Application Site: Pecket's Yard

- 9.07 The site is not a designated heritage asset and does not contain any such heritage assets. Indeed in its current overgrown state with evidence of dumping of household waste and litter, this site negatively impacts upon the character and appearance of the adjacent conservation area. At present, it does not positively contribute to any other designated heritage asset. It is not known whether any features were ever associated with Pecket's Well or whether it was a purely natural feature. Pecket's Well has not been identified above ground, although there remains archaeological potential for this to survive below ground and the potential for below-ground archaeology within the site boundary is discussed in paragraphs 9.23-9.25 below.



Pecket's Yard

Sheriff Hutton Conservation Area

- 9.08 Sheriff Hutton Conservation Area was designated in November 1978. There is no current conservation area appraisal other than a short written text accompanying Inset 73 of old local planning guidance/policy. Relevant sections of this read: *'The village has a very rich history and the remains of The Castle, built in 1382, still dominate views of Sheriff Hutton. The older part of the village consists of brick (occasionally stone) cottages under either pantile or slate roofs, developed along the road frontage of Main Street and Church End. Older dwellings are also clustered in a horseshoe pattern around The Green, a remnant of the village market which was formed in 1377. These areas, together with The Castle, form the basis of the Conservation Area. Also included are the splendid Grade I listed St Helen's Church, the Georgian Vicarage and the site of an earlier Castle built in the 12th Century (now managed, along with the Churchyard, for wildlife purposes). The village has accommodated a significant amount of modern development, particularly in estate form at the western end of the village. These developments typically comprise of 2-storey brick dwellings'*.
- 9.09 The following are considered to contribute to the character and appearance of the conservation area:
- Designated heritage assets - within the conservation area are considered to strongly contribute to its historic character and appearance.
 - Undesignated heritage assets - such as evidence of ridge and furrow medieval agriculture also contribute to this special character.
 - Morphology - as noted by Historic England (letter dated 6 August 2015 to Helen Bloomer, Ryedale District Council), the origins of the village from around the church and castle with expansion and planned medieval settlement towards and including the later castle and then contemporary development. The east to west running spine of the village retains evidence of a pattern of tofts and crofts (i.e. houses, yards and gardens with adjoining plots used for pasture or arable) on a north-south grid pattern along the northern edge of East End. Although this report notes that this pattern has in places been eroded by later development and is not intact. The informal

character and narrow lane qualities of East End are important qualities, although this nature has again eroded at the lane termination towards the application site where the raised verges drop level with the road which also loses its previously enclosed character.

- Heterogeneity, formal design and historic materials – within the conservation area a range of building types and periods are represented. Ornamentation is kept to a minimum and typically includes decorative bands between the ground and first floor and timber porches. Ridge chimneys are prevalent throughout the village. Prevailing building materials include red brick, clay pantile roofs with some slate roofs. There are also examples of render applied to buildings. Given the diversity of periods and types of architecture, the fenestration throughout the village ranges from multi paned sashes and casements to later simpler four and two light casements.
- Definition, scale and grain - the buildings themselves along the street scene are primarily residential and two storey in height and create a strong sense of enclosure. Having said that, properties are often set back from the road within front gardens which, in addition to the distinctive deep grassed verges, encourage a sense of rurality which is emphasised by occasional glimpses through the building line to the countryside beyond.
- Green space, trees and vegetation – the Green and surrounding open areas such as the churchyard have a visual importance and provide “green lungs”. Ponds within the village have a visual and wildlife importance.
- Integrity - later development while of lesser historic interest, still sometimes contributes to the character and appearance of the conservation area as heterogeneity is important. However, some later development along East End within the conservation area has degraded the traditional character, for example with instances of inappropriate conservatory and window designs. Some 20th century buildings also intrude onto the boundaries of the churchyard and bailey of the ringwork (see discussion of this heritage assets below).

9.10 The conservation area includes the settings of designated and undesignated heritage assets within it (some of which are discussed further below) and has its own setting. The setting of Sheriff Hutton Conservation Area is afforded by the neighbouring elements of the settlement which are not included within the designation and the surrounding countryside which is primarily used for agricultural purposes. The following qualities of the setting contribute to the significance of the conservation area:

- Topography – the location of the village in relation to the cutting which runs along the village and the ridge upon which it is located reinforces the lineal character and change in levels from north to south and creates, frames and masks kinetic views as one moves through the landscape.
- Land use – the agrarian character of the surrounding land and the defined limits of the settlement edge, including surviving remnants of medieval agricultural activity in the form of ridge and furrow to the south.
- Functional relationships – historically and today there is a relationship between the village and the surrounding countryside in terms of economic use.
- Views – the brief conservation area appraisal does not include an assessment of views to, from or through the conservation area. Key views are here considered to include those towards the two scheduled castle monuments and the Grade I listed church, particularly those from public spaces and footpaths and vantage points (mainly to the south of the village) which visually link these assets in a panoramic view. Although not a key view, there is a view towards the northern edge of the conservation area, the church, (and the application site), from a footpath running through the field to the north of the application site by Carr Hill road. There are also linear views along East End of some interest in showing the village morphology and glimpses of open countryside beyond the housing putting the conservation area in its wider physical context.
- Accessibility – the number of public footpaths around the castle sites, church and through the village and surrounding fields enhance the permeability of the conservation area and appreciation of it and the designated heritage assets within.



View along East End to the application site with the pumping station and glimpsed views of open countryside beyond



Views from the entrance to the footpath from Carr Hill that leads to the application site reveal that the development would be difficult to see from passing traffic but glimpses are likely, especially of the rooftops, in particular for walkers using the footpath. The church is just visible from the footpath across agricultural fields. The development site is located on lower ground and reaches a much lower level in height and so is less visible. Moving along the footpath the views are of course kinetic and vary depending upon the rise in the topography. This sometimes precludes any views of the application site. Any visual impingement from the proposed development is therefore expected to be very limited with no loss of views to any heritage assets. Given the hedge line screening the site, any houses will be considerably less visible than those existing ones adjacent to the west along East End

9.11 The application site is considered to fall within the setting of the conservation area. Given the condition and presence of dumped material, modern workshops and a neglected overgrown appearance, the present-day site is considered to negatively impact upon the eastern part of the character and appearance of the adjacent conservation area.

Sheriff Hutton Ringwork

9.12 Sheriff Hutton ringwork (a Norman earthwork castle and scheduled monument) is, according to the scheduled monument description for the ringwork, scheduled on the basis of:

- History - as a medieval fortification built and occupied in the 12th century. In common with other ringworks, it acted as a stronghold for military operations and may have defended aristocratic or manorial settlements. There is evidence of later medieval agricultural activity in the form of ridge and furrow to the south.

- **Rarity** - ringworks are rare nationally with only 200 recorded examples and less than 60 with baileys. As such, and as one of a limited number and very restricted range of Anglo-Saxon and Norman fortifications, ringworks are of particular significance to our understanding of the period.
- **Integrity** - Sheriff Hutton ringwork is well preserved and is a rare example of one with an associated bailey.
- **Topography and location** - a classic location for a ringwork, adjacent to the church on an area of high ground overlooking a village.
- **Other heritage assets** - importance is further heightened by the nearby location of the later stone built castle with intentional intervisibility.
- **Views** - commanding views across the Vale of York to the south and would thus have been an effective symbol of the local Norman lord's authority. Today it can be viewed from the churchyard and from public footpaths through and adjacent to the heritage asset, although longer range views are more limited due to surrounding tree growth.
- **Formal design** - notable for being rectangular rather than the more common circular design.
- **Openness, enclosure and boundaries** - important green space with a defined perimeter of trees separating it from the wider rural surroundings and from the churchyard to the north. To the west modern housing has encroached upon the land around the monument by the bailey and provides the western boundary.
- **Tranquillity and accessibility** - sense of tranquillity, a quiet green lung in the village but one with good accessibility due to a public footpath.



View north towards the church with application site beyond this looking from the northern part of the ringwork earthworks (left) and view west from the ringwork across the bailey to modern village housing

9.13 Given the group value with the later castle and physical relationship with adjacent evidence of medieval agriculture (ridge and furrow) and the medieval church, these elements are considered to fall within, and positively contribute to, the setting of the ringwork as does the agricultural and parkland landscape to the south and mature trees. The 20th century housing to the west also falls within the setting, although the impact upon the ringwork is not beneficial. The application site is separated from the ringwork by a band of trees, the church and churchyard and a further line of trees. There may be glimpses towards the site from the northern edge of the ringwork (on the highest point of the earthwork) but these glimpses are not considered to contribute to the significance of the ringwork and given the lack of physical, spatial or historical associations, the application site at Pecket's Yard is not considered to fall within the setting of the ringwork.

Sheriff Hutton Castle

9.14 This stone castle replaced the earlier earthwork castle at Sheriff Hutton ringwork and is listed Grade II* in addition to forming a scheduled monument. The listing description is brief and does not include reasons for designation, however, the reasons for designation given in the scheduling description are:

- **Rarity and formal design** - quadrangular castles such as this are rare nationally with only 64 recorded examples of which 44 are of southern type and 20 are of northern type. They are major medieval monument types which, belonging to the highest levels of society, frequently acted as major administrative centres and formed the foci for developing settlement patterns.
- **Communal values** - castles generally provide an emotive and evocative link to the past and can provide a valuable educational resource, both with respect to medieval warfare and defence, and to wider aspects of medieval society. All examples retaining significant remains of medieval date are considered to be of national importance.
- **History** - important place in English history with its associations with Warwick the Kingmaker and Richard III, and its use as a seat of provincial government via the Council of the North up until 1537. From c.1489 the castle periodically hosted the Council of the North and in 1525 was granted by Henry VIII to his illegitimate son Henry Fitzroy, the Duke of Richmond and Warden-General of the Marches. Used as a seat of provincial government, at this time the castle had a staff of 142 in addition to the 100 servants in the Duke's retinue.
- **Visual prominence** - the standing ruins still form a prominent landmark and the associated surrounding earthworks, especially those of the early gardens, add significantly to the monument's national importance.
- **Group value** - the associated garden provides a valuable insight into contemporary aesthetics and views about how the landscape could be modified to enhance the surroundings of a residence and symbolise the social hierarchy. In view of the rarity of surviving examples, great variety of form, and importance for understanding high-status residences and their occupants, all examples of early date retaining well-preserved earthworks or significant buried remains will be identified to be nationally important.
- **Green space and land use** - important green space. Medieval villages were supported by a communal system of agriculture based on large, unenclosed open arable fields. Well-preserved ridge and furrow, especially in its original context adjacent to village earthworks, is both an important source of information about medieval agrarian life and a distinctive contribution to the character of the historic landscape.
- **Artistic representations** - depicted in a number of historic illustrations.



Views of Sheriff Hutton Castle looking northwest (left) and east towards the application site (right). The application site is not visible from any publically accessible vantage points at or around the castle and is separated from it by a section of the village along East End

- 9.15 In addition to the points raised in paragraph 9.14, it is the view of this report that the standing ruins are listed by virtue of their historical heritage values with the age of the standing ruins (begun in 1382 and with a 15th century gatehouse), association with the seat of John, Lord Neville of the powerful baronial Neville family and state of preservation of the corner towers, gatehouse and interior with some surviving tunnel vaulting, windows and fireplaces being important considerations. Research by Ed Dennison (for example *Within the Pale: the Story of Sheriff Hutton Park*) and the

author of this report (*Yorkshire Courtyard Castles*) further reveal the extent of surviving earthworks around the castle, with evidence of former gardens and landscape features.

- 9.16 The setting of the castle encompasses a wide area, including the castle gardens and landscape features nearby, the historic core of the village, evidence of medieval agricultural activity in adjacent fields, the church and ringwork castle and the later development of an "elite landscape" i.e. Sheriff Hutton Park and country house. As demonstrated in the photographs above, the site is not visible from the castle (nor can the castle be experienced from the site) and there is no historical, physical or contextual connection between the two and therefore the application site is not considered to fall within the setting of the castle.

Church of St Helen and the Holy Cross

- 9.17 The church has been designated Grade I, which recognises it being a building of exceptional interest as only 2.5% of listed buildings are this grade. The main factors which contribute to its significance are likely to be:

- Design and historic interest - as derived from its age, with a 12th century nave and lower part of tower, 13th century chancel with substantial rebuilding in the 15th century, 14th century aisles, 15th century chapels, vestry and upper part of tower, early 16th century clerestory and late 18th century porch. There are historical associations with the Neville family as a prominent family both regionally and nationally.
- Interior - with a variety of medieval and post-medieval monuments (including a possible tomb to a member of the Neville family), 14th century tower arch, 14th century foliate capitals and a single lancet in the north wall of the chancel, a probable 15th century door into the vestry, 17th century altar rail, box pews from the 17th – 19th centuries and some 14th century stained glass in the north aisle window.
- Communal values - with a social relationship between the church and the inhabitants of the village, providing a social and religious focus which was (and continues to be) the primary reason for its existence. The status and role of the church within the village.
- Openness, enclosure and boundaries – the setting of the church includes the churchyard and wider village context, however, notably the church marks the most eastern extent of the village and provides the termination of Church End road.
- Sense of enclosure and seclusion – the enclosure provided by the soft landscaping and adjacent properties has resulted in limited visibility beyond the immediate boundaries with mainly glimpsed views towards rooftops and open countryside. This experience provides a sense of seclusion for the asset with regards to the wider village.
- Views - of the open countryside to the east.
- Visual prominence – although fairly squat, the church tower is nevertheless a prominent feature in the village and in its surroundings.



Church of Helen and the Holy Cross set in its churchyard (left) and partial view of site visible through the housing lining part of the northern boundary of the churchyard (right)

- 9.18 The castle, ringwork and historic core of the village contribute most strongly to the setting of the church. There is a strong group value with long historical associations including the Neville family, the power bases of the village and the political, religious and community hub for the village over centuries provided by these landmark features. Indeed the village grew around and between the castle, ringwork and church. There is also a spatial relationship, particularly between church and ringwork due to a shared boundary. The castle, ringwork and church were sited within sight of each other along the raised ridge running through the village. Sheriff Hutton Park and the hall may provide part of the wider setting of the church as does the open countryside while the immediate setting of the church is provided by the churchyard, which includes a Grade II listed tomb.
- 9.19 The application site is largely screened from the church by a tree lined hedge. There are glimpses of the site through these trees in winter, albeit these are from the late 19th century eastern extension to the churchyard rather than the older part of the churchyard given the presence of existing housing forming the northern boundary of the older churchyard which largely screens the application site from view. The application site is, however, considered to fall within the setting of the church as it is part of the village context, both today and historically, and the church can be experienced from the site. It cannot be ruled out that Pecket's Well was once associated with the church, although no direct evidence has been found to support this.
- 9.20 Views towards the application site from the church and from the application site to the church are not considered to strongly contribute to the significance of the church because the views are very partial, (glimpses only), the views are not part of any known historical associations nor are the compositions within the views a fundamental (or even important) aspect of the design or function of the church. They do, however, make some contribution as the public route through the site means that there may be some communal appreciation of the views for those residents who use the footpath and the church was intended to be seen from the wider landscape setting.



View from the churchyard looking north towards the application site. Note existing housing lining part of the churchyard but with some views possible of the application site as the roof of the existing Yorkshire Water pumping station can be glimpsed through the tree lined hedge

Sheriff Hutton Park and Hall

- 9.21 The Grade II* registered park and associated Grade I listed hall (outside the search area) likely derive significance from the following:
- Historic interest - age and association with Sir Arthur Ingram, a notorious London financier and secretary to the Council of the North. There is also association with the medieval deer park visited by James I who hunted there with Ingram in 1617. The current park was created in the 18th or early-mid 19th century by the then owners, the Thompson family.
 - Group value and relationship between its various components - Sheriff Hutton Hall and associated buildings, formal gardens, pleasure grounds and a kitchen garden with associated designed

layout, parkland trees, ancient oaks, some Grade II listed statuary and enclosures and a lake, and structures such as the 19th century park lodge, a mid-19th century Grade II listed icehouse, Grade II listed early 17th century former stable block and brewhouse (built for Ingram from stone re-used from Sheriff Hutton Castle).

- Location and views - to the Sheriff Hutton castle and ringwork with the southern edge of the village of Sheriff Hutton visible on the skyline to the north-west and views of the large ruined castle. The park also derives some significance from the deserted village of East Lilling (also a scheduled monument) and due to long distance views extending north-east across the Plain of York. The park may have been sited to take advantage of these features i.e. as 'borrowed' landmarks and landscapes beyond the park boundary and are therefore significant as they are designed views.
- Green space, trees and vegetation – as discussed above.
- Formal design – see group value and views above.

- 9.22 Those aspects of the setting which contribute to the significance of the park and hall are discussed in paragraph 9.21 above. There are no views to the application site from the park due to the rising topography in the location of the ringwork and church and several bands of tree cover. The site is hidden from view on lower lying ground to the north of these features. There are no known historical or visual connections between the site and the park and the site is not therefore considered to fall within the setting of the park.



View towards the park (left) and from the park towards the ringwork and bailey behind the line of trees (right)

Archaeological potential

- 9.23 Despite the possibility of a Roman road in the vicinity and the discovery of prehistoric flint artefacts to the south, numerous small-scale archaeological interventions in the village have failed to uncover any traces of Roman remains or further prehistoric evidence. It is therefore unlikely that Roman or prehistoric archaeological remains will be present.
- 9.24 Given the close proximity of the site to the medieval church and the earthwork remains of the early ringwork castle, there is the potential for remains of medieval date to be present as below ground features. However, two archaeological interventions in the vicinity (one of which was a strip map and record exercise) failed to recover any remains or artefacts from this, or any other, period. The likelihood of significant structural features is therefore low-moderate, and if present any such remains would most likely range in significance from low/local to medium/regional. There is a moderate chance of the remains of medieval agriculture in the form of the below ground traces of ridge and furrow, but these will be of low/local significance at most due to poor preservation.
- 9.25 It is possible that the remains of the various buildings shown on historic maps may be present as below-ground traces (foundations), although those shown in the south central part of the site are

likely to lie below the present-day water pumping station. The building/s that once stood on the southern boundary of the site known as Pecket's Yard on early ordnance survey maps are likely to have been early modern in date, agricultural and of low significance. It is possible that the remains of any structure associated with 'Pecket's Well' may be present, although it is also quite possible that this was a natural feature with no associated structure. Overall there is a low to moderate chance of remains from this period, but the significance of any such remains is likely to range from neutral to low/local only. No use connections relating to the church have been established, although this historical possibility cannot be ruled out.

HERITAGE IMPACT ASSESSMENT

- 10.01 This section assesses the impact of the proposed development, continuing to employ the five-step process recommended by the Historic England guidance in identifying the range of effects the development may have on the settings of the designated heritage assets and below ground archaeology and to evaluate the resultant degree of harm or benefit to the significance of the heritage assets. The previous chapter found that the application site did not fall within the setting of the scheduled ringwork, scheduled castle or registered park and garden with its associated listed buildings. As no impact has been identified to their significance due to this development they are not considered further. Furthermore, as there are no direct impacts to above ground heritage assets the following assessment regards potential heritage impacts to the conservation area, Grade I listed church and below-ground archaeology within the site boundary at Pecket's Yard.

Step 3 – Assessment of the effect of the proposed development on the significance of the assets

The Proposal

- 10.02 The proposal is to erect twelve residential dwellings within Pecket's Yard at the eastern end of Sheriff Hutton while screening the existing Yorkshire Water pumping station. The assessment of heritage impact below is based upon a set of drawings produced by Brian Scott Designs LLP and approved by Daniel Gath Homes (revised May 2016).

Potential Heritage Impacts

Location and Siting

- 10.03 The application site is located to the immediate east of the eastern boundary of the Sheriff Hutton Conservation Area and immediate north of the church of St Helen and the Holy Cross. The site itself is relatively modest in extent, measuring 0.712 hectares. Pre-application discussions with the Local Planning Authority (Ryedale District Council) and Historic England have indicated that the location is considered suitable for a housing development. The location is sustainable as it is at a long established village.
- 10.04 The land at the application site is flat and is not raised above the surrounding topography. Indeed the land rises to the south of the site where the church stands upon a prominent ridge. There is substantial existing evergreen conifer screening (which will be retained in the form of a largely new hedge using more traditional indigenous trees and shrubs) along the north boundary of the churchyard/south boundary of the site, which in addition to the significant topographical difference in levels mitigates any visual impact. The roof and top of first floor windows of an existing property adjacent to the development site is just visible as glimpsed through a gap in between existing cottages on the northern boundary of the churchyard. Given the location on the edge of the village, there will also be some views to the site from the footpath from Carr Hill (the road to the north). These are, however, limited by virtue of the flat topography and by the hedge screening around the northern and eastern perimeters of the site.

- 10.05 No key views will be impacted by the development and the development is sited in a location that will not physically or visually isolate any heritage assets. The position of plots 1-4 of the proposals have rear gardens which allow a suitable 'breathing space' for the churchyard, even whilst existing dwellings at 'Howard Cottage' and 'Howards End' encroach on the boundary of the churchyard.

Form and Appearance

- 10.06 As noted in paragraph 10.04 the development will not be conspicuous or dominant in the landscape and the proposed housing includes a number of single storey elements. Moreover, no buildings rise above two storeys. The modest number of houses (twelve) and careful design with regards to scale and massing ensures that the development will not compete with, or distract from, the church or conservation area. The materials and architectural styles follow vernacular forms seen within the village. The palette of materials and detailing has been influenced by examples of dwelling houses throughout the village and conservation area, for example with red brick walls and clay pantile and slate roofs. Other features within the conservation area employed on the new dwellings include timber porches, decorative bands, four panel doors and timber sash windows.
- 10.07 The variety of building types within Sheriff Hutton has been reflected, albeit somewhat rationalised at the request of Historic England, by the introduction of several house designs which will populate the site to ensure that diversity and interest is maintained. In particular the proposal seeks to create two distinct character areas within the site. Firstly, a mix of dwelling types to the southern, linear section, taking reference in terms of materials, form and design from the existing streetscape into which they have been designed to ingrate. Secondly, a "fold yard" layout with a number of single storey agricultural style units on a U - shaped plan has been designed to the north. This would have a positive impact on the views from the open fields beyond in that it would give the development a sense of hierarchy of building types and sizes and respects the agricultural context in this edge of village location. A larger, higher status dwelling for plot 5 has been designed with the general appearance of a farmhouse, relating back to the fold yard in views from within the new development.
- 10.08 The proposed grain, with forward facing buildings fronting a continuation of East End (insofar as is possible given the constraints imposed by the existing pumping station with its 15m exclusion zone), is consistent with that established by existing properties along East End running as close to the established linear form of the settlement, taking into account the Yorkshire Water 15m exclusion zone around the pumping station. In addition, the proposed development will deliver a pleasing "full stop" to the village which is a better urban design response than the unresolved current land use. The proposed designs for plots 4 and 5 are intentionally orientated to reinforce this desire to create a positive view stop at the termination of the village while preserving (and continuing) the existing channelled view to open countryside further to the east.
- 10.09 Given the above, the proposed development is therefore consistent with the brief conservation area appraisal (Inset 73) which notes that development limits are tightly drawn around the built-up area and states, '*Development within Sheriff Hutton, particularly within that part of the settlement falling within the Conservation Area, will be expected to reflect the historic character and appearance of the settlement in terms of its relationship to the street and surrounding buildings, in its design and detailing, and in the choice of materials used for its construction*'.
- 10.10 The current boundary (conifer hedge) treatment is considered to be inappropriate in this context and will be substantially replaced with trees and shrubs more in-keeping with a traditional English landscape. These will be designed with slightly more visual permeability than at present but will still act to enclose and screen the development and provide a sense of distinction from the wider open countryside. A section of parkland fencing is proposed at the area of the eastern boundary opposite the termination of the road to enhance open views to the countryside beyond.

Additional Effects

- 10.11 Inevitably, the development will result in increased noise and activity in this area and some "light spill" and additional movement of people and vehicles, however the intensity of this is in-keeping with the village location and with only twelve houses proposed in the development this minimises these effects. Both the conservation area and the church mark a village location, indeed the church serves the local community and additional houses nearby are not considered to impact upon its setting in a harmful way, in particular since there are already houses that lie directly upon part of its western and northern boundaries. The church was designed to interact with the settlement and inhabitants from the outset and the conservation area encloses what is essentially a residential area.
- 10.12 Public access via the footpath will remain unaffected as will the current Yorkshire Water pumping station (which will be screened as part of enhancement works at the site).
- 10.13 The impact upon any below-ground archaeology is at this stage uncertain and will depend upon the nature, survival and extent of any archaeology. The table below summarises potential archaeological impacts.

Table summarising below ground archaeology and potential impacts

Heritage Asset	Significance	Level of Impact	Nature of Impact
Low-moderate chance of medieval structural remains	Low/local to medium/regional	None – high (depending on location within site)	Construction groundworks: house foundations, associated infrastructure and service trenches
Moderate chance of remains of medieval agriculture	Low/local to negligible	None – high (depending on location within site)	Construction groundworks: house foundations, associated infrastructure and service trenches
Low-moderate chance of post medieval/early modern remains	Negligible to low/local	None – high (depending on location within site)	Construction groundworks: house foundations, associated infrastructure and service trenches

Permanence

- 10.14 The development is considered to represent a permanent addition to the village to help address a housing shortage.

Step 4 - Maximising Enhancement and Minimising Harm

- 10.15 The earlier (initial) development intention for Pecket's Yard proposed erecting nineteen houses with an array of house designs to reflect the variety of existing building types within Sheriff Hutton. However, Historic England and the Local Planning Authority had reservations about this scheme. Historic England considered that nineteen dwellings would be overdevelopment of this site and the applicant was encouraged to reconsider the design, responding more positively to the site constraints and the comments offered by Historic England. In their view, the density, form and layout of the development would have a harmful impact upon the significance of both the adjacent conservation area and the Grade I listed church. They stated that the medieval origins of the proposal site were not reflected in the proposed form or layout which was of a very modern 'cul-de-sac' character with its twin axe head drives; an alien form of development which was anomalous and obscured the village morphology through 'urbanisation'.

10.16 This revised scheme has reflected upon the pre-application comments and advice from Historic England and the Local Planning Authority and has positively responded to the constructive feedback to minimise harm and maximise enhancement as summarised below:

- The number of plots has been reduced from 19 to 12; reducing the density of development and degree of 'urbanisation'. No dwellings reach a height greater than two storey.
- All the houses directly accessed from the new road continuing East End face the road and have rear gardens reflecting the orientation of existing properties and village morphology along East End i.e. the traditional linear crofts seen in older parts of the village. This respects the historical village morphology of tofts and crofts. The houses have been slightly set back from the road due to the exclusion zone required by the Yorkshire Water pumping station. This has allowed for provision of car parking to limit on-street parking.
- The arrangement of the dwellings accessed from the new road and the boundary treatment to the east have been carefully designed to maintain a wide channelled view from East End to the open countryside to the east. The view towards and through the proposed development site along East End makes an important contribution to understanding the essence of the Conservation Area and this development sustains this important view.
- The northern part of the application site has been comprehensively remodelled to remove the cul-de-sac arrangement perceived as overly suburban in character and replace this with a traditional rural form designed to display a farmstead character and arrangement based around a fold yard. Many farmsteads are found on the outskirts of villages and this form is therefore considered to complement the village character with plot 5 designed as a gateway to the 'farmstead' having the character of a traditional farmhouse. To reinforce the farmstead character plots 9-12 have been designed ranged around a central courtyard (reminiscent of a foldyard) accessed via a linear north/south road. Design details include garages with the character of cart sheds, boarded rather than panelled doors, a number of arched brick lintels and some openings giving the appearance of former barn door openings to threshing floors or larger openings for machinery etc that have been partially infilled. Domestic elements are minimised at the front elevations facing the central yard with modern domestic features such as French doors restricted to the rear elevations.
- The development displays a limited mix of traditional materials in a restrained palette with, for example, only pantile roofs proposed for the building around the courtyard, timber windows, brick elevations and lintels and paddock type fences dividing plot boundaries. The palette of material has been simplified from earlier designs at the request of Historic England.
- Tree screening from the churchyard boundary to the south is maintained with a traditional native tree and shrub mix which will largely replace the conifers around the perimeter of the development site where it meets the farming landscape and churchyard. This is in-line with the recommendations in the Tree Statement and associated landscaping recommendations prepared by specialist Jo Ryan.
- The Yorkshire Water pumping station will be screened in order to make it less visually intrusive as part of improving the setting of the conservation area and church of St Helen and the Holy Cross.

CONCLUSION

- 11.01 This heritage assessment has been prepared to assess the implications of the development of twelve residential units and associated infrastructure and services on land at Pecket's Yard, Sheriff Hutton upon any below-ground archaeology and the setting of nearby designated heritage assets.
- 11.02 Documentary and cartographic materials were consulted in order to provide a summary of the historical and archaeological development and significance of the site and its surroundings. The material held at North Yorkshire Historic Environment Record was also consulted prior to a site visit.
- 11.03 Residential dwellings are considered to be appropriate in this village location and the form, density, grain, scale and materials of the development have responded to pre-application advice from Historic England, the local planning authority and heritage advice in this report. The grain, scale, design and materials of the proposed dwellings reference the existing residential built context which has already been established as part of the essential village setting of the church and therefore the new builds will simply reinforce the historic context of the church as a village asset and reinforce local distinctiveness and residential character. Historic character is safeguarded as the proposed development has been carefully considered and responds positively to the distinctive qualities of the village and sense of place. The development will integrate with the established village and maintains an important view to open countryside from East End while enhancing the termination of the village at Pecket's Yard.
- 11.04 At present the site is overgrown and neglected and detracts from the character and appearance of the conservation area and setting of the church. The proposed development responds to the village morphology and character and has a traditional form with interest and variety given by the introduction of traditional cottage type houses and a larger farmhouse type dwelling to the new road frontage and the development to the north with a farmstead type form and character. The setting of the conservation area and church will be conserved and indeed enhanced through the regeneration of the site, screening of the pumping station, improved boundary treatment and removal of rubbish and other debris while those attributes considered significant in terms of setting will be preserved.
- 11.05 No known heritage assets are directly impacted upon by the proposed development and the application site is not considered to fall within the setting, or impact upon the significance of Sheriff Hutton ringwork, castle and registered park and garden or its associated listed building as these are sufficiently distant to be unaffected, particularly given the existing topography.
- 11.06 The presence of buried archaeological remains in the wider study area from the prehistoric to Romano-British period and ridge and furrow of medieval date indicate a low possibility for the presence of buried archaeological remains on the site, although there is no direct evidence despite a number of nearby small-scale investigations. However, if present, it is likely that any below-ground remains will have been partly impacted upon by the construction of the current pumping station and previous development shown on historic maps and are thus likely to have been damaged.
- 11.07 Sustainable development such as this can have important positive impacts on heritage and their settings. In this case, the benefits flow from regenerating a largely unkempt site and thus improving the setting of the conservation area in this locality and the setting of the Grade I listed church.
- 11.08 No direct or indirect impacts to the significance of nearby heritage assets through a change to their setting have been identified. Hence, to conclude, the proposed development is considered to accord with sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and the guidance provided in The Ryedale Plan – Local Plan Strategy – Local Plan Strategy.

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