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**HALTEMPRICE PRIORY FARMHOUSE**  
**ABBAY LANE**  
**WILLERBY, HULL HU10 6ER**



North West 2010

**Grade II\* Listed building**  
**Scheduled Ancient Monument SM 32639**  
**Proposed re-instatement as a single domestic dwelling**

**PLANNING, HERITAGE,**  
**DESIGN AND ACCESS STATEMENT (PHDAS)**

Owners  
Prepared on behalf of  
Mr & Mrs Mike Blades

by  
Peter Gaze Pace Chartered Architect

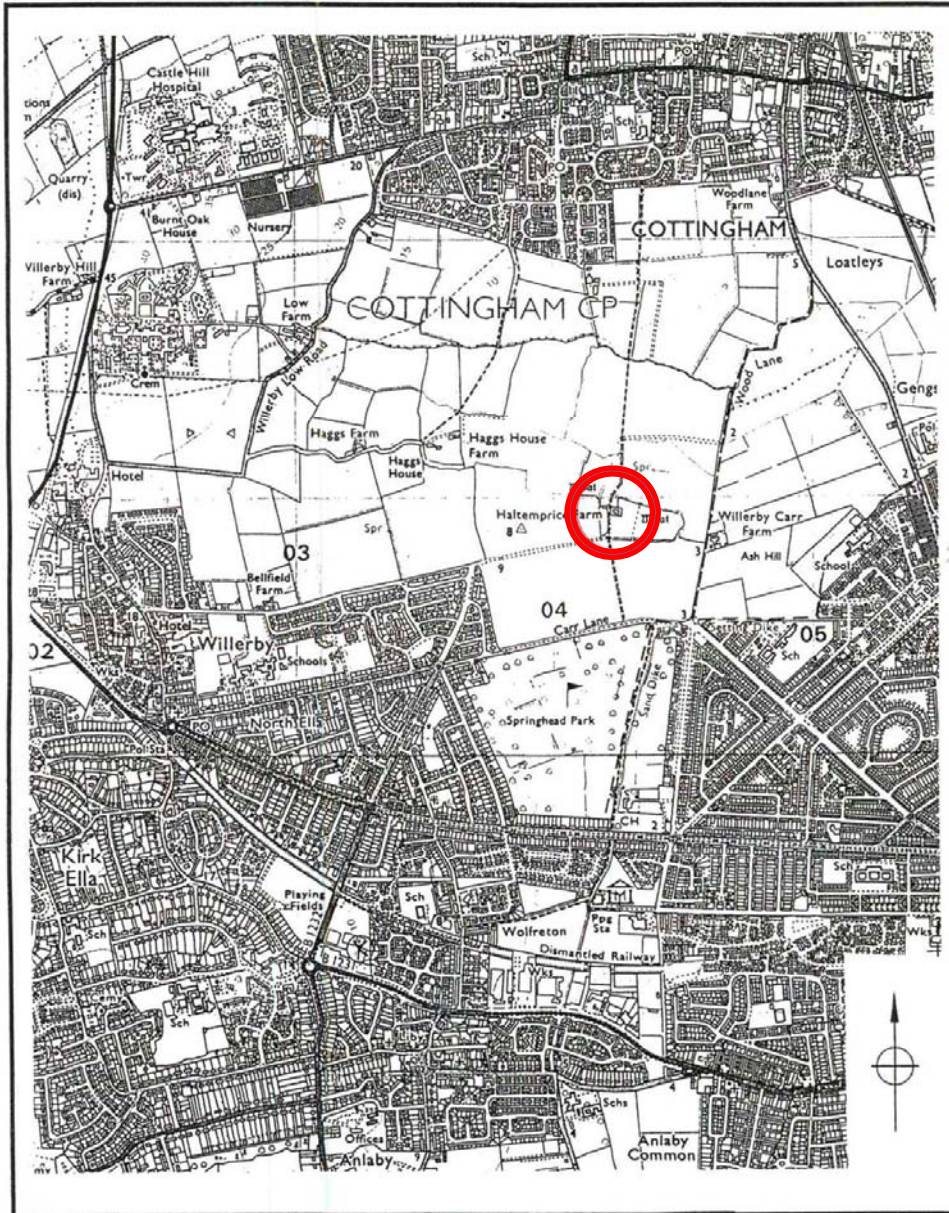
**September 2011**

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Haltemprice Priory Farm, Abbey Lane, Willerby HU10 6ER





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PROJECT <b>HALTEMPRICE PRIORY FARMHOUSE</b>	
TITLE <b>GENERAL LOCATION</b>	
SCALE <b>1:25,000</b>	DATE <b>FEB 2006</b>
<b>EDAS</b>	FIGURE <b>1</b>

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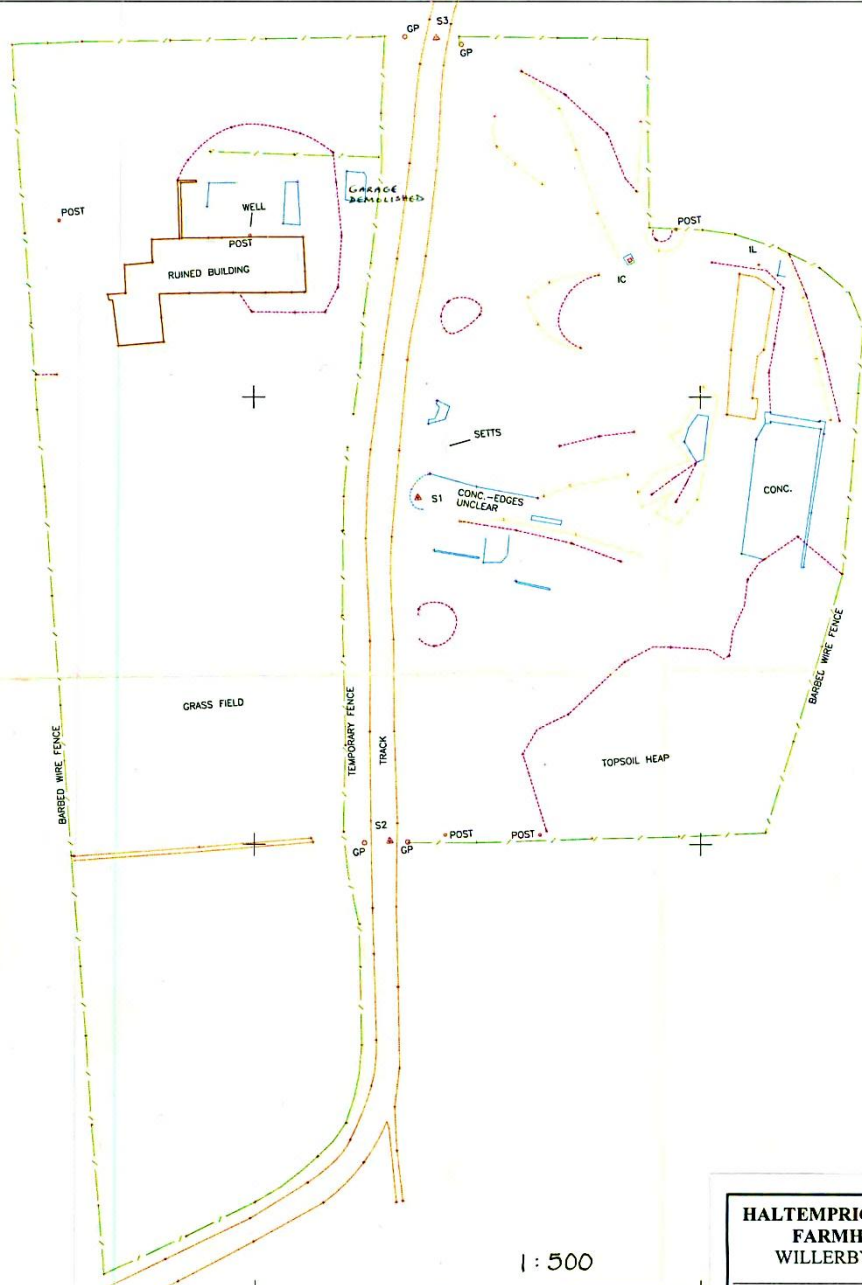
Mr & Mrs M. Blades

**LOCATION PLAN**

**OCT. 2011 DWG. 1.**



**GSB PROSPECTION Ltd**  
 PROJECT: 2003/53 Haltemprice II  
 TITLE: Location  
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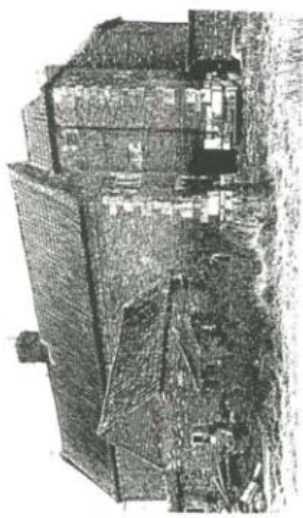
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**SITE PLAN**  
 Oct 2011 dwg. 2



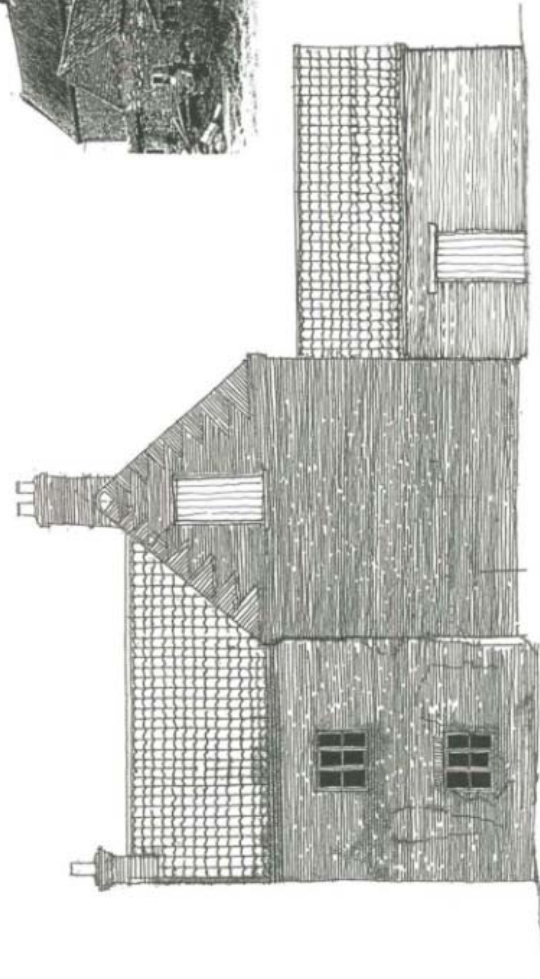
NORTH WEST  
1975



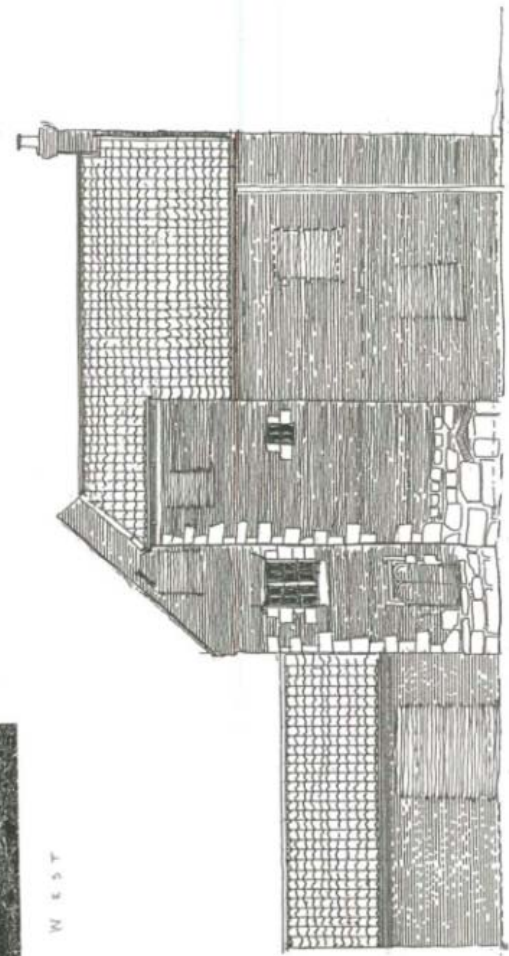
SOUTH EAST



WEST



EAST ELEVATION

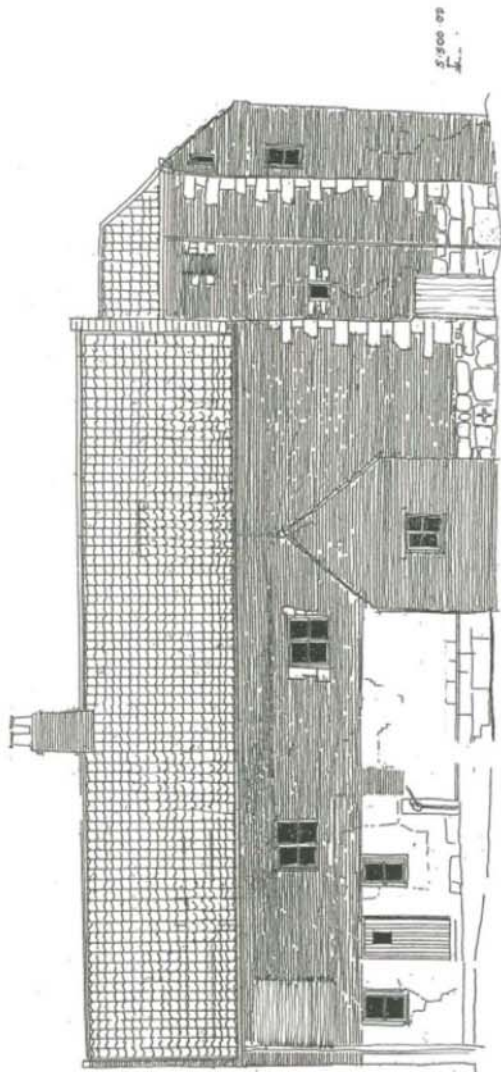
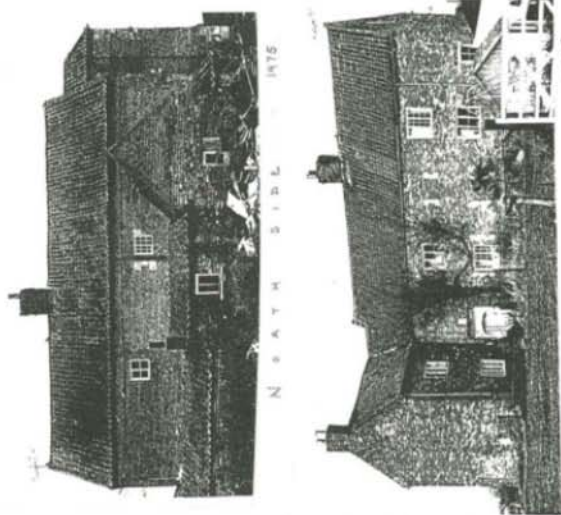


WEST ELEVATION



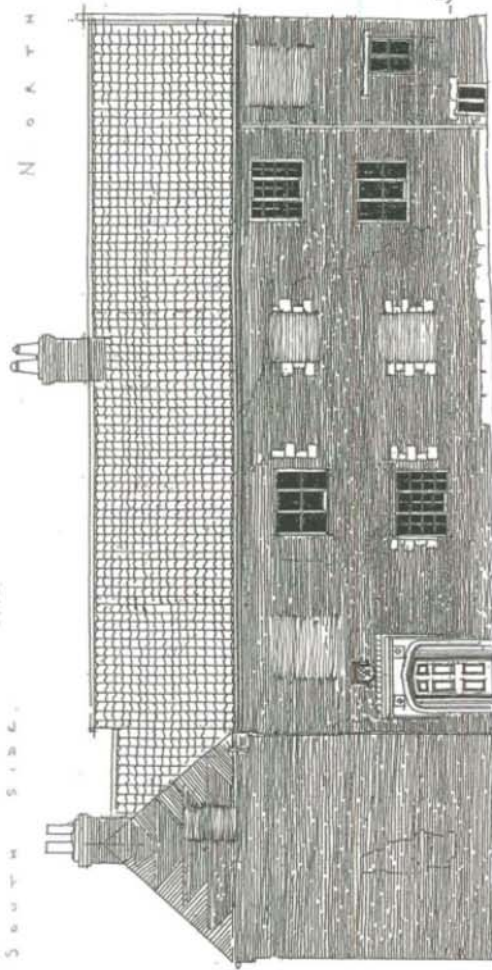
Drawings based upon, or copied from, 2008 Survey by Ed Dennison Archaeological Services Ltd and proposed restoration by Ingleby and Hobson 2005

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N O R T H E L E V A T I O N

S O U T H S I D E



S O U T H E L E V A T I O N

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1:100

Drawings based upon, or copied from, 2006 Survey by EG Dennison Archaeological Services Ltd and proposed restoration by Ingleby and Hibson 2006

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Mr & Mrs M. Blades	
<b>ELEVATIONS</b> 1975	
JAN. 2010 DWG. 8.	

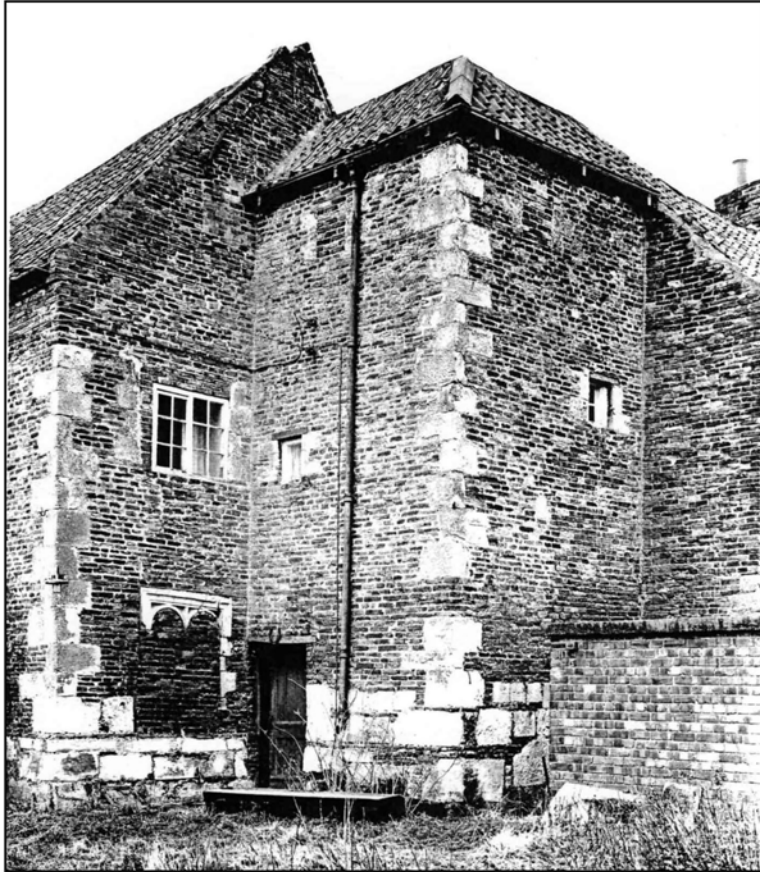




Haltemprice Priory farmhouse, looking North, November 1975 (© Crown copyright NMR BBBB77/7964)



Haltemprice Priory farmhouse, looking North, December 2003 (photo 7/37)



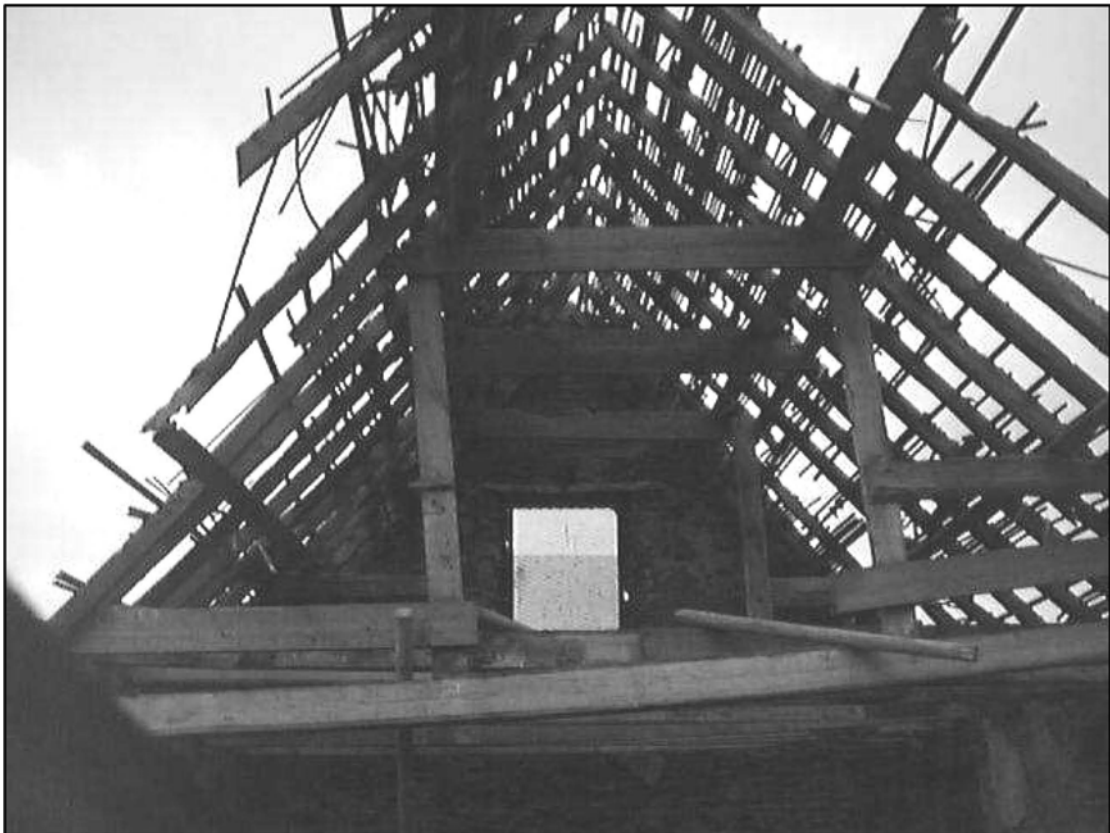
Stair-tower, looking South-East, November 1975 (© Crown Copyright NMR BB77/7974)



North side of farmhouse, looking South, November 1975 (© Crown Copyright NMR BB77/7969)



West side of farmhouse showing stair-tower, looking South-East, January 2004 (photo 1/8)



Roof structure over main range c.2004 (Hadgraft collection)

**Haltemprice Priory Farmhouse  
Abbey Lane, Willerby HU10 6ER**

**Proposal**

To preserve the important ruinous mediaeval remains of the Priory and the 16<sup>th</sup> – 18<sup>th</sup> Century Farmhouse, through incorporation, and partial reconstruction, and to reinstate as a family home.

**Acknowledgements**

The Author is indebted for the extensive background material from Ed Dennison Archaeological Services Ltd (EDAS Ltd.); Keith Miller Inspector of Ancient Monuments, and documents from previous applications from Mrs Hadgraft; together with advice from Malte Klöckner Conservation Officer, East Riding Council.

**1.1 Ownership**

The current owners are Mr and Mrs Mike Blades, 152 Ferry Lane, Woodmansey, Beverley HU17 0SE, bought from the previous owner Mrs Clare Hadgraft in 2008.

**1.2 Site Context**

In the centre of a small area of Greenbelt open countryside, surrounded by the suburbs of Willerby, Cottingham and Kingston upon Hull OS ref. NGR TA 04253096

**1.3 SUMMARY AND CONCLUSION**

This ruined historic building (until as late as 1988 a working farm) has been the subject of a number of attempts to obtain Planning Permission for various uses, including a spring water bottling plant, a golf course, and development for 4no. dwelling. Two applications have also been made for Listed Building Consent to demolish the Priory.

The failure of these applications was due to their insensitive proposals which would have either harmed the remains, the archaeology and the setting, and were inadequately supported by archaeological investigation, and structural investigation

As the ruins are within an area identified in the Beverley Borough Local Plan, as being of strategic importance – an area categorised as Greenbelt, there must be overwhelming HERITAGE BENEFITS to outweigh the present protection measures and overcome the general presumption against any development, which would harm its special function and character.

The site is also a Scheduled Ancient Monument which takes precedence over Listed Building Consent, but not over Planning Permission.

English Heritage and the Inspector of Ancient Monuments are not opposed in principle to incorporating the standing ruins in a new building, provided it will not cause adverse impact on archaeology or the setting.

Previous applications lacked archaeological investigation, and the structural survey was too generalised, not providing sufficient detail to gauge the impact on the historic fabric.

The position has now changed radically. Firstly this latest proposed development is:-

- a) For a single residence within the footprint of the 1988 farmhouse incorporating the standing ruins, and avoiding any ground works to the adjacent areas. There is to be no 'enabling' development, accompanying this proposal.
- b) English Heritage are more in favour of preservation of the ruins through 'sustainable use', than previously accepted. See letter from English Heritage to ERYC in Item 7.1: Design Rationale, where the most favoured option is for the building to be reoccupied.
- c) The contents – much of the 16<sup>th</sup> century staircase, panelling, and other details, are retained and safely in storage and will be reused in the rebuilding work.
- d) A detailed structural survey undertaken by an experienced and respected Structural Engineer, which now shows the standing ruins are in much better condition than previously thought, requiring little intervention to repair.
- e) An exhaustive archaeological investigation has been undertaken by EDAS Ltd., to the standing ruins, with detailed work including trial pit excavations and measuring of surviving elements such as the staircase newels, and balusters.

A Mitigation strategy has also been put forward.

- f) A full geophysical survey has been carried out of the whole site.

Generally many of the more interesting historical buildings in England are a result of evolution, with layers of history present. The proposed rebuilding is carefully designed to make visually clear, the substantial Mediaeval and 16<sup>th</sup> Century sections. Reinstating missing elements of the 18<sup>th</sup>/19<sup>th</sup> Century farmhouse will not be conjectural, there being plenty of documentary/photographic evidence to allow rebuilding. Well researched, Local Vernacular detail will also be used-such as the Yorkshire sliding sash windows (seen in the 1975 photographs), a design still produced by contemporary joiners (with improvements added discreetly such as draught proofing).

The proposed rebuilding the missing sections of the Farmhouse incorporating the standing ruins, is one of the best ways to protect the ruins from gradual deterioration, within the fabric of a weatherproof building and giving the Owner the incentive to care for the surviving relicts on a daily basis. Incorporating the staircase parts and other saved elements will allow them to perform their original purpose, in the safety of an occupied building.

All in all, this development will provide overwhelming Heritage Benefits. Ensuring the important Priory remains are cared for and saved for future generations, safe from vandals and the ravages of the weather are in the Local, and National interest.

The return of occupancy of this landmark farmhouse, will reinstate an important sense of place to the Greenbelt.

## 2. SUMMARY OF PREVIOUS RESEARCH

The site of the priory and the surviving farmhouse are recorded on both the Humberside Sites and Monuments Record (priory HSMR 810 and farmhouse HSMR 5842) and English Heritage's National Monuments Record (priory NMR TA03SW4 and farmhouse TA03SW24). The complex has been the subject of a certain amount of previous work, although this has often been piecemeal in nature. This report represents the first attempt to synthesise the earlier studies. Fuller coverage of previous archaeological works and stray finds is given in Chapter 3 below.

### 2.1 Documentary research

Haltemprice Priory has received only limited attention from early antiquaries and local historians, probably because by the mid-18th century the visible structural remains appear to have been largely the same as those which survived until fairly recently. The history of the priory began to attract more attention during the late 19th and early 20th centuries, and it was covered in detail by both Cox (1911) and the Victoria County History (Fallow 1913a, 213- 216). Subsequent documentary research was published by the Cottingham Local History Society (CLHS 1956; 1960a; 1960b). However, by far the most comprehensive and detailed study of the priory's history was produced by Stamp in 1989, although the original source material is unfortunately largely unreferenced (Stamp 1989). A similar description of the priory's history has been produced more recently by Hayton (c.2004) and, although this draws mostly on Stamp's information, it does contain a number of useful photographs of architectural features and fragments which have been subsequently removed or vandalised.

### 2.2 Building survey

A brief survey and description of the priory farmhouse was made by Barbara Hutton in 1974 (Hutton 1974). The former Royal Commission on the Historical Monuments for England (RCHME - now English Heritage) undertook a basic photographic survey in 1975 (NMR photos BB77/7964-84) and another brief survey was undertaken shortly afterwards by Dr Ivan Hall (Hall 1976); at this time the site was a working farm and the house was still occupied. These sources, in particular the RCHME photographic survey, are invaluable as they show and discuss the farmhouse prior to significant damage and partial rebuilding which took place in the 1980s and 90s. The farmhouse is also briefly covered by the recently revised East Yorkshire volume of the Buildings of England series (Pevsner & Neave 1995, 756). However, perhaps the most comprehensive but nevertheless brief survey prior to this current report was undertaken by the RCHME in 1992 (RCHME 1992).

Unfortunately, none of these surveys include the adjacent farm buildings which were formerly located around a courtyard to the east of the house (see plate 3). Listed Building consent for the demolition of these buildings was approved in November 1994 (planning application 328-182B), and the complex was demolished in c.1996 with no record or survey being made (Mike Hadgraft, *pers. comm.*).

### 2.3 Geophysical survey

Three phases of geophysical survey have been undertaken around the priory farmhouse (GSB Prospection 2003a; 2003b; 2003c), all of which were commissioned by the previous site owner, Mrs Claire Hadgraft. An earlier geophysical survey was also undertaken in 1989 to the east of the site, largely within the enclosure known as Ash Hill (Gater & Gaffney 1989). A summary of the results of the geophysical surveys are given below. It should be noted that these surveys only cover a very small part of the whole complex, and the majority of the priory site has not been investigated.

The 1989 geophysical survey comprised a large T-shaped grid, running north/south to the east of the now demolished farm buildings, and then eastwards across the central part of the enclosure known as Ash Hill. To the east of the farm, the resistance survey

identified three areas of high resistance that may have been associated with former buildings, whilst to the north, an area of low resistance coincided with the ditch/moat shown on earlier Ordnance Survey maps. Further to the east, in Ash Hill itself, a marked change in the magnetic response, perhaps marking the end of a spread of building rubble, also coincided with the moat shown on Ordnance Survey maps. The southern boundary of the pond shown on Ordnance Survey maps also appeared as an anomaly, as did another feature running parallel to it to the east together with a number of smaller anomalies which may have been superimposed over it (Gater & Gaffney 1989).

Of the work carried out in 2003, the first (GSB Prospection 2003a) was a resistance survey covering the area between the farmhouse and the northern boundary of the site, and a long strip along the western boundary of the site, running beyond the site of a former pond at the south-west corner of the Hadgraft landholding (survey 03/06 on figure 3). The results were affected by previous ground disturbance here, mostly as a result of former gardens, extant services, building debris etc. associated with the farmhouse and the demolished farmyard complex. The survey did not identify any definite archaeological structures, although the end of a possible moat was noted in the north-west corner of the site and the former pond was seen in the south-west corner (GSB Prospection 2003a, anomalies E and G). The survey also noted a possible drain connecting the moat and pond (anomaly H), possible building debris on the north side of the former farmyard (anomalies A, B & C), all likely to be modern, and potential wall lines running west from the west end of the farmhouse (anomaly F). 1.16 The second survey (GSB Prospection 2003b) comprised ground penetrating radar (GPR) and resistance, and covered part of the area to the south of the farmhouse on the west side of the track, and also a larger area to the east, including the former farm complex (survey 03/56 on figure 3). A number of interesting anomalies were noted, the majority of which appeared to relate to the buried remains of the former farm buildings. However, one feature at a slightly greater depth (0.5m) was potentially of archaeological interest (anomaly E).

The third survey (GSB Prospection 2003c) covered resistance work over the area to the south of the farmhouse not investigated previously, together with a GPR survey of the concrete slab to the north of the farmhouse (survey 03/99 on figure 3). The work revealed some potential structural anomalies along the south and east wall of the farmhouse (anomalies 8 to 10), including a possible cellar outside the doorway in the south wall, as well as a possible structure to the south of the south-west wing of the house (anomaly 7). The GPR survey suggested that the water table lay between 1.0m-1.5m below existing ground level. Another possible cellar was noted beneath the concrete pad on the north side of the house (anomaly G).

#### 2.4 Archaeological excavations

The introduction to the 1989 geophysical survey states that this work formed part of an "archaeological assessment being undertaken by the Archaeology Unit at Humberside County Council" (Gater & Gaffney 1989), possibly to assess the implications of a proposed golf course development which was subsequently approved but never implemented in April 1990 (planning application 328-182B). However, no further details of this assessment have come to light, and it is understood that this was an aspiration rather than any specific project. It is believed that the test pits dug as part of the current project (see Chapter 5 below) represent the first below-ground investigation undertaken on the site.

#### 2.5 Documentary research

As stated above, a substantial body of secondary documentary material relating to Haltemprice Priory was known to exist at the beginning of the current project, and much had already been accumulated by the Hadgrafts (Hadgraft collection). This material was collated and supplemented by further research. As part of this work, the following archives and repositories were consulted:

- the Humberside Sites and Monuments Record (HSMR) in Hull;
- Hull University Archives (HUA);
- the Local History Library in Beverley (BLHL);
- the Yorkshire Archaeological Society (YAS) in Leeds;
- the Borthwick Institute for Historical Research (BIHR) in York;
- the East Riding Record Office (ERRO) in Beverley;
- Hull City Records Office (HRO);
- Hull City Museums and Art Gallery;
- the National Archives (NA – formerly the Public Record Office) in Kew;
- English Heritage's National Monuments Record (EH NMR) in Swindon.

In addition to the above, consultations and meetings were held with Mr and Mrs Hadgraft, Drs David and Susan Neave, Dr Ivan Hall, Mr Keith Miller (English Heritage) and other interested bodies and individuals.

The documentary research was carried out throughout the duration of the project, from June 2003 to November 2005, and the relevant information is included in the following chapters as appropriate.

## 2.6 Building survey

The farmhouse was in a sad condition at the time of the building survey, having been subject to decay and deliberate vandalism since the early 1990s. None of the building was roofed and the upper floors had entirely collapsed or been removed. The majority of the site recording work was carried out during June and December 2003, with further work being undertaken in February 2004 and May 2004 following clearance of the interior.

The building survey comprised drawn and photographic elements. A detailed drawn record of the farmhouse was made at a scale of 1:50, comprising plans at various floor levels and all interior and exterior elevations. The plan was based on a total station survey of the surrounding area (see below) and was enhanced by hand, using tapes, extending poles and electronic distance measuring equipment as appropriate. Two sets of field drawings for the elevations were produced, one prior to the removal of interior debris and plasterwork and one afterwards; these have since been combined to form one finished set. In order to aid description, each external and internal elevation was assigned a unique number reference code, as shown on figure 11. The plans and elevations were augmented by a number of drawings of architectural details, undertaken at a variety of scales.

The photographic record was achieved using a large format camera with perspective control and black and white film, with a 35mm camera used for colour transparencies and some black and white detailed shots. Subject to access, all photographs contain a graduated scale, and artificial lighting in the form of electronic flash and flood lighting was used where necessary. A total of 119 large format and 35mm black and white shots were taken of the building, and the negatives were printed to a size of 6" by 4". Some 31 colour slides were also taken.

Each photograph has been catalogued and indexed (see Volume 2 of this report), and the various photographic location points are depicted on the floor plan of the building (see figure 28 in Volume 2). Individual shots are also referenced throughout the architectural description in Chapter 4 below. Good quality photocopies of selected black and white and colour prints accompany this report, whilst a full set of photocopied building recording photographs appear in Volume 2. The prints, negatives and contact prints have been included with the project archive.



## 2.7 Earthwork / topographical survey

A new topographical survey was made of the ground surrounding the farmhouse owned by Mrs Hadgraft at a scale of 1:500 using electronic distance measuring (EDM) equipment. The resulting plan, together with several modern Ordnance Survey maps, was then used as a base for a rapid walk-over survey of the whole of the Scheduled Monument area in order to place the standing remains within their archaeological and topographical contexts. A sketch survey of any earthworks and other relevant features within the whole of the Scheduled Monument area was then made, at a scale of 1:1250.

## 2.8 Intrusive investigations and rubble clearance

A total of ten test pits were excavated at selected locations around and adjacent to the ruined farmhouse (see figure 20). Four of the test pits (pits 7 to 10) were excavated by a JCB wheeled excavator on 6th February 2004 and were the subject of an archaeological watching brief. These pits were dug in order to relocate gateposts defining the route of an existing track and public right of way which runs through the site. The remaining test pits (pits 1 to 6), which were excavated wholly by hand between 4th-6th May 2004, were positioned in order to resolve a number of questions relating to the surviving farmhouse and to locate a number of sub-surface features recorded by previous geophysical surveys. All these excavations were authorised by a SMC granted in March 2004 (DCMS ref HSD 9/2/5537AMD).

A bank of spoil to the north and east of a concrete platform on the north side of the farmhouse was also removed by mechanical excavator while the rubble from the interior of the farmhouse was cleared by hand to existing ground floor levels. A certain amount of additional clearance work was undertaken in a cellar located at the east end of the house. In all cases, this work was undertaken under strict archaeological supervision. This clearance work was permitted under the same SMC noted above (DCMS ref HSD 9/2/5537AMD).

A further 89 35mm colour prints and slides were taken during the test pitting and clearance work around the site, and appropriate records in the forms of plans and sections of identified deposits were made.

## 2.9 Report

A detailed written record of the farmhouse and surrounding area was subsequently produced from the observations made on site. This describes the surviving structures and earthworks and analyses their form, function, history and sequence of development, and places the site within its historical, ecclesiastical and architectural context, as far as is possible using the readily available documentary and secondary evidence.

## 2.10 Archive

On completion of the project, the survey archive, which includes field notes and drawings, copies of documentary and cartographic material, and the photographic negatives, prints and contact sheets, will be deposited with the Hull and East Riding Museum (site code HP 04).

### **3. SITE LOCATION AND GENERAL DESCRIPTION**

#### **3.1 Site Location**

The farmhouse and site of the former Haltemprice Priory lie in an isolated location, equidistant between the settlements of Willerby and Cottingham, to the west of Hull city centre (NGR TA04253096) (see figure 1). It is located outside the urban area of Kingston upon Hull within the civil parish of Willerby.

The priory site is designated as a Scheduled Monument (SM 32639), while the farmhouse is a Grade II\* Listed Building of Special Architectural or Historic Interest (EH IOE 164688; see Item 3.3); the site was first scheduled on 13<sup>th</sup> February 1957 and the building first listed on 3<sup>rd</sup> December 1951. The dual designation means that the Scheduled Monument legislation takes precedence.

The site is made up of several different elements. The principal above-ground features are represented by the now ruined Haltemprice Priory farmhouse (see plate 1), which sits in the centre of a complex of poorly defined earthworks and other features; the earthworks are best depicted on the 1855 1<sup>st</sup> edition Ordnance Survey 6" map (sheet 225). The extent of the original Scheduled Monument covered the area to the north of the farmhouse, but this area was extended to cover land to the east and south, including the farmhouse, in February 2000 (see figure 2).

The site is surrounded on all sides by agricultural land currently in arable production, apart from that to the north of the farmhouse (the majority of the scheduled area) which is left as scrub and rough ground. The site is generally level and lies at a height of c.5m OD, and is bisected by a public footpath which follows a north-south track (see figure 2). The area within the ownership of Mrs Hadgraft is currently maintained as grassland, although the concrete base and footings of a now demolished substantial range of farm buildings lies to the east of the house. The ground to the south of the farmhouse, on the west side of the track, was recently drilled and reseeded with grass, following Scheduled Monument Consent (SMC) granted in August 2001 (DCMS ref HSD 9/2/4498 pt 3). Other SMCs for small-scale works, such as the erection of post and wire fencing along the track / footpath and the retention of steel containers on the site, have been granted in the past.

#### **3.2 General Description**

Haltemprice Priory was founded in 1320 by Lord Thomas Wake in Cottingham but in 1325- 26 it was re-located to Newton, some 2km to the south of the original site. The village of Newton was either destroyed or subsumed into the monastic complex. Although it started as an Arrouaisian house, the priory was part of the mainstream Augustinian order by at least 1353. Although significant grants of land and other endowments were secured, both in East Yorkshire and further afield, the number of canons remained relatively small, probably no more than 12 or 13 at any one time. From the mid-14<sup>th</sup> century the priory's fortunes began to wane, primarily due to increasing debts and financial mismanagement, and several buildings are recorded as being destroyed by fire and storm in the early 15<sup>th</sup> century. One particular area of contention between the priory and the borough of Hull was the ownership of adjacent fresh water springs. The priory was dissolved in 1536, when it had an annual value of £104, and the site was leased and then bought by Sir Ralph Ellerker of Risby. The Ellerker family and their descendants retained the site until 1883.

A combination of documentary and archaeological evidence, coupled with comparisons of other smaller rural Augustinian priories, suggests that the monastic precinct would have covered an area of c.6-10 hectares. This precinct was surrounded by a water-filled ditch and wall and was divided into two main areas, an inner and outer court. The outer court, thought to lie in the northern part of the precinct, may have contained the home

farm from where the monastic estate was managed. The inner court, probably covering c.3.3 hectares, was itself sub-divided into two halves by a ditch and brick wall with a gateway, the latter recovered by archaeological investigation. The northern part of the inner court appears to have contained the claustral complex while the southern part probably formed a service/accommodation area. The main gatehouse would have been located in the south-west corner of the inner court, at the end of Abbey Lane. The present farmhouse lies across the west end of this internal boundary and the limited excavations also recovered evidence for a stone building on the north side of the dividing wall and a buttressed stone and brick building to the north of the gateway. The possible earthworks of the claustral complex can be seen to the northeast on 1940s aerial photographs.

Despite the above, the precise location and deposition of any of the buildings and structures within the monastic precinct, or even the precise area of the precinct itself, remains to be confirmed. Despite being protected as a Scheduled Monument, the majority of the earthworks were levelled in the 1960s, and the site has continued to deteriorate. The only detailed survey work to have been undertaken has concentrated on the farmhouse and its immediate surroundings, which represent a small proportion of the priory complex.

The architectural survey of the extant farmhouse revealed several phases of activity. In the early 16th century, immediately prior to the Dissolution, the west end of the inner court dividing wall was rebuilt on a slightly different alignment to incorporate an elaborately moulded doorway / gateway. Perhaps also prior to the Dissolution, or shortly afterwards, a structure of mixed chalk and timber-framed construction was built against the north side of this new boundary wall.

In the early 17th century this structure, including the earlier boundary wall, was then enlarged and incorporated into a house, probably by a branch of the Ellerker family. Although this house made much use of re-used late medieval brick and stone, this was essentially a "new build" and was not a conversion of an earlier monastic building. The new house comprised a single east-west range, perhaps rising to three storeys, with a three storey stair-tower at the west end. The main room of the main range was located on the ground floor and was heated by a large lateral stack in the north wall, and there may have been another smaller room to the east. There was a heated chamber above the main room, perhaps with a further room to the east, and the stair-tower may have had garderobes on the ground floor. In the late 17th century, the lateral stack was abandoned, to be replaced by a new stack built at the east end of the earlier main range, which was itself extended eastwards over a new vaulted cellar. The eastern extension probably formed a kitchen and a chamber above may have been used for storage. A new staircase was inserted into the stair-tower during the same period and perhaps the north-west wing was also built.

A south-west wing was built in the mid-18th century. This was shortened in the later 18<sup>th</sup> century (perhaps after 1787) and its status upgraded by the introduction of re-used carved woodwork from Hotham House in Beverley. The ground floor of the wing formed a panelled parlour, whilst the first floor was a chamber fitted out with the re-used woodwork. At the same time, the main range was re-roofed and re-fenestrated, and the fireplace at the east end of its main ground floor room remodelled. The small courtyard to the rear was fully developed by the mid-19th century. The farmhouse underwent no further major changes until the late 20th century, although internal sub-division and minor alterations were undertaken.

The house was last occupied in c.1988 and, despite an extensive scheme of repairs in 1994, the building continued to suffer from decay and vandalism. The adjacent farm buildings were demolished in c.1996, with permission but with no record being made. The house and surrounding land was purchased by Mrs Hadgraft in 2000. The archaeological and architectural recording project began in 2003 and completed in 2006. The current Owners Mrs & Mrs Blade purchased the site in 2008.

### 3.3 Listed Building Description

Location : HALTEMPRICE PRIORY FARM, ABBEY LANE OFF,  
WELL LANE (east end off), KIRK ELLA, EAST RIDING OF  
YORKSHIRE  
IoE number : 164688  
Date listed : 03 DECEMBER 1951  
Date of last amendment : 03 DECEMBER 1951

TA03SW	<b>WILLERBY</b>	Abbey Lane off WELL LANE
7/46		(east end, off)
3.12.51		Haltemprice Priory Farm

**II\***

House. Late C15/early C16; right gable rebuilt late C17; left cross wing added and building refenestrated late C18. Red brick, some moulded and rubbed, with stone dressings; pantiled roof. 2 storeys, probably 4 bays originally. 2-window front. Ground floor: to left a large 6-panel door in 4-centred moulded brick surround under an ornate panel, now obscured, below moulded brick hood. Hoodmould to heraldic shield with latticed design above. To the right are 2 blocked C18 windows. First floor: two 3-light sliding sashes. Embedded in the brickwork are stone jambs indicating the former presence of regularly spaced mullioned windows as part of the original construction. Axial stack, tumbled-in brick to raised gables. Late C18 extension to left with similar windows to ground and first floor. Tumbled-in brick to raised gable, end stack. Rear elevation has stone quoins to right corner of main range and attached C16 tower beyond to right. Remains of 2-light original window to right return of main range with 4-centred arched lights, incised spandrels and moulded surround. Single-light windows with quoined jambs to tower. Interior has C17 closed-string, dogleg staircase with square newels, bulbous column-on-vase balusters and moulded handrail. Original moulded beams and joist to first floor. Early C18 panelled doors and kitchen corner cupboard. Disused and derelict time of resurvey. This building probably incorporates part of the buildings of Haltemprice Priory. The curious position of the door suggests that it may have extended further to the left. Interior not inspected. Source: Images of England website ([www.imagesofengland.org.uk](http://www.imagesofengland.org.uk))

## 4. HISTORY AND SIGNIFICANCE

### 4.1 The Foundation of the Priory

Haltemprice Priory was founded by Lord Thomas Wake (1298-1349) of Liddell in Cumberland (now Cumbria) in 1320. He was descended from a Lincolnshire family, and their association with the area had begun in 1241 when Hugh Wake married Joan Stutville, the sole heir to the manor of Cottingham. Hugh died the same year, and so Joan was remarried to Hugh Bigod, but on her death in 1276 the manor passed to her son Baldwin Wake. Thomas Wake inherited the manor of Cottingham as a minor in 1300 and a succession of agents were appointed by the Crown to manage his estates (Allison 1979a, 67-68; Stamp 1989, 1).

In c.1316, Thomas Wake married Blanche, daughter of Henry, Earl of Lancaster, the most powerful noble in the country and, although still a minor, he was granted control of his estates through Lancaster's influence. Thomas Wake rose to prominence in the latter years of the reign of Edward II, particularly following the marriage of his sister to the king's brother, Edmund, Earl of Kent, in 1325. However, Wake also played a prominent role in the deposition of Edward II in 1326-27, being one of those listed in the declaration of 26th October 1326 that the future Edward III should become the guardian of the realm. Following a long-running dispute with Sir Roger Mortimer, Earl of March, who was effectively the ruler of England between 1327 and 1330, Wake fled the country in 1300. He returned to England after Mortimer's trial and execution in November 1330, and became a loyal supporter of Edward III. He held many important offices, including Justice of the Forest south of the Trent and Constable of the Tower of London (Ormrod 2004; Cox 1911, 12; Mortimer 2003, 158-160 & 232-234).

As might be expected, Haltemprice was not the only religious house with which Wake had connections, and it was not his only planned foundation. The Wake family had previously obtained the patronage of the Arrouaisian house of Bourne Abbey in Lincolnshire through marriage in the 12th century. The Arrouaisian mother house was founded in c.1190 as a small hermit community at Arrouaise within the diocese of Amiens in France. The rule of Arrouaise was based on a combination of the rule of St Augustine and the customs of the hermitage, although they also adopted a number of Cistercian customs. They had some 24 houses in England, some of which achieved abbatial status, such as Lilleshall in Shropshire and Dorchester in Oxfordshire (James Bond, *pers. comm.*; Roffe 2000). Bourne Abbey is generally held to have been founded in or before 1138 by Baldwin Fitzgilbert, a younger son of Gilbert de Clare, although it is possible that it was a reformation of a moribund Anglo-Saxon Minster church. In 1311 and 1324 the Crown made attempts to claim the abbey as a royal foundation but these were unsuccessful and it remained with the Wake family. The abbey never housed a large community and probably only had a maximum of 12 canons in addition to the prior (Elsbeth 1913, 177-178; Needle 1998-2005; Roffe 2000).

In addition to being the major patron of Bourne Abbey, Thomas Wake made donations to the Crutched Friars at Kildale on the edge of the North York Moors (Little 1913, 270). He also planned to establish a religious house at Great Harrowden in Northamptonshire and, towards the end of his life, apparently obtained a licence to import a colony of Dominican nuns from Brabant, with the intention of founding a house for them in England (Cox 1911, 12-13; Stamp 1989, 6). However, it appears that the only new religious foundations that Wake undertook successfully were at Haltemprice and at Ware in Hertfordshire, the latter being a Franciscan priory which he founded in 1338 (Doggett 2002, 199-212). Haltemprice also bears the distinction, with the exception of the Carthusian houses in Hull (1377) and at Mount Grace (1398), of being the last monastic foundation in Yorkshire (Fallow 1913a, 213). Although it started as an Arrouaisian house, Haltemprice Priory was part of the mainstream Augustinian order by at least 1353 (Robinson 1980, 57).

The present site at Haltemprice was not Wake's first choice for the priory. In December 1320, Pope John XXII had issued a mandate to the Archbishop of York to licence Thomas Wake to found a monastery in Cottingham; Cottingham church was to be incorporated with the monastery as it was also under Wake's patronage (Fallow 1913a, 213). It was decided that the priory should be established adjacent to the church, using a colony of canons brought from Bourne Priory.

It would appear from later documentary records that building work, once started, progressed quickly at Cottingham. A Papal authorisation of January 1325-26 states that the church, oratories and other buildings of the priory had already been built (Cox 1911, 14; Fallow 1913a, 213). Several canons from Bourne Priory had also been installed at Cottingham, and were celebrating mass and divine offices there (Fallow 1913a, 213; Stamp 1989, 2). The priory was located at the junction of Northgate and Station Road, on a former moated site which covered approximately three-quarters of an acre (Allison 1979a, 71; Stamp 1989, 2) (see figure 4). The site is clearly marked on the 1890 Ordnance Survey 25" map (sheet 226/5) as "Priory (Augustinian Site of)" (Stamp 1989, 9), although it is not depicted on the earlier 1855 6" edition (sheet 226).

In 1959 it was noted that stone walls running 14ft and 10ft from an angle were identified in a garden on the site (Midmer 1971). These discoveries were reported as a short note in *Medieval Archaeology* in the following year as follows: "On the original site of Haltemprice Priory ... the owners uncovered the angle of a stone wall. From the angle the walls (2½ft thick and c.2ft high) run 14ft in one direction and 10ft in the other and then disappear into the next garden to the E where they have been found by probing" (Wilson 1960, 140). These discoveries were also recorded by the Cottingham Local History Society, which noted that "Some sort of church seems to have been built on a site south of the Northgate railway crossings, and recent excavations in that area may have uncovered part of its foundations" (CLHS 1960a, 52).

Further amateur excavations were undertaken in 1960-61 by Denis Simmons, who lived at No. 11 Northgate, one of the properties which had subsequently been built over the priory site. Simmons, assisted by a neighbour, uncovered the footings of a rectangular building c.7m wide and at least 10m long, with the remnant of another wall set at a right angle to the main building some distance to the west. The main building was aligned north-east/south-west, parallel with the eastern side of the moat as depicted in 1890. Its walls were c.1m thick, with a core of chalk rubble and gravel faced with dressed chalk blocks. Some of the blocks bore what were apparently masons' marks in the form of a simple incised shield containing a cross. The footings were subsequently re-buried (Simmons 1961; Heathcote 1999, 16-17).

In 2000, two archaeological watching briefs were undertaken by Humber Field Archaeology on the plot of land immediately to the east of No. 11 Northgate (subsequently designated as No. 7 Northgate). These uncovered a section of the north side of the moat, as well as the robbed-out remnants of a large, probably medieval, building to the north. The results of the watching briefs suggested that much material had been removed from the site and that medieval buildings had extended beyond the confines of the moat (Bradley & Tibbles 2000; Duggan 2000).

#### 4.2 The Translocation of the Priory

It was soon discovered that the priory could not obtain a secure title to the site at Cottingham. As a result, Thomas Wake obtained a licence from Edward II on 26th June 1322, for the alienation of a messuage (building plot) in the nearby settlement of Newton for the founding and building of a religious house of whatever order he wished (Cox 1911, 13; Fallow 1913a, 213). In January 1325-26, the Archbishop of York received Papal authorisation for the demolition of the existing buildings and for the movement of the priory from Cottingham to Newton.

This new site lay some 2km to the south of the earlier site, on land which formed part of the manor of Newton (see figure 4). On the 25th January 1325, at Newton, Thomas Wake granted the priory of "*Alta Prisa*" a new foundation charter in the presence of, according to Cox (1911, 14), two of the king's brothers, the Archbishop of York, the

Bishop of Lincoln and the Abbot of Meaux; unfortunately Cox does not provide a reference for this statement and the gathering of such an eminent group of individuals is not noted elsewhere. The name of Haltemprise (*Alta Prisa*) stems from the Norman French *haute emprise* meaning “high endeavour” or “great undertaking” (Smith 1937, 208). Newton village was first documented in the late 12th century, and it appears to have been totally subsumed by the priory (Beresford 1952, 66; Smith 1937, 208); it is not known whether the village was deliberately removed or simply taken over.

The new priory was dedicated to the nativity of the Blessed Saviour, the annunciation of the Virgin Mary, and the exaltation of the Holy Cross (Sheppard 1908, 23); it was thereafter generally known as the Priory of the Holy Cross (Cox 1911, 14). Hodgson (1884, 391) suggests that the priory church was purely conventual and not parochial.

It is unclear as to exactly when construction started on the new priory site, and there is some confusion in contemporary sources regarding the relationship between Cottingham and Haltemprice. It is unlikely that any work would have been undertaken before the issuing of the Papal authorisation and the granting of the foundation charter in January 1325. Cox notes that in December 1324, two Patent Roll entries use the names “Haltemprice” and “Cotyngnam” to refer to the priory (Cox 1911, 15), perhaps showing an anticipation of the move. Similarly, the Chronicles of Meaux Abbey contain a brief reference to the establishment of the house where it is described as being “*domum de Haltemprys juxta Cotyngnam*” (Cox 1911, 13). The expression “*juxta Cottingham*” was also used in an instruction from the Archbishop of York to the Archdeacon of the East Riding, dated September 1325, to investigate alleged abuses carried out at the priory by the canons from Bourne (Fallow 1913a, 214). Fallow also suggests that the use of “*juxta Cottingham*” implies that the priory had been moved to Haltemprice by this date, although the first prior, Thomas de Overton, was not appointed until 5th May 1327. Haltemprice Priory was clearly a more ambitious undertaking than the previous foundation at Cottingham, as the new priory complex covered some 11-12 acres in contrast to the 1½ acres bounded by the moat at Cottingham (Stamp 1989, 2).

#### 4.3 The Holdings of the Priory

Given that the majority of Augustinian houses were established comparatively late on during the medieval period, their estates are usually made up of piecemeal gifts, exchanges and purchases rather than grants of large areas of land. A significant proportion of their income was also derived from their possession of churches (“spiritualities”) (Bond 2004, 34-35). This was also the case with Haltemprice Priory.

Under the terms of the 1325 charter, the new priory was endowed with the manors and villis of Newton, Willerby and Wolfreton, as well as enough pasture for 68 oxen from lands in Newton and for a further 88 oxen in both Willerby and Wolfreton in an area called the “Wises” (Stamp 1989, 5). The three villis were to become a single liberty with its own courts and laws separate from Cottingham, and from 1447 it became an extra-parochial township in the County of Hull (Allison 1979a, 71; see below). Thomas Wake also gave the priory half the tolls of the various markets and fairs of Cottingham, as well as:

*“several messuages, including one near the churchyard, and two at Le Qwayt (Thwaite) near the Beck; 20 oxgangs of arable land, 40 acres of meadow, 13 situated in Inglemire and 13 in Salt Ings; a close near Beck Bank, another by Southwall called Colt-croft, and a turbarie in the Frith; pasture for 20 horse, oxen or other beasts; a close called Coot-garth in Hullbank, and two other closes in Inglemire, one called Tenakers, and the other Cragcroft; with freedom to hunt any kind of wild beast or game within the said lordship”* (Stamp 1989, 5).

The priory also received the advowsons (the right to present a clergyman) of the churches of Cottingham, Kirk Ella, Wharram Percy (North Yorkshire) and Belton on the Isle of Axholme (Cox 1911, 14; Stamp 1989, 5); the advowson of Kirk Ella had originally been granted to Selby Abbey and it was not finally appropriated by the priory until 1343

(Fallow 1913a, 214). The advowson of Wharram Percy was appropriated to Haltemprice in 1327 but the attempted appropriation of Cottingham church in 1338 was not successful. It has also been suggested that the priory was granted the custody of St Leonard's Hospital in Chesterfield (Fallow 1913a, 213; Stamp 1989, 4-5).

The new priory rapidly began to accumulate lands and other holdings, in addition to those stipulated in the original charter. Thomas Wake continued to be a generous benefactor, granting it a further 60 acres of arable, 53 acres of meadow and 28 acres of pasture in Cottingham in 1327. Other gifts were smaller, for example Thomas de Neuland gave five acres of arable in 1328 and Geoffrey le Scrope also granted wood and fishing rights in Wharram Percy in 1327 (Stamp 1989, 5). Stamp (1989, 4-8) provides a very detailed list of the grants made to the priory between 1328 and 1342. Wake continued to grant land and property on an almost annual basis, the majority being in close proximity to the site, for example in Hessle, Kirk Ella, Anlaby, Willerby, Newton and Wolfreton, but there were also other grants, not all from Wake, further afield, including the manor of Wharram Percy as well as lands in Norfolk, Cumbria and Lincolnshire. Other benefactors gave land and rents in Hertfordshire, Bedfordshire and Yorkshire (Stamp 1989, 4-8; Cox 1911, 15-19; Fallow 1913a, 214; Allison 1979a, 71). One of Wake's bequests concerned a mill; this is thought to be located in Cottingham, although a later gift of 1364 by John Aumfrey of Hullbank seems to place the Prior's mill in Newton (Stamp 1989, 15). The priory also attracted occasional donations from other high status benefactors, such as Sir John de Meaux, and from lesser landowners more locally in Wolfreton and elsewhere.

There is an account of the priory's landholdings in 1537 (National Archives SC6/Hen VIII/4505; see Appendix 2), and this gives an indication of the extent and type of the holdings at the Dissolution; however, it needs to be remembered that at this time the priory was much reduced (see below). Nevertheless, this account provides a valuable record and shows that the priory held arable, pasture and meadow land in its demesne comprising some 430 acres. Woodland was also a valuable resource for the priory, and a "Haltemprice Wood" is mentioned in 1537 as containing some building timber (Letter and Papers Henry VIII vol 12(2), 206). Later maps suggest that this wood was on the north side of the priory precinct (see Chapter 7 below), but it is possible that it was originally much larger. The wood may, for example, have covered the whole of the area shown on the 1855 Ordnance Survey map which is named as "Willerby Hagg"; the suffix is a term commonly associated with areas of cleared woodland (Field 1972, 95), and there are early 17th century documents which mention "West Hagg Closes" as being part of Haltemprice Wood (HRO WT/1/59 & WT/2).

A detailed analysis of these grants and donations, and even the locations of the specific fields within the vicinity of priory, would require further research which is beyond the scope of this report. However, a reconstructed c.1600 map of Cottingham by Allison (1979a, 60) gives an idea as to where some of the land was located. For example, Sheppard states that the "Chanterlands" held by the priory were summer pastures in the vicinity of the present Chanterlands Avenue in Hull (Sheppard 1914a); "Chanter Lands" appears as a field name to the east of the priory on the c.1600 map. Similarly, "Inglemire", "Salt Ings" and the "Frith", which are mentioned in the 1325 foundation charter, are located either side of the Newland Beck to the east of the priory, while the "Wises" lies just to the west of these fields.

#### 4.4 Later Medieval History

##### *The 14th century*

2.20 Stamp has previously observed that the priory's fortunes reached their height between c.1320 and 1342. Its subsequent decline is probably attributable to many factors, although the demise of the founder Thomas Wake in 1349, possibly a victim of the Black Death, would have played a major part. However, Wake's fortunes, and therefore also the generosity of his bequests, had already begun to decline some time before this. Although his debts to the Crown were pardoned in 1340, he had borrowed heavily from the de la Pole family in Hull and also from Italian merchants acting as bankers. In addition, his castle at Liddell in Cumbria was captured by the Scots in 1346.



Following his death, Wake was buried in the priory church (Stamp 1989, 13-15). 2.21 In the years immediately preceding Wake's death, William de Wolfreton, the Prior of Haltemprice, had had to contest several pieces of litigation concerning debts, rent arrears and defaults of payments, although both Wake and the Prior appear to have been equally zealous in pursuing their rights in the area, for example, in relation to the manor of Anlaby (Thompson 1958, 70-71). The problems with litigation were compounded by the financial maladministration of William de Wolfreton's successors, especially Robert de Hickling who was elected Prior twice, between 1349-57 and 1362-c.70. In 1367 the Archbishop of York ordered an investigation into the state of Haltemprice's finances, which revealed that, due to heavy debts and the financial incompetence of the Prior, the priory was in danger of complete collapse. The Prior was told that a canon, Robert de Burton, was to assist him in the rule of the house and that he was not to attend to any temporal business without de Bruton's assistance (Fallow 1913a, 214; Stamp 1989, 14-15).

Although the priory still continued to attract donations during this period, they probably did little to alleviate its increasingly difficult financial situation. Principal amongst these donations was the grant of the manor of Willerby and six acres of land there by Sir John de Meaux in 1361; in return, three canons were to perform services for his soul whilst he lived, and six canons were to perform the same after his death (Stamp 1989, 15). In 1378, Thomas de Stockton of York requested by the terms of his will to be buried in the church at Haltemprice (Cox 1911, 21), and in 1380 there were eight canons present at the priory in addition to the Prior (Fallow 1913a, 214). It is suggested by one source that the Black Prince presented a stud horse to the priory and so there may have been a horse stud at Haltemprice (Anon 1951), but this reference does not appear elsewhere.

#### *The 15th century*

The priory's financial situation does not appear to have improved during the second half of the 14th century, and the debts continued to mount. In November 1400, Pope Boniface IX granted an indulgence of the "portiuncula" to penitents who gave alms on certain feast days for repairs to the priory, with an allowance for the Prior and six other confessors to hear confessions. On the 21st May 1402, Boniface granted a further indulgence to the priory, namely allowing the canons to wear shoes rather than sandals which was otherwise in contravention of the Augustinian rule (Fallow 1913a, 214). In 1411 Pope John XXIII re-granted Boniface's indulgences for a further ten years.

One of the main reasons given for the poor state of the priory's finances at this time was that the buildings had not been completed before Thomas Wake's death in 1349, and that his endowment had not been sufficient to finish them. Furthermore, it is reported that the bell tower of the priory church had recently blown down, ruining the church and a number of other buildings, and the priory gatehouse and adjoining offices had been destroyed by fire. The remaining buildings were deemed scarcely fit for habitation but in 1424 ten canons and a Prior remained at the site (Fallow 1913a, 214). The priory was also exempt from royal taxation between 1415 and 1468 due to its "notorious poverty" (CLHS 1960a, 53; Stamp 1989, 15-16).

Despite this, the priory was still able to attract important patrons during this period, for example Sir John Neville, the son of the Earl of Westmoreland, who in 1449 requested burial in the middle of the chancel of the priory church (Cox 1911, 21). The Neville family had held a carucate of land (c.120 acres) in nearby Cottingham since at least 1428 (Allison 1979a, 68), and it is possible that it was this local connection that led to Sir John wanting to be buried at Haltemprice. There also continued to be smaller land accumulations, for example, in 1462 when William Roucliff, the King's auditor in the Duchy of York and John Woderove, the King's receiver in the same, leased a piece of pasture known as "Wythes" to the priory - it was described as being bounded by "Sawtyng" to the east and "Thorndike" to the west (Wentworth 1860, 149-150). In 1471 John Vauce of Haltemprice asked to be buried in the priory (Stamp 1989, 18). 2.26 The priory's perilous finances in the early 15th century were not helped by subsequent Priors becoming involved in a number of protracted and sometimes quite odd litigations. For example, in 1423 Prior Richard Worleby was prosecuted for taking away 17 pieces of gold cloth, seven pieces of velvet cloth, silver cups and other luxury items valued at

£200 from Sir Henry Broomfleet at Haltemprice. Several years later, in 1441, Worleby testified that Prior Robert Thweng had forged parts of the inheritance of John le Scrope, lord of Masham. However, these charges could not be substantiated and Worleby was found guilty of perjury; he was only saved from imprisonment due to a plea for lenien cy made by le Scrope on account of Worleby's "great age and weaknesses" (Cox 1911, 20; Stamp 1989, 16-17).

### *The 16th century*

In 1440, Henry VI granted a charter to the mayor and burgesses of the incorporated borough of Kingston-upon-Hull which separated it from the County of York, thus creating a new county on its own right, Hullshire. This new county included the site of the priory and its immediate landholdings, and the charter was vigorously disputed by the Prior. After considerable legal debate and expenditure, the matter was finally settled in 1447 when the prior was granted the same rights as those held by the lordship of Cottingham; Haltemprice thus became an extra-parochial township (Allison 1969a, 2-6). However, subsequent priors continued to dispute certain aspects of their relationship to Hullshire. In 1515, Prior John Wymersley maintained that, although the priory was situated in Hullshire, it was under the lordship of Cottingham and that under the terms of the original foundation charter his authority also extended over Wolfreton and Willerby. These assertions naturally ran counter to the view of the Sheriff of Hull who was anxious to maintain his rights over the fresh water springs which rose on priory land and which supplied the town. The matter was taken to the Council of the Star Chamber in London who found in the Prior's favour but further disputes followed, eventually culminating in an armed confrontation with the Sheriff of Hull which was only broken up by the arrival of the Mayor of Hull and 60 horseman. The matter was referred again to the Star Chamber and after three years and further expenditure, it was finally resolved in 1518 that the priory should give the various fresh water springs at Anlaby to Hull for their water supply, whilst the priory would receive the royalties of Willerby and Newton (Bulmer & Co 1892a; Stamp 1989, 19-20). 2.28 The latter provision to provide Hull with fresh water is significant, as disputes over the city's water supply had apparently involved the priory since at least the late 14th century; the presence of the fresh water springs at, for example, Lady Spring and Derringham, was undoubtedly one of the factors taken into account when deciding to move the priory from Cottingham to Haltemprice. In 1376, as a result of a Commission ordered by Edward III, it was decided that "a large canal should be cut from the Anlaby Spring – on the north side of the King's Road – 40 feet broad, to convey fresh water to Hull". However, as a result of objections from the villages from where the water was to be taken, the canal was in fact never constructed. In 1392 there was further trouble between the inhabitants of Hull and the villages of Cottingham, Wolfreton, Anlaby and elsewhere over the city's water supply. A large armed band of villagers apparently laid siege to the city, disrupting the water supply, before retreating back to Cottingham; some of those taking part were later executed. A new inquiry was ordered in 1401, and it was again decided to cut a canal to supply Hull with fresh water, this time from springs at Derringham, Haltemprice and Spring Head, and the Julian Dyke was built by 1402 (Sheppard 1958, 6). However, local resistance continued, and the city had to resort to asking the Pope to intervene. Although this appears to have had the desired effect and all sides grudgingly accepted the existing situation, the matter does not seem to have been properly resolved until 1447 when the springs were finally encompassed within the new county boundary; an underground pipe was subsequently laid in 1449 from Derringham and Spring Head to Hull to prevent further disruption and deliberate sabotage (Bulmer & Co 1892b; Allison 1969b, 371; Hayton c.2004).

Stamp notes the survival of a corrody for Haltemprice Priory dating to 1527 (Stamp 1989, 20). A corrody is an allowance due to the king from a monastery for the maintenance of one or more royal servants. Under the terms of this document, the priory agreed to give a certain John Cissotoson (or possibly Sissetson), and his wife once he had died, eight white loaves, one brown loaf, four gallons of Convent ale, six gallons of small ale, flesh, fish and potage from the kitchen on a weekly basis. In addition, there was an annual gift of a stone (14lbs) of tallow, one swine and two horned beasts which would be looked after with the rest of the priory's stock. Finally, the priory would also provide ten hens, a cock, ten mallards and 100 faggots, carriage-paid. Upon

the death of Edward Havitson, Cissotson could receive a mansion within the priory which Cecil Thomton had possessed, with all commodities needed in it, at the priory's expense, as well as free passage and rights of way within the priory, a lifetime's provision of meat, drink, livery and a horse shod at the priory's expense (Stamp 1989, 20; CLHS 1960b, 54). A much earlier reference also notes that, following the dispossession of the manor of Anlaby from William Anlaby by Thomas Wake in 1342, Wake charged the Prior of Haltemprice to take William and his son in and to provide them with a "gentleman's livelihood". This appears to have been carried out as Pers, William's son, died at Haltemprice in 1414 (Thompson 1958, 71).

#### 4.5 The Dissolution

At the time the *Valor Ecclesiasticus* was drawn up in 1535, the gross annual income of the priory and its holdings was calculated to be £178 0s 10d. However, following the subtraction of pensions paid to the Archbishop of York, the abbot of St Mary's Abbey in York and the Prebendaries of Beverley, the value was £100 0s 3½d (Cox 1911, 21).

Haltemprice Priory was dissolved on 12th August 1536. The last prior, Robert Collynson, obtained a substantial annual pension of £20 and went to live in Cottingham. On his death in 1552, his will decreed that a public library be established in the vault of Cottingham church, possibly using books once held by the priory. Four of the Haltemprice canons decided to continue their religious life in other institutions and they received pensions when their new communities were subsequently suppressed; William Doughty became a brother of St Leonard's Hospital in York, John Hughson (or Hewson) went to Kirkham Priory, and Bartholomew Lylford and William Wisedale went to Guisborough Priory (Cross 1993, 39). As late as 1553, three surviving canons from Haltemprice, namely William Rungeton (or Rivongstone), William Browne and Thomas Synderston, each received a pension of £6 13s 4d (Cox 1911, 23; Stamp 1989, 24).

The priory itself was worth considerably more in terms of goods and materials than its annual income. The lead from the roofs was worth £60, the four bells from the belfry brought a further £26, and the plate and jewels realised £23 3s 8d. Other farming goods noted at the priory included grain in the granary, two horses, 12 heifers, 40 sheep, nine pigs, 15 hairy hides from young oxen, 45 sheep pelts and three stones of wool (CLHS 1960b, 55). The rest of the goods in the priory's inventory were sold to Sir Ralph Ellerker the younger, who farmed the site and the demesne lands, and the total sum thus raised amounted to just over £209 (Stamp 1989, 26).

It is alleged in some sources (e.g. Cox 1911, 24-25; Hayton c.2004) that Sir Ralph Ellerker briefly reinstated some of the canons at Haltemprice during the Pilgrimage of Grace of 1536-37. However, although this happened at a few other East Riding houses, for example Nunburnholme, North Ferriby and possibly Warter, this does not appear to have occurred at Haltemprice (Cross 1993, 25). Nevertheless, Ellerker certainly played a prominent role in the events of 1536-37 (for example, see Hoyle 2001).

#### 4.6 Post-Dissolution History

The course of the immediate post-Dissolution ownership of the priory complex is unclear. As noted above, the site appears to have been leased to Sir Ralph Ellerker of Risby prior to September 1536, and he purchased much of the priory's goods in the same year. However, in September 1536 the Crown granted the "reversion and reversions" of Haltemprice and Arden Priors to Thomas Culpeper (Clay 1912, 90); Culpeper also received the site of North Ferriby Priory a year later (Bulmer & Co 1892c). In June 1538 the site and demesnes of the priory were leased by the Crown to Ellerker for a period of 21 years, possibly in return for his loyalty during the Pilgrimage of Grace when he and Sir John Constable ensured that the town of Hull remained for the King (Allison 1979a, 71; Hayton c.2004).

Several accounts were drawn up detailing the extent of the priory's lands and rents just after the Dissolution, and one of these, dating to 1537, appears as Appendix 2 (National Archives SC6/Hen VIII/4505). This account was compiled by Christopher Wright, and within the £7 21½d received from the "assise rents" are included 26s from Sir Ralph

Ellerker for one close called Tenne Acres. The money received from the “tenants at will” totalled £135 2s 4d. However, of most interest is the farm (lease) of the priory’s demesne lands which was held by Sir Ralph Ellerker for £18 14s 9d. The site of the former monastery is described as “dovecots, gardens, orchards and gardens” – no residential buildings are noted - and the rest of the holding amounted to some 450 acres, mostly in Cottingham, Willerby and environs. The “spiritualities” (income derived from churches) of the priory amounted to some £80, and comprised tithes in Anlaby, Wolfreton, Willerby, Tranby, Elley (Kirk Ella), Skidby, Towthorp, Sixtendale, Wharram Percy and Birdale.

the reversions of Ellerker’s lease were again granted to Thomas Culpeper in July 1540 (PRO SC6/HenVIII/4524) but following his execution in 1541 due to a dalliance with the Queen, Ellerker made a request to purchase rather than lease “the site of the Priory of Haltemprice” in 1544 (Stamp 1989, 26; Clay 1912, 114-116). From the mid 1540s onwards therefore, the priory site appears to have been owned outright by the Ellerkers and they continued to acquire further parcels of former priory land during the 16th and 17th centuries, including land in Cottingham. Other parts of former priory land in Cottingham were granted elsewhere, for example c.60 acres to Walter Jobson in 1554 and c.130 acres to the trustees of the Ditchfield estates (Allison 1979a, 71). The rectorial manor of Cottingham was also created out of the former holdings of the priory (Sheppard 1908, 23). The Borthwick Institute for Historical Research (BIHR) in York holds Cause Papers for Haltemprice Priory, including a Tithe of Fleece dating from 1548, but these are not currently available for study (BIHR CP E.64, 182; BIHR CP G.379). A local story makes reference to a secret room being discovered on the priory site and the old papers found within being discarded (CLHS 1956, 72; Anon c.1950); there is no further information on this but the purpose of this room is discussed in Chapter 4 below.

The Ellerkers were important East Yorkshire landowners, and at this time their main house was located within a moated site at “Cellar Heads” in Risby; Sir Ralph Ellerker also had a deer park there and in 1540 he entertained Henry VIII at the house (Neave & Turnbull 1992, 55). Sir Ralph Ellerker, who died in 1546, was appointed chief steward for the Lordships of Cottingham and Rise in 1522, and it was this grant which probably marked the beginning of the family’s great wealth and power in the county; he was also Steward of Holderness, Constable of Scarborough and Warden of the Middle Marches, and a member of the Council of the North (MacMahon 2004). Edward Ellerker was MP for Beverley in 1571, and became the town’s first mayor in 1573. However, the family’s fortunes began to wane in the 17th century. Much of their land was confiscated in 1629 as they had not paid their recusancy fines, and further sequestration took place during the Interregnum. On the death of John Ellerker in 1655 most of the estates passed by marriage into the Cheshire family of Bradshaw, and then to the Mainwarings who also took the surname Ellerker. By 1670 the family were no longer significant landowners in the county (English 1990, 19; Allison 1979b, 147). 2.41 However, the Ellerker family remained in possession of the priory complex throughout the 17th century and for most of the 18th century as well. For example, in 1666 Eleanor Ellerker of Haltemprice is described as a recusant while the 1672 Hearth Tax returns note that a “Mr Ellerker” had a house with six hearths in Willerby (Aveling 1960, 62; Purdy 1991, 173). A number of Ellerker wills survive, and the family members are described as being of York, Doncaster, Kirk Ella, Anlaby and Hull (BIHR Yorkshire Probate Calendar 1711-1731); only one, Eliza Ellerker, who died in 1719, is described as being “of Willerby”, perhaps suggesting that she was resident at, or owner of, Haltemprice. Eliza died without leaving a proper will and so was classed as an “administration”; the relatively short Latin document relating to her death appears to contain no details of Haltemprice (BIHR Microfilm 1188 1608-1721). Further study of the Ellerker wills might furnish additional information on the site.

Following the death of Roger Mainwaring Ellerker in 1787, the family estates comprising some 8,000 acres were put up for sale. The sale included the manor of “Halton Price Priory” (203 acres), which could be viewed by applying to Mr Robert Carlisle at the same address (Sheppard 1908, 25).

The Ellerker estates do not appear to have been sold in 1787, and the priory site together with the rest of the Risby landholdings passed by marriage to the Onslow family (Allison 1979b, 147). In 1850 the estate was assigned to Thomas Onslow but the priory site had been tenanted by the Carlisle family in the 18th century and later the Ellyards (Sheppard 1908, 24). The 1841 census shows that John Ellyard lived in the farmhouse with his wife and younger brother, together with his son, daughter, two house servants and three agricultural labourers (BLHL HO 107/1217-18; see Appendix 5). John Ellyard and his brother Charles remained at the farm until after 1861. In 1871 the house was occupied by John Smithson, a farm bailiff, and the Thompson family of Anlaby were the tenants when the land was put for sale in 1876 (ERRO DDX 259).

This sale of 1876, which included other parts of the Risby Estate, shows that the Haltemprice landholding covered 204 acres, virtually the same as in 1787 and corresponding to the extra-parochial area shown on the 1855 Ordnance Survey map, although two fields in Newlands are also included, on the west side of Far Salt Ings Lane. The land was predominantly arable, the only areas of grassland being Ash Hill, the field to the south (possibly "Near Ronney"), and the field to the west of the farmhouse ("Great Calf Close"). The holding was described as follows:

*"The house is old and inconvenient, the premises are useful, a great part having been done by the tenant, the grassland is well and would be greatly improved by draining. Tenant has drained part of the arable land which is fairly well farmed. The fences are mostly poor."* (ERRO DDX 259/1).

On 27th June 1877 an agreement was made between Edward Onslow and Charles Vere Townshend Onslow (both of Plymouth) and Charles Henry Wilson of Thwaite House in Cottingham "for the manor or reputed manor or Priory of Haltemprice, including the messuage or tenement and farm, lately or formerly occupied by Sam Ellyard", as well as the manor or Risby (East Riding Registry of Deeds MI/391/608). This shows that, although the Onslows still retained the land at this time, there was an understanding that it would pass to Charles Wilson in the fullness of time (Susan Neave, *pers. comm.*).

This appears to have happened in 1883, when the Onslow's sold the Risby Estates to Charles Henry Wilson, later Lord Nunburnholme (Allison 1979b, 147). A deed of 27th February 1883 records this transaction and notes that the "farm and lands called Haltemprice Farm" were occupied by Joseph Thompson and Charles Jeckills, and that the holding comprised just over 232 acres (East Riding Registry of Deeds NR/163/226).

The 1881 and 1891 censuses show that the house continued to be occupied by farm bailiffs, James Lawton and Edwin Ward respectively. In 1901 Edwin Ward was described as a "farm foreman" and he lived at the site with his two daughters and three sons, as well as a carter, stable boy and Shepard (see Appendix 5). Mr Albert Briggs was a later tenant and then his son Ernest who is listed at the farm in 1937 (Anon 1951, 36; Hayton c.2004). In 1931, John Sudderby and Arthur Norfolk sold the site and the surrounding 210 acres to The Hull and Humber Investment Company Limited, although Ernest Briggs and his family remained as the tenants until at least 1951 (Anon 1951, 36).

The farmhouse was last occupied in c.1988 (Yorkshire Post 1996) and once empty, quickly began to suffer from decay and vandalism. The RCHME also returned to the site in July 1989 and undertook a brief half-day survey of the building, which included the production of a ground floor plan (RCHME 1992; see figure 10). A number of drawings dating to 1992-93 and held by the currently site owner, depict an extensive scheme of repairs which were to be undertaken by West Ella Holdings Ltd to make the building wind and watertight (Gelder & Kitchen 1992-1993); these works were carried out in full in 1994 and were approved by the local planning authority (Mike Hadgraft, *pers. comm.*). Despite these works, West Ella Holdings Ltd made a further application to demolish the building on safety grounds in 1996 (application 328-10665), which was refused following opposition from English Heritage (Yorkshire Post 1996). However, the adjacent farm buildings were demolished in c.1996 with no record being made; as far

as can be ascertained, plate 3 is one of the few photographs which show the whole complex.

The farmhouse and adjoining land remained in the ownership of the Hull and Humber Investment Company Limited (latterly known as West Ella Holdings Ltd) until 2000. The Priory was bought freehold from Mrs Clair Hadgraft by Mr and Mrs Michael Blade in 2008, who are now proposing to rebuild the farmhouse and incorporate all the standing remains of the earlier building.

## 5. ARCHITECTURAL DESCRIPTION

(Reference to figures – See EDAS Report 2006)

### 5.1 Introduction

The remains of the farmhouse are described below in a logical sequence. The plan form, structure and architectural detailing of the building are described first, followed by the external elevations and a circulation description of the interior, from the lowest to the uppermost floor level. Reference should also be made to the ground floor plan (figure 12), the elevation/section drawings (figures 13 to 16), various architectural details (figures 17 to 20) and the photocopies of some of the black and white photographs taken as part of the building recording. A full set of photocopied photographs appear in Volume 2 of this report; individual photographs are referenced in the following text in bold type, the numbers before the stroke representing the film number and the number after indicating the frame (e.g. 3/1). Volume 2 also contains figure 28 which shows the photographic location points as well as a detailed catalogue of all the photographs (black and white prints and colour slides) taken as part of the project.

Unless otherwise noted, the terms used to describe the roof structures are taken from Alcock *et al* (1996) and Campbell (2000). Where possible, specific architectural terms used in the text are as defined by Curl (1977). It should also be noted that the repairs carried out by West Ella Holdings Ltd in 1994 (Gelder & Kitchen 1992-93) are not listed exhaustively in the following text, but are highlighted where they are most relevant, for example, where they might be mistaken for historic phasing.

### 5.2 Location and Plan Form

4.3 The main access to the farmhouse, and the only vehicular access, is via Abbey Lane, an unclassified unsurfaced track which approaches the site from the west; there is also a north-south aligned footpath which crosses the site (see figure 2). The farmhouse stands on a slightly raised eminence or platform in the centre of a flat expanse of low-lying agricultural land between the settlements of Cottingham and Willerby, at an elevation of c.4.70m AOD.

The farmhouse itself has an irregular plan form, composed of three main structural elements. The main body is represented by an east-west aligned range, with a cellar beneath the east end. There was formerly a north-west wing projecting from the north side of the main range, with a number of attached lean-to structures and walls to the east forming a small enclosed yard, but these were all demolished before 2000. At the west end of the main range there is a stair-tower and, attached to the south-west corner, a squat southwest wing of sub-square plan. Overall, the building has maximum external dimensions of 22.10m east-west by 8.95m north-south.

### 5.3 Structure and Materials

The main east-west range of the farmhouse is of two storeys (formerly also with an attic over), as is the south-west wing; the apex of the west gable of the main range stands 9.55m above the existing internal floor level. In contrast to the other parts of the farmhouse, the stair-tower at its west end is of three storeys internally, but rises to a height of only 7.70m above the existing internal floor level. Photographs of 1975 (e.g. NMR photos BB77/7972 & 7974; see plate 2) show that the main range was formerly covered by a steeply-pitched pantiled roof. A similar pantiled roof existed over the south-west wing, hipped at the west slope over the stair-tower. No chimney stacks survived intact at the time of the survey (December 2003), but there was formerly a large lateral stack located against the north wall of the main range, with a later central stack also located in the main range; photographs of the latter taken in 1975 show a substantial brick ridge stack with projecting string courses and two pots (NMR photo BB77/7972). The south-west wing once had an end ridge stack surmounting the south gable.

The external walls vary in thickness around the building. The north and south walls of the main east-west range are both 0.70m wide, except at the east end where they narrow to between 0.30m to 0.40m. The north and west walls of the stair-tower are also c.0.70m wide, whilst the external walls of the south-west wing measure only 0.35m.

The farmhouse has a complex structural history, and this is reflected in the surviving fabric which comprises several different types of building material, principally brick but also with areas of stone.

### *Brickwork*

A wide range of brick types are used throughout the farmhouse, and the various phases of repairs and rebuilding often have mixed bricks of differing dates and sizes (see plate 1). A detailed report on the sizes and other characteristics of the brickwork of the farmhouse was undertaken as part of the current survey (Tibbles 2004) and this is reproduced in full as Appendix 3; a more detailed analysis of the local, regional and architectural significance of the brickwork is given in Chapter 7 below.

In summary, the report noted a total of 65 different sizes of brick within the 20 external and internal elevations of the farmhouse, indicating a high level of reuse and repair; the bricks ranged from 14th century to 19th/20th century in date. Numerous examples of both good and poor quality medieval bricks were recorded, including abraded, under-fired and over-fired fragments probably from several nearby sources such as Hull or Beverley; a few examples of medieval flat roof tile were also present within wall constructions, used either as levelling material or for galleting (the infilling of voids) (Tibbles 2004). Despite the high level of re-use of older bricks, a number of broad patterns can be discerned within the farmhouse, particularly when associated pointing styles and/or bonding patterns are considered.

The north-west/south-east aligned wall (029) exposed in Test Pit 5 (see Chapter 5 below) had a chalk core faced with red hand-made bricks (average dimensions 230mm by 130mm by 40mm) set with a buff lime mortar and apparently laid in Monk bond, a variation of Flemish bond with two stretchers between each header. The south face of this wall rose from a chamfered plinth of rubbed brick, and two other *ex situ* moulded / rubbed bricks were recovered from this general area. The first, a fragment of red hand-made brick (complete dimensions? by 130mm by 40mm) had a steeply sloping chamfer to both upper sides. The second brick was complete (230mm by 130mm (max) by 44mm), also being red and hand-made. The outer edge was curved and chamfered, suggesting that the brick was designed to form part of a feature such as a column base. The size of both the *in situ* and *ex situ* bricks described above, when compared with those of others noted within the farmhouse, broadly suggests that they are late medieval in date and perhaps as early as the 14<sup>th</sup> century.

The western ground floor end of the south wall of the main range, incorporating the main doorway at the west end of the south elevation (elevation 1) and running westwards to form the north wall of the south-west wing, eventually projecting slightly beyond the stair-tower, has a core of chalk rubble, brick fragments and mortar, faced with pinkish-red handmade bricks laid in no particular bonding pattern and set with a sandy lime mortar. Tibbles noted that the doorway itself has jambs formed by hand-moulded bricks with post-firing trimmings; the style and dimensions of this brickwork suggests a mid to late 16th century date (see plate 4 and figure 9). The only other use of moulded brick noted in the farmhouse is the west jamb of the first floor fireplace (3/37) in the north internal elevation of the main range (elevation 17); it has a profile similar to that noted on the doorway, but of a shallower and less elaborate form.

The brickwork to the immediate west of the main doorway is constructed of bricks with a 14th to 16th century date range, whilst the chamfered brick hood above is built of 14th century bricks. The continuation of the wall to the west, where it divides the south-west wing from the stair-tower, was noted to be faced to the south (elevation 15) with brickwork characteristic of the 17th-18<sup>th</sup> centuries; however, this applies only to the first



floor and above, the ground floor being made of earlier bricks similar to those noted elsewhere in the wall.

Both elevation 15 and the rear of the entrance doorway (within elevation 11) retain neatly double-struck pointing, and these are the only areas where such pointing is visible within the farmhouse. Furthermore, at the very west end of the north face of the wall (elevation 11), a collapse of surrounding brickwork has revealed that the lower c.2m of the wall was once surmounted by chamfered brick coping. The wall continues further to the west, emerging as a decaying stub (elevation 5) projecting beyond the stair-tower. Here, the 14th to 16th century brickwork facing had fallen away to reveal a chalk rubble core. Hall noted that in 1976 the projecting stub was "crowned by still partially surviving decorative stone battlements" (Hall 1976, 27-28), but no trace of these survived at the time of survey nor can they be seen on historic photographs.

The majority of the south elevation of the main range (elevation 1) is built from red to light-brown bricks similar to those produced in Hull during the 17<sup>th</sup> century, although the window blockings are generally of 14th century brickwork. The west gable of the main range (elevation 8), and the north and west wall of the stair-tower (elevations 6 and 7), contain probable 17th century bricks, but with earlier medieval bricks also incorporated as well as some medieval flat roof tiles used as levelling material. The western end of the north wall of the main range (elevation 9) incorporates bricks ranging in probable date from the 14<sup>th</sup> century through to the 18th/19th centuries. Whilst there is much variation in the probable dates of the bricks incorporated into these elevations, the brickwork does share some common characteristics. In several places, a rough bonding pattern of alternating headers and stretchers has been attempted. In addition, the brickwork is generally set with a cream sandy lime mortar containing frequent inclusions of chalk, flint and lime, and the pointing is often understruck with a narrow shelf at the base.

The east and west walls and the south gable of the south-west wing (elevations 2 to 4) contain bricks which are comparable to 18th century bricks from Hull and the East Riding, although as elsewhere, the elevations also contain many earlier bricks. The majority of the brickwork in the external elevations is laid in a rough English Garden Wall bond (three courses of stretchers to each header course) and set with a cream brown lime mortar. The internal elevations also include much re-used late medieval brick.

### Stone

The best surviving piece of stonework within the farmhouse is situated at the bottom of the external north wall of the main range (elevation 9), comprising the remains of an *in situ* chamfered plinth at least 5.10m long and projecting 0.10m beyond the face of the brickwork above (see plate 15). Prior to the excavation of an adjacent test pit (see Chapter 6 below), a single course of well-dressed limestone blocks was visible above and below the chamfered course; one of the blocks above the chamfer has a small rectangular recess blocked with brick, possibly a putlog hole. The colour and grain of the limestone are suggestive of magnesian limestone from the Tadcaster area. However, a mason has suggested that the limestone actually comes from north Lincolnshire, and is of the same type used in Lincoln cathedral (Mike Hadgraft, *pers. comm.*). This suggestion may be supported by ongoing geological investigations into the limestone known variously as Lincolnshire Limestone, Cave Oolite or Whitwell Oolite; the use of this limestone, which has received little detailed study to date, has been recorded in medieval structures in Holderness and also within churches on the Yorkshire Wolds (Richard Myerscough, *pers. comm.*). *Ex situ* pieces of similar limestone can be seen elsewhere within the farmhouse, particularly at the base of the external walls of the stair-tower and in the corner quoins of its walls (see plate 5). Several of these limestone blocks apparently have broad chamfers at one corner, suggesting that they are re-used from a large opening, perhaps a doorway. A line of limestone pieces at the base of the external south wall of the main range (elevation 1) has been used as levelling material for the brickwork above, and does not represent the remains of an earlier structure or plinth.

Within the farmhouse, extensive areas of chalk walling are visible, particularly at the base of the stair-tower (elevation 14) and in the north and south walls of the main range (elevations 11 and 17). Within the stair-tower, these walls stand 2.60m high and are built of coursed squared chalk. A chalk wall of a similar height survives to the east of the moulded brick doorway in the south wall of the main range (elevation 11), and chalk blocks continue eastwards at a lower level for a further 3m. In the north wall of the main range (elevation 17), coursed squared chalk is visible to a height of 0.80m as far as the central stack.

In addition to the carved, moulded or decorated architectural fragments noted by 19th/20th century historians (see Chapter 3 above), further such pieces were recovered and recorded during the current scheme of works. Clearance of the accumulated brick rubble on the east side of the concrete plinth to the north of the farmhouse uncovered a single fragment of moulded surround incorporating a double ogee and shallow cavetto, almost certainly from a large window or doorway (see figure 20). Three fragments of similar moulded surround were also recovered from the same area. These pieces all appear to have come from the same feature, probably a smaller window or opening than that represented by the single fragment, bearing a much deeper cavetto and a narrow groove perhaps used to secure glazing. As has been noted elsewhere, later medieval architectural styles, particularly the Perpendicular, are characterised by longevity and consistency; as a result, features developed in the early to mid 14th century continued to be used right through to the 16<sup>th</sup> century, making it difficult to date isolated fragments closely (Morris 2003, 237). Nevertheless, the moulding profiles of the fragments described above most closely resemble published examples from the early to mid 15th century (Wood 1965, 407) and more specifically work dating from c.1380-1400 at Howden Collegiate Church and from c.1380-1430 at Beverley Minster, both in East Yorkshire (Harvey 1978, 246-247 & 253). Given its size and alleged poverty (see Chapter 2 above), Haltemprice Priory is unlikely to have been at the forefront of fashionable architectural design, and so the use of the mouldings there probably post-dates the work at Beverley and Howden, suggesting that they may be early to mid 15th century.

The north window of the cellar incorporates a piece of re-used mullion (see figure 20), identical to a section of stone mullion recovered from the site in 1959 (HUA DDX/16/340). Both pieces were c.0.32m in length with glazing grooves to both sides, indicating that they came from a relatively large window opening of at least two lights. In profile, they combine plain chamfered sides with a rather elongated bulbous nose and, as with the fragments described above, are likely to date from the early 15th century or later (Harvey 1978, 246-247). A much smaller and potentially earlier fragment of plain hollow-chamfered mullion was also recovered from the loose rubble lying on the cellar floor (see figure 20).

Finally, to the east of the pump adjacent to the north elevation of the main range (elevation 9), a half-section of a limestone pier or column is butted up against the wall (4/26). This fragment has lost much of its shape but an earlier photograph (reproduced by Hayton c.2004) shows it to have had a similar moulding profile to that surviving on the fragments of window and door surround described above. *Roof trusses and other structural timbers*

There was little indication anywhere in the building of any former timber framing, with the exception of a timber set within the wall on the south side of the stair-tower (west end of elevation 11). This timber is set c.2.60m above floor level, and appears to lie on top of the brick coping of a former freestanding wall with a chalk core and brick facing (see above) which is incorporated into the west end of the farmhouse. The timber itself is now largely buried within the core of the wall, and only a poorly preserved 1.60m long section projecting above the doorway to the south-west wing can be inspected closely. In this section, the timber is 0.14m wide by 0.22m wide and it has a number of very decayed mortices in the north and south faces and the upper side; its east end terminates in a projecting tenon with a peg hole. The collapse of the facing brickwork has revealed that the timber runs at least as far as the west wall of the stair-tower. It may be that the timber was set into the wall when the upper part was built, although it is far more substantial than the other horizontal timbers let into the internal elevations of

the south-west wing. However, the possibility remains that it was used as the base of a first floor timber-framed structure in this part of the building, which was subsequently almost totally removed.

At the time of the survey (December 2003), the vast majority of the building was open to the elements, the roof timbers having either fallen or been burnt by fires lit by vandals (see plate 1). The exceptions were the common rafter roof over the stair-tower and the modern timbers over the south-west wing, both of which may date from the 1994 renovation works carried out by West Ella Holdings Ltd. However, by examining old photographs and the fallen timbers themselves, an impression can be gained of the form of the roof structures over the various parts of the farmhouse. It should be noted that, with the exception of the very large timbers, such as tie-beams, the position in which any fallen timbers were found in the building cannot be taken as indicative of their original position. There was much evidence for post-fall disturbance of the timbers, for example, pieces of the dark green painted doorframe of the main doorway in the south wall of the main range were found in three different locations. It was also noted in 1908 that the house had a "concrete roof or ceiling underlying the tiles and rafters" (Sheppard 1908, 22); this was removed during the 1994 works (Gelder and Kitchen 1992-93). 4.23 To date, no photographs or sections of the internal roof structure of the southwest wing or the stair-tower have come to light and the only known description of the former was made by Hall who stated that it was of "typical East Riding construction almost all in oak" (Hall 1976, 29). As noted above, at the time of the current survey, there were a number of narrow timbers running east-west across the south-west wing at eaves level, probably dating from the work carried out in 1994. During clearance of the interior, a single large timber was recovered, 4.40m long and 0.23m square. The length of this timber suggests that it once formed the tie-beam of a roof truss of the south-west range, and there were several indications that it was re-used. One end had either rotted away or been cut off, but at the opposite end, the form of the tenoned joint suggested that it may one have been connected to a post. Similarly, in the presumed soffit of the timber, there were two pegged mortices probably for braces, and also mortices in both sides of the beam, probably to support axial floor beams for floor joists. It therefore appears to have come from a timberframed structure and to have been re-used in the south-west wing.

Photographs taken in 2000 (Hadgraft collection) and earlier descriptions (e.g. Hall 1976, 29) of the roof of the main range suggest that it was of the same form over all parts. The photographs show a queen-strut roof of small scantling oak and pine timbers, with vertical posts rising from the tie-beam to a board collar; a single purlin is clasped between either side of the collar and the common-rafters rising over the truss (see plate 6). There was no ridge piece and the tile battens were nailed directly onto the common rafters – Hutton suggested that some of the roof timbers were re-used (Hutton 1974). The majority of the large fallen timbers noted at this end of the building all appeared to be former first floor transverse beams. They were up to 6.41m in length, 0.23m square with plain chamfered soffits and bearing no evidence of re-use. In contrast, several pieces of fallen wall plate recovered from this area were clearly re-used. The timbers were all in very poor condition, but retained mortices for the scotched feet of common rafters. These had sometimes been cut across older mortices, some of which may have originally housed braces, and others close studding.

Several other re-used timbers were recovered from the interior of the main range during clearance work. Part of an old tie-beam or principal rafter, measuring 1.50m long, 0.41m deep and 0.15m wide, was noted. At one end, the fragment retained a scarf joint with a squinted butt and vertical central tenon, formerly secured by two pegs. The doorframe jambs from the moulded arched doorway at the west end of the main range's south wall were found to be re-used joists, having hollow chamfered mouldings to the soffits and rebates to the upper side for floorboards, a constructional feature noted in 16th century East Anglian houses (Lloyd 1931, 422). Finally, a piece of timber, 1.50m long, 0.13m deep and 0.08m wide, was noted with a regularly shaped groove with a profile running along one of the narrow sides, and several empty mortices in one of the long sides.

### *Decorative timbers and other architectural detailing*

The two major pieces of surviving decorated timberwork within the building were the staircase and the moulded ceiling timbers over the western part of the main range.

The staircase had largely collapsed or been vandalised at the time of the survey, although enough remained of its general form, together with historic photographs (NMR photos BB77/7981-82), to reconstruct its appearance. The closed-string dog-leg staircase was steeply inclined, almost square in plan, and it rose through the full height of the stair-tower around a central stairwell. It was of pegged construction throughout, apparently all in hardwood, with a moulded handrail, square newels and turned balusters of squat bulbous form (see figure 18); the handrail was only on one side of the stair, which is an unusual feature (Ivan Hall, *pers. comm.*). The overall appearance is of a late 17th century staircase; an example of a very similar baluster from Wales dated to 1660 is illustrated by Alcock and Hall (1999, 2), and Morrell (1949, 103) provides a photograph of a similar staircase in Lady Peckett's Yard in York of c.1700. Hall noted balusters of a similar form in a house at 14-16 Newbegin in Beverley, which were dated to c.1680-1700 (the house itself was built in 1689, Susan Neave, *pers. comm.*), whilst the square plan of the staircase is characteristic of others local examples of a similar date (Hall 1976, 28).

The ceiling beams surviving over the ground floor of the main range comprise a single east-west aligned spine beam, with substantial transverse beams set at 2.50m centres dividing the existing ceiling area into six panels; each panel houses four or five joists (3/1). All ceiling timbers bear the same moulding to their soffits; the spine beam and transverse beams each have two rolls to each soffit separated by small steps (4/44), whilst the joists have a single roll (see figure 17). This form of moulding may be as early as the late 16th century, but similar examples persist into the later 17th century in other parts of the country (Alcock & Hall 1999, 54).

During the clearance of the interior of the building, one of the joists had to be removed for reasons of health and safety. The end formerly set into the spine beam was found to have a barefaced soffit tenon secured by a single peg, whereas the opposite end, set into the brickwork of the south wall of the main range, had been crudely shaped to form a tenon with a single peg hole. This suggests that it had either once been jointed into a timber in the wall, for which there was no surviving evidence, or perhaps that the ceiling structure was reused from elsewhere and had been made to fit the existing building.

In addition to the above, it is known that several other decorative timber pieces were once present within the building but which have subsequently been removed. Describing the south-west wing, Hall noted that "the various carved mouldings and doors and the chimneypiece in the first floor room" were almost certainly part of Colen Campbell's Hotham House on Eastgate in Beverley, which was built between 1716 and 1721 and demolished in 1766; the carved woodwork at Hotham House was of a high quality and was undertaken by William Thornton of York (Hall & Hall 1981, 53). When the house was demolished, the woodwork found its way into other buildings in the locality, such as The Green Dragon Inn in Saturday Market and The Cross Keys in Lairgate, both in Beverley (Pevsner & Neave 1995, 306 & 315; Hall 1976, 28- 29). The whereabouts of the Haltemprice pieces is currently unknown, although some are believed to be in the possession of Dr Hall (Mike Hadgraft, *pers. comm.*). Hall also noted original Georgian doors and brass fittings within the farmhouse, and Hutton makes reference to cupboards and doorframes with "primitive egg and dart mouldings" in the south-west wing (Anon c.1980; Hall 1976, 28-29; Hutton 1974).

No decorative plasterwork, wall paintings or historic paint surfaces were noted anywhere in the building at the time of the current survey. What plaster remained was generally a thick single skin of a sandy consistency, with little or no horsehair or other inclusions. Double skins of plaster were noted at first floor level in the main range, but as with the single skin, none appeared to be of any great age.

## 5.4 External Elevations

4.32 For the purposes of description, the external and internal elevations have been assigned a unique number reference, as shown on figure 11. The external elevations are numbered in a logical clockwise direction, starting with the south elevation of the south wall of the main range, as are the internal elevations, starting with the north elevation of the same wall. The external elevations are shown on figures 13 (elevations 1, 2, 3, 4 and 10) and 14 (elevations 5, 6, 7, 8 and 9). It should be noted that any surviving rainwater goods have been omitted from these elevations for clarity.

### *Elevation 1 (south side of main range)*

Elevation 1 forms the external side of the south wall of the main east-west range (1/1) (see plate 1). Described from west to east, the principal feature is a four-centred arched doorway of moulded rubbed brickwork at the western end (3/22). The outer roll of the moulded jambs continues over the doorway arch and is surmounted by a sloping brick hood. As has been noted above, the brickwork of the doorway and that to its immediate east and west is clearly earlier than that forming the majority of the elevation; the earlier brickwork to the west incorporates two insets, the lower of which may be chamfered brick, and rises to a height of 2.20m above the existing ground level.

There was formerly a panel over the moulded doorway arch, bearing quatrefoils with a deeply moulded foliage ornament to each segment, flanking other pierced and shaped motifs in the panel's centre; all decorative work was carried out in brick (Hall 1976, 27-28). Photographs taken in 1975 show that the panel decoration was thickly rendered and/or painted (NMR photo BB77/7967; see plate 7). The panel was surmounted by a chamfered brick hood with sides descending to corbelled (?) or moulded brick stops (Anon c.1980; Pevsner & Neave 1995, 756). Above the doorway was a stone shield bearing a design and the date 1584 pierced by a heart, again surmounted by a hoodmould (Boutell 1889, 71) (see figure 9 and plate 7). The *azure fretty argent* design (NMR photo BB77/7967) bears a striking similarity to the arms of the Stutville family, medieval lords of Cottingham, but they actually belong to a branch of the Ellerker family which are depicted by Hall (1892, 192); the arms would have had a blue background with the fretty in silver and a silver band across the top (David Neave, *pers. comm.*); this design is quartered with those of Bradshaws in a c.1700 depiction of a later house at Risby (Neave & Turnbull 1992, 56). It is suggested in several previous studies that the shield has been inserted (e.g. RCHME 1992). The 1584 date was no longer clearly legible by 1992 and since then both the shield and much of the panel below have been removed, although parts are believed to be stored somewhere in Hull (Mike Hadgraft, *pers. comm.*); it is now not possible to determine whether the shield was inserted or not. The doorway retained a door with a four-centred arched head and six raised and fielded panels in 1975 (NMR photo BB77/7966; see plate 4).

The majority of the remainder of this elevation is of brickwork locally characteristic of the late 17th century (Tibbles 2004, 5), and survives to the first floor stepped eaves height, at least at the western end (1/1, 2/47, 4/16 and 4/17). Above the moulded doorway, there is a blocked window with a staggered joint to the west at first floor level, and to the east, four further blocked windows, two on the ground floor and two above. All four windows have quoined stone jambs (4/29; see plate 9). A photograph of 1914 shows two of the windows retaining tripartite horizontal sliding sashes; each light is of eight panes, with thick glazing bars painted white (Sheppard 1914a; see figure 9). The lower window survived in the same form until at least 1975, but the upper window had had a more modern frame fitted by this date (NMR photo BB77/7964). The surviving sliding sashes here and elsewhere were described as late 18th century by the RCHME (1992).

Beneath the eastern windows, a line of limestone blocks 4.50m long has been used as a levelling course for the brickwork above and does not form part of an earlier structure. This was confirmed by the excavation of Test Pit 5 (see Chapter 5 below), which revealed the blocks to be only a single course deep, apart from at the east end where a

fragment of chamfered stone mullion lay beneath them. At their west end, the blocks were set on rough brick rubble footings, from beneath which the remains of a truncated brick buttress (?) emerged. Removal of some of the brick rubble footings revealed the buttress to be contemporary with a wall line (context 029) exposed to the east; the latter appeared to have been truncated to build the house elevation above.

The easternmost two bays of this elevation are also of brick but there is a ragged joint between them and the brickwork to the west. This part of the elevation stood to only 1.90m in height at the time of the survey, and the only features visible were the lower parts of two blocked windows, with the stone lintel of a third blocked window formerly lighting the cellar below them. However, a photograph taken in 1975 shows these windows intact, with another at first floor level on the west side, fitted with similar glazing to that of the other windows in the elevation but set slightly higher than them (NMR photo BB77/7964; see plate 2). The eastern ground floor window was set into a larger blocked opening, with a larger area of blocking signifying another window above. *Elevation 2 (east side of south-west wing)* 4.38 Elevation 2 forms the east elevation of the south-west wing (1/3 and 2/47). There is a central ground floor window with a flat gauged-brick head, blocked with brick and much disturbed. It is flanked to the north by a sub-rectangular opening (shown as another window with a gauged-brick head in a photograph of c.2000 – Hadgraft collection), now blocked with breeze blocks, and to the south by a further area of breeze-block repair. The latter is set above a straight joint in the brickwork, which may rise the full height of the elevation as either a ragged joint or a crack. Above the central ground floor window, the face of the wall is inset by 0.10m, although this inset is most marked towards the north end of the elevation, fading away to the south. A central first floor window is also infilled with breeze blocks and is flanked by an area of repair / disturbance to the north, with two cracks or staggered joints to the south. The upper part of the elevation above the window was rebuilt in 1994 (Gelder & Kitchen 1992-93), and this now rises to corbelled eaves. A photograph taken in 1914 shows both windows retaining white painted frames (Sheppard 1914a; see figure 9). These were depicted more clearly in 1975; the lower window appeared to have a tripartite horizontal sliding sash while the upper window had a three-light casement, each light having two large panes (NMR photo BB77/7964).

#### *Elevation 3 (south side of south-west wing)*

Elevation 3 is formed by the south gable of the south-west wing (1/2). It is largely blank, with the exception of a central linear area of breeze block and brick repair, probably relating to the internal chimney flue here (see elevation 13 below). The majority of the gable has collapsed, with tumbled-in brickwork surviving to the east side only. Two fish-tailed wall-ties are attached to the gable at eaves level (4/30). A small window is shown to the east of centre in the apex of the gable in 1914 (Sheppard 1914a). It was blocked by 1975, at which date the brick end ridge stack surmounting the gable was also extant (NMR photos BB77/7964-65; see plate 2).

#### *Elevation 4 (west side of south-west wing)*

Elevation 4 is the west elevation of the south-west wing (1/4). There are three substantial areas of breeze-block repair at ground floor level. The southernmost has a gaping hole above, with a crack or ragged joint over, running the full height of the elevation; the latter appears far more like a joint on a 1975 photograph which pre-dates the breeze block repairs (NMR photo BB77/7965). The only original opening now visible is a first floor window, set slightly to the south of centre and blocked with similar brick to that used in the main body of the elevation; this window was also blocked in 1975. There are also two small blocked recesses to the north.

#### *Elevation 5 (north side of south-west wing)*

Elevation 5 comprises the short return forming the north external elevation of the south-west wing (1/6 and 1/9), which partly projects beyond it. The base of the wall has been subject to much previous repair and disturbance but a number of phases are still apparent. The excavation of Test Pit 3 (see Chapter 5 below) demonstrated that the base of the north face of the wall was butted by a layer of hard packed chalk rubble,

sand and mortar (context 013), itself overlying the brickwork of a ruined culvert (context 014) (see plate 23). The mortared chalk rubble partly obscured the relationship between the culvert and the brickwork above; the culvert appeared to be earlier but this was not certain, and is perhaps unlikely when the overall structural development of the house is considered (see Chapter 7). Where the brick facing of the lower part of the wall had fallen away, a chalk rubble core was revealed; in 1976 Hall noted that the projecting section was “crowned by still partially surviving decorative stone battlements” (Hall 1976, 27-28). Approximately 2.30m above the existing ground level, the face of the main wall is very slightly inset; below the inset, the bricks are largely characteristic of 14th to 16th century date but above they are later. Above the inset, the wall rises to form the surviving part of the north gable of the south-west wing. The projecting section of the wall has been truncated at its west end and a rough brick repair made to the remaining stub. The excavation of Test Pit 3 showed that the repair was set on shallow chalk rubble footings, themselves overlying a compact mid brown clay (context 017), noted to run beneath the adjacent west wall of the south-west wing. It is possible that prior to the repair being made, the projecting stub once returned to the north, although the structural evidence for this was not conclusive.

#### *Elevation 6 (west side of stair-tower)*

Elevation 6 forms the west wall of the stair-tower at the west end of the farmhouse (1/6 and 1/8). At the base of the wall, the excavation of Test Pit 3 revealed the truncated remains of a brick-built culvert (see Chapter 5 below), which passed through the wall and appeared to be contemporary with its construction (see plates 10 and 23). Above the culvert, the base of the wall is made of re-used pieces of dressed limestone, some of which have chamfered edges and which are up to 1m in length; one bears the very eroded inscription “IVY 1944”. There is some brickwork between the stone pieces, with average dimensions of 240mm by ? by 35mm. Directly over the culvert, the limestone incorporates a pointed brick arch, apparently acting as a relieving arch for the culvert (NMR photo BB77/7976) (4/19); the bricks varying from 45mm to 70mm in depth. Above the level of the relieving arch, the limestone pieces become smaller and are then replaced by brickwork, although they continue as quoins for almost the full height of the elevation. There is a “missing” quoin at approximately the same height as a slight offset or horizontal joint on the north wall of the stair-tower (see elevation 7 and plate 5).

The elevation contains two small windows, both blocked with brick. The lower window has jambs of re-used limestone pieces and scarring around the upper window indicates that it once had the same; the lower window is shown with a small four-light casement in 1975 while the upper is blocked (NMR photo BB77/7973; see plate 11). There is a sloping scar or crack running downwards at an angle from the upper window to the lower window, and a substantial height of brickwork below the lower window appears to have been either rebuilt or repointed; this probably relates to the tall doorway or other opening visible internally here. The elevation rises to corbelled eaves above the upper window. A small 20th century detached brick structure with a concrete roof once stood immediately to the west (NMR photo BB77/7973).

#### *Elevation 7 (north side of stair-tower)*

Elevation 7 is formed by the north wall of the stair-tower at the west end of the farmhouse (1/8 and 1/11). As with the west wall (elevation 6), the lower part of the wall is built of re-used limestone blocks, again with some brickwork set between; one of the bricks is very large, measuring 290mm by 140mm by 60mm. The limestone contains a roughly chamfered inset approximately 0.80m above the existing ground level, essentially forming a plinth for the wall above (4/20). At its east end, the plinth is interrupted by a doorway, now blocked with breeze-blocks; it formerly had a wooden lintel and a plank and batten door (NMR photo BB77/7974; see plate 11). Above the plinth, there are a further two rough courses of limestone pieces and then the wall continues in brickwork with limestone quoins. As in the west wall (elevation 6), there is a missing quoin set approximately 2.70m above the existing ground level, apparently with a horizontal joint or slight inset running to the east across the elevation. The upper part of the elevation is surmounted by corbelled eaves and contains two small windows vertically arranged to light a staircase. As in the west wall (elevation 6), the lower

window retains its limestone jambs while there is scarring to the upper window; the lower window retained a small casement in 1975 but the upper one was already blocked (NMR photo BB77/7974).

#### *Elevation 8 (west side of main range)*

Elevation 8 represents the north end of the west gable of the main house (1/7 and 1/8; see plate 5). As with the adjacent elevation (elevation 7), the wall rises from a roughly chamfered plinth of re-used limestone pieces (4/21). Above the plinth, the limestone continues as quoins to the brickwork, but these stop short of the eaves (4/31); one of the lower quoins appears to bear a shallowly incised cross. The central part of the elevation contains a large area of breeze-block repair, which obscures the remains of two windows. Both have limestone jambs; the lower window retains the remains of a moulded stepped architrave (4/22). Photographs taken before the breeze-blocks were inserted show the lower window head to have comprised a single piece of limestone formed by a stepped architrave over two rather flattened pointed arches of 15th century appearance with incised spandrels (NMR photos BB77/7974-75; see plate 11). The detail of the brick blocking suggests that the window was originally of two lights. The upper window was fitted with a two-light casement, each casement having six large panes; this window was inserted into a slightly wider and higher opening which retained its limestone jambs. There also appears to be a ragged joint in the brickwork running between the windows. The upper part of the gable was rebuilt in 1994 (Gelder & Kitchen 1992-93).

#### *Elevation 9 (north side of main range)*

This elevation forms the north wall of the main east-west range (see plate 13). For the purposes of description, the wall is divided into three parts. The west end rises from a roughly chamfered plinth of dressed limestone pieces (4/23), some of which are chamfered and one retains a crudely incised cross (4/24; see plate 14). Above the plinth, the limestone continues as quoins which stop short of the corbelled eaves (2/41 and 4/18). Running east from the quoins, the main area of brickwork forming the wall face is blank and it continues over the top of a large area of breeze-block, marking the position of the former northwest wing here. The upper part of the breeze-block is supported on a steel beam, beneath which there is further breeze-block work surrounding a slim pillar of earlier brickwork.

Photographs taken in 1975 (NMR photos BB77/7970 & 7972) show the northwest wing to have been brick built and of a single storey with a relatively steeply-pitched pantiled roof (see plate 12); it was in use as a pantry in 1974 (Hutton 1974). A small window is visible in the north gable; the upper part of the gable appears to be of a different brickwork to that below, and may have been a later addition or alteration. If so, it was rebuilt again in 1994 (Gelder and Kitchen 1992-93). There was a small brick lean-to structure with a sloping pantiled roof formerly located against the west wall of the wing, and a doorway at the south end of the east wall. A single storey lean-to with a small stack once butted the north end of the east wall, and this had an even lower lean-to on its west side running off to the east; both had pantiled roofs (NMR photo BB77/7969). A boundary wall once ran south from the east end of the lower lean-to, essentially creating a small courtyard at the rear of the main house (Gelder and Kitchen 1992-93). A number of derelict wooden sheds are shown at the north-east corner of the courtyard in a photograph of c.1985 (Hadgraft collection). During clearance works undertaken to the rear of the farmhouse, the brick floor of the former north-west wing was exposed (4/2 and 4/3) (see figure 22).

To the east of the former wing, the elevation has been subject to numerous alterations / repairs, large parts of which used breeze-block (2/42 and 4/27; see plate 13). At the base of the elevation, a chamfered dressed limestone plinth is visible just above the level of the adjacent concrete yard surfaces on the north side of the house (4/25). A single course of coarse squared limestone survives intermittently on top of the plinth, and this has been used as a base for the brickwork above; one of the stones retains a rectangular cut-out, perhaps a putlog hole. The plinth appears to return to the south at its east end, whilst the west end has been truncated by later disturbance. Excavation of



Test Pit 4 (see Chapter 5) demonstrated that the plinth was formed by three courses of dressed limestone, in contrast to the much cruder plinths noted at the west end of the building (see elevations 7 and 8, and plate 15). One of the larger stones retains a downward pointing incised arrow, apparently a later addition. Beneath the dressed stone courses, the plinth was set on a foundation of limestone rubble containing some fragments of shallow hand-made red brick, 350mm to 400mm thick. At the very east end of the limestone rubble footings exposed within the pit, there was a void. This void ran the full width of the coursed limestone above (0.30m) and then slightly offset to the east. It continued for a further c.1m to the south as a low 0.30m wide feature resembling a culvert. The sides, top and base were of red hand-made coursed bricks with an average depth of 50mm; they appeared to butt up to the rear face of the coursed limestone.

The face of the chamfered plinth is partly obscured by an upright railway sleeper, re-used to secure a pump formerly drawing on the adjacent brick-lined well (see below) (NMR photo BB77/7970). To the east of the pump, half of a pier or column section is butted up against the wall (4/26).

As stated above, there are large areas of breeze-block repairs to the upper part of the elevation which have obscured or removed any older features. The remnants of a small first floor window with limestone jambs, shown in 1975 (NMR photo BB77/7969), are visible in the centre of the elevation (2/43). There was formerly a ragged joint in the brickwork just to the west of the pump which rose almost the full height of the elevation, and which had a small two-light first floor casement window on its west side. A narrow rectangular area of brickwork at the east end of the elevation represents a former doorway shown here in 1975 (NMR photo BB77/7970).

The well remained open as late as 1992-93 (Gelder & Kitchen 1992-1993), although it is not known if it remained in use at this date. The well is 0.90m in diameter and is at least 8m deep; at this depth it becomes choked with rubble. It is lined entirely in brick. The upper 0.30m of the brickwork is of modern 20<sup>th</sup> century machine-made bricks; the remainder is of red hand-made brick (average depth 50mm) laid in stretcher bond and set with a lime mortar.

#### *Elevation 10 (east side of main range)*

Elevation 10 is the east end of the main house. This was formerly a gable but is now much decayed and stands to a maximum height of 3.20m. It is brickbuilt, incorporating some re-used medieval part bricks (Tibbles 2004, 6) and rises from crudely stepped brick footings (2/46 and 4/28). A small area to the north of centre has been repaired with breeze-blocks, and there is a larger area of the same material at the north end. In 1975 the gable survived to its full height, retaining tumbled-in brickwork, a rounded apex and a plank and batten door to the attic (NMR photo BB77/7968).

### 5.5 Circulation Description

At the start of the survey work (December 2003), the interior of the building was infilled with fallen debris, soil and other material heaped up to over c.1m in depth in places. The clearance of this material under archaeological supervision (see Chapter 5 below) revealed evidence for former room partitions and divisions, which can be compared with earlier plans made by Hutton (1974) and the RCHME (1992). It should be noted that in the following description, the east end of the main range is included with the ground floor, although in reality the presence of the cellar below means that it is raised well above the ground floor to the west. The internal elevations are depicted on figures 15 (elevations 11, 17, 19 and 20) and 16 (elevations 12, 13, 14, 15, 16 and 18).

#### *Cellar*

The cellar is accessed via a flight of very steep and irregularly constructed brick steps, formerly covered with wood, which lead down from a small circulation area adjacent to the south side of the central stack. The cellar lies entirely beneath the raised east end of the house and does not project beyond the line of the external walls. Sheppard

(1908, 22) noted “cellars” in the plural, but no further evidence for an additional cellar has come to light during the current survey. He also subsequently made reference to “a ribbed arch cellar” (Sheppard 1914a), a description which cannot be applied to the existing structure.

The brick steps lead down into narrow passageway with a brick barrel vault over; there is a semi-circular headed lamp recess in the passageway’s south wall, which is rendered. Both the floor of the passageway and the cellar beyond are brick paved. The bricks are red and handmade, with average dimensions of 230mm by 110mm; their depth could not be measured. The passageway leads beyond projecting wall stubbs into the south end of the cellar proper, a rectangular space, aligned north-south, and spanned by a wide brick barrel vault (see elevation 17 and plate 16). The red handmade bricks used in the vault are set with a cream lime mortar and display average dimensions (220mm by ? by 50mm) comparable with 14th-15th century bricks noted in Hull (Tibbles 2004, 9) (4/40). The walls are built of roughly coursed and squared chalk and limestone rubble, and were once rendered (4/42 and 4/43); the remnants of a secondary brick cross-wall survive towards the south end of the cellar, constructed from 17th-18th century bricks (Tibbles 2004, 9) (4/39). The cellar was formerly lit by windows in the north and south walls; these both survive but are now filled with soil or blocked as a result of successive raisings of the external ground level. The south window contains a re-used mullion (4/41) and a small section of hollow chamfered mullion was recovered from the loose rubble lying on the cellar floor (see above).

#### *Ground floor – main east-west range*

The principal access into the ground floor of the house is now through the doorway with the elaborately moulded brick jambs located at the west end of the south elevation. This doorway leads into the main ground floor room of the house, which is divided into three bays internally by the moulded ceiling beams over; historic photographs show that the beams and joists at the west end did not have the same mouldings (NMR photo BB77/7981). There was formerly a cross passage located towards the west of centre of the main room. The base of the passage’s east side, a modern wooden partition, survived at the time of survey but the west side had been completely removed. A photograph taken in 1975 shows there to have been a doorway at the north end, formerly giving access to the north-west wing, with one doorway in the east side leading into the east part of the main room, formerly a parlour, and another to a passage running along its south side (NMR photo BB77/7980; Hutton 1974).

To the west of the cross-passage, the moulded doorway in the south elevation formerly lead into a hallway, with a separate bathroom to the north (Hutton 1974). An unreferenced newspaper article dating to c.1950 described the bathroom (then used as a storeroom) as “a former monk’s cell” and shows the doorway in its south wall to be fitted with an iron grille. The same article also makes reference to a very grainy photograph of a “hidden room”; described as being “found behind a plaster wall, the room contained a small truckle bed and candlestick”. Unfortunately the article gives no idea as to where this room was, although a small staircase is shown leading up to it, and it may have been on an upper floor (Anon c.1950). Given that the Ellerker family were prominent recusants in the 17th century, it is possible that this room was a priest’s hiding place (Susan Neave, *pers. comm.*).

At the time of the current survey (May 2004), and after internal clearance, the main room of the main house had herring-bone brick paving floor of later 19<sup>th</sup> or early 20<sup>th</sup> century date. At the east end of the room, the remains of a fireplace survive on the west side of the large central stack (elevation 18) (see plate 17). The stack has clearly been subject to much alteration during its lifetime; in plan, it can be seen to house a large sub-square central flue, with two smaller square flues to the south and a narrower rectangular feature to the north. At the very north end, the outline of a sub-square depression, perhaps another flue, is also visible (3/44). The west side of the stack bears similar evidence of modification and alteration (3/14). The earliest phase appears to be a large flat-headed opening, 2.60m wide by 2.10m high, perhaps incorporating some early 17th century bricks (Tibbles 2004, 8). This was later infilled to create a central fireplace with a broad stepped arched head, flanked by two tall narrow semi-circular

headed recesses; all three are now blocked with brick. The tall recesses are flanked by two much lower blocked features with timber sides. The bricks used to create the infilling were manufactured in the early to mid 19th century, whilst much later alterations used 20th century frogged machine-made bricks, some displaying the makers stamp ("*Willerby*") within the frog (Tibbles 2004, 8).

There was clearly once also a large fireplace in the north wall of the main house (elevation 17), served by a large exterior lateral stack although very little now survives. On the ground floor, only the eastern chamfered brick jamb is still evident, and now forms one side of a 2.90m wide blocked opening (3/17 and 3/18; see plate 17). The opening was originally created during the building of the north-west wing, then blocked using breeze-blocks and a steel beam when it was demolished. The creation of the north-west wing obviously required the demolition of most of the external lateral stack, although some remnants of the side of the original flue are visible when looking upwards from the interior of the blocked opening. The blocked opening is flanked by blank wall to both sides. The lower 0.80m of the wall is of coursed squared chalk, whilst the upper part is of brickwork. This brickwork incorporates many late medieval bricks, although some are also comparable to those found in extant late 18th century East Riding buildings (Tibbles 2004).

The south wall of the main room (elevation 11) contains a number of features of interest. The doorway at the west end, forming the main access into the house, has a broad four-centred brick arch over and jambs which project slightly from the adjacent wall face as shallow stubbs (3/20). To the immediate east of the doorway there is a small area of brickwork, but the remainder of the ground floor wall is of coursed squared chalk to a height of 2.40m (3/15 and 3/21). The chalk continues (at a lower level) to either side and into the splayed jambs of a 1.60m wide former window opening, now blocked with brick. To the immediate east of the window (3/19), the chalk has been cut back and replaced with brick, although where the face of the wall has collapsed, a stone/chalk rubble core has been revealed. Above the collapse, there is a 1.5m wide area of scarring where the wall face has been cut back. To the east, a window has been blocked with brick and converted into a wall cupboard with wooden shelving (3/2). Sockets for floor joists show that the ceiling once continued at a slightly raised level over the east end of the main house (see below).

The west wall of the main room (elevation 16) is only half the width of the house, returning west at the south end to form the north wall of the stair-tower. As on the exterior face, the remains of two vertically aligned windows are visible; the lower retains part of a re-used moulded lintel. Below the lower window, the wall is built of coursed squared chalk. To the south, it is largely of brick but has been subject to much alteration (3/16).

The east end of the main house was substantially raised when the cellar was inserted and the ground floor here is set 0.80m above that of the main room to the west (see elevation 17). The raised east end of the ground floor is now accessed via a flight of brick steps set against the south wall of the house (4/13 and 4/15), but there was formerly also a parallel wooden staircase set at the south-west corner of the central stack rising to the first floor and then the attic (NMR photo BB77/7977; Gelder & Kitchen 1992-1993) (see plate 18). The north (4/6), south (3/43) and east (3/4) internal elevations of the east end (elevations 17, 11 and 20 respectively) are substantially the same as the external faces (see above) and so no further description is given here; much of the internal brickwork contains bricks of probable 18th / 19th century date (Tibbles 2004).

The remains of the fireplace on the east face of the central stack (elevation 19) suggest that it is a 19th century addition to the main body of the stack, and that it took the form of a central range, flanked by a side-oven with ashpit to the south and perhaps a boiler to the north (3/3; see plate 19). A photograph of the interior of the room taken in 1975 shows the central range recess to be fitted with a wood burning stove and to have a very large beam, suggestive of a firehood bressumer, above (NMR photo BB77/7978); this was apparently chamfered (RCHME 1992). A six-panelled door in the doorway on the left hand side of the same photograph formerly gave access to the flight of brick

steps leading to the main room on the ground floor, and on the right-hand side a board screen is shown. The room was crossed by a single north-south aligned ceiling beam with deep joists lodged overhead, the same arrangement as once existed on the first floor (see below); the ceiling timbers on the ground floor were noted to be chamfered and stopped in 1992 (RCHME 1992) and their arrangement is shown on a plan of 1992-1993 (Gelder & Kitchen 1992-1993). A second photograph, showing the room from the south-west (NMR photo BB77/7979), depicts a doorway in the north wall leading to the rear of the main house; this doorway was flanked by shallow recesses in 1974 (Hutton 1974) and 1992 (RCHME 1992). In the north-east corner of the room there was an angled corner-cupboard of mid to late 18th century appearance containing a semi-circular headed opening fitted with a pair of panelled doors. These doors may have been those that Hall described as being made of a fragment of "Elizabethan panelling" (Hall 1976, 30). Hutton (1974) also showed another shallow recess in the south wall of the room in 1974.

#### *Ground floor – stair-tower*

The interior of the stair-tower can only be accessed from the main room of the main house. At the time of the initial survey (December 2003), only the very lowest part of the staircase remained *in situ*, buried beneath accumulated debris; photographs taken in 1975 show it to have been substantially complete at that time, with a small under-stairs cupboard housing a safe (NMR photos BB77/7981-82). As noted in Chapter 1 above, the debris was removed by hand under archaeological supervision and the surviving parts of the staircase carefully removed to temporary safe storage on site. The removal of the staircase base revealed that it had been set on two large pieces of stone, one of which was a re-used moulded kneeler of possible 17th century date (3/25). 4.66 The ground floor of the north wall of the stair-tower (elevation 17) is built of coursed squared chalk blocks. The blocks incorporate a row of joist holes formerly supporting the staircase; at their east end, a former external doorway has been infilled with breeze-blocks. As with the north wall, the ground floor of the west wall is also built of coursed squared chalk blocks (elevation 14). In the bottom south corner, the chalk incorporates a pointed brick relieving arch, similar to that visible on the external face here (3/23); the area below the arch is blocked with mixed brick, stone and chalk rubble, suggesting that it was once open. To the north, the upper level of the chalk has been disturbed by the bottom of a tall blocked opening with a timber lintel, possibly a former doorway (see below). In contrast to the other two walls, the south wall of the stair-tower (elevation 11) does not contain any chalk walling but comprises brickwork at ground floor level. This retains several scars left by the removal / collapse of the staircase. At the very west end, decay of the wall face has revealed a small surviving section of chamfered brick coping, suggesting that the lower part of the south wall was once a free-standing boundary.

#### *Ground floor - south-west wing*

The ground floor of the south-west wing is accessed via the adjacent stairtower. At the time of the initial survey, this interior was also filled with fallen roof timbers and other debris. Clearance revealed a surface of compacted soil; the original joist and board floor of the wing had been completely removed previously, although traces remained in the internal elevations.

The ground floor of the north wall (elevation 15) rises from chalk and mortar footings exposed here during the clearance work (3/28). Above the footings, a line of recesses for removed floor joists are visible, and above these, there is a large centrally placed recess blocked with brick. The blocking of the recess and the rest of the ground floor brickwork incorporates small regularly spaced pieces of wood formerly used to support battens for wall panelling. In 1992 the RCHME made reference only to "window and doorcase with ornamental foliate carving" here (RCHME 1992) but other drawings show that both the doorway from the stair-tower and the cupboards flanking the south wall fireplace (see below) were fitted with decorative architraves (Gelder & Kitchen 1992-1993).

The east, south and west walls of the south-west wing all rise from ragged slightly stepped brick footings, exposed during the internal clearance work. In terms of their overall appearance, the ground floors of the east and west walls (elevations 12 and 14) are very similar to the external faces, and only significant differences are noted here. The central blocked window in the east wall (elevation 12) has an area of breeze-blocks to the north, apparently with a proper brick jamb at the north end, whilst the area of brickwork to the south, contains a rectangular opening, now blocked with brick (3/32). The form and level of the opening is suggestive of a window, perhaps truncated by a rebuilding of the south wall (3/30). The south wall (elevation 13) has a projecting blocked fireplace and flue on the ground floor, rising from a stepped brick plinth (3/26 and 4/1; see plate 20); both have been subject to much modern alteration. The flanking wall areas are blank but formerly housed fitted cupboards with decorative architraves (Gelder & Kitchen 1992-1993).

#### *First and upper floors – main east-west range*

The first floor of the main house was accessed either via the principal staircase in the stair-tower at its west end, or from the small or back staircase adjacent to the south end of the central stack. The first and upper floors of the stair-tower and the south-west wing were accessible only from within the stair-tower.

As on the ground floor, the north wall of the main room within the main house had a large fireplace served by the adjoining lateral stack (elevation 17). The moulded bricks forming the west jamb of the fireplace are well preserved and have the remains of a broad, perhaps four-centred brick arch above (3/37). To the east of the fireplace, there is a small arched head recess or niche of unknown purpose, apparently carved into the brickwork, and the splayed jamb of a probable window; the upper three or four courses of this section are a modern rebuild. The east end of the north wall's first floor has either collapsed or been rebuilt in breeze-blocks. A photograph of the former first floor east end room shows a bare interior with plastered walls, crossed by a single east-west ceiling beam with joists lodged across it (NMR photo BB77/7984). The room was divided into two parts by a partition or screen beneath the ceiling beam; the floor boards were aligned east-west to the north of the partition, and north-south to the south. A shallow arched headed recess shown in the north wall may have been a former window; photographs taken after the north wall had partly collapsed appear to show the remains of at least one arched opening here.

At the west end of the north wall, the wall returns to the south to form the west gable of the main house (elevation 16). To the south of the blocked first floor window (3/38; see plate 21), there is a mixed area of exposed wall core and modern brick / breeze-block repairs, rising to the fragmentary remains of a flat arch at first floor level; only a very few bricks at the north side remain. The arch appears to have been previously located over a softwood beam (Gelder & Kitchen 1992-1993). The brickwork around and above the arch fragment stands proud of the rest of the surviving gable area. The north slope of the gable is uninterrupted but the south slope incorporates a small vertical step (4/32). The apex of the gable appears to contain a blocked opening, perhaps a window.

The south wall of the main house contains three window openings, all now blocked with brick (elevation 11). The central window has been much altered but was originally of the same width as, and set directly above, the central ground floor window (3/40). The flanking windows are narrower; that to the east window is aligned with that on the ground floor, but the west window is slightly offset from the doorway below (3/41 and 3/42).

#### *First and upper floors – stair-tower*

The north wall of the stair-tower (elevation 17) has a small blocked window to the east of centre at first floor level, with evidence of either the former staircase or floor joists surviving as recesses in the wall face (3/35; see plate 22). In the west wall (elevation 14), a tall blocked opening with a timber lintel, possibly a former doorway, is set midway between the ground and first floors and protrudes into the chalk coursing below; it is

shown as a shallow plaster recess with a flat-head in 1975 (NMR photo BB77/7983). Above the tall opening, there is a small blocked window, with the staircase shadow visible to the north (3/29 and 3/39). A first floor doorway at the east end of the south wall (elevation 11) gave access to the south-west wing's first floor, with further staircase scarring visible on the brickwork to the west; a timber projects out over the doorway from the wall core as on the ground floor. Photographs taken in 1975 show that the staircase rising from the ground floor had the same detailing and was of the same form as the surviving section on the ground floor. The main newel on the first floor landing had a moulded cap and there was a doorway on the staircase midway between the first and second floors (NMR photo BB77/7983).

The stair-tower is the only surviving part of the house to rise to a full third storey. Both the west and north walls (elevations 14 and 17) have small blocked windows on the second floor, whilst the south wall (elevation 11) has largely collapsed and now consists only of a single panel of plastered brickwork.

#### *First and upper floors – south-west wing*

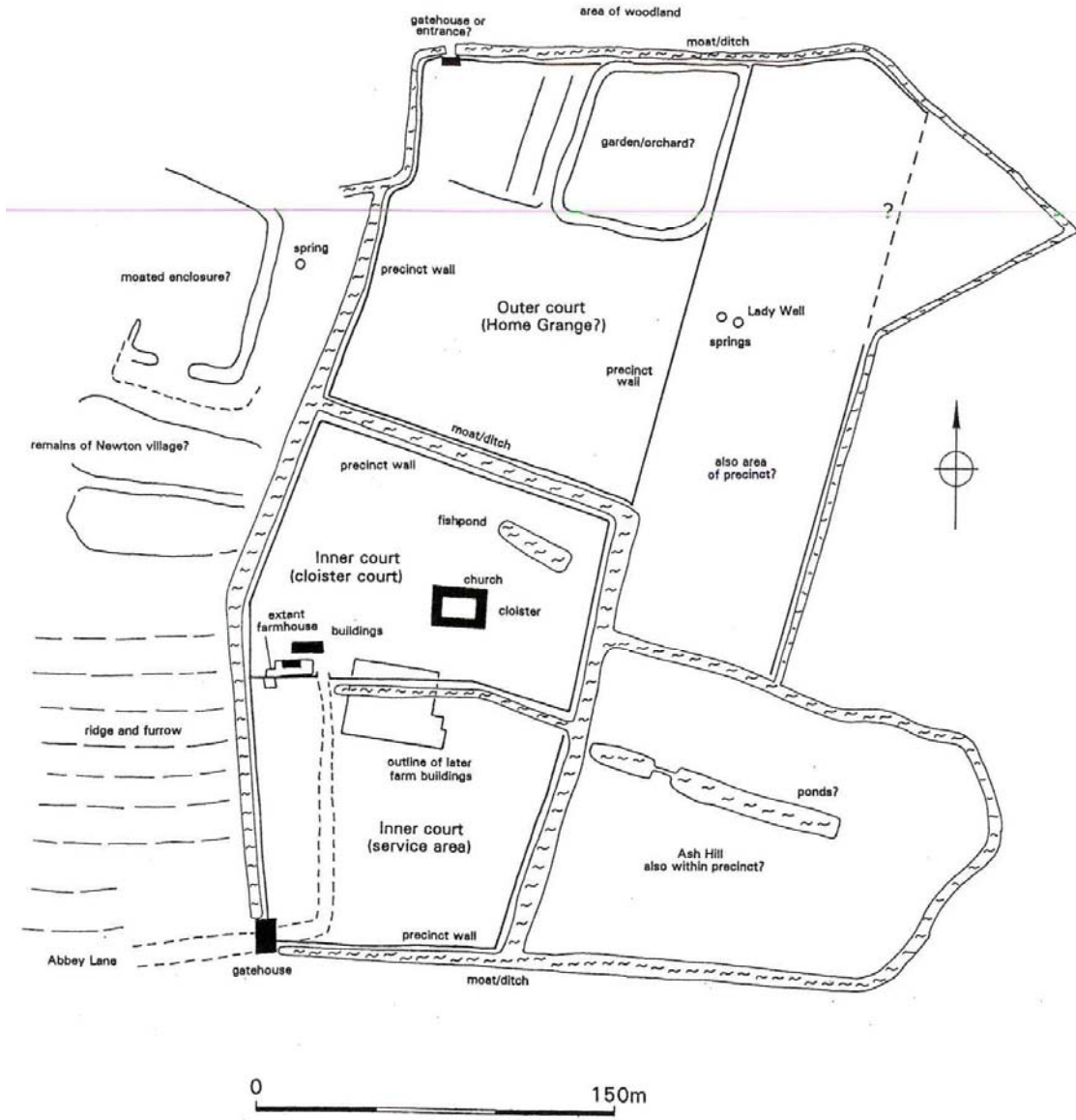
A plan was made of the floor timbers of the south-west wing in 1992-1993, and this shows that the first floor was supported by a single north-south aligned beam jointed to more substantial east-west beams at either end, with floor joists running to either side (Gelder & Kitchen 1992-1993). In contrast to the ground floor, the first floor of the south-west wing does not appear to have been panelled; the small pieces of wood used to support panelling battens seen in the north wall (elevation 15) do not extend above the horizontal scar in the north wall left by the removal of the first floor floorboards. In 1976 Hall noted the survival of carved mouldings, a chimneypiece and doors here that were, in his opinion, removed from Hotham House in Beverley, which was built in 1716-21 and demolished in 1766 (Hall 1976, 29; Hall & Hall 1981, 53-54). The first floor of the north wall (elevation 15) remained largely plastered at the time of survey (3/31). The central portion breaks forward slightly from that to either side but appears to be blank. Above, within the former attic space, the north wall rose to form the north gable of the south-west wing, and incorporates a small raised "step" apparently constructed by applying broken pantile and cement to the wall face. The brickwork above is also plastered but appears to have been added to the first floor, rather than being built at the same date. 4.77 As on the ground floor, the internal appearance of the east and west internal elevations (elevations 12 and 14) at first floor level is very similar to the external faces (3/27 and 3/29). On the south wall (elevation 13), the projecting chimney breast / flue rises from the ground floor, although it does not appear to have had a fireplace at first floor level (see plate 20). Above, the remains of the south gable of the north-west wing are visible; they are repaired in modern brick to the east side (3/33 and 3/34).

For details of the Surrounding Priory Complex within the area of the Scheduled Monument see EADS Ltd. Archaeological and Architectural Survey February 2006 pages 55 - 61d section 6 Items No. 6.1 – 6.30 for Interpretation Discussions see pages 62 – 84, Section 7 Items 7.1 7.79

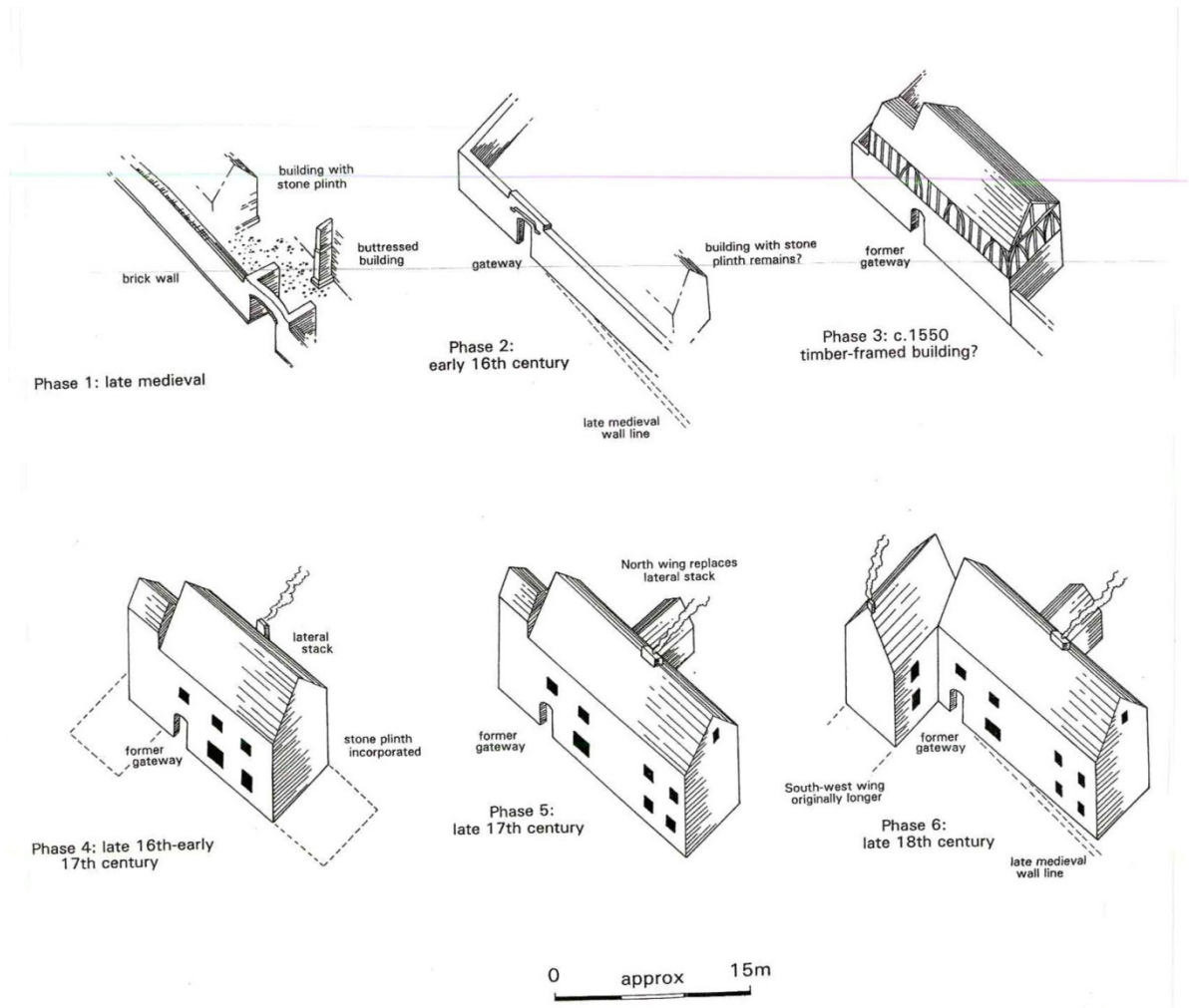
## 5.6 Conclusions

### 5.6.1 The Priory Complex

On the basis of the currently available evidence, and a comparison of other similar rural monastic houses, a suggested layout for the priory could have been as follows. The precinct is probably represented by a rectangular area which measures c.400m north-south by c.150m east-west (c.6ha), although it might also have included Ash Hill and adjacent land to cover a total of c.10 hectares. The historic maps suggest that the rectangular precinct was probably divided into two approximately equal halves, the northern half being the outer court and the southern half being the inner court. The maps show that the inner court was moated, but it is possible that the whole of the precinct was originally moated or at least surrounded by a water-filled ditch with a wall on the inside.



PROJECT		HALTEMPRICE PRIORY FARMHOUSE	
TITLE		INTERPRETATION OF PRIORY COMPLEX	
SCALE	AS SHOWN	DATE	FEB 2006
	EDAS	FIGURE	26



PROJECT	
HALTEMPRICE PRIORY FARMHOUSE	
TITLE	
PHASES OF DEVELOPMENT	
SCALE	DATE
AS SHOWN	FEB 2006
EDAS	FIGURE
	27



Small-scale excavation has shown that the inner court appears to have been divided into two by an approximately east-west aligned brick built wall. The northern half of this area might therefore represent the claustral court, and the earthworks of the possible cloister complex are perhaps visible on 1940s aerial photographs. Other detached buildings which might be expected in this area would include the prior's lodgings, a guest house, almonry, service / kitchen buildings to the west and a separate infirmary and cemetery to the east. A similarly sized area to the south might have contained those other structures which provided for the direct needs of the monastic community, for example, the prior's lodgings and guest house (if detached from the claustral range), domestic and servant accommodation, a brew house, stables, dovecote, gardens, orchard and a builders / stone masons yard. The limited excavations also showed that there was a gateway through this dividing wall, and there may have been a stone building to its immediate north or perhaps even abutting its north face, with a second stone-built buttressed structure just to the north. The main gatehouse into the inner court is likely to have been located in the southwest corner of the precinct, and there was also probably another gate in the north-east corner of the outer court.

The outer court proper may represent the site of the home grange where the larger agricultural buildings, storage barns and stock rearing sheds were located, and from where the 430 or so acres of the demesne were farmed and managed. It is also possible that some industrial activity might have taken place here, for example corn drying, brick making or smithing. Perhaps this part of the site was formerly occupied by part of the village of Newton, and the earthworks to the west could represent the remains of some village elements, or be additional features associated with the home grange.

Unfortunately, the majority of the earthworks within the priory complex were deliberately levelled in the 1960s, and there has been further significant damage since then, including continued ploughing in Ash Hill and the dredging / re-cutting of the drainage ditches and former moats which surround the site; all this work has taken place without any archaeological investigation or record. It is therefore impossible to be precise about the distribution of the buildings or the courts within the priory precinct, or even about the size and location of the precinct itself, without further archaeological investigation. However, additional geophysical survey would be a good starting point, and this would serve to enhance the results already obtained from within the Hadgraft landholding, which only represents c.15% of the scheduled area.

#### 5.6.2 The Farmhouse

In the early 16th century (Phase 2), immediately prior to the Dissolution, the west end of the boundary wall dividing the two parts of the inner court was rebuilt on a slightly different alignment, again in brick, to incorporate an elaborately moulded doorway / gateway and perhaps also decorative coping. The boundary may have returned to the north at its west end. Perhaps also prior to the Dissolution, or shortly afterwards, a structure of mixed chalk / timber-framed construction was built against the north side of the new boundary wall (Phase 3).

This chalk and timber structure (including the earlier boundary wall) was then enlarged and incorporated into a house in the late 16th or early 17th century (Phase 4), presumably by the Ellerker family who owned the site from the Dissolution until the late 19th century. This house made much use of re-used late medieval brick and stone, suggesting that parts of the priory may still have survived above ground at this date. However, the house was essentially a "new build" and was not a conversion of an earlier monastic building, such as the prior's lodgings, although its form and siting was clearly influenced by the former layout of the priory and earlier structures on the same site. This probably early 17th century house comprised a single east-west range, perhaps rising to three storeys, with a three storey stair-tower at the west end. The housebody or main

room of the main range was located on the ground floor and was heated by a large lateral stack in the north wall, which was probably used for cooking at this date as well; there may have been another smaller room to the east. There was a heated chamber on the first floor above the main room, perhaps also with a further room to the east. The stair-tower may have had garderobes on the ground floor only.

In the late 17th century, a new stack was created at the east end of the earlier main range, which was itself extended eastwards over a new vaulted cellar (Phase 5). It is probable that the lateral stack fell out of use at this date, to be replaced by fireplaces in the newly constructed central stack, and it is likely to be this house which contained six hearths in 1672. The eastern extension probably formed a kitchen, where the cooking functions previously undertaken in the housebody were carried out. The chamber over this room may have been used for storage. A new staircase was inserted into the stair-tower during the same period and perhaps the north-west wing was also built. 8.8 In the mid 18th century, a south-west wing was built (Phase 6). This was shortened in the later 18th century (perhaps after 1787) and its status upgraded by the introduction of re-used carved woodwork from Hotham House in Beverley. The ground floor of the wing formed a panelled parlour, whilst the first floor was a chamber fitted out with the re-used woodwork. At the same time, the main range was re-roofed and re-fenestrated, and the fireplace at the east end of its main ground floor room remodelled. The small courtyard to the rear was fully developed by the mid 19th century. The farmhouse underwent no further major changes until the late 20th century, although internal subdivision and minor alterations were undertaken.

## 6. CONDITION SURVEY:

### 6.1 Summary

The standing ruins were examined in 2010 – 2011, by Conservation Architect, Peter G Pace.

The site is now well protected against vandalism, with sections walled up in concrete block work, and metal doors and fencing erected. Vandalism which was rife in the years 2005 – 08 has now subsided but the Priory is still a target and no matter how hard the present owners try to protect the site, some intruders continue to gain access. Without the owners presence on the site the ruins remain a target.

A full Structural and Condition Survey was carried out in March 2008 and this is set out in the following Item 6.2.

Sufficient to say the building remains in a very similar state today (2011), except for minor deterioration to wall tops due to frost action, and minor damage due to vandal attack.

Temporary propping as advised by the Engineers (see Item 4.3) has been undertaken.

Whilst the brickwork and stonework are sound the lime pointing to joints is deteriorating and some repointing is required in isolated places.

A number of minor works are required for the long term stability of the structure as set out in Item 4.2 below, and these will be incorporated in the proposed rebuilding works.

Of significance are the following comment, highlighted from the Engineers Report:-

- 3.6 The walls have suffered extensively as a result of a lack of maintenance and possible vandalism. Despite this they are extremely robust and generally in good condition, though there are a number of minor problems:
- 3.8 There is no particular evidence to suggest that settlement of the walls has been a major problem. There is some diagonal cracking on the north side of the east end of wall D that may be the result of settlement but this is clearly old, very local as it does not show on the south side of the wall, and there is no sign of any recent movement. Further investigations can be made when the building is restored but no major works are envisaged.
- 3.9 The walls are of substantial construction (at least 700mm thick) and the amount of movement / bulging that is relatively minor, such that the overall stability of the walls has not be significantly impaired. No major underpinning works of the walls are therefore considered necessary. As part of any restoration wall B should be tied back securely to walls A and C, and wherever parts of the wall are rebuilt care should be taken to ensure that the inner and outer faces are securely tied together.
- 4.1 Haltemprice Priory Farmhouse has suffered extensively from a severe lack of maintenance and considerable vandalism for many years. The substantial walls remain. These are of brick and of substantial construction and in my opinion, though there may have been some slight settlement over the years, they do not suffer from any major structural defect and are not inherently unstable. They can therefore readily be incorporated in the building as it is restored without massive structural works being necessary.

- 6.2 Condition and Structural Survey – By DAC Wood B.Sc., MI Struct.E, MICE (*Historic Buildings Engineer –working with Peter G Pace Architects on commissions at Fountains Abbey, Harewood Castle, Sheriff Hutton castle etc.*).

Extract from DAC Wood Report on the structural condition of the building dated 25<sup>th</sup> March 2008:-

## **2.0 NOTES ON STRUCTURAL CONDITION**

- 2.1 What remains of the Farmhouse is a two-storey building, roughly L shaped on plan with the main leg (kitchen block), 16.8 x 6.5m, running west to east and the shorter leg, 5.7 x 5.1m, to the south. At the junction the central core, containing the stacks, is roughly 3.2m square. Only the walls of the building remain; there are some floor timbers in the long leg and the fire scarred remains of roof timbers elsewhere.

### **Roof**

- 2.2 I have seen photographs that show the roof intact with a pantile covering. There has clearly been a major fire since then and none of the roof covering remains. On the south wing there are fire damaged timber joists probably part of the roof construction. A detailed inspection was not made but they are narrow timbers and are too charred to save. The wall plates can be seen on the east and west walls; these appear to show signs of rot and will probably have to be replaced.
- 2.3 There are a number of pitched roof timbers over the central core. Again these are heavily charred and will have to be replaced. The sloping timbers appear to be unstable and should be removed now on grounds of safety.
- 2.4 Above the Kitchen Block there are perhaps a dozen timber joists at second floor level, possibly part of the roof structure with an attic floor. They show no signs of fire damage but may well have to be replaced depending on their condition.

### **First Floor**

- 2.5 The only section of the first floor remaining is at the west end of the Kitchen Block. There are no boards but the joists, secondary and primary beams remain, and they appear to be the original timbers with mouldings etc. All have been exposed to the weather for many years. They are sagging appreciably and are propped on acrows, without which they would probably fall. There is little doubt that they are seriously affected by rot and the majority will have to be replaced.

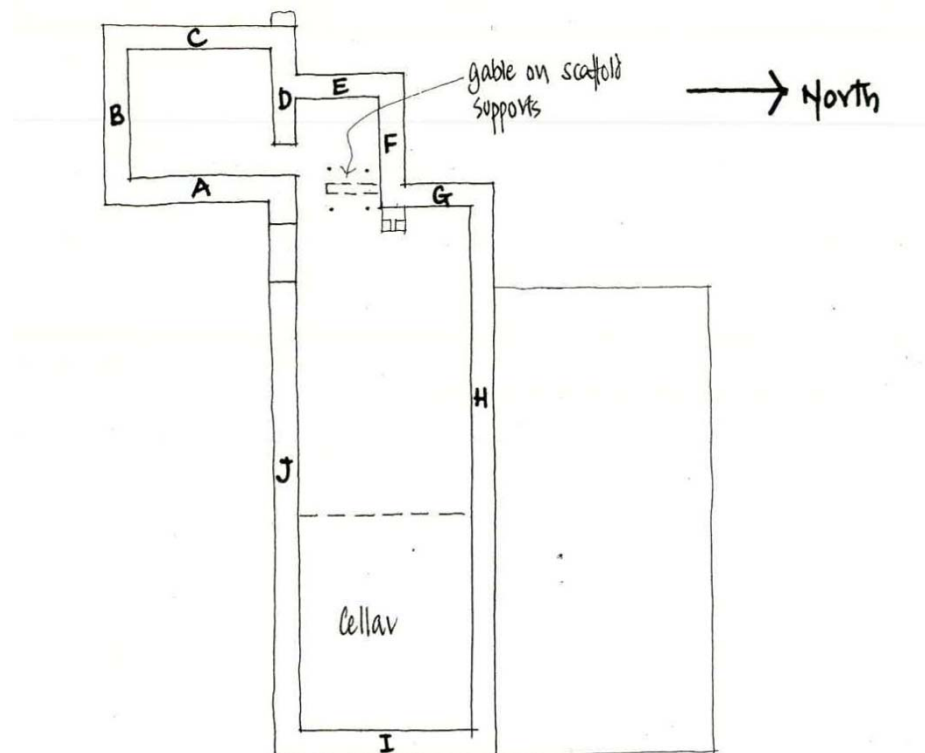
### **Cellar**

- 2.6 There is a cellar at the east end of the kitchen block, with its floor half a storey below general ground floor level. The floor is of tiles and is covered with brick rubble from internal partition walls that have been demolished. The roof of the cellar is brick barrel vault running north south across the width of the building and carries the raised ground floor at the east end. There are a few holes in the walls but the vault as a whole shows no signs of significant structural movement. Both the north and south walls have a pair of openings that appear to be old windows, with stone mullion and ciii, cut off by the vault, as though the vault was added later.

### **Walls** (see plan on)

- 2.7 The walls are of clamp brick built in part off stone plinths, in lime mortar. They are around 700mm thick with timber lintels over openings. All ground floor window / door openings except for the present entrance in the south wall have been infilled, and the walls at the east end made up with blockwork to first floor level to prevent access.

- 2.8 Wall A: The inner, one brick, skin is completely missing up to first floor level and the brickwork above is precariously supported on three acrow props. Externally the wall has a noticeable outwards bulge at first floor level; this can be seen internally perhaps slightly less pronounced above the floor. The external face appears to have been re-pointed and the appearance of the brickwork above the first floor window suggests that it may have been re-built recently. At the junction with wall B there is what appears to be an old vertical crack. Part of the wall could have been rebuilt at some time but on the external face the crack has been filled and pointed and shows no evidence of opening up subsequently. In the corner with wall J there is a gap that has been filled with mortar in the past that has subsequently cracked. There is no evidence of significant structural movement so it is possible that the cracking is the result of thermal movement of wall J which faces south.



### HALTEMPRICE PRIORY FARM

PLAN scale approx. 1:200

- 2.9 Wall B: The wall appears to be reasonably plumb; the gable has been reduced in height to roughly eaves level and two iron ties from the wall plates are loose on the face. There is a timber plate at first floor level in the inner skin of the wall and the face of the chimney breast is missing where the flues have collapsed.
- 2.10 Wall C: The wall has a very slight outwards bulge at first floor level that was noted both internally and externally. There are three large holes in the wall that have been infilled with blockwork. The one adjacent to wall B is the largest and the brickwork over is propped on two acrows. Above it there is a substantial crack right through the wall running up to eaves level, similar to the crack in wall A but

more severe, suggesting that wall B has settled slightly in the past and pulled away. At the north end the corner with wall D has been made up with blockwork where the original brickwork has been removed. There are timber plates embedded in the inner skin of the wall.

- 2.11 Wall D: The wall appears to be reasonably plumb. At first floor level there appears to be a substantial timber beam within the body of the wall, projecting over the opening at the east end. At the base on the north side there is a marked steeped crack in the brickwork running up to the west. This is undoubtedly old and does not show on the south face.
- 2.12 Wall E: Mostly brick on stone at the base with stone quoins, reasonably plumb and sound on the external face. Internally there are large timber lintels over the openings. There is a vertical gap at low level between E and D; at first floor level the two walls appear to be bonded but there is a large old crack running up to the top above the lintel. Externally the wall has been re-pointed; there is some cracking but nothing so substantial.
- 2.13 Wall F: Mostly brick on stone with a large opening at ground level infilled with blockwork at the east end. Both faces in good condition except at the east end internally where the brickwork at first floor is supported on two modern engineering brick pillars.
- 2.14 Wall (3: Originally brickwork on a stone base but with a large opening infilled with block off the stone almost to eaves level. The 1 brick gable wall over remains and carried on scaffolding props. The gable appears to be adequate when viewed from the ground but its overall stability needs to be assessed and further investigation is required once safe access is arranged.
- 2.15 Wall H: Brick on stone base with a large area of blockwork almost full height but with steel beams just below first floor level. The internal beam is carried on the brick reveals; at the east end a large block of brickwork is missing and the end of the beam is carried on an acrow prop. The eastern half is up to first floor level only and consists mostly of blockwork infilling between short sections of brickwork.
- 2.16 Wall I: Blockwork built up to first floor level on the original brickwork. At ground level on the south east corner the brickwork is badly eroded and will need making good.
- 2.17 Wall J: The eastern half is up to first floor level only and consists mostly of blockwork infilling between short sections of brickwork. The remainder is two storeys high and there appears to be a slight inwards lean at the top. One of the first floor primary beams is carried on a timber lintel over an opening in the wall. This has sagged appreciably and appears to have inadequate bearings. It is currently propped on an acrow, with a second one up to the lintel above. In general the timber lintels appear to be in poor condition and will have to be replaced.

### **3.0 ASSESSMENT**

- 3.1 The house at Haltemprice Priory Farm is a Grade II listed building on the site of the former Priory and is in a derelict condition. This report records the findings of and inspection made during a visit made on 27th February 2008 and assesses the condition of the structure.
- 3.2 What is left of the farmhouse is a two-storey building, up to first floor only at the east end, roughly L shaped on plan. Only the walls of the building remain; there are some floor timbers and the fire scarred remains of some roof timbers.

### **Roof and First Floor**

- 3.3 The roof timbers remaining are all fire damaged and appear to be in very poor condition. They will have to be replaced. The first floor timbers have suffered from water damage and are likewise in poor condition currently propped on acrows. It is likely that they will also have to be replaced.

### **Cellar**

- 3.4 The brick vault in the cellar appears to be sound. The holes in the north and south walls should be made good.

### **Walls**

- 3.5 The walls are substantial at around 700mm thick and of clamp bricks, on stone in places, set in lime mortar. All ground floor openings have been infilled with blockwork and at the east end the walls have been built up in blockwork to first floor level to prevent access.

- 3.6 The walls have suffered extensively as a result of a lack of maintenance and possible vandalism. Despite this they are extremely robust and generally in good condition, though there are a number of minor problems:

- 3.7 On wall A the brickwork inner skin has been removed up to first floor level. The wall above is somewhat precariously supported on three acrow props. If the building is not to be restored, rebuilding the inner skin, then more secure propping is required.

- 3.8 There is no particular evidence to suggest that settlement of the walls has been a major problem. There is some diagonal cracking on the north side of the east end of wall D that may be the result of settlement but this is clearly old, very local as it does not show on the south side of the wall, and there is no sign of any recent movement. Further investigations can be made when the building is restored but no major works are envisaged.

- 3.9 A number of the walls, including wall A, have an outwards bulge at first floor level. In some cases this can be seen on both the inner and outer faces of the wall, suggesting that separation of the faces is not the cause. There is evidence of vertical cracking at the south ends of walls A and C, possibly associated with the outward bulge of wall B. There could be a number of contributory causes:

- Firstly slight rotational settlement of the foundations due to wetter / softer conditions below the outer half of the footing, causing the footing to gradually rotate over many years.
- Secondly most of the walls have continuous timber plates embedded in the inner skin. These timber plates will have been installed in a green condition and as they dried out they will have shrunk, leaving the inner skin unsupported or allowing it to drop slightly, inducing the wall to bulge outwards.

The walls are of substantial construction (at least 700mm thick) and the amount of movement / bulging that is relatively minor, such that the overall stability of the walls has not been significantly impaired. No major underpinning works of the walls are therefore considered necessary. As part of any restoration wall B should be tied back securely to walls A and C, and wherever parts of the wall are rebuilt care should be taken to ensure that the inner and outer faces are securely tied together.

- 3.10 The only surviving gable wall (wall G) is partially supported on scaffolding at present. The gable is only one brick thick and is very exposed to winds from the west or east. There does not appear to be any bracing to prevent lateral failure of the gable under wind loads. Bracing should be installed as soon as possible whether or not the building is restored.

- 3.11 There are substantial timber lintels over most of the openings in the walls; some of these are showing clear signs of distress and have been temporarily propped. All will be suffering from exposure to the weather and it would be advisable if they were replaced if the building is to be restored.
- 3.12 Large areas of blockwork will need to be removed if the building is restored and care will be needed to ensure that the remaining brickwork is fully supported whilst the wall below is rebuilt, and that the new brickwork is securely tied back to the old wall.
- 3.13 The top few courses of all the walls are exposed to the weather and will have deteriorated as a result. It is likely that some rebuilding will be necessary at the head of the walls.

#### 4.0 CONCLUSIONS

- 4.1 Haltemprice Priory Farmhouse has suffered extensively from a severe lack of maintenance and considerable vandalism for many years. As a result only the walls remain. These are of brick and of substantial construction and in my opinion, though there may have been some slight settlement over the years, they do not suffer from any major structural defect and are not inherently unstable. They can therefore readily be incorporated in the building as it is restored without massive structural works being necessary.
- 4.2 Minor works will be necessary to ensure the long term stability of the structure:
- Investigate the cause of the cracking in wall D and make good as necessary.
  - Insert stainless steel ties across the cracks in walls A and C to restrain the ends of wall B.
  - Provide permanent support for the remaining gable wall and ensure that it is fully tied in to the roof construction.
  - Where walls are completely or partially rebuilt, ensure that lime mortars are used, that the new brickwork is fully bonded to the old and that the inner and outer skins of the wall are securely tied together.
  - Remove timber lintels and timber plates embedded in the brickwork and replace with concrete lintels and brickwork respectively.
  - Where blockwork supports are to be removed ensure that the brickwork above is adequately supported until the new brickwork is complete.
  - Check the condition of the brickwork at the head of the walls and rebuild / make good as required.
  - Make good the holes in the walls of the cellar.
- 4.3 To ensure the temporary stability of the building the following works should be undertaken immediately:
- Additional props should be installed under the inner skin of wall A
  - Bracing should be inserted to stabilise the gable wall G.
- 4.4 In my opinion the walls still standing in the Farmhouse are generally sound and providing the works outlined in paragraphs 4.2 and 4.3 above, the building can readily be restored without resorting to major rebuilding of these walls.



DAC Wood  
25th.March 2008



## 7. PROPOSED DEVELOPMENT

### 7.1 Design Rationale

Reconstruction of the farmhouse for daily occupation and incorporation of the standing ruins will provide the ruins with their best chance of survival. In the letter below, Keith Miller, IAM, argues the case:

*'As we discussed at our meeting, a major consideration in this strategy for the farmhouse is that the alternative, of leaving the structure as a ruin, presents major problems. Firstly the area is subject to vandalism, but even if this could be controlled, there are serious difficulties in trying to sustain free-standing roofless brick building ruins. Indeed it is generally regarded that they are in most circumstances, unsustainable in the long term.*

*The friability of brick (especially on the inner surface of the walls where softer brick was generally used) the large number of open joints, the proportionately high percentage of open joints in the surface of the exposed walls, the difficulty of providing and maintaining adequate capping, and the consequent loss of fabric and need for repair and replacement, all present serious problems for the care of brick ruins. Not only do the ruins require constant attention and a high degree of maintenance and materials replacement, but they also require a significant amount of initial work to get the structure to a state where it could become a controlled ruin. For these reasons it is generally regarded that the best option in the long run is to try and maintain brick buildings as roofed structures, either by retaining the original roof or providing a new one. With regard to restoration and rebuilding, brick lends itself especially well to repair and rebuilding, and brick buildings will therefore generally tolerate more rebuilding than stone structures. This strategy of repair and rebuilding followed with roofing and re-use is being pursued with other East Yorkshire brick ruins-for instance at Paul Holme Tower and Watton Abbey Stables range, as well as at Haltemprice Priory. Of all the protected brick ruined buildings in the county, Haltemprice Priory Farmhouse is in the most advanced state of dereliction - without roof and floors, and with much of its later walling missing or in need of rebuilding. But it is still worthwhile saving, and the most favoured option is still for incorporation of this early fabric in a rebuilding of the farmhouse and for the house to be re-occupied.'* [Letter to Mr. P Parker Head of Planning East Riding of Yorkshire Council, from Keith Miller, English Heritage, 16.02.01].

The stability, consolidation, repair of the standing ruins will follow the Society for the Protection of Ancient Buildings (SPAB) philosophy, using like for like materials (Clamp bricks, handmade clay roof tiles, lime mortar, oak beams etc.) and conserving original features such as doorways and windows tracery, with no attempt to 'restore'.

New works to be kept to the original footprint of the building to avoid excavations, and undue disturbance to the Scheduled Monument site.

The proposed extension 'Garden Room' to the North is to be built on the concrete raft from an earlier outbuilding demolished in 1980's.

The foul drain leading to water treatment plant is already installed (1994) drawing No. 20, and electricity is by overhead wires (1975). Rainwater will be taken to soakaways located where possible in the trial pits excavated earlier by the Archaeologist, or in areas close to the building under Archaeological supervision. Water is provided from Spring water on site (see water sample test taken May 2003 by East Riding of Yorkshire Council Environmental Health Officer (appendix 14.2) and pronounced 'satisfactory'.

There are no plans for a 'garden' or new fencing. Car parking to be on hard-standing, of crushed stone and gravel, next to the existing track.

The reconstruction of the farmhouse is to be as the farmhouse was, when last used in 1988, except for changes to interior layout, through introduction of bathrooms and WC.

The main rooms will retain their former configuration.

Externally, window openings will be repeated with no additional windows formed.

Yorkshire sliding sash as seen in most of the windows to be used. Where windows were altered in 1950's – 80's using casements these will be returned to Yorkshire sliding sashes.

Cast iron guttering on rise and fall brackets and cast iron round rainwater pipe will complete the traditional details.

Fittings salvaged from the building including sections of the 16<sup>th</sup> Century staircase at Western end, some beams with mouldings, and some panelling all at present securely stored in containers onsite will be incorporated within the new work in their original positions (see drawing No. 14)

Where new sections are introduced to make up missing item such as to the staircase, a distinction will be made to differentiate new from original.

To make the attic room natural lighting better, small 'conservation' roof lights are to be introduced.

The proposal is to rebuild as a single residence with minimal exterior works other than hard standing and paths, thus retaining the present character of an isolated building in an open landscape, but one which engenders a 'sense of place'.

The advantages of having the building occupied will mean a vastly increased level of protection to the historic remains. By incorporating the ruins within the reconstructed farmhouse, they will also be much better protected against the elements and vandalism.

## **8. ACCESS AND CIRCULATION**

The site is reached by a single rough track, composed of crushed stone. It is used by farm traffic only, and is currently a Public Right of Way for pedestrians.

Some improvements to reduce pot holes is required, otherwise the track is a dependable access route.

On the site, a car parking hardstand will allow parking for up to three vehicles.

Hard paths of crushed stone and gravel will be laid on top of existing ground levels to give access to the front and rear doorways.

Steps to front and rear doors are unavoidable, if the historic character of the building is to be retained.

## 9. PLANNING CONTEXT – RELEVANT PLANNING POLICIES

### 9.1 PPS5: Planning for the Historic Environment: Historic Environment Planning Practice Guide (This practice guidance supports the implementation of national policy and is material to individual planning and heritage consent decisions such as the present application)

**Government Objectives** - "The historic environment provides a tangible link with our past and contributes to our sense of national, local and community identity. It also provides the character and distinctiveness that is so important to a positive sense of place. ...It is a key part of England's tourism offer. Through all this it enhances the quality of our daily lives."

People care about and want to conserve those elements of the historic environment that hold heritage value for them. Once they are lost, they cannot be replaced. People also want the historic environment to be a living and integral part of their local scene that requires proactive and intelligent management of heritage assets."

**Heritage Assets and Significance** - "The aim of the policies within the PPS is to conserve these assets, for the benefit of this and future generations. This is done by supporting their maintenance and by requiring that change to them is managed in ways that sustain and where appropriate enhances their heritage significance."

**Quality of place** - "Heritage assets play a key role in defining place and in building local pride. They can have a totemic value to a community..."

#### *Comments*

The current application serves to preserve the important remains of the Priory, in a manner which also safeguards them for the future. The reoccupation of the building will engender a 'sense of place', enhancing the landscape in which it is set.

### 9.2 Assessing the significance of a heritage asset - "Heritage assets may be affected by direct physical change or by change in their setting. ...Understanding the *nature of the significance* is important as it is vital to understanding the best means of conservation. ...Understanding the *extent of the fabric* that holds that interest is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation. ...Understanding the *level of importance* of that interest is important as it provides the essential guide to how protectively the policies should be applied. This is fundamental to decision-making where there is unavoidable conflict with other planning objectives."

#### *Comment*

The application is based on a thorough understanding of the site and its significance through very detailed archaeological, architectural and historical research. The proposals are based on a balance between achieving the conservation of the heritage asset and the need to sustain and maintain it and at the same time to provide community and public benefit, as the building can be seen externally from the Public Right of Way along the track.

### 9.3 Alterations to realise the optimum use of an asset - "If there are a range of alternative ways in which an asset could viably be used, the optimum use is that one that causes the least harm to the significance of the asset. ...The optimum viable use is not necessarily the most profitable one."

#### *Comment*

The proposed scheme in the current application has been arrived at through lengthy study and discussion, and pre-application consultation with the local authority and

English Heritage. It represents the most viable use of the site which will enable the preservation of the very high heritage significance of the ruins, whilst providing the facilities and resources to support this objective.

- 9.4 Sources of evidence for history** - “The historic environment is one of the primary sources of evidence of our history...Records cannot deliver the sensory experience and understanding of context provided by the original heritage asset. ...the best sources of information and understanding of our past are always the heritage assets themselves.”

*Comment*

The current application follows this principle, (which also underlies its designation as a nationally important heritage asset - a Scheduled Ancient Monument).

- 9.5 Addition and alteration - General points –**

“It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting.”

*Comment*

The rebuilding of the farmhouse would not be conjectural. Good records exist particularly from the RCHM Survey and EDAS Survey. The remaining walls of the mediaeval section and the 16<sup>th</sup> – 18<sup>th</sup> – Centuries sections would be well intergraded.

Enough structure of the farmhouse exists to make rebuilding a viable option.

**Other PPS5 Polices** relevant to this application are as follows:-

- 9.6 Policy HE7.2**

“In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals.”

*Comment*

The current application, drawn up with the benefit of discussion with East Riding of Yorkshire Council Conservation Officers, and English Heritage, has taken into account the particular nature of the significance of the heritage. This understanding underpins the proposals and has been used to avoid and minimise conflict between the heritage asset’s conservation and the proposals contained in the present scheme.

- 9.7 Policy HE7.4**

“Local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in place-shaping; and
- the positive contribution that conservation of heritage assets and the historic environment generally can make to the establishment and maintenance of sustainable communities and economic vitality by virtue of the factors set out in HE3.1.”

*Comment*

The conservation of the Haltemprice ruins will enhance the quality of the present open space and retain a sense of place. To benefit of the communities all around this area of green belt, who use the track for recreational enjoyment.

### **9.8 Policy HE7.5**

“Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.”

#### *Comment*

Considerations of scale, height, massing, alignment, materials and use have been carefully considered in the proposed rebuilding. The previous farmhouse managed to integrate the various layers of history in a sensitive and enhancing way which brings a ‘romantic’ character so beloved of the 18<sup>th</sup> Century ‘Picturesque Movement’ to this important piece of open countryside.

### **9.10 Policy HE9.1**

“There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, 14 protected wreck sites, battlefields, grade Loss affecting any designated heritage asset should require clear and convincing justification.”

#### *Comment*

Haltemprice Priory is a designated heritage asset by virtue of its being a grade II listed building. It is also, in PPS5 terms, a designated heritage asset *of the highest significance*, due to its being recognised as a nationally important archaeological site as a Scheduled Ancient Monument.

The conservation of Haltemprice Priory as proposed in this application will substantially enhance and sustain the significance of these heritage assets, preserving them for future generations and improving the assets of Willerby, Cottingham and Hull.

### **9.11 Policy HE10.1: Heritage setting**

When considering applications for development that affect the setting of a heritage asset, local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.

#### *Comment*

The present application recognises the locally unique survival here of a historic ruin, and the evocative and poignant nature of these ruins, makes them especially sensitive to alteration. The proposal therefore not only preserves but reinstates those that make a positive contribution to the significance of these heritage assets, and at the same time better reveals the significance of the asset, through its conservation, restoration, and reinstating as a landmark in the landscape.

### **9.12 Policy HE10.2**

Local planning authorities should identify opportunities for changes in the setting to enhance or better reveal the significance of a heritage asset. Taking such opportunities should be seen as a public benefit and part of the process of place-shaping.

*Comment*

Haltemprice Priory ruins are well known locally. The present application, in taking the opportunity to enhance and better reveal the significance of these heritage assets, will bring significant public benefit both in terms of heritage conservation, public engagement with history, and place-shaping.

- 9.13 Section 66 of Planning (Listed Building and Conservation Areas) Act 1990** – special regard to the desirability of preserving the building or its setting.

*Comment*

Haltemprice is an important local asset.

- 9.14 PGG16 Archaeological and planning**

In para 8 of PPG16 is states – “where nationally important archaeological remains, whether scheduled or not and their setting are affected by proposed development, there should be a presumption in favour of their physical preservation”

*Comment*

Exhaustive investigative archaeological, architectural, historical surveys have been undertaken including trial pit excavations and geophysical surveys to gain a fuller understanding of the site, and allow a mitigation strategy to be formulated.

- 9.15 P1 - Regional Spatial Strategy  
N2 – Preservation/enhancement of historic environment**

*Comment*

The preservation of Haltemprice Priory will enhance the environment - the open space separating the built up area of Cottingham, Willerby and City of Hull. No development beyond the original farmhouse will be made.

- 9.16 DS5 Joint Structure Plan**

*Comment*

The site is within a designated Green Belt and no development is permitted – unless the heritage benefits out way other consideration – which they do as clarified in this submission

- 9.17 ENV6** The setting; character or appearance of strategically important buildings, features and historic/architectural areas should be protected and where possible enhanced.

*Comment*

The setting of the Priory in the Greenbelt will afford great protection. Without the Priory the Greenbelt is diminished.

- 9.18 ENV7** Protect national/y important archaeological remains and their settings. Scheduled Ancient Monuments and other sites of archaeological significance to be identified in LDF. Archaeological remains to be protected unless overriding need for development demonstrated. if/here development is acceptable, appropriate mitigation will be required

*Comment*

Mitigation measures formulated by EDAS. The Priory is part of the setting of this Greenbelt.

- 9.19 SP3** Strategic open areas to be defined in LDF. Need to protect special function and character of such areas and to respect character of adjacent settlements.

*Comment*

Haltemprice Priory ruin is a visual landmark, and enhances the character of the area. Its continuing presence (through residential use), will be of great value to the Local Community.

- 9.20 DS5** Restricts development in the countryside to z) essential infrastructure ii) sustainable rural diversification iii,) uses needing direct access to rail or water iv) provision of sports, recreation or tourist facilities and v) essential agricultural/ forestry development.

*Comment*

The proposal is for a single dwelling with services already in place. It forms a focus for locals using the area for recreation.

Beverley Borough Local Plan

- 9.21 E3** General presumption against development outside development limits and criteria for when it might be acceptable.

*Comment*

The criteria are the overwhelming heritage benefit by preservation of the ruins through sensitive development.

- 9.22 E4** Protect the strategically important open areas.

*Comment*

The ruins already impact on the open area and the proposed development would enhance the site with minimal change

- 9.23 E35** Protect important archaeological sites; criteria for development of others.

*Comment*

The standing ruins would be preserved. No intrusion into the rest of the site is proposed.

- 9.24 E37** Protect character of the building; setting or special features of Listed Buildings.

*Comment*

The proposal retains all special features and return them to their setting from pre 1988.

- 9.25 E39** Criteria for altering or converting Listed Buildings.

*Comment*

The present remains are a ruin. The proposal is to return the site to residential use as pre 1972

- 9.26 D3** All development proposals to include a high standard of integral landscaping.

*Comment*

No garden development is proposed. The open character of the area will not be compromised.



**9.27 D18** Proposals must include satisfactory arrangements for disposing of foul and surface water.

*Comment*

These are already in place

**9.28 D19** Refuse proposals which pose an unacceptable risk to the quality of groundwater.

*Comment*

Refuse is small on a domestic scale and will be mostly selected for recycling.

**9.29 T18** Presumption in favour of keeping public rights of way and criteria for diversion.

*Comment*

The present public right of way along the entrance track will remain.

**9.30 H11** Criteria for residential development in the open countryside.

*Comment*

The development is to reinstate a farmhouse, which was still standing in 1988 virtually intact. 65% of the walls remain standing. It is not a new addition to the open countryside.

**9.31 F14** Criteria for allowing a replacement dwelling in the open countryside away from a ribbon or small group.

*Comment*

The purpose of reinstating the dwelling house is to enable the ruins to be preserved in a sustainable manner.

## 10. ARCHAEOLOGICAL IMPLICATIONS:

One of the previous objections to an earlier development proposal, was the problem of potential harm to the standing ruins and below ground archaeology and (in the May 2008 refusal of Planning Permission) it was considered the building had deteriorated to such an extent that rebuilding would provide little more than a replica of the original building.

At that time a full condition and structural survey had not been undertaken, and it was feared much of the ruins would require underpinning, together with much intervention to consolidate. The Engineers Report (Section 6) shows these fears to be unfounded, and that the ruins are remarkably robust (in spite of not being well protected against the elements and vandalism).

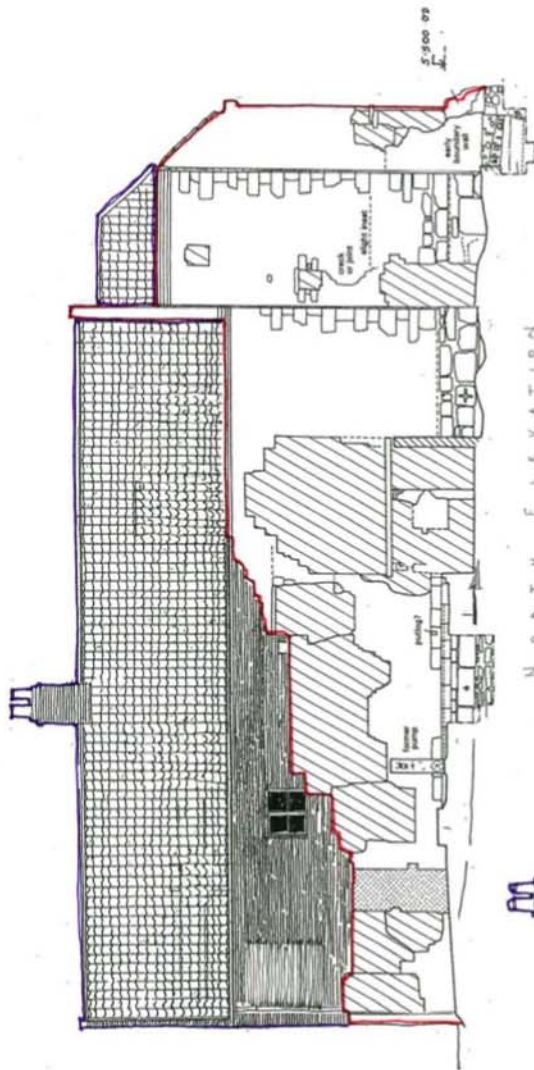
The Architect (And Engineer) responsible for preparation of this current proposal is very familiar with consolidation and repair of ancient structures (Harewood Castle, Sherriff Hutton Castle, Fountains Abbey etc. to name a few (see Appendix – CV), and is confident the repairs, and the integration of the ruins with the reinstated missing farmhouse elements as seen on drawings No. 10 and 11 (overleaf), is perfectly feasible, without harming the remains.

The unblocking of windows and rebuilding 1<sup>st</sup> floor walls to North and south elevations, together with rebuilding the West elevation gable wall all amounts to approximately less than 35% rebuild of external walls. It is therefore unreasonable to say little of the existing structure remains.

The roof and internal floors destroyed by vandalism will all be reconstructed, following traditional construction techniques.

The important archaeological remains below ground will not be affected as main services are already in place. The footprint/foundations of the 1988 farmhouse will not be exceeded. Paths and hard standings to be laid on top of the surfaces.

The comprehensive archaeological investigations to date by EDAS Ltd. combined with the detailed photographic record by RCHM in 1969, together with surviving fragments of 16<sup>th</sup> Century staircase, and 17<sup>th</sup> Century panelling from the interior presently in storage, will all ensure the missing portions of external walls and roof are reconstructed to exacting, historically correct, standards.



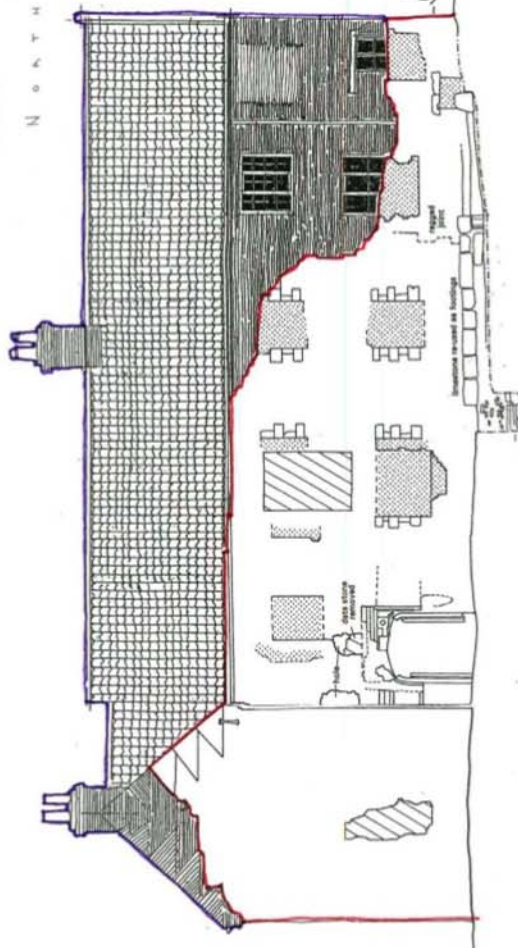
NORTH ELEVATION

- AREAS OF BUILDING REMAINS STANDING AS EXISTING
- MISSING SECTIONS SUPERIMPOSED (WITH SHADING IMP. DETAIL)

- BRICK BLOCKING
- BREEZE BLOCK
- PLASTER
- EXPOSED CORE

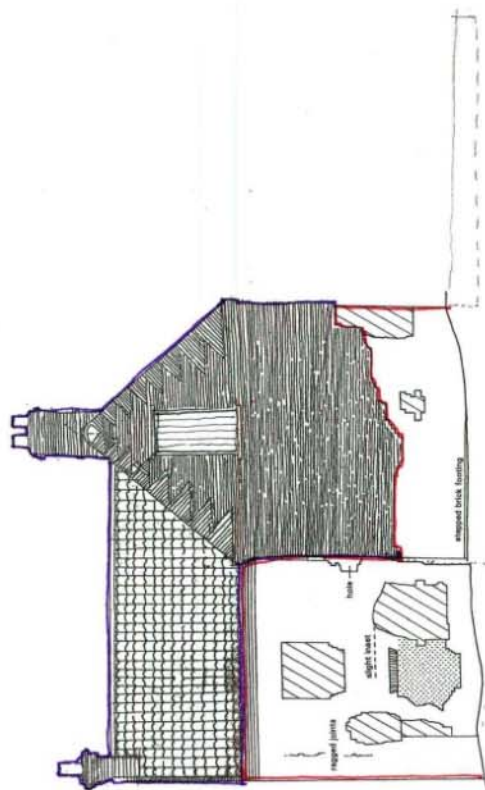
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SOUTH ELEVATION

<b>HALTEMPRICE PRIORY FARMHOUSE</b>	
WILLERBY, HULL	
PETER GAZE PACE, A.A. DRG. P.L.A., F.R.I.B.A. ARCHITECTS AND PLANNERS THE OLD RECTORY, 25A GARDENHALL YORK, YO1 1DD TEL: 01759 817171 Email: <a href="mailto:p.gaze@peterpace.co.uk">p.gaze@peterpace.co.uk</a>	
Mr & Mrs M. Blades	
<b>ELEVATIONS AS EXISTING</b>	
<b>OCT. 2011 DWG. 10.</b>	



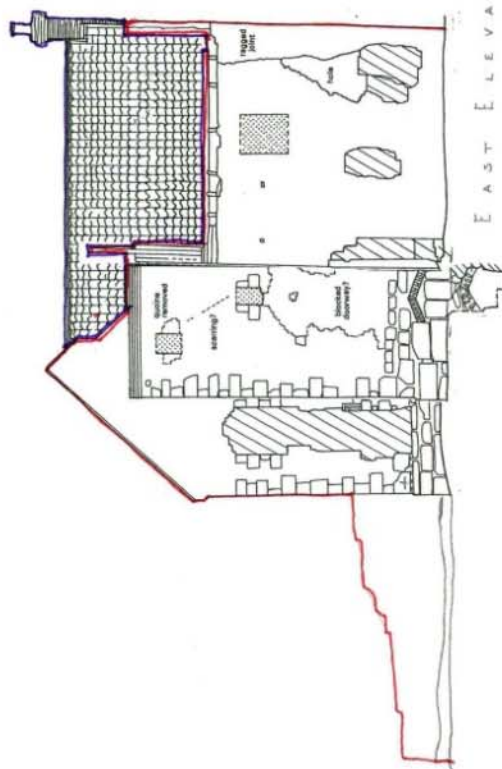
WEST ELEVATION

- AREAS OF BUILDING REMAINS STANDING  
 - MISSING SECTIONS SUPERIMPOSED  
 (SHADES - IMPL DETAIL)

BRICK BLOCKING  
 BREEZE BLOCK  
 PLASTER  
 EXPOSED CORE

0 1 2 3 4 5 6m.  
 1: 100

**HALTEMPRICE PRIORY FARMHOUSE**  
**WILLERBY, HULL**  
 PETER GAZE PACE, A.A. INC. 222, FLEDA,  
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 T: 01904 717171  
 E-mail: peter@peterpace.co.uk  
 Mr. & Mrs M. Blades  
**ELEVATIONS AS EXISTING.**  
**OCT. 2011 DWG. 11.**



EAST ELEVATION.

## 11. FLOOD RISK:

### 11.1 Proposed Development





Reinstate ruin to residence.

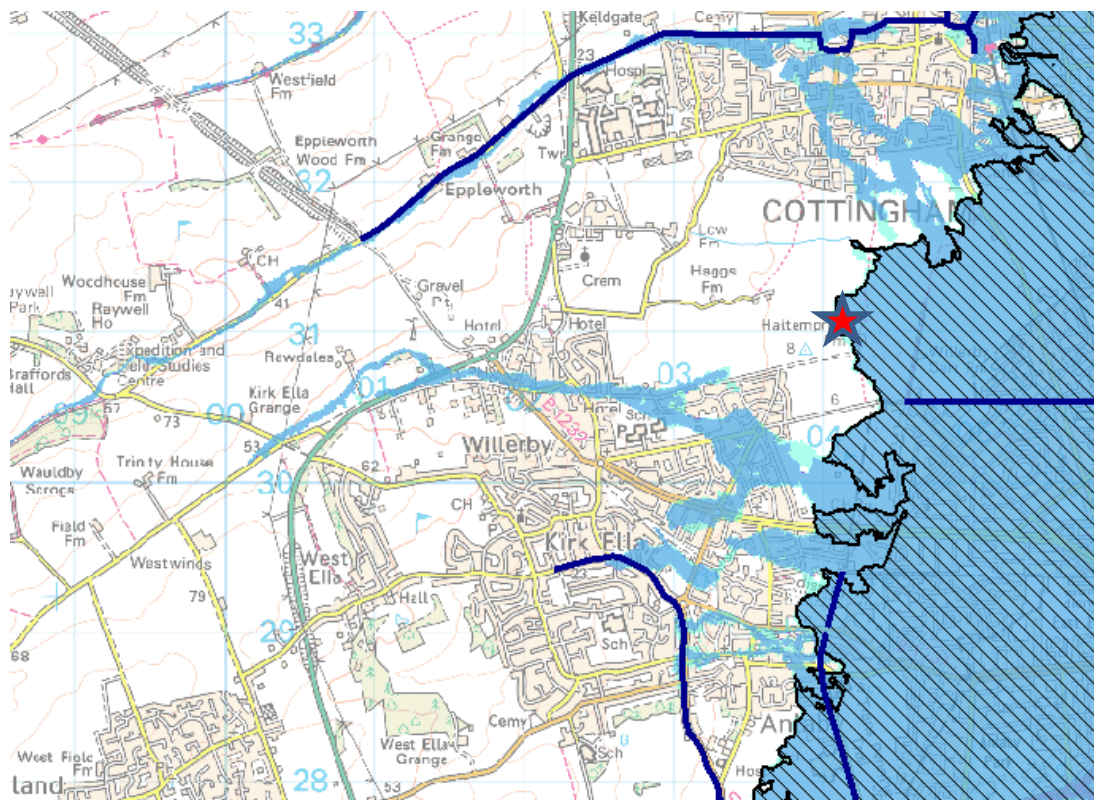
### 11.2 Risk to Site


On the edge of the flood zone, but benefiting from flood defences

### 11.3 Recommendations

No special precautions are required. Cellar may flood in extreme conditions

-  Extent of extreme flood
-  Flood defences
-  Areas benefiting from flood defences
-  Main rivers



Hatched areas  benefit from the flood defences shown, in the event of a river flood with a 1 per cent (1 in 100) chance of happening each year, or a flood from the sea with a 0.5 per cent (1 in 200) chance of happening each year. If the defences were not there, these areas would be flooded.

Flood defences do not completely remove the chance of flooding, however, and can be overtopped or fail in extreme weather conditions.

Historically the site was chosen to be a slightly higher ground and survived from 1298 – 1988 as a place of continuous occupation.

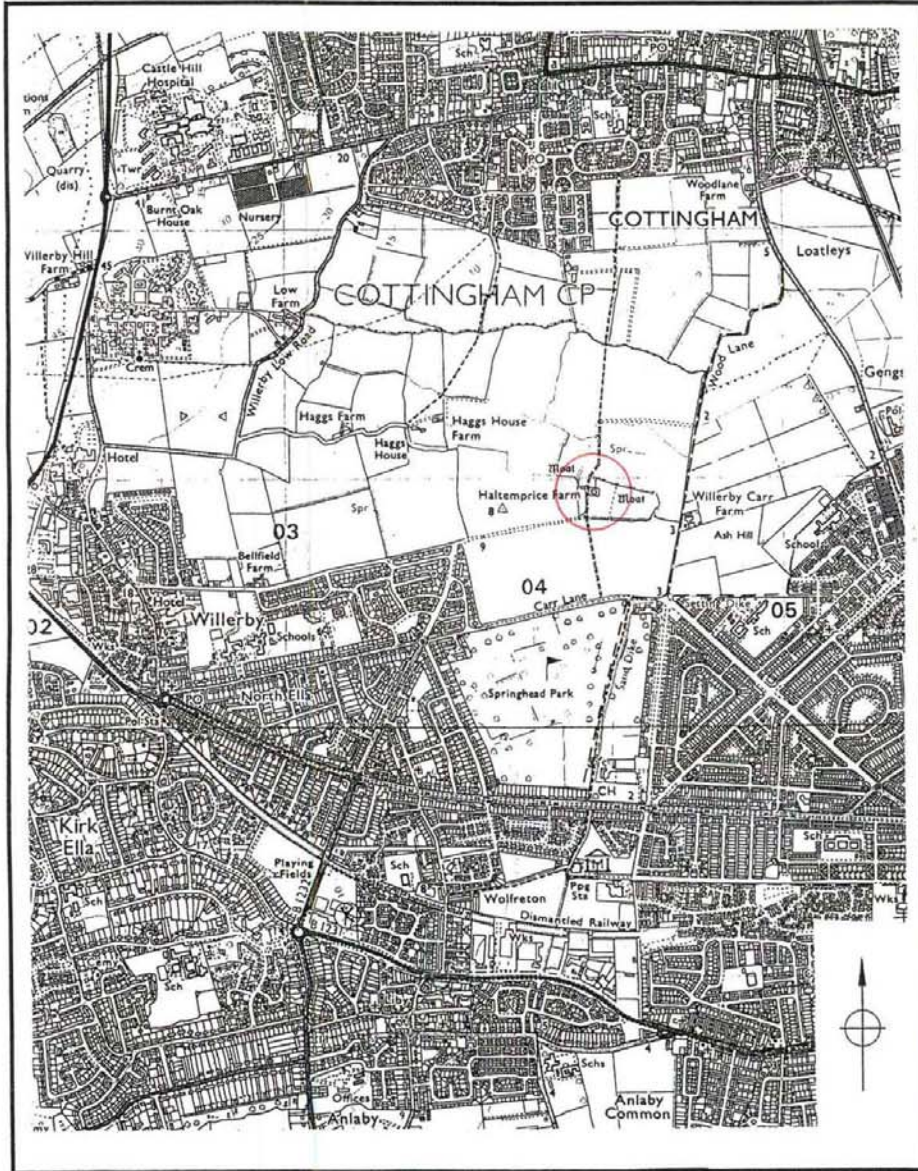
## **12. DRAWINGS**

### **12.1 As Existing**

- No. 1 Location Plan
- No. 2 Site Plan
- No. 3 Survey Areas - GSB Prospection Ltd
- No. 4 Site Plan Services/Archaeology
- No. 5 Archaeological Investigation by EDAS Ltd 2005
- No. 6 Ground Plan ACHME Survey
- No. 7 Elevations 1975
- No. 8 Elevations 1975
- No. 9 Ground Plan as existing
- No. 10 Elevations as existing
- No. 11 Elevations as existing
- No. 12 Sections as existing
- No. 13 Sections as existing
- No. 14 Architectural details as existing 06

### **12.2 As Proposed**

- No. 20 Site Plan as proposed
- No. 21 Ground Plan as proposed
- No. 22 First floor as proposed
- No. 23 Second Floor and Roof Plan as proposed
- No. 24 Elevations as proposed
- No. 25 Elevations as proposed
- No. 26 Sections as proposed
- No. 27 Sections as proposed



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PROJECT HALTEMPRICE PRIORY FARMHOUSE	
TITLE GENERAL LOCATION	
SCALE 1:25,000	DATE FEB 2006
EDAS	FIGURE 1

**HALTEMPRICE PRIORY  
FARMHOUSE  
WILLERBY, HULL**

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Tel: 01759 371771  
E-mail: [peter@peterpace.co.uk](mailto:peter@peterpace.co.uk)

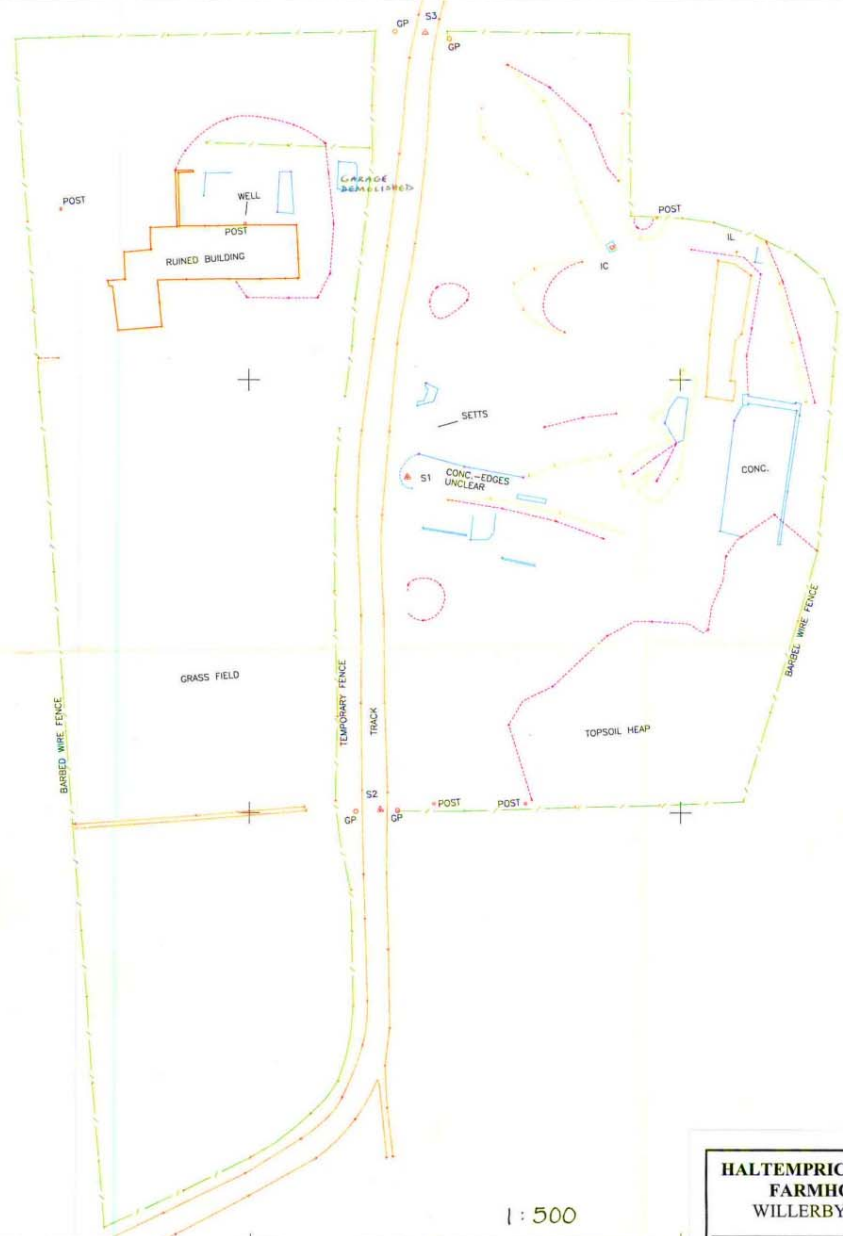
Mr & Mrs M. Blades

**LOCATION PLAN**

**OCT. 2011 DWG. 1.**



**GSB PROSPECTION Ltd**  
 PROJECT: 2003/53 Haltemprice II  
 TITLE: Location  
 Reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO © Crown Copyright (AL100018665)



1 : 500

- Interp
- Interp
- two line interp
- Interp
- two line interp
- two line interp

**HALTEMPRICE PRIORY FARMHOUSE**  
 WILLERBY, HULL

PETER GAZE PACE, A.A. Dip. F.S.A., F.R.I.B.A.  
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 E-mail: peter@peterpace.co.uk

Mr & Mrs M. Blades

**SITE PLAN**  
 OCT 2011 dwg. 2



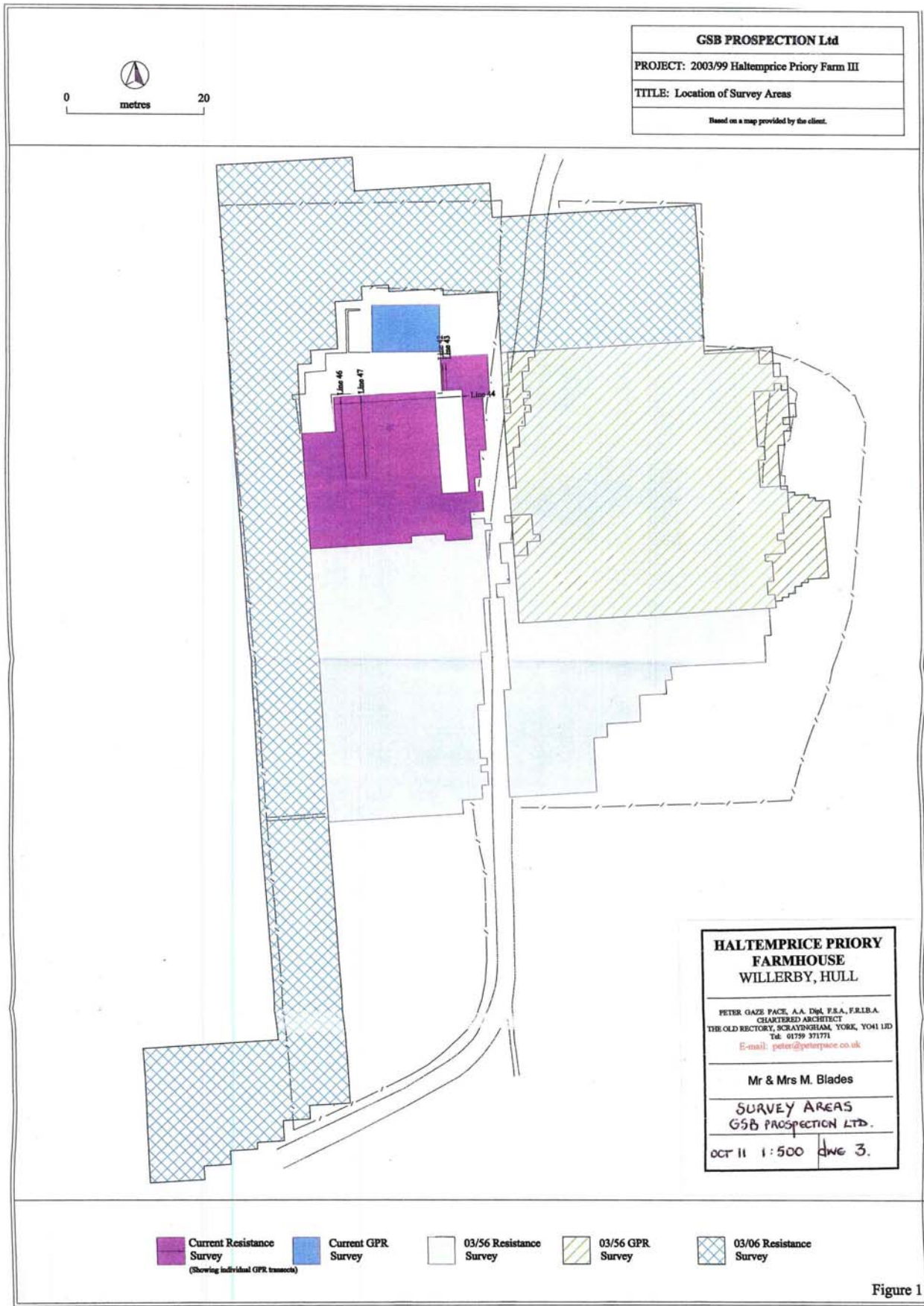
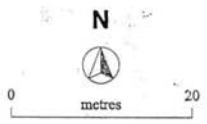


Figure 1



**GSB PROSPECTION Ltd**  
 PROJECT: 2003/53 Haltemprice II  
 TITLE: Location  
 Reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO a Crown Copyright (AL100018665)



- Approx. line of medieval moat
- New service run (PROPOSED 2005 NOT IMPLEMENTED)
- Drains dug in 1994
- Areas cleared under archaeological watch
- Application site
- Land under control of applicants (FREEHOLD)

**SITE PLAN** SCALE 1:500  
 Showing Boundaries, Services and Relationship with Relevant Archaeological Work

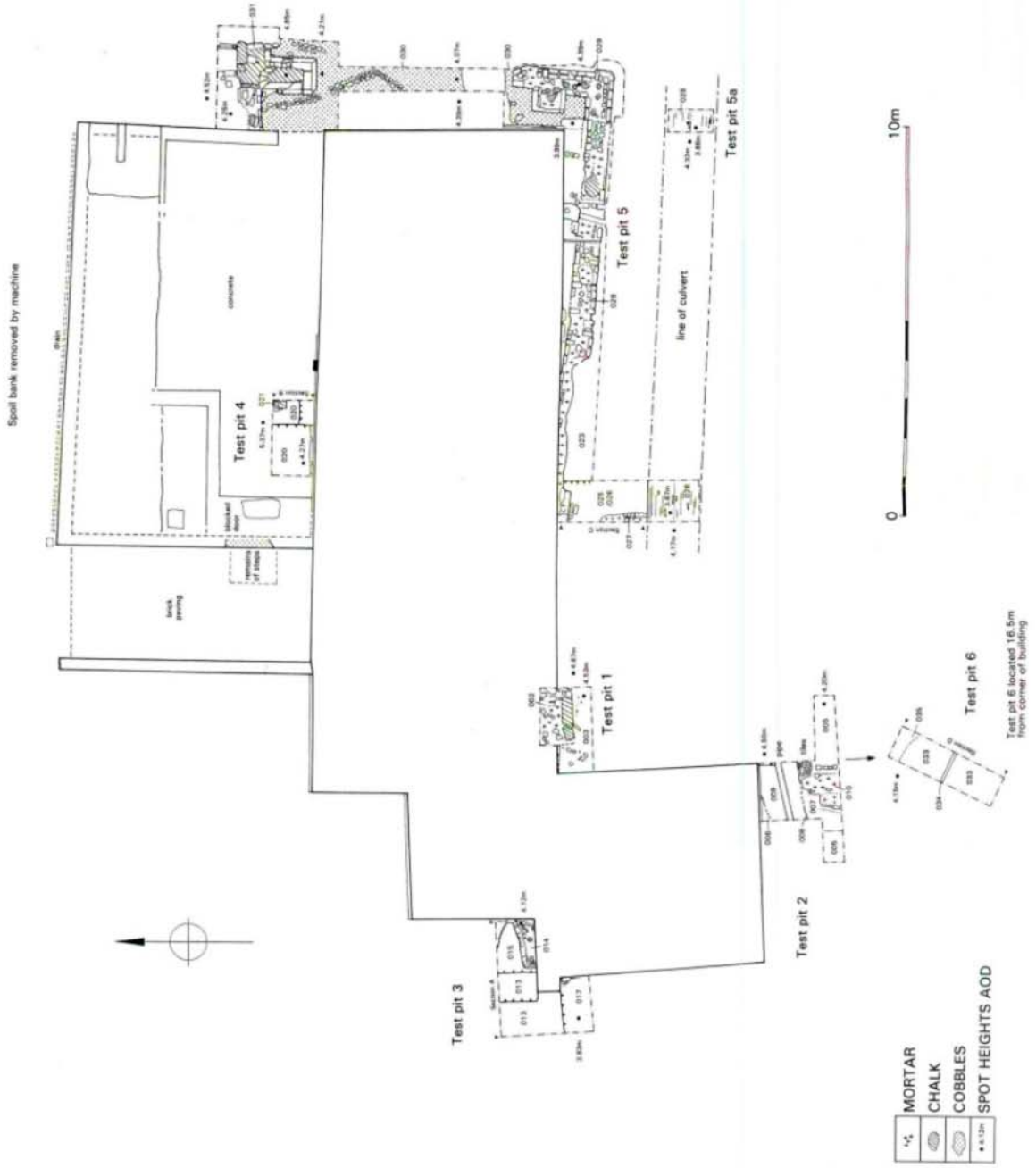
Drawings based upon, or copied from, 2006 Survey by Ed Dennison Archaeological Services Ltd and proposed restoration by Ingleby and Hobson 2005

**HALTEMPRICE PRIORY FARMHOUSE**  
 WILLERBY, HULL

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Mr & Mrs M. Blades

**SITE PLAN SERVICES / ARCHAEOLOGY**  
 OCT. 2011 DWG. 4

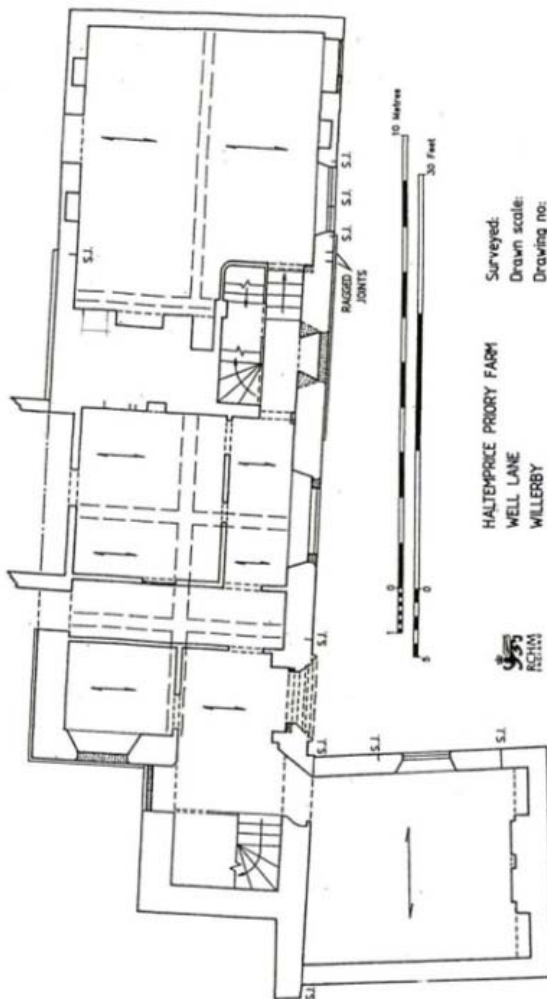


**HALTEMPRICE PRIORY FARMHOUSE**  
WILLERBY, HULL

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Mr & Mrs M. Blades  
**Archaeological Investigation**  
 BY EDAS LTD. 2005

OCT 2011 1:100 DWG - 5



Surveyed:  
 Drawn scale:  
 Drawing no:  
 Grid ref: TA 0424 3095  
 NBR no:

HALTEMPRICE PRIORY FARM  
 WELL LANE  
 WILLERBY  
 HUMBERSIDE

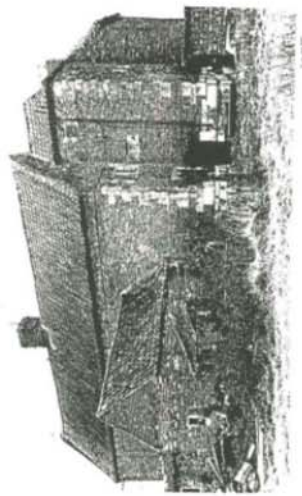


Source: RCHM 1992

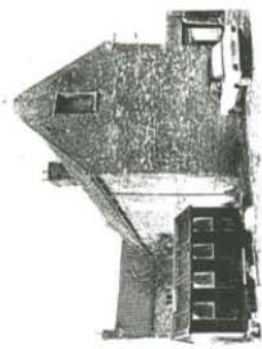


Drawings based upon, or copied from, 2006  
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 Services Ltd and proposed restoration by  
 Ingleby and Hobson 2005

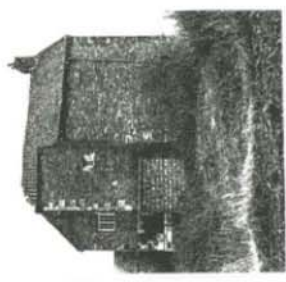
<b>HALTEMPRICE PRIORY          FARMHOUSE          WILLERBY, HULL</b>	
<small>PETER GAZE PACE, A.A. 1964 F.R.A., F.R.I.B.A.          CHARTERED ARCHITECT          THE OLD BISHOP'S PALACE, 1001 LINDSEY          ROAD, BRISTOL, AVON, BRISTOL, AVON, BRISTOL          E-mail: peterpace@btconnect.com</small>	
<b>Mr &amp; Mrs Blades</b>	
<b>GROUND PLAN          RCHM 1992</b>	
<b>JAN. 2010 DWG. 6</b>	



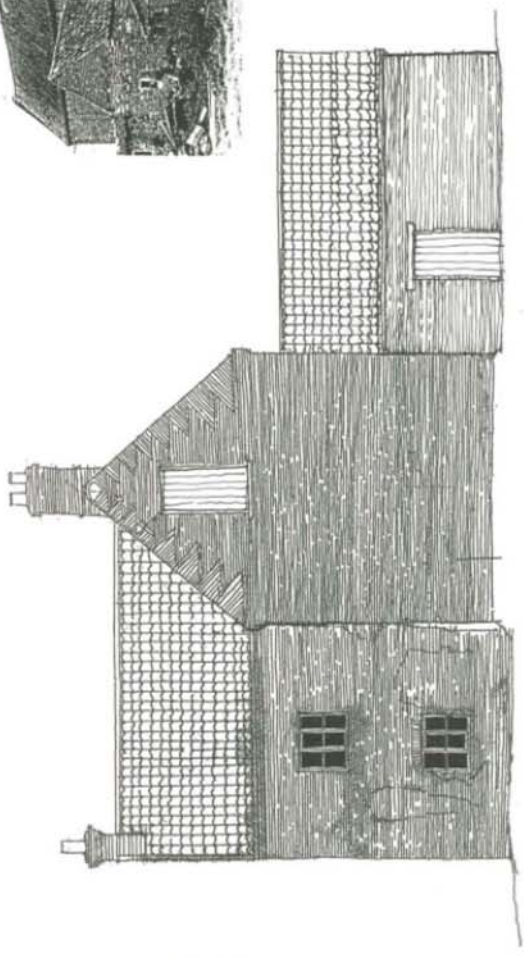
NORTH WEST  
1975



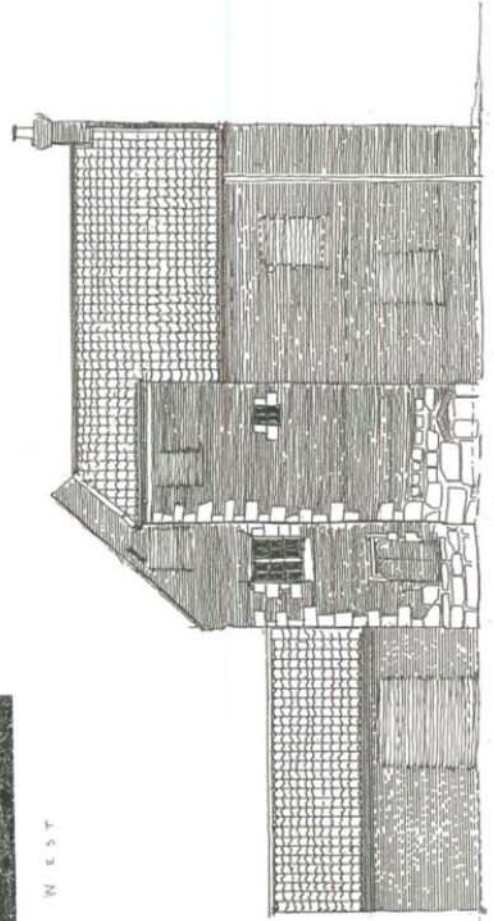
SOUTH EAST  
1975



WEST



EAST ELEVATION



WEST ELEVATION

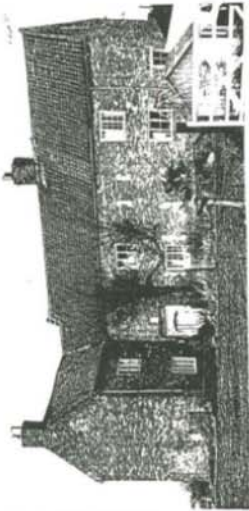


Drawings based upon, or copied from, 2006 Survey by Ed Dennison Archaeological Services Ltd and proposed restoration by Ingleby and Hobson 2005

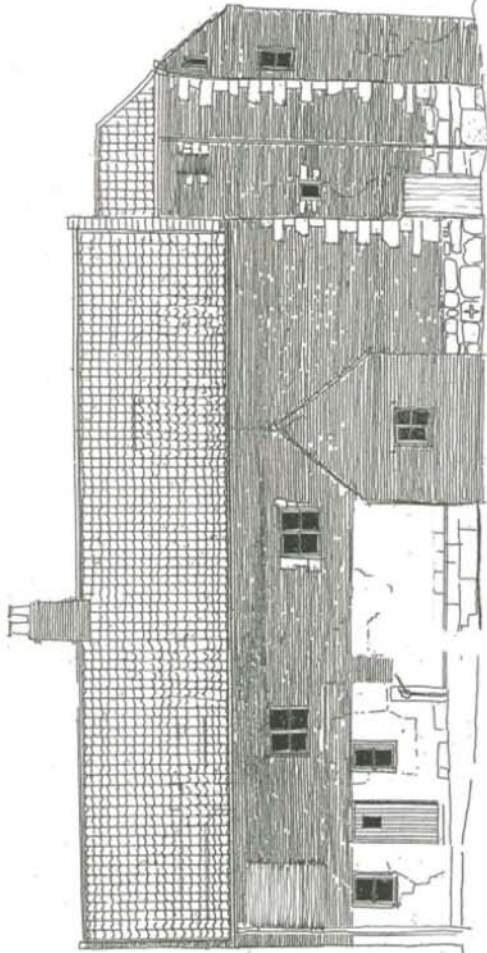
<b>HALTEMPRICE PRIORY FARMHOUSE</b>	
WILLERBY, HULL	
<small>PETER GAZE PACE, AA, USA, FSA, FRIBA,          CHARTERED ARCHITECT          218 OLD BRICKYARD, BRADSHAW, YORK, YO10 1BB          Email: <a href="mailto:peter@peterpace.co.uk">peter@peterpace.co.uk</a></small>	
Mr & Mrs M. Blades	
<b>ELEVATIONS</b>	
1975	
JAN. 2010 DWG 7.	



NORTH SIDE. 1975

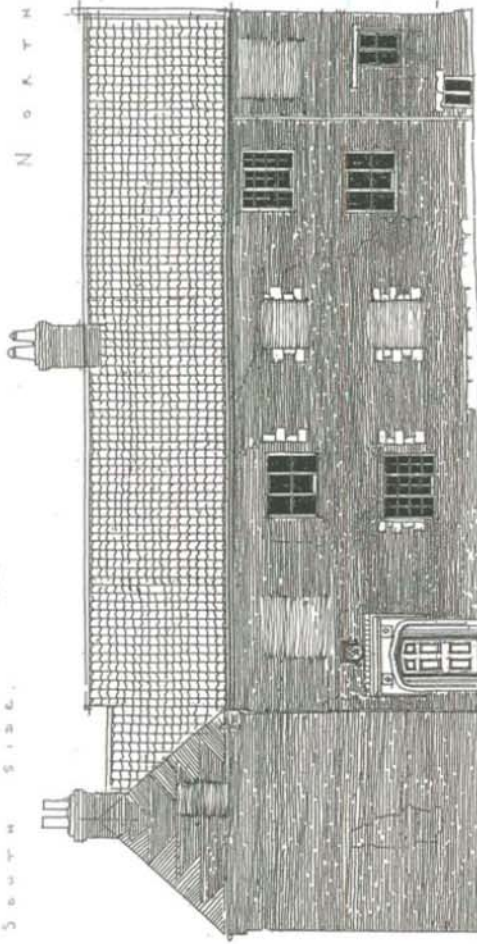


SOUTH SIDE. 1975



5,000 mm

NORTH ELEVATION



5,000 mm

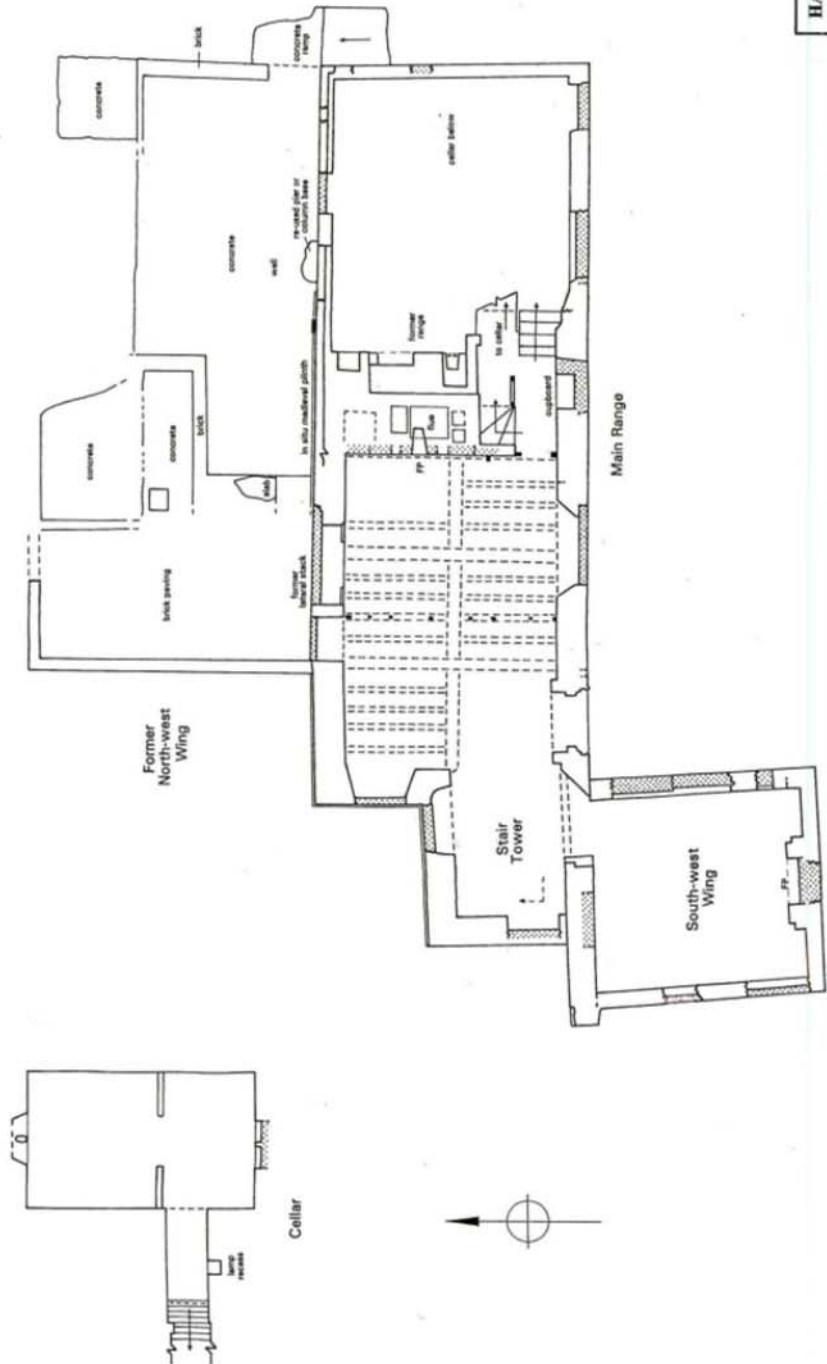
SOUTH ELEVATION



1:100

Drawings based upon, or copied from, 2008 Survey by Ed Demison, Archaeological Services Ltd and proposed restoration by Ingleby and Hobson 2005

<p><b>HALTEMPRICE PRIORY FARMHOUSE</b> WILLERBY, HULL</p> <p>PETER GAZE PACE, A.A., DRG, F.R.A.S., F.R.I.B.A. CHARTERED ARCHITECT 100, THE OLD RECTORY, YORK, YO11 1JL TEL: 01904 271111 Email: <a href="mailto:p.gaze@pacepa.co.uk">p.gaze@pacepa.co.uk</a></p>	<p>Mr &amp; Mrs M. Blades</p> <p><b>ELEVATIONS</b> <b>1975</b></p> <p>JAN. 2010 DWG. 8.</p>
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**HALTEMPRICE PRIORY  
FARMHOUSE  
WILLERBY, HULL**

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THE OLD RECTORY, SCRAMPTONHAM, YORK, YO41 1ED  
TEL: 01753 351111  
E-mail: peter@peterpace.co.uk

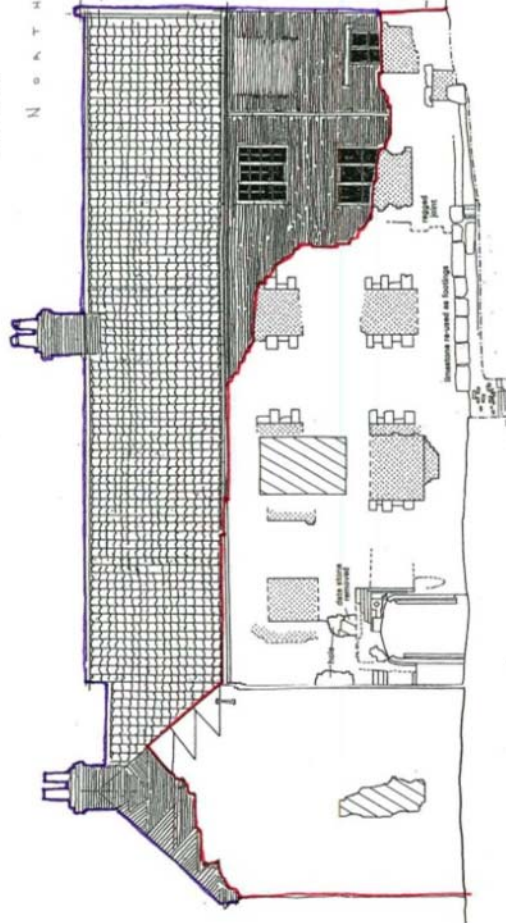
Mr & Mrs M. Blades

**GROUND PLAN  
AS EXISTING**

**OCT. 2011 dwg. 9.**



N O R T H E L E V A T I O N



S O U T H E L E V A T I O N

-  - AREAS OF BUILDING REMAINING STANDING AS EXISTING
-  - MISSING SECTIONS SUPERIMPOSED (WITH DASHED INFILL DETAIL)

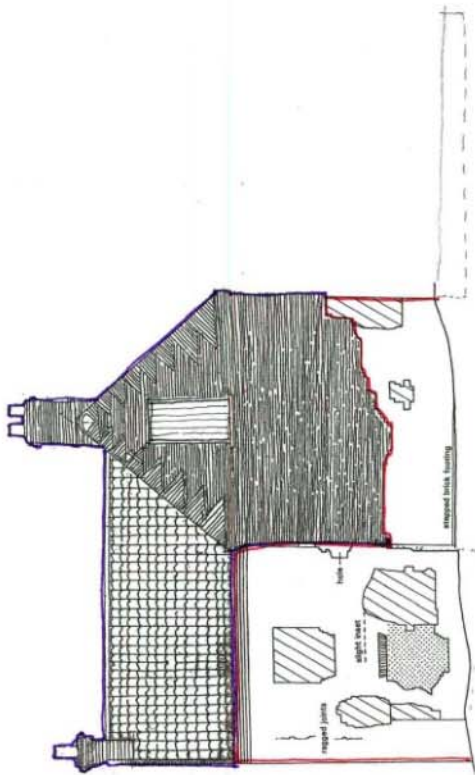
-  BRICK BLOCKING
-  BRICK BLOCK
-  PLASTER
-  EXPOSED CORE



1:100

<p><b>HALTEMPRICE PRIORY FARMHOUSE</b> WILLERBY, HULL</p> <p>PETER GAZE PACE A.S. THE REAL FEELERS THE REDIRECTORY, SCOTLANDS ROAD, YORK, YO1 1JD UK E-mail: <a href="mailto:perez@haltemprice.co.uk">perez@haltemprice.co.uk</a></p> <p>Mr &amp; Mrs M. Blades</p> <p><b>ELEVATIONS AS EXISTING</b></p> <p>OCT. 2011 DWG. 10.</p>
--





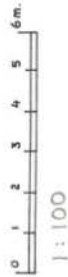
WEST ELEVATION



EAST ELEVATION

-  - AREAS OF BUILDING REMAINS STANDING
-  - MISSING SECTIONS & UPRAISED
-  (SHADED - INFIL BAY) -

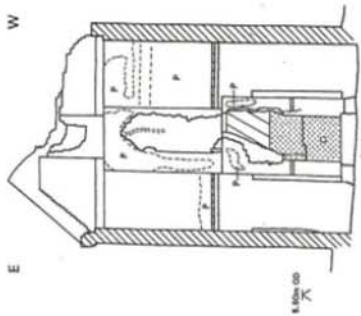
-  BRICK BLOCKING
-  BREEZE BLOCK
-  PLASTER
-  EXPOSED CORE



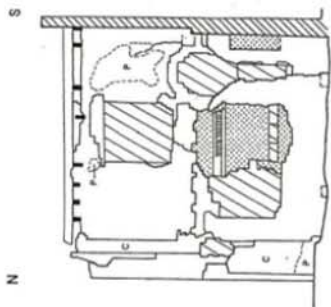
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<p><b>HALTEMPRICE PRIORY</b>  <b>FARMHOUSE</b>  <b>WILLERBY, HULL</b></p> <p><small>PETER GAZE PACE, AA, DRG, PEA, FRI, BA          THE OLD RECTORY, ACADAMIC ROAD, YORK, YO10 1DD          TEL: 01904 471111          E-mail: peter@peterpace.co.uk</small></p> <p>Mr &amp; Mrs M. Blades</p> <p><b>ELEVATIONS</b>  <b>AS EXISTING.</b>  <b>OCT. 2011 DWG. 11.</b></p>
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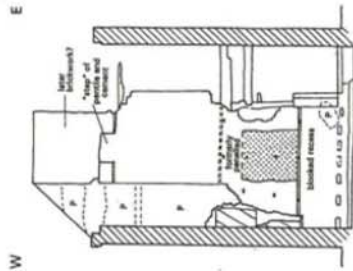




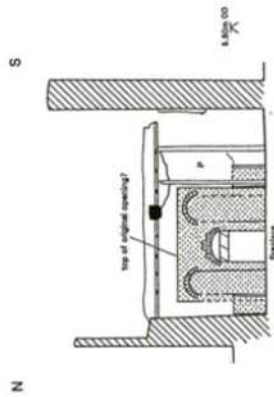
Elevation 13: south-west wing, south internal



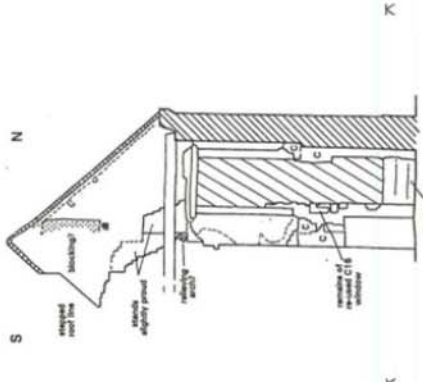
Elevation 12: south-west wing, east internal



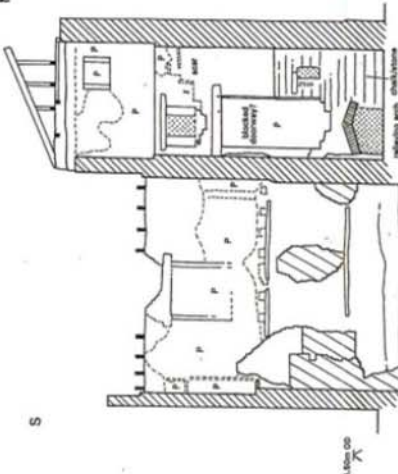
Elevation 15: south-west wing, north internal



Elevation 18: main range, internal



Elevation 16: main range, west internal



Elevation 14: south-west wing and stair-tower, west internal

	BRICK BLOCKING
	BREEZE BLOCK
	PLASTER
	EXPOSED CORE

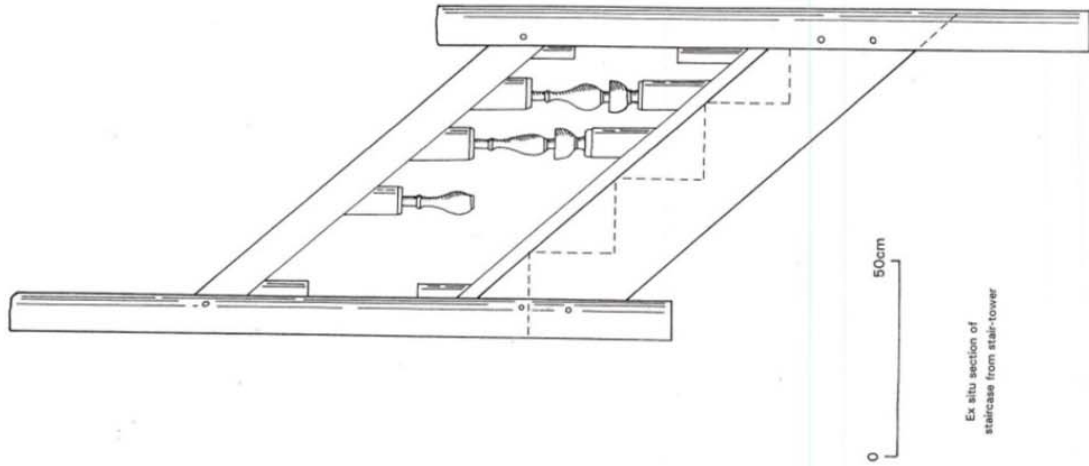
Survey data December 2003 / May 2004

	BRICK BLOCKING
	BREEZE BLOCK
	PLASTER
	EXPOSED CORE

0 1 2 3 4 5 6 m.  
1 : 100

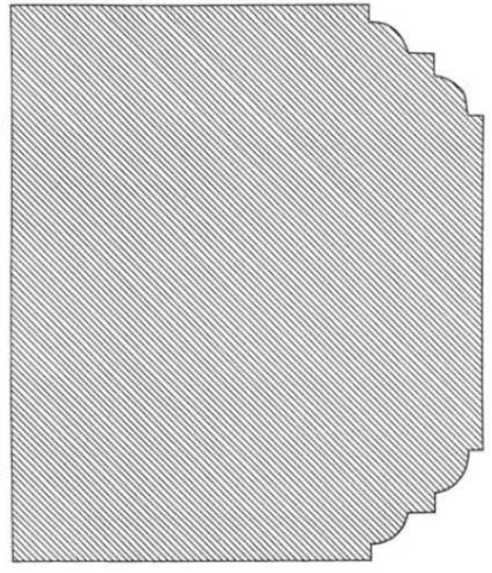
0 10m

<b>HALTEMPRICE PRIORY FARMHOUSE</b> WILLERBY, HULL
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Mr & Mrs M. Blades
<b>SECTIONS AS EXISTING</b>
<b>OCT. 2011 DWG. 13.</b>



Ex situ section of staircase from stair-tower

Typical profile of moulded ceiling beam, main room in main range



10cm



Profile of staircase handrail

<b>HALTEMPRICE PRIORY FARMHOUSE WILLERBY, HULL</b>	
PETER GAZE PACE, S.A. INC. R.E.A. F.R.I.B.A. THE OLD RECTORY, 25, BRADFIELD ROAD, YORK, YO1 1ED CHARTERED ARCHITECT TEL: 01904 471111 E-mail: peter@haltempriory.co.uk	
<b>Mr &amp; Mrs M. Blades</b>	
ARCHITECTURAL DETAILS AS ISSUED DC	
DCT 11	A.3. DWG. 14

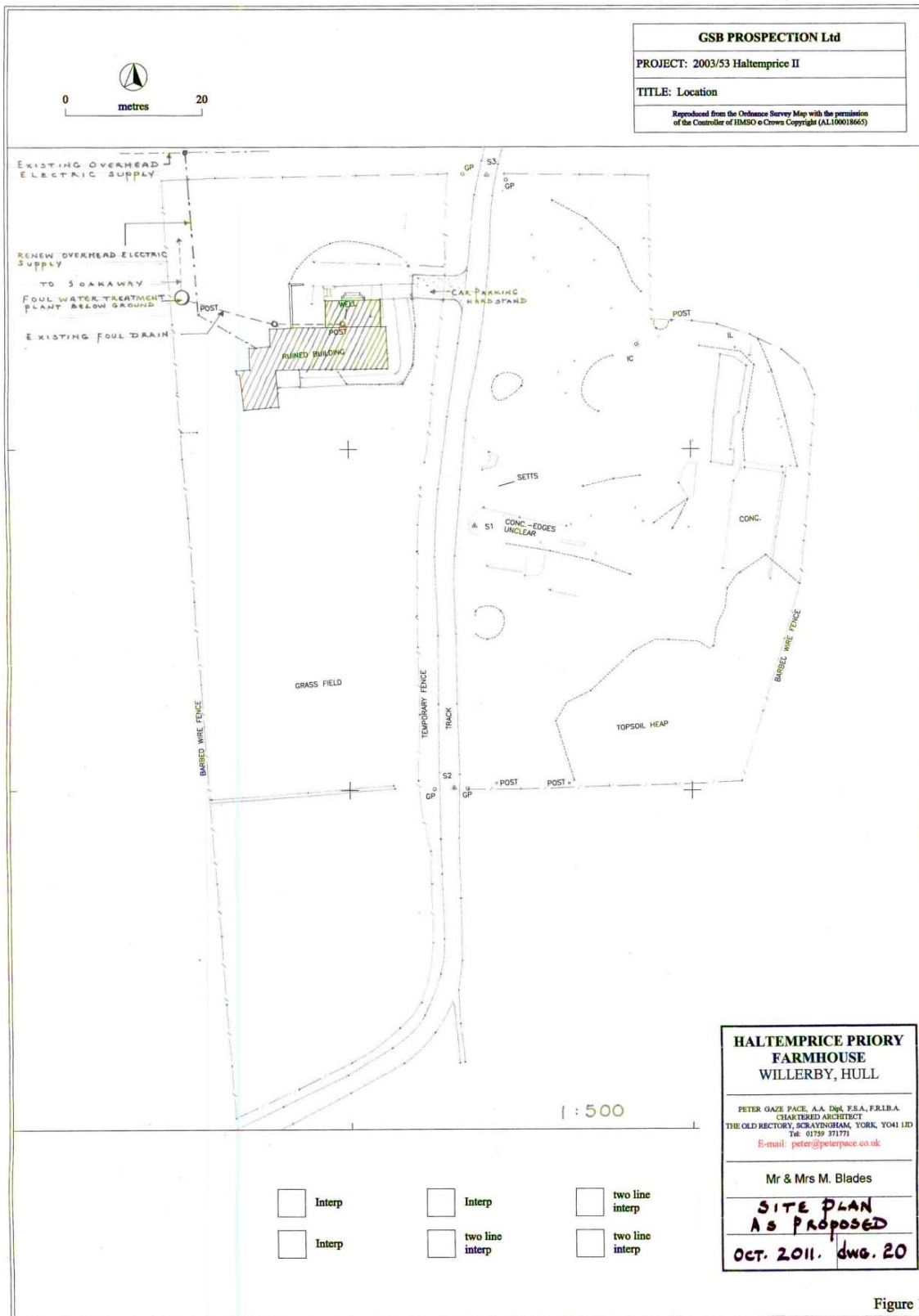
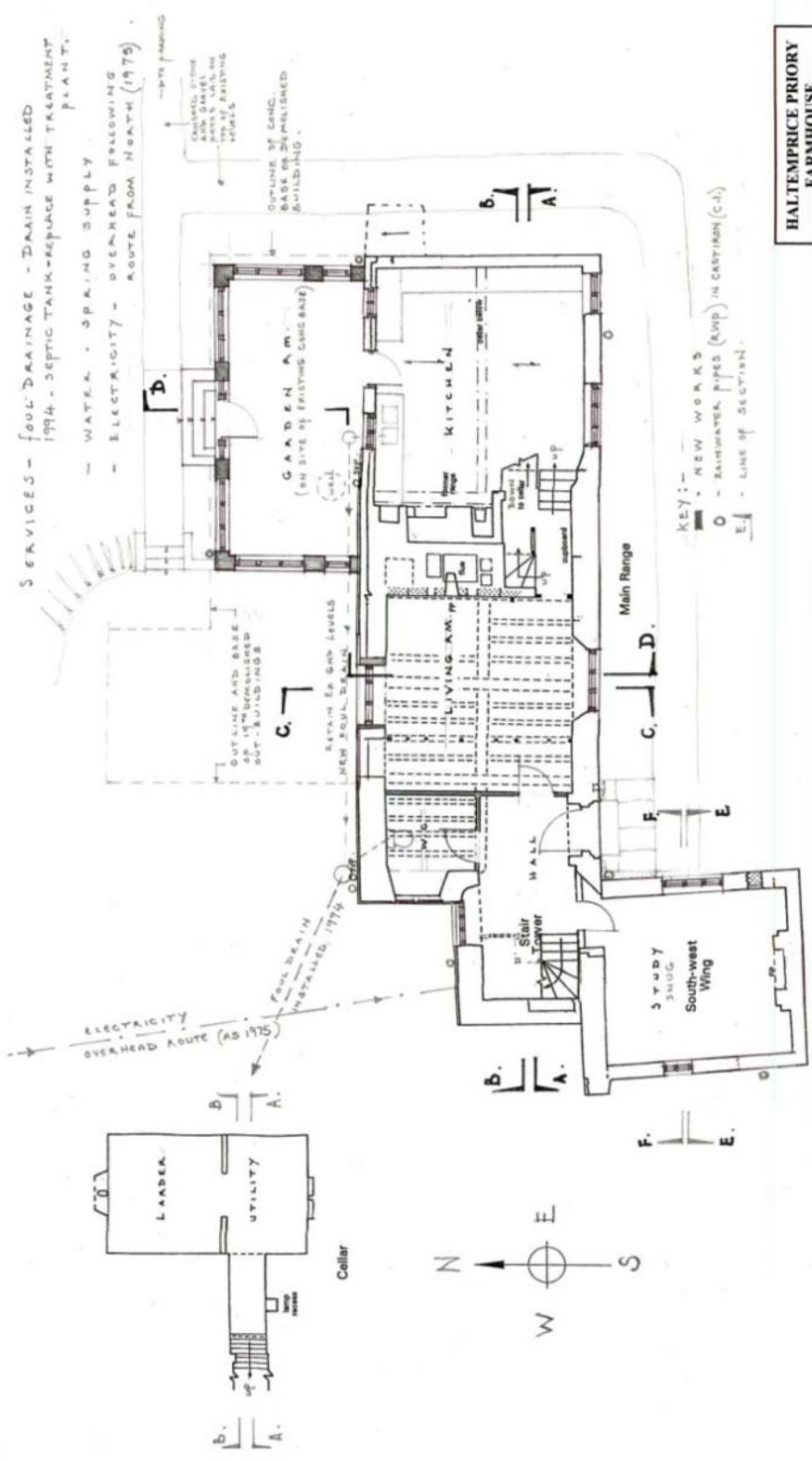


Figure 1

1:500

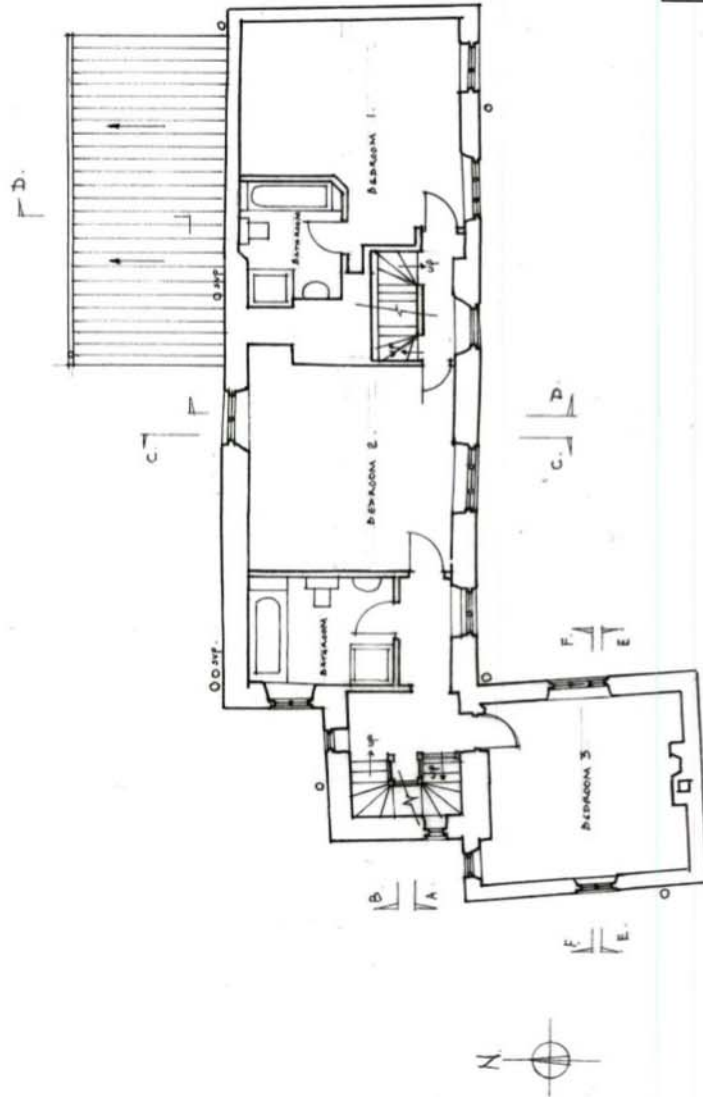


**HALTEMPRICE PRIORY FARMHOUSE**  
 WILLERBY, HULL

PETER GAZE PACE, A.A. IMA, F.R.A., F.R.I.B.A.  
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 THE RED BICKERDORF BUILDING, YORK, YORK LD9  
 TEL: 01904 473931  
 Email: peter@peterpace.co.uk

Mr & Mrs M. Blades

**GROUND PLAN AS PROPOSED**  
 OCT. 2011 DWG. 21.



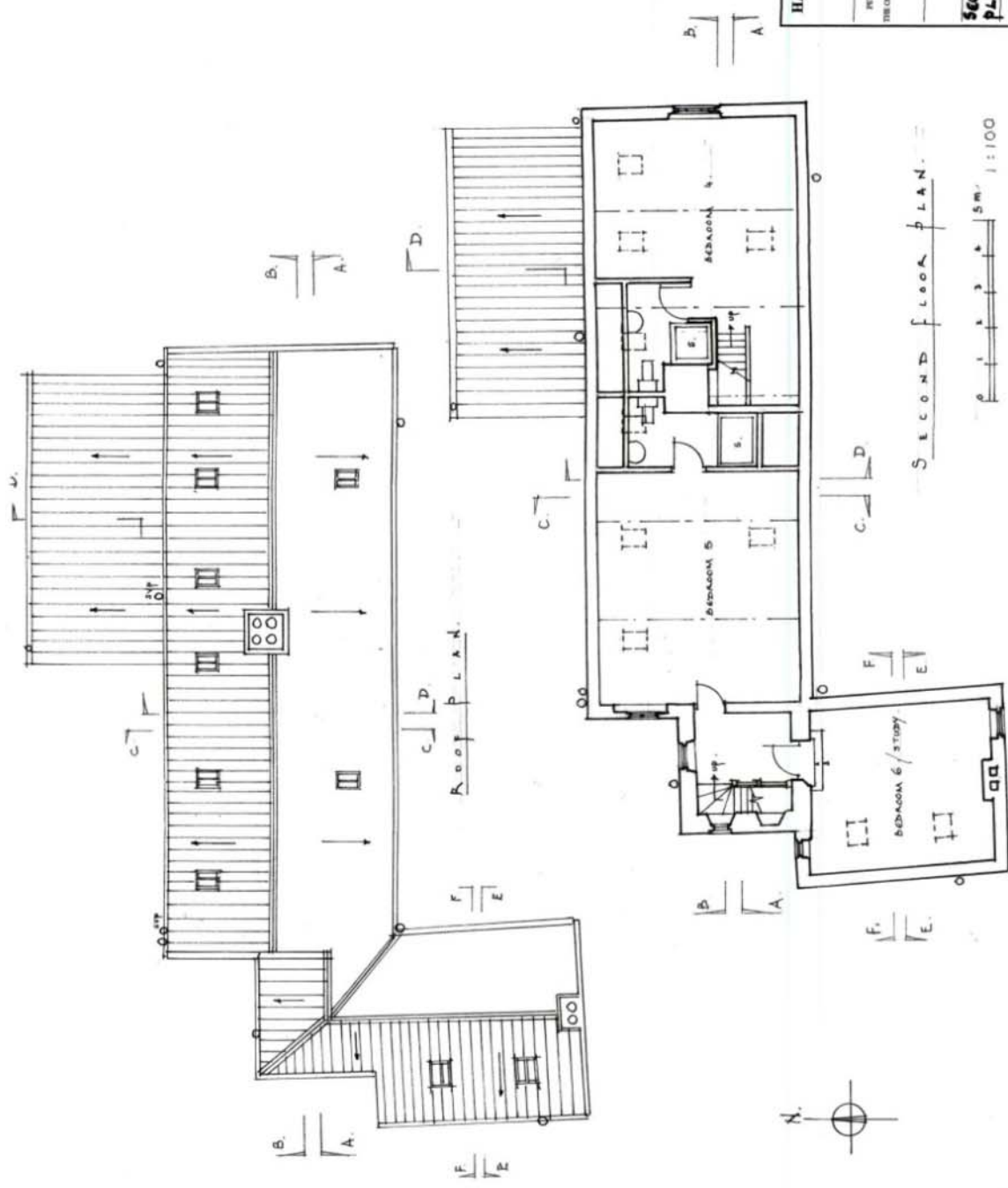
**HALTEMPRICE PRIORY  
FARMHOUSE  
WILLERBY, HULL.**

PETER GAZE PACE, A.A. 106, P.A.A., F.R.I.B.A.  
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Tel: 01904 471111  
E-mail: peter@peterpace.co.uk

Mr & Mrs M. Blades

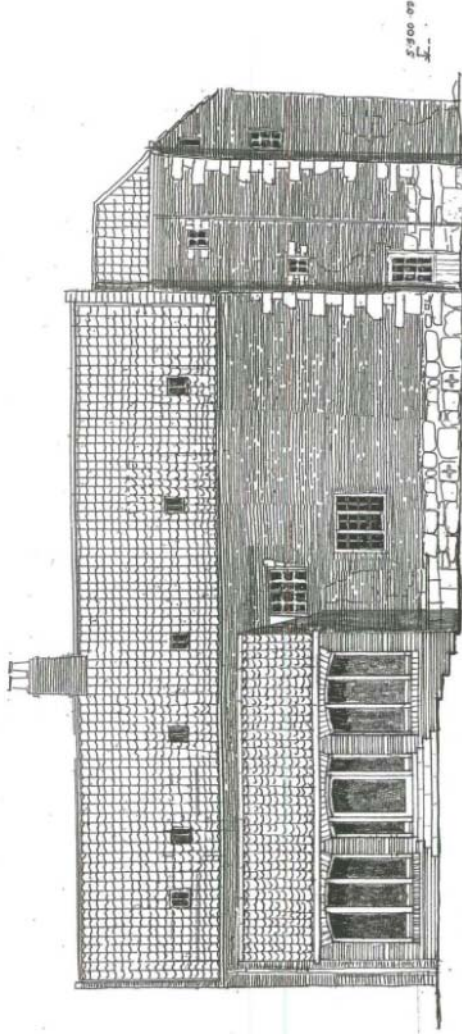
**FIRST FLOOR  
AS PROPOSED**

OCT. 2011 dhw. 22.

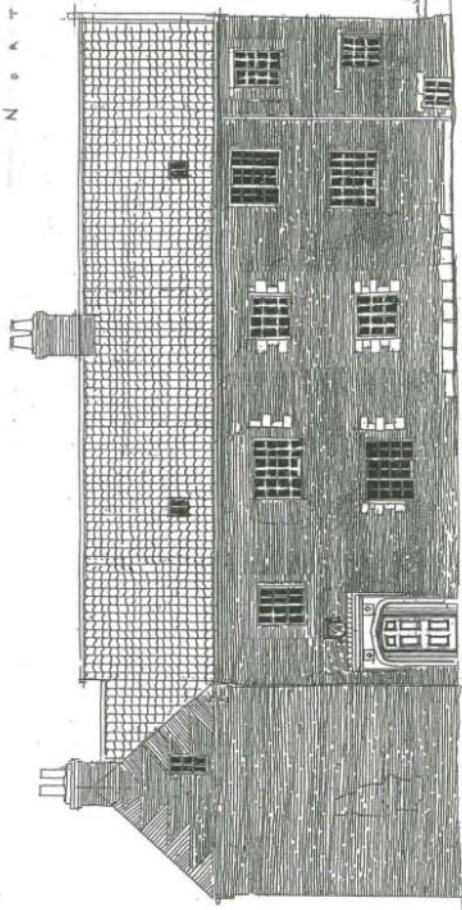


**HALTEMPRICE PRIORY**  
**FARMHOUSE**  
**WILLERBY, HULL**  
 PETER GAZE PACE, A.A. THE REGAL, 28 BRIDLE  
 THE OLD FACTORY, SEAFORD ROAD, YORK, YO1 1ED  
 Email: peter@peterpace.co.uk  
 Mr & Mrs M. Blades  
**SECOND FLOOR AND ROOF**  
**PLAN - As proposed**  
**OCT. 2011 DWG. 23.**





N O R T H E L E V A T I O N



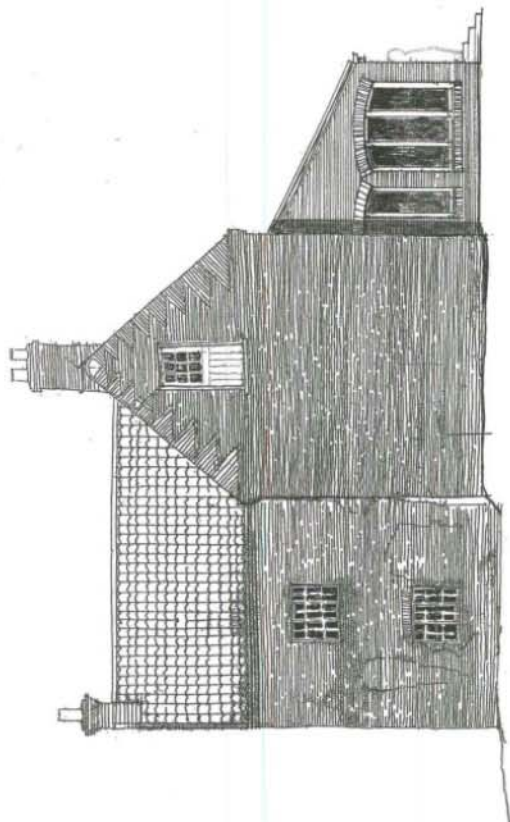
S O U T H E L E V A T I O N

S C H E M E - A

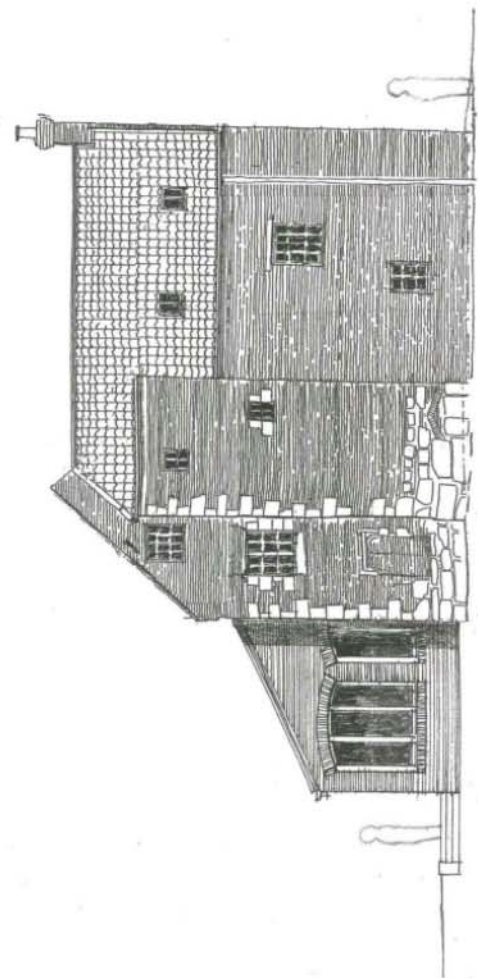
ROOF - HANDMADE CLAY TILES  
 SKYLIGHT - CORRUGATED METAL FRAME  
 RAHWATER GOODS - CAST IRON. GUTTERS  
 ON ROOF AND FALL BAGNETS  
 WALLS - BAUER HANDMADE / SHAVED  
 WINDOWS - GUNNING SASH TRADITIONAL DETAIL  
 DOORS - HANDMADE STAINED & PAINTED  
 REPAIRS TO STAIRING ALONG IN JUNE 2011

<b>HALTEMPRICE PRIORY          FARMHOUSE          WILLERBY, HULL</b>
<small>PETER GAZE PACE, A.A., DRG. P.L.A., F.R.I.A.          ARCHITECTS          THE OLD BUCKERY, 26, BUCKINGHAM YORK, YORK YO1 1DD          Tel: 01759 371771          E-mail: peter@petergaze.co.uk</small>
Mr & Mrs M. Blades
<b>ELEVATIONS          AS PROPOSED</b>
<b>OCT. 2011 DWG. 24.</b>

0 5m  
 1:100



E A S T E L E V A T I O N



W E S T E L E V A T I O N

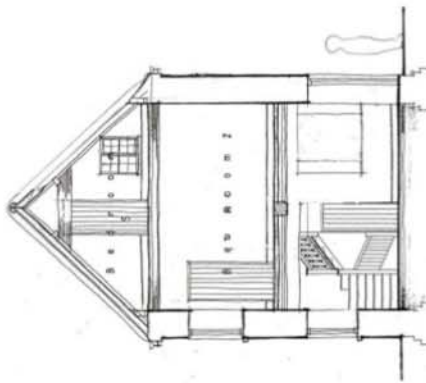
S C H E M E - A .



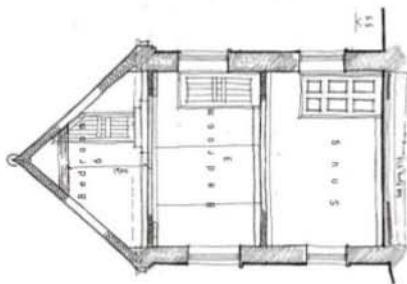
FOR DETAILS ON MATERIALS  
SEE DRAWG. 2.4.

<p><b>HALTEMPRICE PRIORY FARMHOUSE WILLERBY, HULL</b></p>
<p>PETER GAZE PACE, A.A. DRG. P.L.A., F.R.I.B.A. ARCHITECTS THE OLD RECTORY, KILBYNORHAM, YORK, YO41 1ED Tel: 01759 371771 E-mail: peter@petergazepace.co.uk</p>
<p>Mr &amp; Mrs M. Blades</p>
<p><b>ELEVATIONS AS PROPOSED</b></p>
<p><b>OCT. 2011 dhw. 25.</b></p>



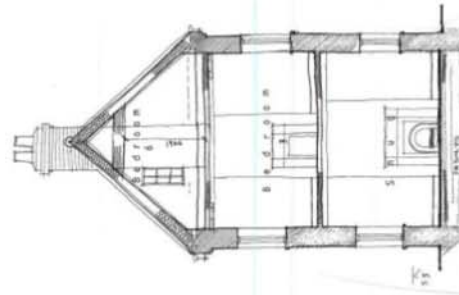


SECTION C - C

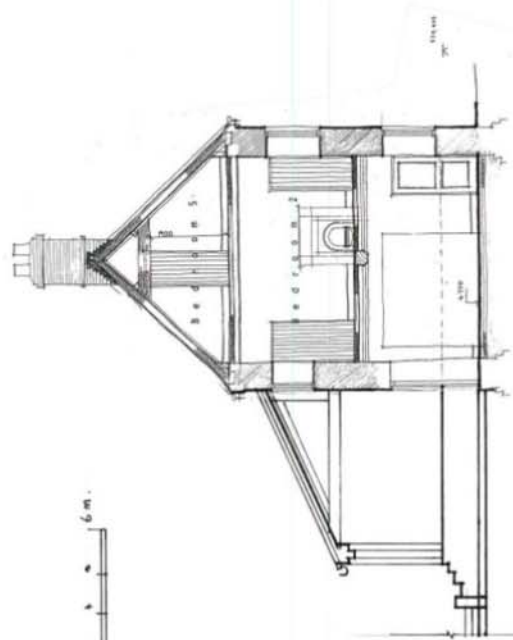


SECTION F - F

For Materials see -  
Drawg. 26.



SECTION E - E



SECTION A - A



<p><b>HALTEMPRICE PRIORY FARMHOUSE WILLERBY, HULL.</b></p> <p>PETER GAZE PACE, A.A. DRG. F.S.A., F.R.I.B.A. CHARTERED ARCHITECT THE OBSERVATORY, 100A, YORK, YO1 1DD TEL: 01753 517171 E-mail: peter@peterpace.co.uk</p> <p>Mr &amp; Mrs M. Blades</p> <p><b>SECTIONS AS PROPOSED</b></p> <p>Oct. 2011 dms.27.</p>
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### 13. PHOTOGRAPHS – HISTORICAL AND EXISTING



1994



1996



1996



2008



2008



2010 - 2011







Plate 1: Haltemprice Priory farmhouse, looking north, December 2003 (photo 7/37)



Plate 2: Haltemprice Priory farmhouse, looking north, November 1975 (© Crown copyright NMR BB77/7964)



Plate 3: View of farmhouse and adjacent farm buildings, looking north-east, early 1989 (Hadgraft collection)



Plate 4: View of south doorway, November 1975 (© Crown copyright NMR BB77/7966)



Plate 5: West side of farmhouse showing stair-tower, looking south-east, January 2004 (photo 1/8)



Plate 6: Roof structure over main range, c.2000 (Hadgraft collection)

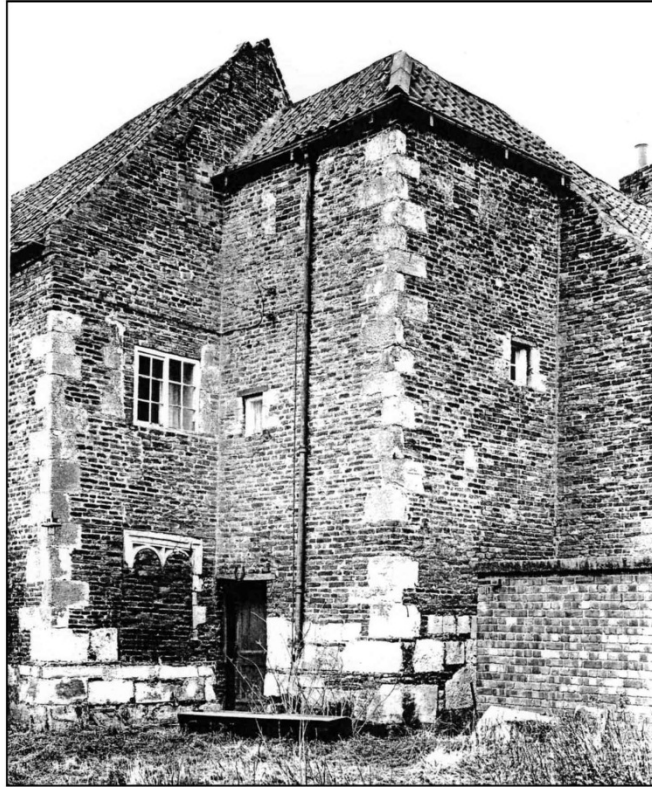


Plate 11: Stair-tower, looking south-east, November 1975 (© Crown Copyright NMR BB77/7974)



Plate 12: North side of farmhouse, looking south, November 1975 (© Crown Copyright NMR BB77/7969)



Plate 17: Ground floor main room after clearance, showing fireplaces in north and east walls, looking north-east, February 2004 (photo 3/17)

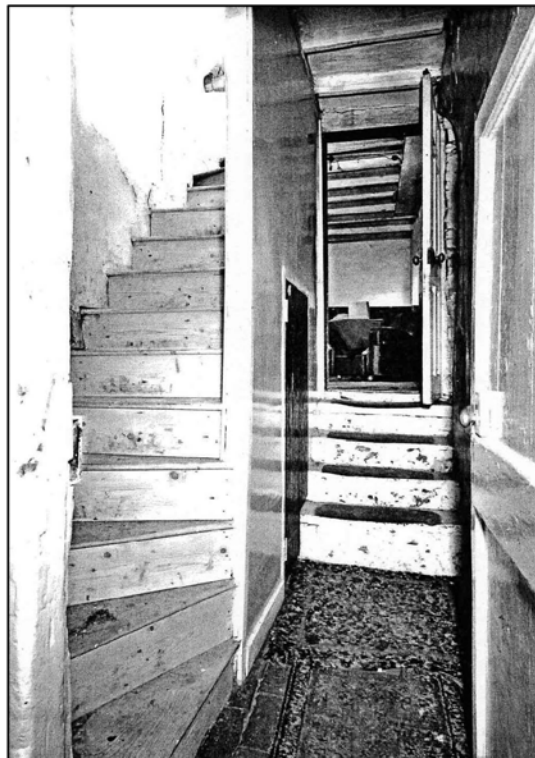


Plate 18: Arrangement of stairs leading to east end of main range, November 1975  
(© Crown Copyright NMR BB77/7977)

## **14. APPENDIX**

14.1 Research sources

14.2 Water sample Report – May 2003

1.43 Architects CV

## 14.1 RESEARCH SOURCES

Documents used in compiling this Report and available for viewing upon request.

1. Haltemprice Priory Farmhouse, Willerby, East Yorkshire – An Archaeological and Architectural Survey, by Ed Dennison Archaeological Services Ltd., Beverley  
  
Volume 1 – Main Report February 2006 (96 pages)  
Volume 2 – Photographic Record – February 2006
2. Royal Commission on the Historical Monuments of England (RCHME – now English Heritage) Photographic Survey 1975 (NMR photos BB77/7964 – 84) and Survey in 1992
3. Restoration of ruined farmhouse, and residential development on site of farm buildings, Haltemprice Priory, Willerby, East Yorkshire- Summary of Archaeological investigations and revised mitigation strategy, by , by Ed Dennison Archaeological Services Ltd., Beverley – June 2005
4. Haltemprice Priory Archaeological Trial Trenching and Building Recording Project Design, by Northern Archaeological Associates – April 2003
5. Haltemprice Priory Farm, Willerby, East Riding, Geophysical Survey Volumes I, II and III, by GSB Prospection Ltd – 2003

14.2 WATER SAMPLE REPORT – MAY 2003



EAST RIDING  
OF YORKSHIRE COUNCIL

County Hall Beverley East Riding of Yorkshire HU17 9BA Telephone 08457 887700 Facsimile 01482 396102

James Johnson Head of Housing and Public Protection

[www.eastriding.gov.uk](http://www.eastriding.gov.uk)

Malcolm Mathias Consumer Protection Manager

Visit our Webpages at [www.eastriding.gov.uk/living/consumerprotection](http://www.eastriding.gov.uk/living/consumerprotection)

Mr and Mrs Hadgraft  
19 Westcott Street  
Hull  
HU8 8LR

Enquiries:- Mr J Watt

Our Ref:- JW/MC

Telephone:- 01482 396261

E-Mail:- [john.watt@eastriding.gov.uk](mailto:john.watt@eastriding.gov.uk)

Date:- 16 May 2003

Dear Mr and Mrs Hadgraft

**Re: Water sample taken from Halternprice Priory Farm**

Enclosed is a copy of the water sample taken from the above premises. As you can see, all parameters tested were satisfactory.

Please do not hesitate to call me if you require any further information or advice and all the very best for this project.

Yours sincerely

John Watt  
Environmental Health Officer



INVESTOR IN PEOPLE

14 BEVERLEY FVA WATT BEVA LETTERS Hadgraft.doc

Tony Hunter

Director of Social Services Housing and Public Protection

Information about a person receiving a service from the Directorate may be shared with that person unless marked RESTRICTED



2001-2002  
Tackling Youth Drug Misuse  
2002-2003  
Community Legal Services  
Tackling Fuel Poverty





# ALcontrol Laboratories

Certificate ID : 99451097/S/0/1

Bradford Laboratory, George Street, Bradford BD1 5PZ (Lab No 0996)  
Rotherham Laboratory, Templeborough House, Rotherham, S60 1BZ (Lab No 2300)  
Telephone (0845) 1200 400 Facsimile: (01709) 841079

## Certificate of Analysis

East Riding of Yorkshire Council	Sample Date: 23/04/03
Public Protection & Housing Services	Sample Received: 23/04/03
County Hall	Analysis Completed: 07/05/03
Cross Street	
Beverley	Batch Number: 2008590
HU17 9BA	
<i>HALTEMPRICE PRIORY</i> Haltemere Farm Willerby <i>juath.</i>	Laboratory Number: 99451097

Method	Determination	Result	Units	PCV	Note
RP901.0	Conductivity 20C	485	uS/cm	1500	
RP901.0	pH	7.3	-	5.5 - 9.5	
*B	Odour qualitative	0	PRES/ABS		
*B	Taste qualitative	0	PRES/ABS		
RP901.0	Turbidity	0.16	FTU	4.00	
RP902.0.6	Nitrate	29.946	mg/l NO3	50.000	
RP902.0.5	Nitrite	< 0.009	mg/l NO2	0.100	
*RP902.0.	Nitrogen tot oxid	29.946	mg/l NO3		
RP908.D	Lead	< 0.1	ug/l Pb	50.0	
BP50.15	Total coliforms	0	No/100ml	0	
BP50.15	Faecal coliforms	0	No/100ml	0	

Approved By (Signature)  
*Andrew Hockin*

Andrew Hockin (Microbiology Manager)  
08/05/03

Page 1 of 1

Tests marked \$ in this report are subcontracted. Methods prefixed B were performed at the Bradford Lab, methods prefixed R were performed at the Rotherham Lab, addresses above. Tests marked \* in this report are not included in the UKAS Accreditation Schedule for our laboratory. Sampling, opinions and interpretations expressed herein are outside the scope of UKAS Accreditation. Method details and performance characteristics are available on request. < = Less than, > = greater than. For taste and odour: 1 = present, 0 = absent. # = Data supplied by client. For softened water supply minimum concentrations apply for hardness (60mg/l as Ca) and alkalinity (30mg/l as HCO3)



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0995  
0996  
2300

## 1.43 ARCHITECTS CV

## Curriculum Vitae Summary

### **Private Practice:- Peter Gaze Pace (B.1950)**

*Principal in Private Practice specialising in the analysis, conservation and repair of ancient buildings Works include dealing with grant aid from English Heritage, Heritage Lottery Fund, Landfill Tax Scheme, European Union, and numerous small Trusts.*

*New works include conversions and extensions to Historic buildings, with designs for furniture and fittings.*

### **Ecclesiastical:**

- Over 150 ancient church buildings (Grade I and II\*); their fabric and furnishings, in the following Dioceses:- BRADFORD, COVENTRY, LINCOLN, RIPON, SHEFFIELD, WAKEFIELD AND YORK.

### **Secular:**

- Castle Howard, North Yorkshire: The Mansion House, Estate buildings, Follies, Temples and other structures in the landscape: (The Hon. Simon Howard and Castle Howard Estate Ltd.) (1993 - )
- Bishopthorpe Palace, York: (The Most Revd. and Right Hon. The Lord Archbishop of York and the Church Commissioners) (1993 – 2000)
- Brodsworth Hall, South Yorkshire: Follies, Garden Structures (English Heritage) (1996 – 1997)
- Fountains Abbey, North Yorkshire: (English Heritage) (1997 - 2007)
- Moulton Hall (The National Trust) (1995)
- Temple Newsam (Leeds City Museums) (1999)
- Burton Constable Hall (Burton Constable Foundation) (2000 – 2004)
- Bramham Park - Garden structures and follies (The Hon. N. Lane-Fox) (2000 – 2006)
- Studley Royal Estate – Galand Bridges (The National Trust) (2004)
- Sheriff Hutton Castle (Dr. Howarth and English Heritage) (2000 – 2004) and (2008 – 2009)
- Harewood Castle (Lord and Lady Lascelles) (2000 - 2009)
- Nostell Priory – The Mansion House and Park Structures (The National Trust) (2000 – 2004)
- The Bowes Museum (Bowes Museum Trust) (2002 – 2009)
- Oakwell Hall (Kirklees Metropolitan Council) (2001)
- Harrogate Turkish Baths (Harrogate Borough Council) (2002 -2004)
- Allerton Castle – Dr. G.A. Rolph (2005 – 2006)
- Tickhill Castle (Smith Gore/Duchy of Lancaster) (2006)
- Shepherd Wheel Mill (Sheffield City Council) (2008 – 2009)

### **New Works in Ancient Buildings:**

- Theological Library - Bar Covent , York
- Visitor Shop - The Stable Block, Castle Howard, York
- Inscriptions, monuments, furniture and fittings in numerous churches
- Woodlane House Farm - Countryside Centre - Conversion (Sheffield City Council)
- Cruck Barn - Trans. Pennine Trail - Accommodation (Sheffield City Council)

### **Consultancies Include:**

- Commissioned Architect to English Heritage, Yorkshire and North Lincolnshire Conservation Group, as Inspecting Architect on church grant works (1994 - 2004)
- Member of the Advisory Board to The Centre for Conservation Studies at the Institute of Advanced Architectural Studies, University of York (1995 – 1997)
- Assessor for Supervisory Board to the Register of Architects Accredited in Building Conservation (1998 - )
- Member of the Advisory Board for Redundant Churches (Church Commissioners, London) (2002 - 2008)
- Consultant Architect to North Yorkshire Moors National Park Authority (2006 - )
- Consultant Architect to the Churches Conservation Trust (2004 - )
- Guardians Committee – Society for Protection of Ancient Buildings (SPAB) (2011 - )

### **Affiliations**

- Secretary of York Georgian Society (1985 – 1993)
- Architectural Consultant to the Yorkshire Buildings Preservation Trust (1986 – 1993)
- Fellow of the Society of Antiquaries (1998 - )

### **Memberships**

- Society of Architectural Historians
- Society for the Protection of Ancient Buildings
- Ecclesiastical Architects and Surveyors Association
- Architect Accredited in Building Conservation (2000 - )
- Architects Registration Council (UK): **Registration No.** 046824J (1979)