

NYMNPA

14/05/2019

From: Geoff
Sent: 14 May 2019 10:42
To: Harriet Frank
Subject: RE: Low Laithes Farm - NYM/2019/0199/FL

Hi Harriet

The report was sent over to you middle of last month. Obviously you didn't receive it.

I have attached again to this email. Can you let me have confirmation of receipt.

Regards

Geoff

From: Harriet Frank [mailto:h.frank@northyorkmoors.org.uk]
Sent: 14 May 2019 09:19
To:
Subject: Low Laithes Farm - NYM/2019/0199/FL

Dear Mr Hodgson

Is there any update on the archaeology report?

An extension of time will be required as the decision is due today. Once I receive the relevant report a three week extension will then be needed from the date of receipt.

Kind regards

Harriet

The Authority's charges for providing planning, administration and enforcement advice are set to rise on 01 April 2019. A copy of the revised charging schedule is available to view on the Authority's website or by clicking [here](#).

Harriet Frank
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Normal Working Hours:

Mon to Fri - 9:00am to 5pm

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2018

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28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HF

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DESIGN & ACCESS & HERITAGE STATEMENT

**Side Extension to
Low Laithes Farm,
Hawsker.**

DATE: March 2019.

SCHEME: Single Storey Side Extension.

APPLICANT: Mr. & Mrs. Coates.

PROPOSED USE: Disabled Accommodation for Applicants Daughter.

DESIGNATION: National Parks.

EXISTING PROPERTY

The property is an old farmhouse that is now being used as a dwelling. The building is a 2 storey property and consists of outbuildings and garden to the front.

The claimants daughter is disabled and has been from birth. Currently her bedroom is up a flight of stairs on the first floor and there are very limited facilities to assist in her care. Due to the age of the daughter, it is considered that the current limited facilities are no longer suitable and these should be updated to suit.

The property sits on a site of a scheduled monument and is surrounded by moats to the perimeter and these are known as moated sites. The farm house building itself sits on the edge of the site and it appears that the farmhouse itself is just outside the boundary. It is thought however that some of the farm buildings sit on the western part of the moat itself.

Tim Close MA, CEng, MInstRE, MRICS, MCIInstCES, MCIAT Jeff Granger ICIQB Geoff Hodgson BSc(Hons), ICIQB
Emma Taylor BA(Hons) Arch, TCIAT Robert Bateson BEng(Hons), ICIQB

Consultants:- Colin Fenby CEng, FICE, MStructE Paul West MRICS
Dave Leighton BEng(Hons), Tech IOSH Ian Wilkin ACIOB

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From the boundary details of the schedule monument listing, it does appear that the proposed extension will sit inside the boundary on the scheduled monument itself.

Attached to this statement is a copy of the scheduled monument listing from Historic England. This reveals the extent of the monument along with a plan of the site showing boundary details.

It is considered by Historic England that the site was a prestigious residence rather than a military defence being regarded as a status symbol and was thought to be constructed around 1250 and 1350. The area within the moats are showing evidence of gardens and ponds however these to some degree have been reduced by subsequent landscaping. Aerial surveys have revealed that some remains of these features are still visible.

As Historic England quotes "The site offers important scope for the study of social and economic practices in the area during the medieval period".

THE DESIGN.

The proposed extension is to provide facilities to assist the care of the applicant's daughter and also provide her with some privacy and a sense of independence as much as possible.

The proposal involves the construction of a single storey extension to the side of the farmhouse to keep the facilities on the ground floor. The extension includes a bedroom with a shower/WC. The size of the rooms are such that allow access with the wheelchair.

The scheme will include a track lift system that will enable the lift to be used in both rooms and the wall between the 2 rooms will be of a suitable height to allow the lift to be transferred over the top between the 2 rooms. All facilities internally will be supplied by the Local Authority to suit the specific disability of the applicant's daughter.

The design of the external elevations of the extensions fit in with the aesthetics of the farmhouse with slate roof, brickwork that will match the existing as close as possible. A set of patio doors will lead into the garden area. To the side, 2 small vertical windows will allow some light into the room. All doors and windows will be to a design to match the existing.

A small window to the gable will match the gable to the existing gable and 2 small conservation rooflights will allow light into the roofspace to provide storage as required.

As the site is a scheduled monument, it will be necessary to provide archaeological cover whilst any earthworks are ongoing to check on any finds in the area and ensure that all archaeological records are kept and maintained as required. It will be necessary for the client to work very closely with Historic England and their advice on the level of monitoring required will be required.

The extension itself does not appear to be positioned over any of main moated areas and as such the works will not disturb the main features of the site however the excavations will be required within the site itself. It is considered that there are features within the site that although are not complete still require special consideration. It will be important that the area

of excavation is closely monitored during construction and that the excavation is carried out using a method that will preserve any archaeological features. The Historic England quote “The site offers important scope for the study of social and economic practices in the area during the medieval period” would suggest that there is scope to use the excavation for the foundations to study that section of the site in more detail.

With this in mind, we would suggest a method of excavation that would not destroy any finds and that an archeologist would need to be on site at all times to provide advice and assistance with the excavation and with any finds discovered.

An application is also to be made to the Dept for Digital, Cultural, Media and Sport (DCMS) for permission for the works before any works are commenced.

We feel the proposal itself conforms to all the relevant requirements North Yorkshire Moors National Parks planning policies and to national guidelines.

We do feel that the works will complement the existing property and the scheme is not in conflict with any policies in the North Yorkshire Moors National Park Planning Authorities local plan. We also feel that the proposal will provide an opportunity to provide some further investigation into historic aspects of the site.

Use of this data is subject to [Terms and Conditions \(https://www.historicengland.org.uk/terms/website-terms-conditions/\)](https://www.historicengland.org.uk/terms/website-terms-conditions/).

The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1020402 .pdf](#) ↗

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

This copy shows the entry on 03-Apr-2019 at 13:12:13.

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Location

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

County: North Yorkshire

District: Scarborough (District Authority)

Parish: Hawsker-cum-Stainsacre

National Park: NORTH YORK MOORS

National Grid Reference: NZ 92014 09506

Reasons for Designation

Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

In the medieval period settlements were supported by a communal system of agriculture based on large, unenclosed open arable fields. These large fields were subdivided into strips (known as landes) which were allocated to individual tenants. The cultivation of these strips with heavy ploughs pulled by oxen-teams produced long, wide ridges, and the resultant 'ridge and furrow' where it survives is the most obvious physical indication of the open field system. Individual strips or landes were laid out in groups known as furlongs defined by terminal headlands at the plough turning-points and lateral grass balks. Furlongs were in turn grouped into large open fields. Well-preserved ridge and furrow, is both an important source of information about medieval agrarian life and a distinctive contribution to the character of the historic landscape. Fishponds are also commonly found at moated sites. These were artificial pools of slow moving water in which fish were bred and stored in order to provide a constant supply of fresh fish for consumption and trade. Fishponds were maintained by a water management system to regulate water flow. In addition to the ponds there would be buildings for use by fishermen for storing equipment or fish curing. The tradition of constructing and using fishponds in England began during the medieval period and peaked in the 12th century. Large and complex systems were often associated with the wealthy sectors of society such as monastic institutions and the aristocracy. Small and simple examples are commonly found at villages throughout England. The remains at Whitby Laithes survive well and significant evidence of the moated site and associated features will be preserved. Much of the surrounding countryside has been improved in recent years and the level of survival of remains from the medieval period preserved at Whitby Laithes is rare in the area. The site offers important scope for the study of social and economic practices in the area during the medieval period.

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Details

The monument includes earthwork and buried remains of a medieval moated site and parts of the surrounding medieval agricultural system. The monument is located 3km to the south east of Whitby and occupies fields to the east and south of Manor House Farm and to the west of Low Laithes Farm. Little is currently known of the history of the moated site. It lies within the manor of Hawsker and was part of the Liberty of Whitby, which was held by the Abbey until the dissolution of the monasteries in 1536. After this the manor passed to the Cholmley family. Moated sites such as these were usually occupied by high status families and probably supported one of the more prestigious dwellings in the area. The moated site lies in the eastern part of the monument. It has a steep sided ditch enclosing three sides of a central platform. The fourth, western side of the moat has been infilled and now lies beneath the current farm buildings. The encircling ditch is 2.5m deep and 4m wide along the sides widening out at the

corners. The central platform measures at least 50m across. Access to the central area would have been via a causeway but the location of this is not currently known. Water was fed into the ditch at the north eastern corner from a stream which passes along the northern side of the moat. To the west of Low Laithes Farm there are remains of further earthworks. These have been interpreted as the remains of gardens including features such as ponds. Aerial photographs taken in 1968 show clearly the detail of these remains. Subsequent landscaping has reduced these earthworks but traces can still be seen and taken with the aerial photographs demonstrate how the land was used in the medieval period. To the south west of the moated site there is a substantial linear bank with an adjacent ditch on the northern side. The bank is 5m wide and up to 1.75m high. The ditch is 5m wide and has been partly infilled and now survives as a depression up to 0.5m deep. The bank and ditch extends westwards for 90m. It is not currently clear what the function of this feature was although it may be a linear fishpond taking water from the moat to the east. To the south of this bank are clear remains of the medieval field system in the form of ridge and furrow earthworks. These include a broad area of rounded parallel ridges up to 4m wide and 0.30m high which are separated by furrows up to 3m wide. The ridge and furrow is orientated east to west. A number of features are excluded from the monument. These are; all fences, gates, walls, the surface of tracks, the caravan park facilities and the garden pond, although the ground beneath these features is included.

MAP EXTRACT The site of the monument is shown on the attached map extract.

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Legacy

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

Legacy System number: 34822

Legacy System: RSM

Sources

Other

CUC ANJ 18, (1968)

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.

End of official listing

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Low Laithes Farm Scheduled Monument

Exact position of proposed extension noted.

Legend

NYM/NPA

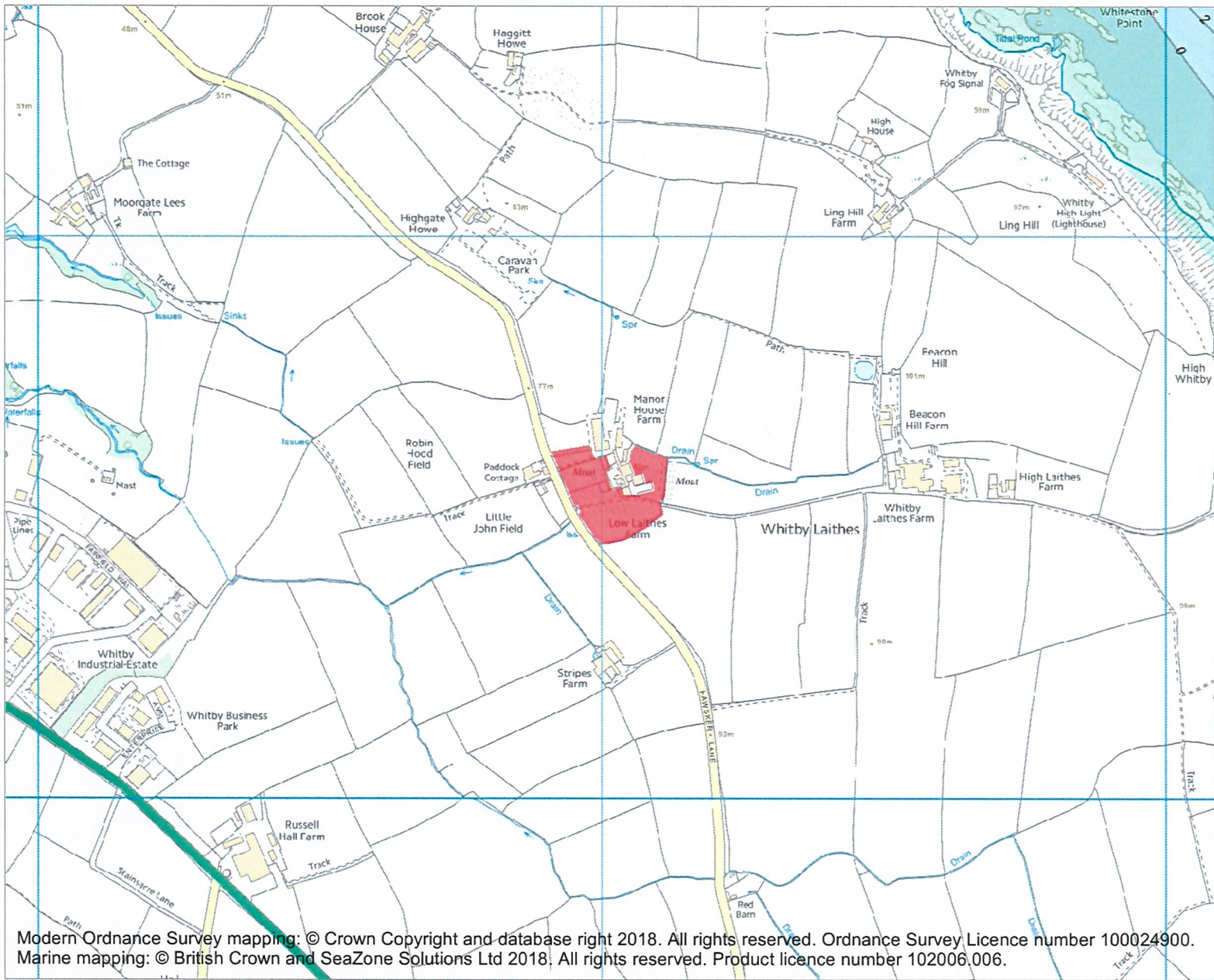
14/05/2019

Google Earth

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100 m



Name: Moated site at Low Laithes Farm, Whitby Laithes

This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Heritage Category: Scheduling
List Entry No : 1020402

County: North Yorkshire
District: Scarborough
Parish: Hawsker-cum-Stainsacre

Each official record of a scheduled monument contains a map. New entries on the schedule from 1988 onwards include a digitally created map which forms part of the official record. For entries created in the years up to and including 1987 a hand-drawn map forms part of the official record. The map here has been translated from the official map and that process may have introduced inaccuracies. Copies of maps that form part of the official record can be obtained from Historic England.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions. All maps and grid references are for identification purposes only and must be read in conjunction with other information in the record.

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 14/05/2019

List Entry NGR: NZ 92014 09506
Map Scale: 1:10000
Print Date: 3 April 2019