

NYMNP

18/06/2019

From: Geoff
Sent: 18 June 2019 14:53
To: Harriet Frank
Subject: RE: NYM/2019/0199/FL - Low Laithes Farm

Hi Harriet

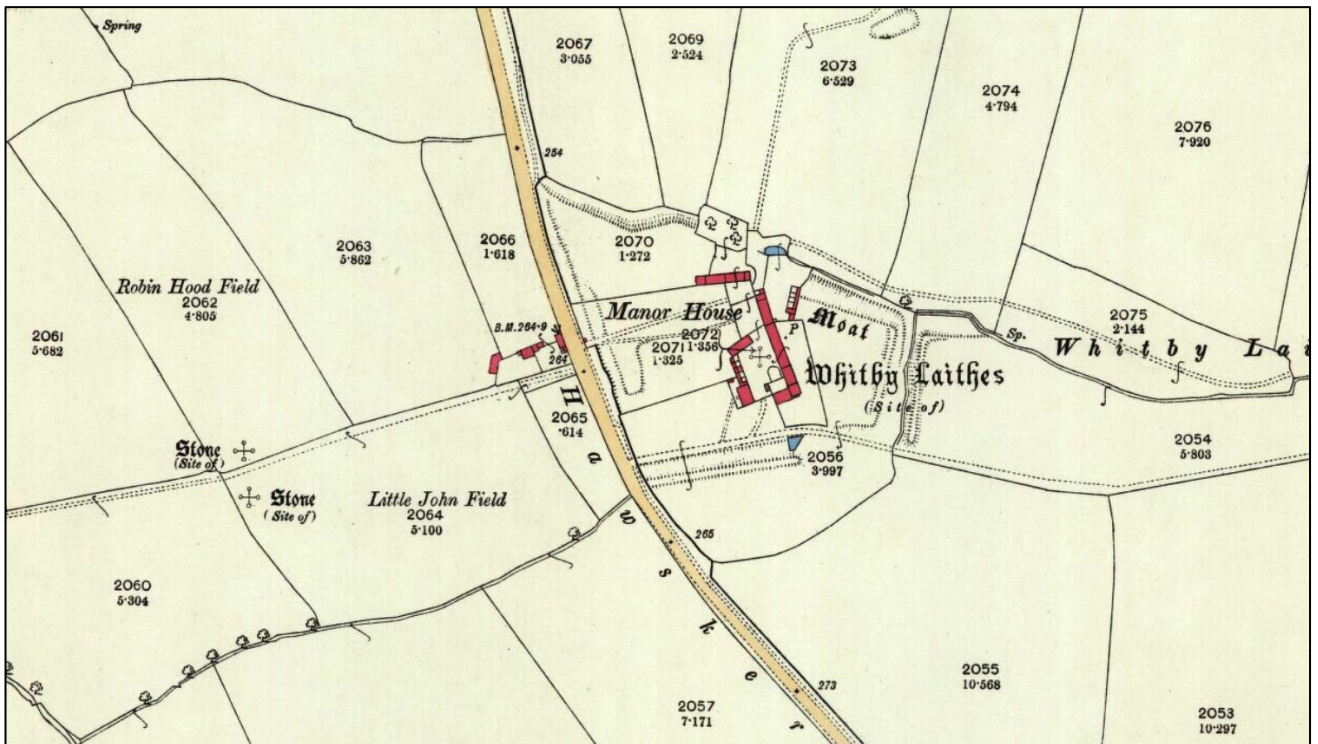
Please find attached a heritage assessment report from the archaeologist for the planning application. He is currently making an application to Historic England and that should be done soon.

Regards

Geoff

A Proposed Extension to a Farmhouse at Low Laithes Farm, Hawsker, Whitby

Heritage Assessment



Prepared by

North East Archaeological Research Ltd

For

Close, Granger, Gray & Wilkin Consultancy Ltd

June 2019

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Report compiler Phil Abramson, June 2019
Checked by: Dr. N A Cookson, 17th June 2019

A Proposed Extension to a Farmhouse at Low Laithes Farm, Hawsker, Whitby

Heritage Assessment

Summary

Low Laithes Farm, Hawsker, near Whitby, is located at Ordnance Survey grid reference NZ 92018 09548.

The principal aims and objectives of the Heritage Assessment are a) to identify and describe heritage assets within the study area and its environs, in relation to national and local planning guidance and policy, b) to assess the significance of the assets and determine the impact of the proposed development on their significance, and c) to make recommendations to mitigate the impact of the proposed development on the assets and their setting.

Three designated sites are in the 1km study area: two grade II listed features and a scheduled monument. The proposed development will not have an impact on the listed features or their settings. Low Laithes farm itself is partially within the boundary of Low Laithes Moated Site Scheduled Monument and it is considered that the proposed development will have a low impact on buried archaeological deposits associated with the medieval moated site. It is also considered that, due to the small scale of the proposed extension in a location where it is partially obscured by the existing farmhouse, it will have a low to negligible impact on the setting of the scheduled monument.

In view of the above it is considered that the proposed development will lead to less than substantial harm to the significance of the designated moated site. Accordingly, a watching brief is recommended as an appropriate and proportionate strategy to mitigate the impact of the development on any buried deposits that might be present.

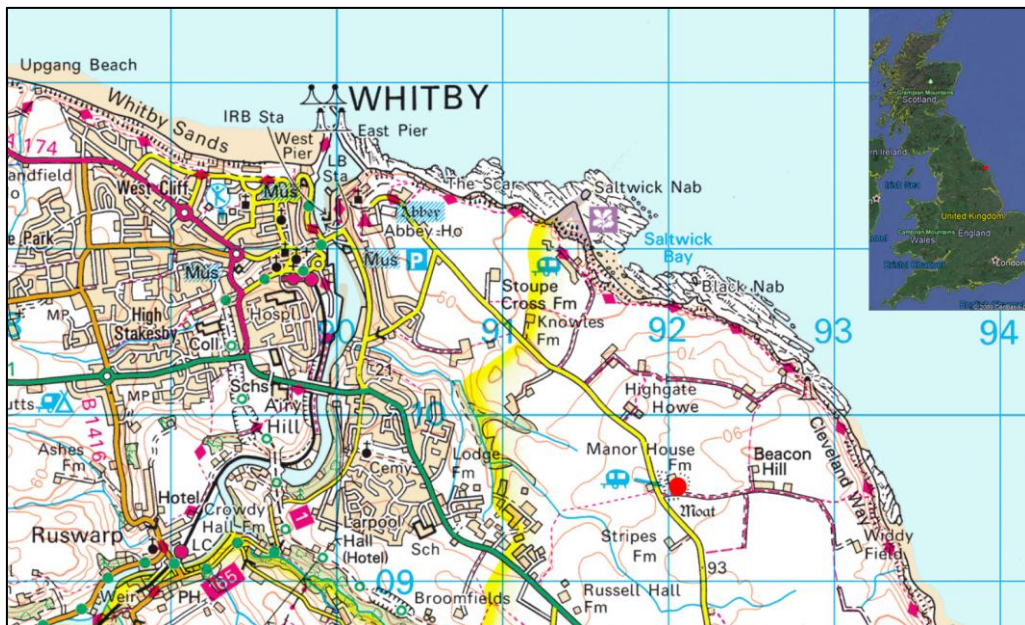
Scheduled Monument Consent will be required from Historic England prior to the commencement of any groundworks on the site and it is advised that this Heritage Assessment is included as part of the SMC documentation to Historic England. It is also acknowledged that this Heritage Assessment may be submitted to North York Moors National Park Authority as part of the documentation required for the planning permission.

1. INTRODUCTION

1.1 This heritage assessment has been prepared by North East Archaeological Research (NEAR) Ltd on behalf of Close, Granger, Gray & Wilkin Consultancy Ltd, and relates to a small extension to a farmhouse at Low Laithes Farm, Hawsker centred on grid reference NZ 92018 09548. (Figures 1 & 2).

1.2 The purpose of the assessment is to determine the impact of the proposed development on sites of heritage significance and their setting and to propose mitigating measures.

1.3 The assessment and the recommendation for any further work arising from the findings, accord with National and Local Planning Policies which relate to the Historic Environment (see section 4 below).



Figures 1 & 2: Site location

Site location

1.4 The proposed development is situated at 6m AoD within Low Laithes Farm 2.75km southeast of Whitby in the North York Moors National Park (Figures 1 & 2).

1.5 The farm is situated within an open rural landscape adjacent to Hawsker Lane to the west and the track to Widdy Head on the coast to the south.

1.6 The proposed extension measures 4.5m x 7m and butts against the southern elevation of the brick farmhouse. The groundplan of the proposed extension is 31.5 square metres - which represents 0.15% of the scheduled area of the site (Figure 3). The foundations will be in the order of 900mm deep (homeowner, pers. comm.) and the roof height will be lower than that of the farmhouse against which it abuts.

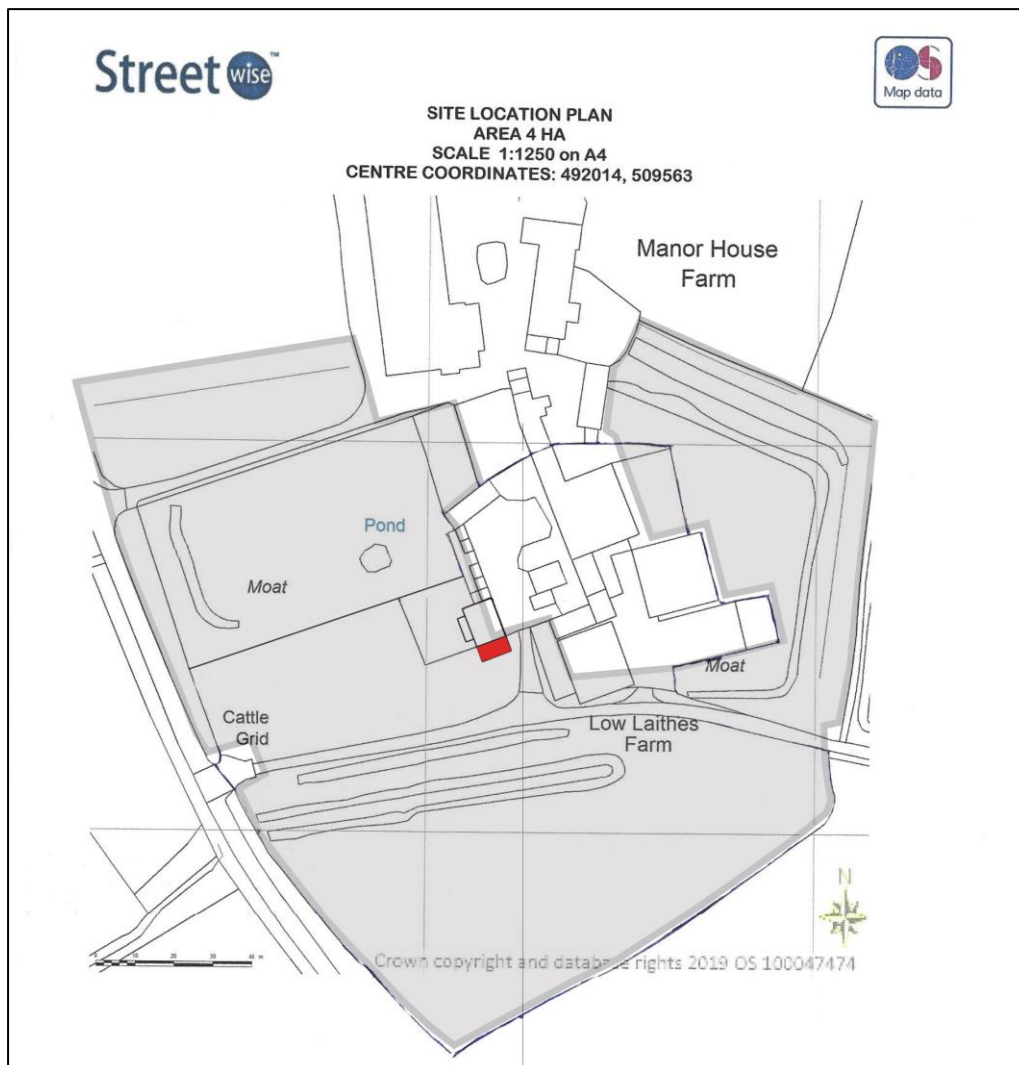


Figure 3: The location of the proposed extension in relation to the area of the scheduled monument (grey shade)

Geology and Topography

1.7 The underlying bedrock is a sandstone, siltstone and mudstone sedimentary bedrock formed approximately 166 to 170 million years ago in the Jurassic Period. This is overlain by Devensian Till formed up to 2 million years ago in the Quaternary Period.

2. AIMS AND OBJECTIVES

2.1 The aims and objectives of this report are:

- a) to identify and describe heritage assets within the study area and its environs, in relation to national and local planning guidance and policy
- b) to assess the significance of the assets and determine the impact of the proposed development on their significance, and
- c) to make recommendations to mitigate the impact of the proposed development on the assets and their setting.

2.2 The aims and objectives conform to Chartered Institute for Archaeologists Standard and Guidance for Desk Based Assessments (CIfA 2017) which state:

Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.

3. METHODOLOGY

3.1 The Historic Environment Record of the North York Moors National Park Authority was consulted to identify recorded heritage assets within a 1km radius of the proposed development (see Appendix I & II).

3.2 Relevant paragraphs in the Chartered Institute for Archaeologists Standards and Guidance for Historic Desk-Based Assessments (CIfA 2017) have also been applied.

3.3 Online heritage sources were consulted, including:

- MAGIC interactive map: DEFRA
- The Heritage Gateway
- Pastscape
- Old Maps online
- National Library of Scotland online maps
- Google Earth
- National Heritage List for England

3.4 A walkover of the site and its environs was undertaken on June 15th 2019. The area of the proposed extension was under mowed grass within the garden of the farm.

4. PLANNING BACKGROUND

4.1 Selected, relevant paragraphs of the National Planning Policy Framework (MHCL: February 2019) are presented below:

Proposals affecting heritage assets

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

194. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

196. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

197. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

198. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

199. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

North York Moors National Park Authority Development Plan (Adopted 2005)

4.2 The starting point for determining all planning applications in the North York Moors National Park is against policy set out in the Development Plan.

4.3 Chapter 7 of the Core Strategy and Development Policy presents policies for protecting and enhancing cultural and historic assets. Policies relevant to the proposed development are:

DP5: Listed Buildings

- Proposals for the alteration, extension or change of use of a Listed Building or the construction of any structure within its curtilage will only be permitted where they will not have an unacceptable impact on the special historic or architectural interest of the building.
- Any development which would have an unacceptable impact on the setting of a Listed Building will not be permitted.
- Proposals for the demolition of a Listed Building will not be permitted unless there is overriding justification to warrant this.

DP7: Archaeological Assets

- Proposals for development that would have an unacceptable impact on the integrity or setting of a Scheduled Monument, or other sites or remains considered to be of national archaeological importance will not be permitted.
- In the case of sites or remains of regional or local importance, development proposals will only be permitted where the archaeological interest is capable of being preserved in situ. Where this is not justifiable or feasible, permission will only be granted where provision is made for appropriate preservation by record. In all cases, an appropriate assessment and evaluation will be required to be submitted as part of the planning application in areas of known or potential archaeological interest.

DP8: Conversion of Traditional Unlisted Rural Buildings

Outside the settlements identified in the settlement hierarchy, the conversion of traditional unlisted rural buildings for an employment use, short term self catering holiday accommodation, residential annexe to an adjacent existing dwelling or long-term/permanent residential letting units for local occupancy will be permitted where:

- 1 The building is of architectural and historic importance and makes a positive contribution to the landscape and character of the National Park.
- 2 The building is in a structurally sound condition, capable of conversion without substantial rebuilding, as demonstrated by a structural engineer's report.
- 3 The building is capable of conversion and of sufficient size to accommodate the proposed use without the need for significant alterations, extensions or other new buildings.
- 4 The proposed use is compatible in nature, scale and level of activity with the other buildings in the group and the character of the locality.
- 5 The proposal is of a high quality design which retains existing external features which contribute significantly to the character of the building including original openings and roofing materials; reflects the simple functional form and traditional character of the building and provides for essential services and other functional requirements without harm to the fabric of the building or its setting.
- 6 The proposed use does not lead to changes to the building's curtilage or the creation of new vehicular access or parking areas that would adversely affect its character and appearance or that of the wider landscape.
- 7 The building is located within an existing group of buildings that have a close physical and visual relationship to each other and, where holiday cottage use, annexes or local needs letting is involved, include an existing residential unit within the group.
- 8 In the case of long-term/permanent residential uses, the occupancy of the accommodation is restricted to a person satisfying the local needs criteria set out in Core Policy J and the tenure will be restricted to letting only and the unit will not be sold off separately from the main dwelling.
- 9 In the case of residential annexes, the building is within the immediate curtilage of the main dwelling and the occupancy of the accommodation is restricted to a family member and the unit will not be sold off separately from the main dwelling.

5. BASELINE RESULTS (APPENDIX I & II)

Listed Buildings

5.1 Two Listed Buildings are recorded within the 1km study area: an 18th century barn on Hawsker Lane known as Red Barn (1148755), and the Robin Hood and Little John field boundary stones (1174688).

Scheduled Monument

5.2 The scheduled monument (1020402) at Low Laithes Farm includes the earthworks and buried remains of a medieval moated site and parts of the surrounding medieval agricultural system (Figure 4). The linear earthworks associated with the moat are located to the north, south and east of the present-day farm buildings. The western moat ditch is overlain by farm buildings (including the farmhouse and the area of the proposed extension). Indeterminate earthworks, possible garden features and a pond, are situated just to the west of the farm. Ridge and furrow earthworks are present both within and outwith the moat ditches.

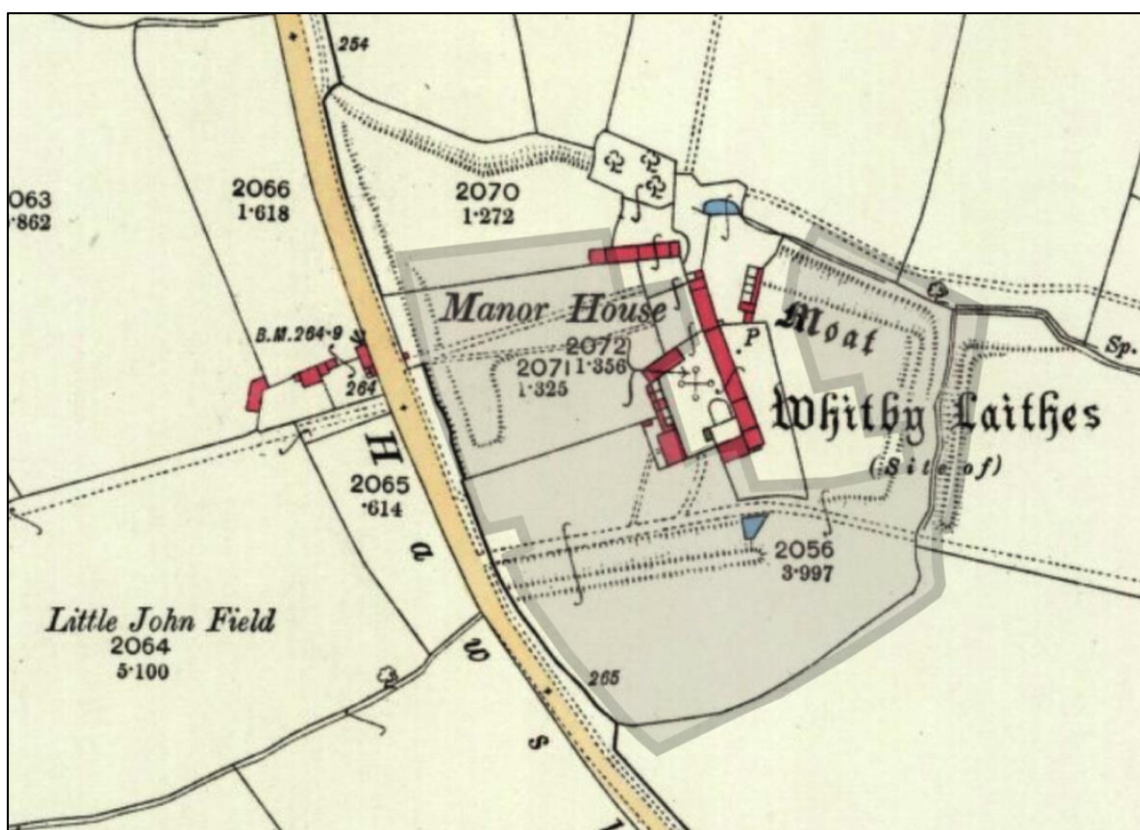


Figure 4: 1894 25 inch OS map showing the earthworks at Whitby Laithes and the Scheduled Area

5.3 Immediately to the south-west of the moated site there is a 90m long linear bank with an adjacent ditch on the northern side. It is thought that may have been a linear fishpond taking water from the moat to the east.

5.4 The site is significant because moated sites such as these were usually occupied by high status families and probably supported one of the more prestigious dwellings in the area. 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 (National Heritage List Entry 1020402).

Non Designated Heritage Assets

Prehistoric

5.5 Two standing stones (3607) are recorded to the west of Low Laithes Farm but are no longer extant. Prehistoric findspots within the study area include a perforated stone axe (974) and an early Bronze Age copper axe (1042). A cropmark of an Iron Age enclosure (9188) is recorded some 800m to the east of the farm.

Medieval

5.6 The moated complex at Low Laithes Farm (1020402) would have been a high-status site which would have made a visual impact on the landscape. The surrounding fields of ridge and furrow (see Appendix III) are likely to have been associated with the moated site and, possibly, a nearby medieval settlement documented as *Lingehou* (3851). The present-day buildings of Low Laithes Farm are situated within the moated complex and appear to overlie the western moat of the medieval site (see Figure 5).

Post-Medieval

5.7 The post-medieval landscape is characterised by rectangular enclosed fields, trackways and dispersed farms and cottages. The stone for these may have been quarried from a several nearby quarry sites (9182-9184) shown on early OS maps and surviving today as earthworks. Two anti-aircraft positions (18527 and 18528) are located to the north and southeast of the farm respectively.

6. LAND USE HISTORY AND ARCHAEOLOGY IN THE STUDY AREA (APPENDIX IV AND V)

6.1 The ridge and furrow cultivation strips of the medieval period survive as both earthworks and cropmarks and are present within the moated site. But the post-medieval landscape of the 1st edition Ordnance Survey (OS) 6 inch map of 1849 bears a close similarity to that of today, comprising rectangular, enclosed fields interspersed with farms connected by tracks and lanes. Historic Landscape Characterisation identifies the area as being one of piecemeal enclosure consisting of medium sized fields in an irregular pattern. It is defined by regular external and internal hedgerow boundaries and has significant legibility with up to 30% boundary loss since 1850.

6.2 In the mid-19th century the farm is called Whitby Lathes (from the old Norse *hlatha* meaning barn or agricultural building) and consists of a long north to south range with smaller buildings alongside it situated within a complex of earthworks depicted as a Moat. The present-day farmhouse is not depicted on the 1st edition map and is thought to have been built in 1884 (home owner, pers. comm.)

6.3 The 1894 25 inch OS map shows the site in greater detail: the adjacent farm to the north is called Manor House with Whitby Laithes (site of) to the south. Much of the interior of the moated site appears open with the farm buildings located towards the west of the site and overlying the western moat ditch. Later 20th century additions to the farm complex - named Low Laithes Farm by 1968 - have encroached over the central platform.

6.4 The use of Lidar imagery (Appendix IV) supplements the information provided by the OS maps. The 50cm resolution digital surface image clearly shows the moat ditch to the north and east of the farm, with a further ditch to the south which is thought to have been a fishpond. An earthwork running westwards on the west side of Hawsker Lane may have been a trackway leading to the moated site. Ridge and furrow surrounds the farm and is also located within platform area enclosed by the moat. Some indeterminate earthworks situated between Hawsker Lane and the farm buildings

could have been garden features and/or a pond. The field in which the farmhouse is located is flat and devoid of earthworks, suggesting that it has been improved, cultivated or used as a garden.

7. IMPACT OF THE PROPOSED DEVELOPMENT ON THE SIGNIFICANCE OF HERITAGE ASSETS

Listed Buildings

7.1 There are two listed sites within the study area and a scheduled monument:

- 1148755 Red Barn, Hawsker Lane, Barn and byre with loft. Mid-late C18
- 1174688 Robin Hood and Little John Stones field boundary stones. Probably 19th century, replacing earlier stones.

7.2 These sites are sufficiently distant from the proposed development for it have **no direct impact** on the significance of these assets.

Scheduled Monument

7.3 The moated site at Low Laithes Farm is a scheduled monument (1020402) with present-day farm buildings standing within the moated complex.

7.4 From early OS maps which show the earthworks and the farm buildings it appears that the area of the proposed extension lies on the line of the infilled western moat ditch (Figure 5).

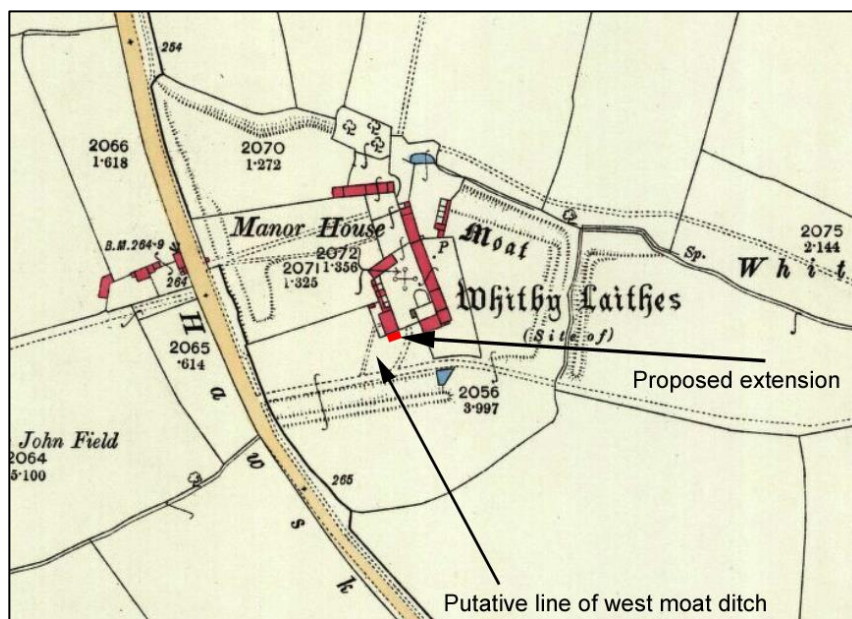


Figure 5: 1894 25 inch OS map showing earthworks of the moat in relation to the proposed development

7.5 This being the case, there is a potential for the proposed groundworks to have an impact on:

- the sequence of deposits associated with the moat and the infilling of the ditch; and/or
- any redeposited material (e.g architectural masonry) associated with the abandonment or demolition of buildings of the medieval site.

7.6 It is important to note that in both instances these are likely to be secondary deposits associated with the backfilling of the moat ditch and the abandonment or demolition of the medieval buildings on the site.

7.7 Taking into account therefore:

- The small area of the proposed extension;
- The digging of foundations that will not extend below a depth of 900mm (home owner, pers. comm.); and
- the likelihood of redeposited material in the area of the extension

it is considered that the proposed development will have a **low impact** on deposits which are considered to be of importance – but not perhaps as significant as the primary deposits associated with the moat and its associated buildings.

Impact on setting

7.8 In the medieval period the buildings that stood on the central platform surrounded by the moat would have created a visually impressive, high-status site that emphasised the prestige of the owners. Today, whilst the moat earthworks and the internal platform remain open and visible on the eastern and northern areas of the site, the development of the modern farm and attendant landscaping have served to reduce this coherence in the western area of the site (Figure 6).



Figure 6: View showing the open area of the platform in the east and north areas of the site and the farm buildings in the west area

7.9 The proposed extension will be situated within the existing farm complex and will not therefore encroach upon the open aspect of the eastern area of the site. Furthermore, the extension is relatively small scale and it will be partially obscured by the farmhouse against which it abuts.

7.10 It is therefore considered that the proposed extension will have a **low to negligible impact** on the setting of the scheduled monument.



Figure 7: View of the farmhouse looking east. The extension will abut the south (right) side of the farmhouse

Impact on Non-Designated Heritage Assets

7.11 The proposed development will have **no impact** on non-designated heritage assets or their settings.

8. CONCLUSION

8.1 The area of the groundplan of the proposed development (31.5 square metres) represents only 0.15% of the scheduled monument (20,500 square metres).

8.2 Whilst it is considered that proposed development has the potential to disturb buried archaeological deposits associated with the former medieval moated site, it is more likely than not that the impact will largely be restricted to secondary deposits – i.e. the infilling layers of the western moat ditch and/or on redeposited material associated with the abandonment or demolition of the medieval site. Accordingly, it is considered that the proposed development will have a **low impact** on significant archaeological deposits on the site.

8.3 Furthermore, it is considered that due to the small scale of the proposed development in a location where it is partially obscured by the existing farmhouse, it will have a **low to negligible impact** on the setting of the scheduled monument.

8.4 In view of the above it is considered that the proposed development will lead to less than substantial harm to the significance of the designated moated site and that preservation by record is an appropriate and proportionate response to the proposal.

9. RECOMMENDATIONS

9.1 In order to mitigate the impact of the proposed development on any buried features of archaeological significance it is recommended that a watching brief should be carried out during any ground disturbance for the development and as a requirement of any Scheduled Monument Consent (SMC) granted.

9.2 The aim of the watching brief will be to identify, record and report on any significant archaeological features that are present on the site.

9.3 It is advised that Scheduled Monument Consent (SMC) will be required from Historic England prior to the commencement of any groundworks on the site and that this Heritage Assessment is included as part of the SMC documentation to Historic England.

9.4 It is also advised that this heritage assessment is submitted to North York Moors National Park Authority as part of the documentation required for the planning permission for the proposed development.

References

CIfA, 2017: *Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment*

MHCL, 2018: *Ministry of Housing, Communities and Local Government: National Planning Policy Framework*

NYMNP, 2008: *North York Moors National Park Authority Local Development Framework Core Strategy and Development Policies*

APPENDIX I
List of Sites in the 1km Study Area

SCHEDULED MONUMENT

1020402 NZ 92014 09506, Moated site at Low Laithes Farm

LISTED BUILDING

Grade II

1148755 NZ 92221 08825, Red Barn, Hawsker Lane – a barn and byre with loft. Mid-late 18th century
1174688 NZ 91736 09517, Robin Hood and Little John stones - two roughly-tooled cylindrical, gritstone field 'boundary' stones, c. 0.6m high, replacing earlier stones.

Prehistoric

974 NZ 928 100 A perforated stone axe, presumably Neolithic or Bronze Age, was found below Whitby High Lighthouse in or before 1970, and is in Whitby Museum. In 1984, an axe on display at Whitby Museum bearing the provenance "Whitby High Light" was almost certainly that from Hawsker Bottoms
9188 NZ 92825 09453, Three sides of a possible Iron Age or Roman period rectilinear enclosure are visible as cropmarks on air photographs. The enclosure is approximately 17m wide.
3607 NZ 91730 09510, Two standing stones north and south of the Lane from Whitby Staithes 4 feet high and 2.5 feet high. Both have now disappeared.
1042 NZ 91999 10000, Damaged Early Bronze Age axe found in 1852

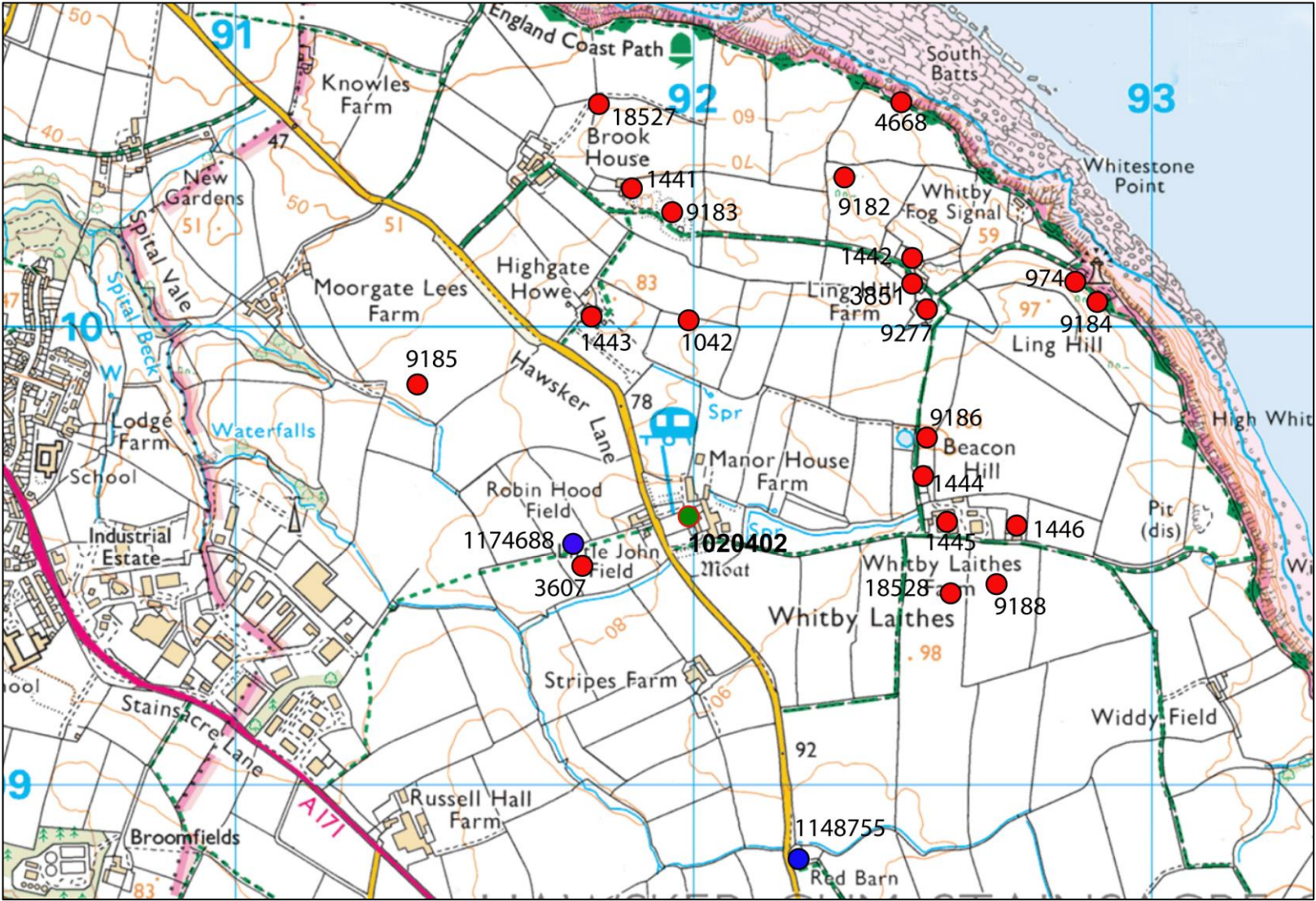
Medieval

3851 NZ 92518 10137, The remains of a medieval settlement, perhaps modified by later quarrying are visible as earthworks on air photographs. Earliest documentary reference c. 1230 when known as Lingehou.

Post-Medieval

1441 NZ 91846 10296, Possible 19th century house rebuilt from a former longhouse
1443 NZ 91767 10040, Farmhouse built between 1750-1850 shown as Agate Howe on the Tithe map of 1844, then later as Huggit Howe on the 1st edition OS map of 1857.
1444 NZ 92499 09659, Beacon Hill, Farmhouse built between 1780 and 1850. Shown on 1844 tithe maps
1445 NZ 914 099, Farmhouse built in the second half of the 19th century
1446 NZ 92711 09572, High Whitby, Longhouse built in the 18th century, now in use as a dwelling
4668 NZ 92161 10682, Black Nab – remains of Alum quarry, 17th and 18th century
9182 NZ 92316 10315, Post medieval quarries are visible as earthworks on air photographs
9183 NZ 91944 10251 Post medieval quarries are visible as earthworks on air photographs
9184 NZ 92850 10040, Quarrying shown on 1844 tithe map
9186 NZ 92519 09750 Site of Old Beacon farmhouse shown on 1844 Tithe map
 the tithe of 1844
9185 NZ 91400 09899, Farmhouse built in the second half of the 19th century
9277/1442 NZ 92450 10150, Buildings/farm shown on 1857 OS map
18527 NZ 91800 10500, Operation Diver anti-aircraft gun site
18528 NZ 92580 09420, Second World War Operation Diver anti aircraft gun site

APPENDIX II
Location of Sites within the 1km Study Area



APPENDIX III
Distribution of Ridge and Furrow (NYMNP HER)



APPENDIX IV

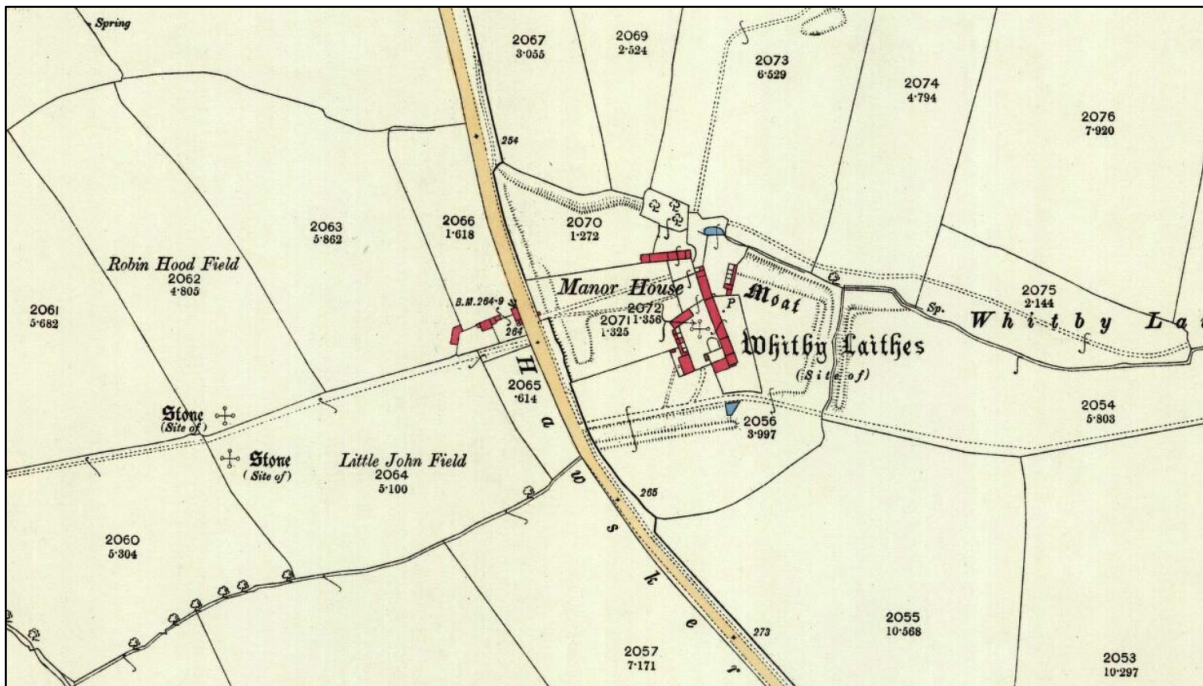
50cm Digital Surface Model Lidar with area of proposed extension (Environment Agency Open Source Data)



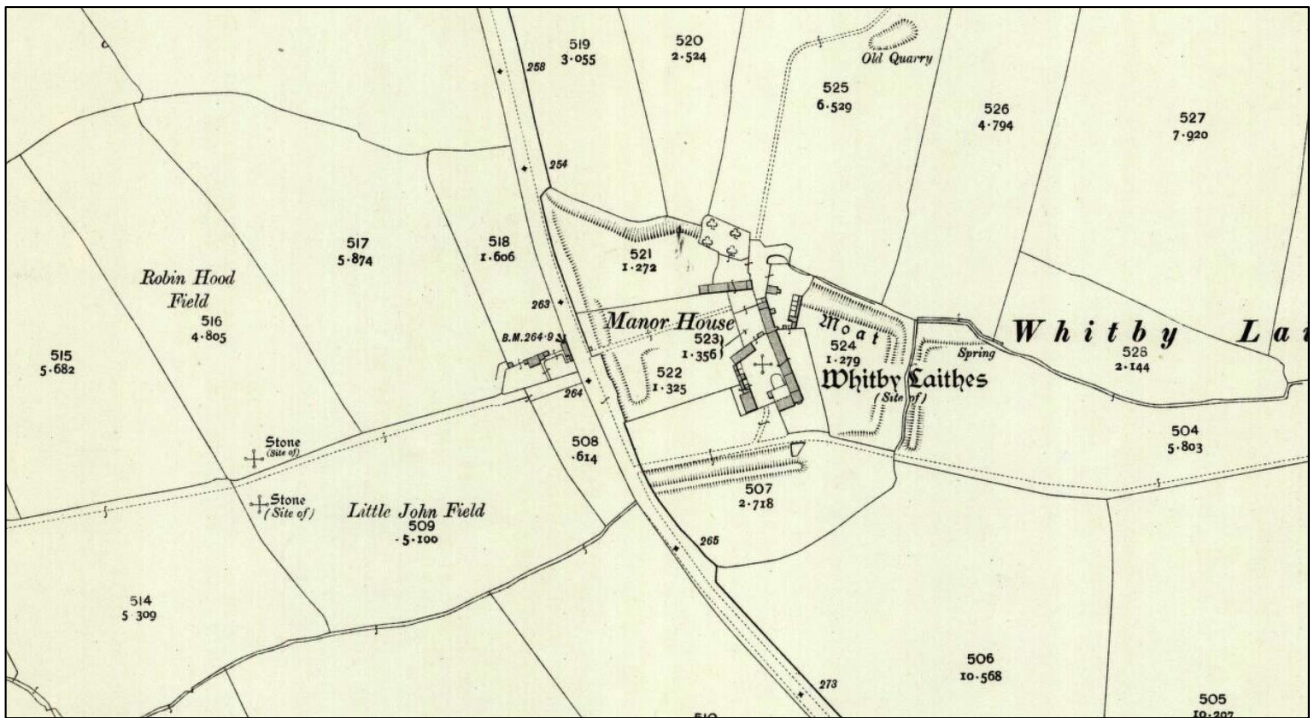
APPENDIX V
Ordnance Survey Maps of the Site



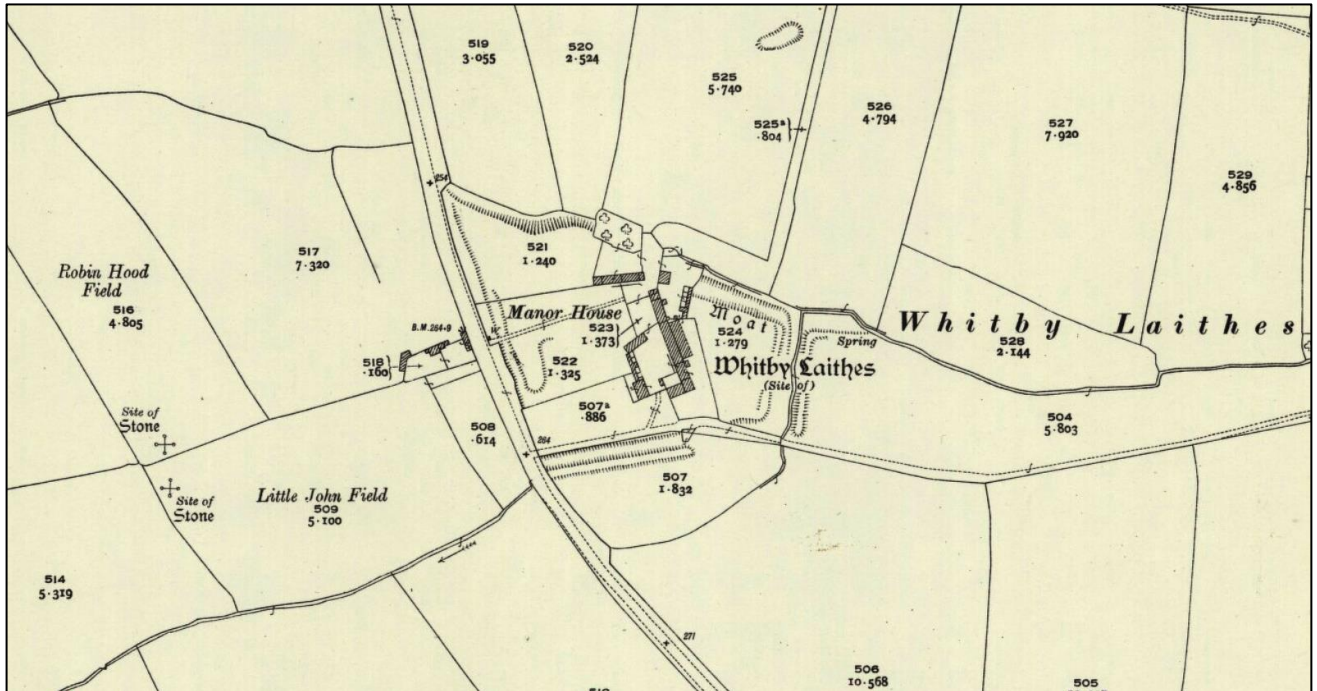
1st edition 6 inch OS map 1849



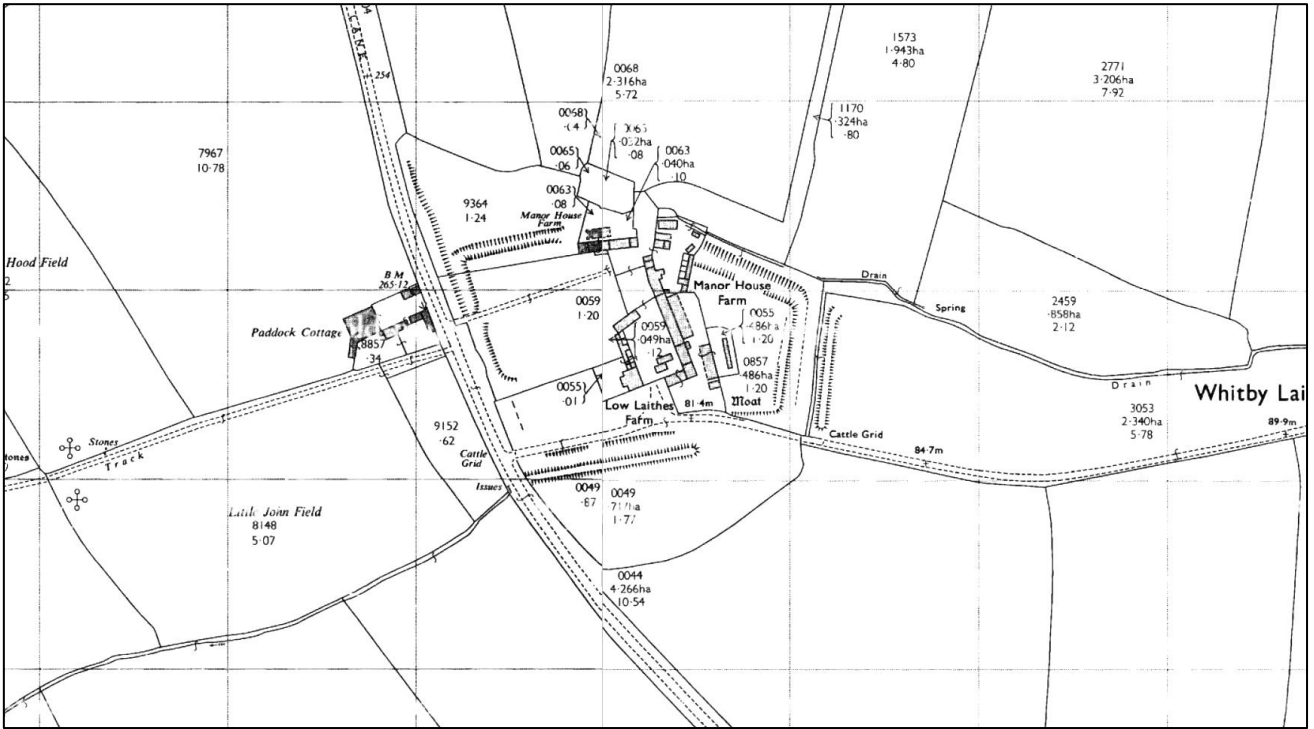
1894 25 inch OS map



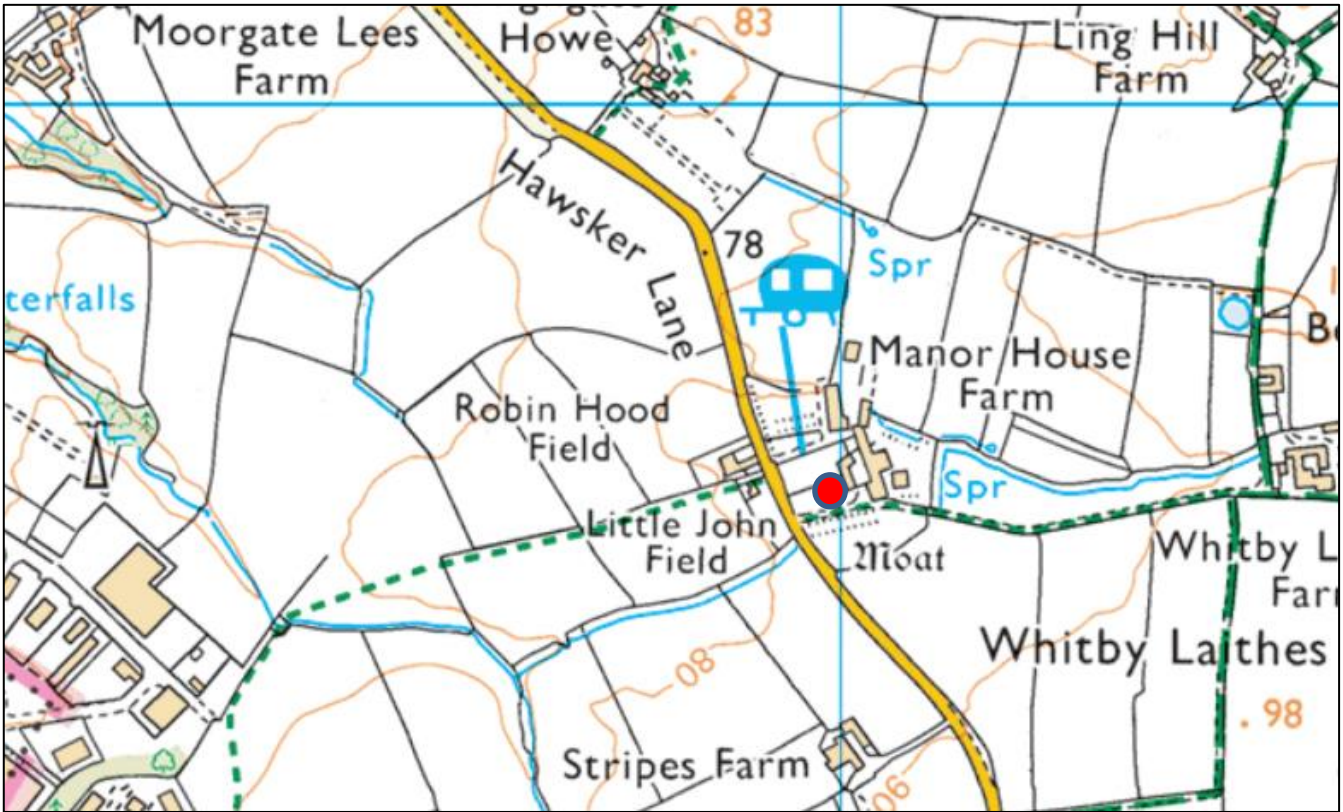
1911 25 inch OS map



1927 25 inch OS map



1968 1:10000 OS map



Present-day 1:25000 OS map