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# WILSON ARMS

Sneaton, North Yorkshire



## Heritage Statement

August 2021  
Final v1

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Planning No: TBC  
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## SUMMARY OF PROJECT DETAILS

<b>TJC Project Code:</b>	TJC2021.6
<b>OASIS ID:</b>	thejesso1-427530
<b>Project Type(s):</b>	Heritage Statement
<b>National Grid Reference:</b>	NZ 89661 07749 (centred)
<b>Postcode:</b>	YO22 5HS (nearest)
<b>County:</b>	North Yorkshire
<b>District/Unitary Authority:</b>	Scarborough (District Authority)
<b>National Park:</b>	North York Moors
<b>Parish:</b>	Sneaton
<b>Elevation:</b>	c83m
<b>Planning Reference(s):</b>	TBC
<b>Designation Status(s):</b>	Grade II Listed (NHLE: 1295549) Situated within the North York Moors National Park
<b>Site survey by:</b>	Oliver Jessop MCIFA
<b>Prepared by:</b>	James Thomson MCIFA
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<b>Reviewed by</b>	Oliver Jessop MCIFA
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## TABLE OF CONTENTS

1	INTRODUCTION .....	4
2	METHODOLOGY .....	6
3	PLANNING CONTEXT .....	9
4	SITE DESCRIPTION.....	10
5	UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY .....	11
6	UNDERSTANDING THE SITE – SITE APPRAISAL.....	17
7	UNDERSTANDING THE SITE – SIGNIFICANCE.....	19
8	IMPACT ASSESSMENT .....	21
9	DISCUSSION.....	23
10	BIBLIOGRAPHY AND REFERENCES.....	24

**Appendix 1:** Historic mapping and illustrations

**Appendix 2:** Photography

**Appendix 3:** Listed Building Description

## EXECUTIVE SUMMARY

*This report presents the results of a heritage statement for Wilson Arms, Beacon Way, Sneaton, Scarborough, North Yorkshire, centred on National Grid Reference NZ 89661 07749. It has been prepared to assess the potential impacts, if any, arising from the proposed construction of an extension.*

*The site is located on the northern side of Beacon Way at the eastern edge of the village of Sneaton, 1.5km south of Ruswarp and 3km south of Whitby. The property comprises a public house and dwelling forming a single linear range fronting onto the road, with associated parking to the east, a private garden to the north, and a small paddock to the north-east.*

*The Wilson Arms represents a purpose-built early 19<sup>th</sup> Century dwelling and public house of distinctive local character and uncommon quality which represents a historic focal point for social events in the area. The building is considered to possess national significance on account of its architectural and historical interest, which is recognised in its designation as a Grade II Listed Building, and to make a positive contribution to the setting of other nearby designated heritage assets. Extensive 20<sup>th</sup> Century extensions to the pub have detracted from its architectural interest.*

*The scheme will demolish a 20<sup>th</sup> Century extension of negative value to the significance of Wilson Arms and the setting of nearby heritage assets, and to replace it with a new two-storey range that better respects the prominence of the historic core of Wilson Arms and the distinctive character of the local vernacular.*

*The proposed conversion will result in a limited positive effect on the historic environment and is therefore in accordance with local and national planning policy and recommended for approval.*

# I INTRODUCTION

## BACKGROUND

This report presents the results of a heritage statement for Wilson Arms, Beacon Way, Sneaton, Scarborough, North Yorkshire, centred on National Grid Reference NZ 89661 07749 (**Figure 1**). It has been prepared to assess the potential impacts, if any, arising from the proposed construction of an extension.

## AIMS AND STANDARDS

In accordance with the requirements of Strategic Policy 1 of the North York Moors National Park (NYMNP) Local Plan and National Planning Policy Framework para. 189 (MHCL 2021), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development.

The assessment is undertaken in consultation with Historic England guidance (2015, 2017 and 2019); Chartered Institute for Archaeologist standards and guidance (2020); and in reference to relevant legislation and planning policy set out in **Section 3**.

## SCOPE AND LIMITATIONS

The scope of this report included desk-based research; a site inspection and walk-over survey; and a building appraisal.

The desk-based research and assessment of setting considered designated heritage assets within a **1km study area** of the site identified by National Heritage List for England (NHLE). The North Yorkshire Historic Environment Record were also consulted for any records held on the property. Other sources of information consulted are identified in **Section 2**. This was to provide sufficient background information to place the site within its context and to identify heritage assets that may possess settings which could be affected by proposal.

This assessment was undertaken during the COVID-19 pandemic and certain sources of information were not available for consultation, including those documents held by the local record office.

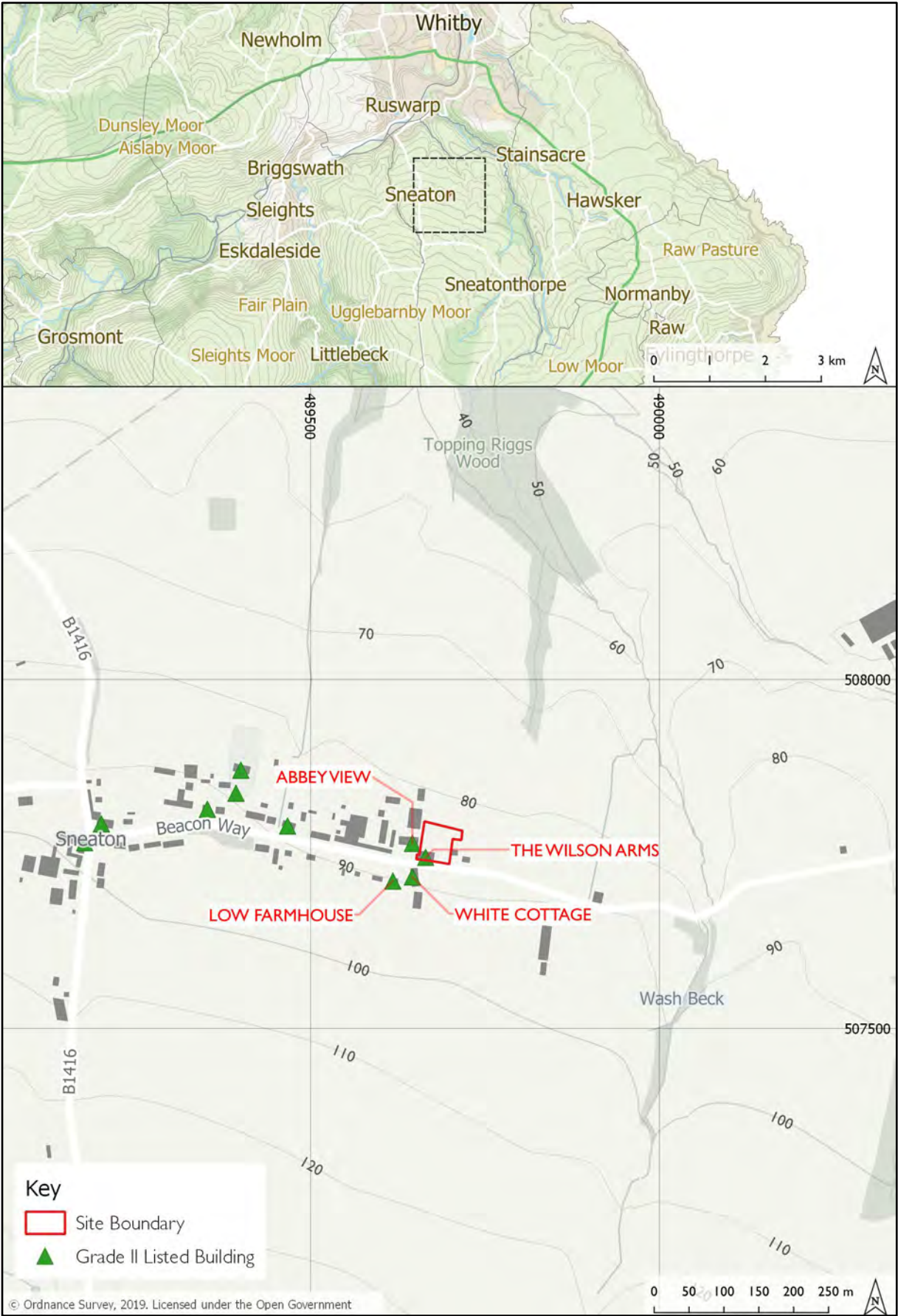


Figure I: Site location plan showing heritage designations

## 2 METHODOLOGY

### DESK-BASED RESEARCH

A review of the previous archaeological archives and documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section I I** of this report, and include:

- The North Yorkshire County Record Office (online);
- Whitby Literary and Philosophical Society (online);
- The National Archives (online)
- The North Yorkshire Historic Environment Record (HER);
- The Portable Antiquities Scheme (PAS);
- Other online sources and relevant publications held by The JESSOP Consultancy.

### SITE APPRAISAL

The site was inspected in December 2020 by Oliver Jessop MCI(A) in order to appraise the setting of heritage assets within the study area, identify the presence, extent and character of known and possible archaeological remains, and to consider factors in the former use and management of the site that may have affected the survival of buried archaeological remains. The scope is based on a Level 1 (visual record) landscape record (HE, 2007a). The exterior and interior areas of the current extension at the site was inspected to assess its development and use over time and to make an assessment of its significance. The interior of the historic public house was not assessed as part of this assessment. The scope is based on a Level 1-2 (visual record) historic building record (HE, 2016).

### ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site and those within the wider area identified to be sensitive to change at the site; an assessment of impact; and recommendations.

This assessment has been undertaken in accordance with the following process and definitions.



### Assessment of Significance

The significance of heritage assets is their value to this and future generations, and is defined in this report in relation to the following heritage interests (MHCLG, 2019):

Heritage Interests	
<b>Archaeological</b>	As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
<b>Architectural and Artistic</b>	These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
<b>Historic</b>	An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

*Note: NPPF terminology is adopted, rather than Conservation Principles' four heritage values, to ensure compliance with current planning policy.*

In weighing these interests an assessment of overall significance is made, in reference to published guidance and assessment criteria, and in accordance with the following levels:

Heritage Significance		
<b>International</b>	Heritage assets of outstanding universal value which fulfil the criteria for inclusion on the UNESCO World Heritage List (section II.D of UNESCO, 2019).	1
<b>High National</b>	Heritage assets of exceptional interest, and of particular or national importance that fulfil the criteria for listing at a high grade (i.e. as a Scheduled Monument, or Grade I or II* Listed Building / Registered Park and Garden) (DCMS 2013 & 2018 & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> ).	2
<b>National</b>	Heritage assets of special interest that fulfil the criteria for listing (i.e. as a Conservation Area, Grade II Listed Building / Registered Park and Garden, Registered Battlefield or Protected Wreck Site) (DCMS, 2018) & <a href="https://historicengland.org.uk/listing/selection-criteria/">https://historicengland.org.uk/listing/selection-criteria/</a> .	3
<b>Regional</b>	Heritage assets of moderate interest that fulfil the criteria for local listing as set out by local authority guidance or Historic England's advice note on Local Listing (2016b). Broadly defined, such assets possess architectural or historical interest that notably contributes to local distinctiveness or possesses archaeological interest that greatly contributes towards the objectives of a regional research agenda.	4
<b>Negligible</b>	Heritage asset of limited interest that fails to fulfil the criteria for local listing or only slightly contribute to the objectives of a regional research agenda, typically due to poor preservation, survival or restricted contextual associations.	5

### Assessment of Contribution

Elements of a heritage asset, including elements of their setting, may not contribute equally to its significance, reflecting the varying degree of heritage interest in its various aspects. Contribution to significance is expressed in line with the following scale:

Contribution to Significance		
<b>High</b>	Element is fundamental to the key heritage interest/s that define the significance of the asset, and/or of potential national heritage significance in its own right.	<b>H</b>
<b>Moderate</b>	Element makes an important contribution to the significance of the asset, comprising a secondary aspect of its heritage interest/s or an element of potential higher interest that has been affected by no more than moderate (under 50%) loss such that its contribution to significance is reduced.	<b>M</b>
<b>Limited</b>	Element makes a slight contribution to the significance of the asset, comprising a complementary aspect of its heritage interest/s or an element of potential higher interest that has been affected by substantial (over 50%) loss such that its contribution to significance is greatly reduced.	<b>L</b>
<b>Neutral</b>	Element does not contribute to the significance of the asset.	<b>N</b>
<b>Negative</b>	Element represents an unsympathetic change which detracts from the significance of the asset.	<b>Neg</b>
<b>Uncertain</b>	Sensitivity uncertain: more information required.	<b>?</b>

### Assessment of Effect

The assessment of the effect of a proposal considers the contribution made by the affected element to the significance of a heritage assets, and the nature of any effect (both negative and positive) to that contribution. The scale of effect adopted is set out in the following table:

Effect of Proposal		
<b>Positive</b>	Proposals will greatly reveal or enhance the contribution the effected element makes to the significance of the heritage asset, and/or substantially contribute towards the conservation of the asset.	<b>++</b>
<b>Limited Positive</b>	Proposals will better reveal or enhance the contribution the effected element makes to the significance of the heritage asset and/or contribute towards the conservation the asset.	<b>+</b>
<b>Neutral</b>	Proposals will preserve the contribution the effected element makes to the significance of the heritage asset.	<b>o</b>
<b>Limited Negative</b>	Proposals will result in the partial loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a detrimental effect on the conservation of the asset.	<b>-</b>
<b>Negative</b>	Proposals will result in the total loss of the positive contribution the effected element makes to the significance of the heritage asset and/or will have a significant detrimental effect on the conservation of the asset.	<b>--</b>
<b>Uncertain</b>	Effect uncertain: more information required.	<b>?</b>

### 3 PLANNING CONTEXT

#### INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

#### KEY LEGISLATION FOR THE PROTECTION OF THE HISTORIC ENVIRONMENT

*Historic Buildings and Ancient Monuments Act 1953* makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

*Ancient Monuments and Archaeological Areas Act 1979* which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

*Planning (Listed Buildings and Conservation Areas) Act 1990* which provides planning controls for works affecting Listed Buildings and Conservation Areas.

#### NORTH YORK MOORS NATIONAL PARK LOCAL PLAN (2020)

*Strategy Policy 1: The Historic Environment* which states that development should positively contribute to the cultural heritage and local distinctiveness of the Park and goes on to reiterate the approach to assessment put forward in the National Planning Policy Framework.

*ENVI 1: Historic Settlements and Built Heritage* states that development affecting built heritage should reinforce distinctive character, and that design should conserve and enhance built heritage, settlement layouts and other distinctive features.

#### NATIONAL PLANNING POLICY

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF: MHCLG 2021). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 194), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 195), and that less than substantial harm is weighed against the public benefits of the proposal. For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 197).

## 4 SITE DESCRIPTION

### LOCATION

The Wilson Arms is located on the northern side of Beacon Way at the eastern edge of the village of Sneaton, 1.5km south of Ruswarp and 3km south of Whitby. The property comprises a public house and dwelling forming a single linear range fronting onto the road, with associated parking to the east, a private garden to the north, and a small paddock to the north-east.

The site lies at c. 83m above Ordnance Datum and is relatively level, whilst the topography of the surrounding area slopes gently towards the south.

### GEOLOGY

The village of Sneaton lies in an area of Moor Grit Member sandstone which was most likely utilised for building in the area with two historic quarries recorded to the north of the village (Historic England, 2016). This stone is generally white or pale grey in colour, varying from a coarse-grained rock to a fine-grained variety (Historic England, 2017).

### PLANNING HISTORY

Previous planning applications recorded for the site include:

- 1978 – 40310023A – Erection of propane tank
- 1979 – 40310023C – Erection of lighting along frontage (refused)
- 1979 – 40310023D – Erection of false Elizabethan timbering on front elevation (approved)
- 1980 – 40310023E – Extension to existing building house (approved)
- 1994 – 40310023F/G – Erection of ground floor extension to form toilet block, kitchen and store and first floor bedroom (approved)

### DESIGNATION

The Wilson Arms is a Grade II Listed Building (NHLE: 1295549). The full designation description is reproduced in **Appendix 3** for reference. Of note is that the listing entry explicitly identifies the applied timberwork and 20<sup>th</sup> Century extension to the right of the pub and as of no special interest.

## 5 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

### SNEATON AND JOHN WILSON

The earliest mention to a settlement at Sneaton is in the Domesday Book of 1086 which records the tenant in chief as Earl Hugh of Chester and the Lord as William of Percy. It formed part of the Langbaugh Warentake. By 1316 this had become the warpentake of Whitby-Strand (British History online). The manor of Sneaton was granted to Whitby Abbey.

The village appears on 17<sup>th</sup> Century maps of North Yorkshire marked as 'Sneton', including Blaeu's map of 1646 and Joannem Janssonium's map of 1659.

Langdale in 1809 described Sneaton as the seat of Sir Jonathan Miles, Bart and noted the population of the village was 173.

Enclosure took place in 1802, the land mainly being assigned to a John Miles (c94%) (Chapman 1976, 14). Surviving extracts of the enclosure map cover only Sneaton High Moor (TNA MPA 1/50) and as the tithes were 'extinguished' at enclosure (TNA IRI 8/12200) there is no enclosure map.

The coat of arms on the front of the Wilson Arms today is that of James Wilson who had purchased Sneaton Manor in 1820 (Legacies of British Slave Ownership). The same coat of arms can also be found over the door of the porch and in the east window of the parish church (Whitby Magazine 1828,3 26) which Wilson funded the rebuilding of in 1825 and at his home of Sneaton Castle, Ruswarp which he remodelled in 1823. Both the church and Seaton Castle are modelled in the Gothic style, which was in fashion at the time. Wilson was also responsible for funding the erection the village school in 1825 (Allison 1850, 79).

Wilson's coat of arms is noted in the Encyclopædia Heraldica as the only one carrying ingots of gold (p272). Wilson was quite clearly proud of the wealth he had amassed. Burke in 1851 described the coats and arms and crest as: *"Ar. on a chev. betw. Three mullets gu. A crescent or; on a chief az. three ingots of gold in fesse, crossed by another in bend ppr. Crest- A talbots head erased az. charged on the neck with three ingots of gold in fesse, crossed by another in bend ppr. as in arms"*.

A study on the Slavery and British Country House published by Dresser and Hann 2013 noted Wilson had been born in Corrie in Annandale in Dumfries in 1772. On his memorial is written *"he raised himself to wealth, rank and influence"*. His wealth was gained from sugar plantations in the West Indies. In 1807 he acquired Cane Grove from Warner Ottley (p63). Slave registers from 1822-1834 show that between 236 and 340 slaves were on the estate (Legacies of British Slave Ownership) and even after the death of James Wilson it remained in his name. It seems likely he

also fathered an illegitimate son as in his will he left a bequest of £150 to James Wilson *'a mulatto now in the West Indies, son of Isabella Douglas'* (Dresser & Hann, 2013, 66).

After his return to England Wilson was elected MP for York from 1826 until his death in 1830. Shortly before his death James Wilson argued against the introduction of the 1830 Beer Act which allowed for the creation of beerhouses stating that he wanted to *"prevent the entire country from becoming a 'tippling shop' and warned that without some such restriction, 'every pickpocket in the country will become a beer seller'".* He voted for Knatchbull's proposed clause to prohibit on-consumption in beer houses (historyofparliamentonline.org). He also held the titles of magistrate, Deputy Lieutenant of the County of York, Member of the Council and Lieutenant Colonel of the Militia of the Island of St Vincents.

White records that in addition to buildings already noted Wilson was also responsible for the suspension bridge over the Esk between Ruswarp and Sneaton (1840, 507) but this was washed away twice in 1828 and 1930.

After Wilson's death the title of lord of the manor of Sneaton and the land passed to Chas Saunders, an executor of James Wilson (White 1840, 495).

William White in 1840 noted the population had grown to 230 (p495). Reed suggests a castle once stood at the north end of the village, the foundations of which were still visible in 1864 as was the site of a beacon (p53). The beacon is marked the OS mapping to the south east of the inn.

#### THE WILSON ARMS

Although it has not been possible to view any licencing records which may be able to help confirm when the building first became a licenced premise, it is possible that the building may have starting life as a farmhouse and later developing into a public house to supplement the farmer's income.

The name of the inn is thought to have been attributed in the period 1820-1830 when James Wilson was lord of the manor, perhaps in the middle of the decade when he was instrumental in rebuilding the church. However, perhaps coincidentally, the earliest identified landlord of the inn also had the surname Wilson, and it is possible the name was intended as a pun.

In 1836 the Yorkshire Gazette recorded that a local man by the name of 'Old Henry' had lost his way and a village search party had been organised by the rector Rev Castley to find him. After a successful search the man was carried home and all those who had been involved were invited to supper *"at Mrs Wilson's, the Wilson Arms, Sneaton"*. It was noted toasts were drunk to Old Harry and the rector by the *"bold peasantry"* and the coming together of the village was held up as a reason for abolishing tithes-in-kind system as had been done at Sneaton (Yorkshire Gazette 5

November 1836, 3). Parish records show that the Wilson family had lived in the village at least since 1631, long before James Wilson arrived.

William White in 1840 in his limited directory for Sneaton notes only that a George Watson was a victualler, no name is given for the public house. However, a report in the York Herald in 1842 about a local ploughing match held on the Sneaton estate noted however that '*Peter, 'son of George Watson of the Wilson Arms Inn*' had won a sovereign for winning the boys competition (19 February 1842, 3).

The census records for the 19<sup>th</sup> Century confirm the Watson's occupation of the Wilson Arms. Unlike many rural census records, those for Sneaton clearly name the key buildings in most years. The census records show that the inn appears to have been a side-line for the occupants. George Watson was described as a farmer in the 1840s as were the Lowthers who ran the establishment in the 20<sup>th</sup> Century. Other occupants also had other professions ahead of running the inn such John Stonehouse described as shoemaker and publican, and John Watson who carried on the trade of Cartwright, later Wheelwright alongside his role as publican and as later newspaper records show farmer as well. Only in 1901 is John Watson described solely as a publican. It is also interesting to note that no lodgers are mentioned in any of the census records.

The first depiction of the buildings at the site comprises the 1853 Ordnance Survey map (**Appendix I.1**; surveyed in 1849). This shows "Wilson's Arms" at the western edge of the village, comprising a rectangular building within the footprint of the existing pub, and a detached linear range to its east with narrower bays at either end. With the subsequent detailed survey of 1894 (**Appendix I.2**; surveyed in 1892), this arrangement is shown in more detail, showing a small, detached structure just north of the pub. Of note is that the pub is shown without an adjacent garden, instead immediately butting onto an enclosure to its north.

The buildings adjacent to the pub had increased by the survey of the 1913 OS edition (**Appendix I.3**; surveyed 1911), with two narrow, detached ranges shown to the east of the pub. The northern one of these new buildings had been demolished by the time of the 1928 OS map (**Appendix I.4**; surveyed 1927).

A photograph identified by the current owners showing the pub in the 1920s-30s (**Appendix I.5**) shows the eastern four bays of the pub, then white rendered with two identical doors in the second and fourth bays from the right, and stone framed and mullioned windows as at present with sash windows. Further photos from the 1930s-40, and 1940s-60 (**Appendices I.6-7**) show the pub as before although the former shows a board above the left-hand door that may have displayed a pub name or licensee. Revealed in the 1930s-40s photo, the narrow range shown immediately east of

the pub on the 1913 OS appears to have been a railway carriage. An aerial photo of the 1960s-70s (**Appendix I.8**) shows the window above the left-hand door or the pub had been replaced with the Wilson coat of arms, and clearly shows the extended range of buildings to the east of the pub as a single storey range of agricultural buildings. The absence of windows and spacing of the doors suggest its main use was as a cow byre, although a stable is also possible. The smaller bay to its west, with adjacent yard, was most likely a pigsty, with feeding hatches visible in its wall on the 1930s-40s photo.

In the 1970s and 80s the pub was just one of three places in the area to hold a late-night licence. It also had a good reputation for dances. An advert from the time (**Appendix I.9**) shows the dances took place on a Friday and Saturday night with a special 'Clipper' service running from Whitby Bus station at 9.00 and 9.30pm and returning to Whitby at closing time on both nights. The same advert proclaimed Wednesdays as music revival nights with 60s and 70s music. Due to the popularity of these events an extension was added to accommodate the dances and special occasions (client's history) which is clearly shown in an image dated 1977 (**Appendix I.10**). Subsequent extensions were then made in 1980 and 1994, comprising a range of additions to the northern elevation of the building.

#### LANDLORDS AND EVENTS AT WILSON ARMS

Newspaper reports tell us a little about the comings and goings at the inn and its role in village life.

An account of a robbery was recorded at "*Stonehouse's public house, Sneaton*" in November 1863. John Burn, a licenced hawker had stopped at the inn at the same time as a Henry Ringrose, a driver of a wood waggon. Burn accused Ringrose of stealing a stuff dress and linsey wollsey dress from him. Both parties were described as drinking until they were drunk. The stolen property was found in the stables where both had kept their horses. The accused stated he had been drunk at the time and was committed to the Northallerton House of correction for a month (Whitby Gazette 28 November 1863, 4). John Watson, the subsequent occupant of the inn was living nearby in 1861 in the property described as no 15 Sneaton.

In 1867 the sixth Sneaton and Hawsker Foal Show was held '*in a field near to the Wilson's Arms Inn*' (Yorkshire Gazette 10 August 1867, 4). This was just one of the local events held in which the inn was named suggesting it was an important focal point for these activities.

In 1877 John Watson was responsible to organising a ball and the band in the show field following the Sneaton and Hawsker Foal Show (Whitby Gazette 21 July 1877, 1). The inn appears to have hosted meetings for the organisation of other local events such as the Sneaton Potato Show as adverts in the Whitby Gazette asked that '*Friends and Supporters of the Show*' meet at the inn for



their annual general meetings and to arrange for the show's organisation (Whitby Gazette 24 February 1877, 4, 6 July 1878, 4, 10 March 1883, 4, 8 March 1884, 4). Later adverts show the name of the organising party changed in the 1880s perhaps reflecting a wider remit and in the 1883 advert it was named the Sneaton Potato and Floral Society and in 1884 the Sneaton Floral and Horticultural Society. In 1886 the event had been elevated to the Sneaton Flower Show and Gala (Whitby Gazette 27 February 1886, 4). In 1887, to be held the day before the Gala that year was announced that the *"first annual horse and pony races will be held at the Wilson Arms Inn on Monday August 15<sup>th</sup> at 3pm"*. Stakes included the Jubilee Stake for ponies not exceeding 12 hands, Brewer's stake for ponies not exceeding 14 hands, a Subscription Stake for horses who had not won a race of more than £5, a Consolation Stake, Trotting Match and hound races. Three horses had to start each race or an additional prize money would not be awarded. Sweepstakes were set at 2s 6d and entrance fees of 3s to the Trotting, Consolation and Subscription stakes (Whitby Gazette 13 August 1887, 1). Regular livestock sales also took place *'near to the Wilson Arms Inn'* (Whitby Gazette 10 January 1874, 1, 19 September 1885, 4).

John Watson also used the inn as a way of clearly advertising other services. In 1901 the Whitby Gazette carried an advert that stated *'A boar, of the large blood breed, will serve sows at 2s 6d each to be paid the first time of serving, John Watson, Wilson Arms, Sneaton'* (Whitby Gazette 11 October 1901, 4). He died on the 15<sup>th</sup> July 1906 at the Wilson Arms aged 76. In the notice of his death he was described as a farmer (Whitby Gazette 20 July 1906, 5).

The Wilson Arms appears to have been take over by T. Lowther, Watson's nephew, after his death and he continued to offer a boar to serve sows in 1910 (Whitby Gazette 28 October 1910, 4). The 1911 census tells us that the inn had 9 rooms not including any scullery, closet, landing or bathrooms. Thomas died at the Wilson Arms on October 3<sup>rd</sup> 1916 (Whitby Gazette 06 October 1916, 5). In Kelly's 1921 directory of the North and East Ridings indicates that Thomas' wife Mrs A.E. Lowther continued at the *Wilson's Arms, Sneaton, Whitby* (p860) after his death.

In the 1930s hunts such as the Rufford and Staintondale appear to have used the Wilson Arms as a meeting place (Yorkshire Post 04 April 1935, 18 & 18 January 1939, 18, 9 March 1940, 13), the meeting of the Staintondale in 1939 recorded as *'one of the best hunts of the season'* (Yorkshire Post 28 January 1939, 22). In 1954 an image of the hounds at the joint meeting of the Stainton and Glaisdale Hounds in the Yorkshire Post depicted the inn frontage. The wooden sign over the door states *'Wilson Arms Inn, Sneaton, H.N. Lowther'* (27 March 1954, 7) suggesting Henry Noble Lowther had taken over by this date. Above the door can be seen the coat of arms, although looking at other images it is uncertain how original this is.

CENSUS RECORDS FOR WILSON'S ARMS 1841-1939

Year	Address	Occupants
1841	Wilson's Arms	George Watson, 40, farmer Wife: Sarah Watson, 35 Children: Peter, 14, Mary Ann, 7, Gerald, 5, Thomas, 1 Servant: Rachael Padget, 20
1851	Wilson's Arms	John Stonehouse, 42, master shoemaker and publican Wife: Mary Stonehouse, 39 Mother-in-law: June Russell, 69, house servant Shoemaker's apprentices: George Adamson, 20 and William Smith, 13
1861	No. 16 Sneaton	John Stonehouse, 53, farmer of 11 acres, inn keeper and shoe maker Wife: Mary Stonehouse, 49 Boarder: George Harland, shoe maker
1871	Wilson's Arms	John Watson, 43, Wheelwright and publican Wife: Mary Watson, 36 Nieces: Anne E Crosby, 13, scholar, Mary Crosby, 7, scholar Journeyman: Richard Duck, 23 Apprentices: William Foreman [?], 19, William Jackson, 17
1881	-	John Watson, 53, Wheelwright and publican Wife: Mary Watson, 47 Nieces: Anne E Crosby, 23, labourer, Mary Crosby, 17, farm labourer Nephew: Robert Petty, 9, scholar
1891	Wilson's Arms Inn	John Watson, 63, Wheelwright Wife: Mary Watson, 58 Nephew & wife: Thomas Lowther, 41, agricultural labourer, Ann E., 33 Lowther children: John, 9, scholar, Edith M. 7, scholar, Henry N, 6, scholar, Arthur, 4, Matthew, 2 Nephew: Mathew Crosby, 17, Wheelwright's apprentice
1901	Public House	John Watson, 73, publican, living on own account Wife: Mary Watson, 68 Nephews: Thomas Lowther, 50, horse man on farm, Henry Lowther, 16, Mathew Lowther, 12, Fred Lowther, 7, Harry Carter, 12 Nieces: Edith M., 17, Alice M Carter, 2
1911	Sneaton	Thomas Lowther, 63, farmer Wife: Ann Elizabeth Lowther, 53 Children: Henry Noble, 26, farmer working on farm Edith, Mary Grange, 28 married to Horatio Joseph Grange, 31 farmer (waggoner) Matthew C. Lowther, 22 (joiner, house) Niece: Alice Mary Carter, 12, school
1939	Wilson Arms Inn	Henry Noble Lowther (innkeeper and small holder crossed through) Insurance volunteer farmer (b. 19 <sup>th</sup> January 1885) Agnes Lowther, unpaid domestic duties (b. 24 <sup>th</sup> September 1893) Children: Elinor Christine (b. 26 <sup>th</sup> October 1928), Margaret E (b. 28 <sup>th</sup> January 1934) scholars Thomas Joseph Grange, Motor (lorry) driver (b. 9 <sup>th</sup> may 1913) Elsie May Williams (maiden name crossed through and unreadable), domestic servant (b. 28 <sup>th</sup> April 1923) Bertha Wright, domestic duties (b. 18 <sup>th</sup> July 1893) + one other (closed record)

## 6 UNDERSTANDING THE SITE – SITE APPRAISAL

### LANDSCAPE CHARACTER

Sneaton is situated on a north facing slope of a low hill formed to the south of the River Esk between Buskey Beck and Shawn Riggs Beck, two of its tributaries. The village itself essentially comprises a linear roadside settlement, arrayed along the course of Beacon Way (**Appendix 2.1**) and its junction with the B1416. Beyond the village Beacon Way narrows to a single lane and follows a sinuous course before terminating at Bennison House Farm (**Appendix 2.2**).

Development in the village principally forms a single strip of moderate density and irregular grain alongside the road, with very limited backlands and infill development. Properties typically front onto the road, although there is no distinct building line and there is one historic range perpendicular to the road and several larger farmsteads that form, typically regular, courtyards back from the road. There is a high number of historic buildings at the eastern end of Beacon Lane, within proximity to the site, including the Wilson Arms, White Cottage, Abbey View and Low Farmhouse (all Grade II Listed, NHLE: 1295549, 1174913, 1316167 & 1148719 respectively), which form a distinctive group of local character in respect to their shared vernacular and in their irregular grain and layout.

The land immediately surrounding area conforms to narrow rectilinear strips, orientated perpendicular to Beacon Way, and with characteristic sinuous boundaries indicative of enclosed medieval strip fields. This gives way to larger, more regular, fields further from the village that are indicative of post-medieval enclosure of open fields or moorland. This agricultural landscape characterises the approach to Sneaton and in places extends into the heart of the village between development. The topography of the village also provides low angled, glimpsed, views towards fields north of the village and north across the Esk valley to Whitby where the Grade I and Scheduled ruins of Whitby Abbey (NHLE 1316347 & 101794) forms a prominent landmark (**Appendix 2.3**).

### SITE APPRAISAL

The site forms a rectangular plot on the northern side of Beacon Way containing a linear building, the Wilson Arms, along the western part of its southern frontage. The boundaries to the north and north-east are hedged, whilst that to the south retains a section of a dry-stone wall with singular gate piers at either end. The eastern part of the plot has been divided for a 20<sup>th</sup> Century dwelling. The central yard is gravelled as a car park, with an area of grass to the north forming a paddock for sheep and containing a static caravan. The land to the rear of the Wilson Arms is fenced off and subdivided to contain an oil tank and gardens.

### *Building Description*

The Wilson Arms comprises a rectangular two storey, single pile, range of five bays (hereafter 'the Pub'), and a single storey flat-roofed 20<sup>th</sup> Century wing to its east (hereafter 'the Extension').

The Pub is rendered, with pan-tile roof and ridge stacks at either end and towards the centre of the building. The south elevation (**Appendices 2.4-5**) is regularly ordered with five bays of mullioned windows, with a doorway left of centre within a stone surround with flat hoodmould beneath a pent porch, and window right of centre within a blocked door. The windows contain small-paned sliding sashes with sash-horns. The gables are coped and blind. The north elevation (**Appendix 2.7**) has several additions including a central two storey extension of two bays and projecting single storey extensions including a perpendicular blockwork building along the western site boundary. Two bays of the original northern elevation are visible at first floor to the left, containing small, mullioned windows of similar design to those of the southern façade.

The Extension abuts the east elevation of the Pub and extends north to form a wing. The southern elevation (**Appendix 2.4**) is unevenly ordered, comprising four bays and containing two large windows and a shallow window. The east elevation (**Appendix 2.6**) comprises a virtual ribbon of glazing divided into six bays by narrow piers and with uPVC boarding above. The north and west elevations are predominantly merged with the additions to the north of the Pub.

Internally the extension is divided into a series of small rooms, including function rooms, and living rooms (**Appendix 2.8**). A timber panelled corridor links the interiors of the Pub and Extension, through a, presumably inserted, door (**Appendix 2.9**). No features of heritage interest are evident within the Extension or where it abuts the east gable of the Pub.

## 7 UNDERSTANDING THE SITE – SIGNIFICANCE

### INTRODUCTION

The following heritage assets have been identified as potentially sensitive to change within the site:

- Wilson Arms
- Setting of Listed Buildings within proximity to the site
- Setting of Whitby Abbey

The following statement of significance follows the methodology and terminology set out in **Section 10**.

### WILSON ARMS

Wilson Arms represents an early 19<sup>th</sup> Century dwelling and public house with extensive 20<sup>th</sup> Century extensions. The character of the building is very much in the vernacular style, although elevated above other local buildings due to its well-ordered elevation and the plain but well implemented detailing to window and door dressings that appears to draw inspiration from the architectural fashion of the late Georgian to Regency period. The overall design is of rare quality for the area. The interior, whilst not wholly inspected, appears to have been subject to various periods of refurbishment, whilst the extensive number of additions have eroded its original planform and circulation pattern.

The role of the pub as a focal point for social activities within the village is well documented, raising its historical interest. The position of the building fronting onto the street provides a prominence and emphasises a relationship with the road which is in keeping with its recorded function as a public house. The original dual entrances, now lost, also reflect its probable dual function as a pub and dwelling, with historic records indicating the landlords also held other jobs.

#### *Physical Surroundings and Experience*

The landscaping at the site is functional, and whilst retaining hedged and walled boundaries of historic interest it has an overall low integrity of its former historic character and does not positively contribute to the setting of the Wilson Arms. More widely, the village of Sneaton has a high legibility of its post-medieval form and appearance, evident in the structure of the settlement, the grain of development and the high number of traditional buildings of special architectural and historical interest.

### *Summary of Significance*

Wilson Arms is considered to possess a **national heritage significance**, deriving from:

- \* Its **architectural interest**, which makes a **high contribution** to its significance, as an early 19<sup>th</sup> Century purpose built dwelling and public house exhibiting a well-proportioned design built in the vernacular tradition whilst adapting national fashions. The integrity of the design has been eroded through loss of internal character and extensions to its north and east elevations, however, the original design of the building is clearly legible and is excellently preserved in its southern elevation. Whilst the building is not of strong intrinsic national architectural or historical interest, it is a distinctive regional building of uncommon quality for the area which makes a strong contribution to the national historic stock.

The east and north extensions to the property are of inappropriate design and detract from the architectural interest of the building.

- \* Its **historic interest**, which makes a **moderate contribution** to its significance, in relation to its social interest as the principal hub for public events for the local area, and its association with James Wilson, the principal local landowner and politician.

#### SETTING OF LISTED BUILDINGS WITHIN PROXIMITY TO THE SITE

The Wilson Arms represents a prominent and high-quality building within its local context, positively contributing towards the setting of the nearby Grade II Listed Abbey View, Low Farmhouse and White Cottage, designated heritage assets of **national significance**. The principal positive contributions comprise the prominent position of the Wilson Arms on the edge of the street, and ahead of the building line of other nearby buildings; and the appearance of its southern and western elevations, including its design, materials, scale and mass. The character of the 20<sup>th</sup> Century extensions detracts from these qualities and are considered a negative aspect of their setting.

#### SETTING OF WHITBY ABBEY

Whitby Abbey is sited on the headland above the historic harbour town of Whitby and represents a landmark historical site of **high national significance** due to its exceptional architectural, historical, and archaeological importance. Views from, to, and across the abbey are widely available from the hills of the surrounding valley and represent a significant aspect of its setting. Whilst the manor of Sneaton was historically held by Whitby Abbey, there are no documented associations between the site and the abbey that would impart special interest to these views, with the only identified visual link with the village being that both comprise the sites of historic beacons. That at Sneaton is located c.200m to the east of the Wilson Arms.

## 8 IMPACT ASSESSMENT

### PROPOSED DEVELOPMENT

The scheme proposes to demolish the 20<sup>th</sup> Century extension abutting the eastern elevation of Wilson Arms, and to replace it with a new two-storey range built from stone sourced to match the local vernacular, and with a pantile roof.

The new extension will be slightly set back from the building line of the historic structure and adopts a lower two storey frontage with pitched roof, and a projecting gabled range to the rear incorporating a single storey aisle along its west side under a cat-slide roof. The rear range is articulated to break up its mass, with the ridge stepping down in line with the topography and the rear section of the wing set back slightly to break up the bulk of the elevation.

Windows to the street frontage are positioned to provide a regular rhythm, with timber double glazed sash frames which draw on the local buildings for their detail. The same details are carried through to the east elevation where there are a set of French doors at ground floor and smaller windows in the upper gable. The east elevation of the rear range is also regularly ordered, whilst the first-floor windows form half dormers of a style seen elsewhere in the village. The north elevation features a wide double height window with central transom matching internal floor level, and with a continuous stone surround. To either side are symmetrical openings, one forming a doorway and the other glazed.

### *Potential Effects Arising from the Proposal*

The principal attributes of the scheme which have the potential to affect heritage assets include:

1. **Works Affecting Historic Fabric** – Potential for harm to historic fabric arising from the demolition of the existing extension and addition of a new glazed linkage.
2. **Scale and Mass** – Potential for the increase in scale and mass of the new extension to detract from the prominence of Wilson Arms.
3. **Appearance** – Potential to enhance the appearance of development at the site in relation to architectural design, and materials.

### WILSON ARMS

**Works Affecting Historic Fabric** – The nature of the structural link between the extant extension and the pub is unknown, however it is likely to have resulted in some level of physical intervention to tie in external walls and roof covering. The proposal will expose these interventions and offers the opportunity to restore the historic fabric in a manner appropriate to its age and significance. The new glass linkage will have a smaller physical profile against the historic elevation and can be

detailed to avoid and/or minimise harm to an acceptable level. Overall, it is considered that the proposal will have **neutral effect** on the significance of the building.

**Appearance, Scale and Mass** – The proposal seeks to demolish a building that makes a negative contribution to the architectural interest of the Wilson Arms, and replace it with a building that better reflects the significance of the site and the distinctive local character of the area. The essential position and planform of the building is similar to that at present; however, the mass of the building has been articulated to provide the appearance of a traditional building with a frontage with rear wing of two parts. The design has also intentionally sought to avoid duplicating the details of the public house, instead drawing on the local vernacular of the area to establish a building of lower prominence and simpler design that forms a hierarchy within the site which is further reflected in use of stone rather than render and the diminishing eaves height between the frontage and rear wing.

The new extension will be joined to the historic building via a glazed link. This intends to improve the legibility of the original mass of the public house, allowing it to stand on its own whilst also better revealing its eastern gable.

Overall, it is considered that the design of the proposal will have **limited positive effect** on the significance of the building.

#### SETTING OF LISTED BUILDINGS WITHIN PROXIMITY TO THE SITE

**Appearance, Scale and Mass** – The proposal will demolish a building that makes a negative contribution to the character of development within Sneaton and the contribution this makes to the setting of nearby listed buildings. The new extension has been designed to better reveal the original mass of Wilson Arms and to produce a building that is better in keeping with the traditional vernacular of the area whilst not competing for prominence with the main historic body of the pub.

Overall, it is considered that the design of the proposal will have **limited positive effect** on the setting of nearby listed buildings and the contribution this makes to their significance.

#### SETTING OF WHITBY ABBEY

**Appearance, Scale and Mass** – The site does not lie within a key view towards Whitby Abbey, and is at sufficient distance that the proposed changes at the site would not be perceptible in views from the Abbey looking out. Overall, it is considered that the proposal will have **neutral effect** on its significance.



## 9 DISCUSSION

### SUMMARY OF SIGNIFICANCE

The Wilson Arms represents a purpose-built early 19<sup>th</sup> Century dwelling and public house of distinctive local character and uncommon quality which represents a historic focal point for social events in the area. The building is considered to possess national significance on account of its architectural and historical interest, which is recognised in its designation as a Grade II Listed Building, and to make a positive contribution to the setting of other nearby designated heritage assets. Extensive 20<sup>th</sup> Century extensions to the pub have detracted from its architectural interest.

### SUMMARY OF IMPACT

The scheme will demolish a 20<sup>th</sup> Century extension of negative value to the significance of Wilson Arms and the setting of nearby heritage assets, and to replace it with a new two-storey range that better respects the prominence of the historic core of Wilson Arms and the distinctive character of the local vernacular.

The proposed scheme has been developed in consultation with the North York Moors National Park Authority, and has implemented advice received in respect to breaking up the mass of the new extension; the detailing of the north elevation; and the number of skylights.

### CONCLUSION

The proposed conversion will result in a **limited positive effect** on the historic environment. The scale of impact arising from the proposal is largely restricted to the removal of fabric of negative heritage interest, with remaining harm to historic fabric outweighed by the potential to conserve and better reveal the historic fabric and design of the Wilson Arms. There is also an associated positive benefit in relation to enabling the continued use of the building as a public house and the potential for further rationalisation of the rear extensions to the building in the future.

It is therefore considered that the scheme is in accordance with the requirements set by section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 that state special regard should be given to the desirability of preserving listed buildings or its setting or any features of special architectural or historical interest which it possesses. It is also in accordance with NPPF and policies ENVI 1 of the North York Moors National Park Local Plan which require development affecting listed buildings to preserve and enhance their significance.

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Blaeu, J. 1646 Dvcatvs Eboracensis pars borealis

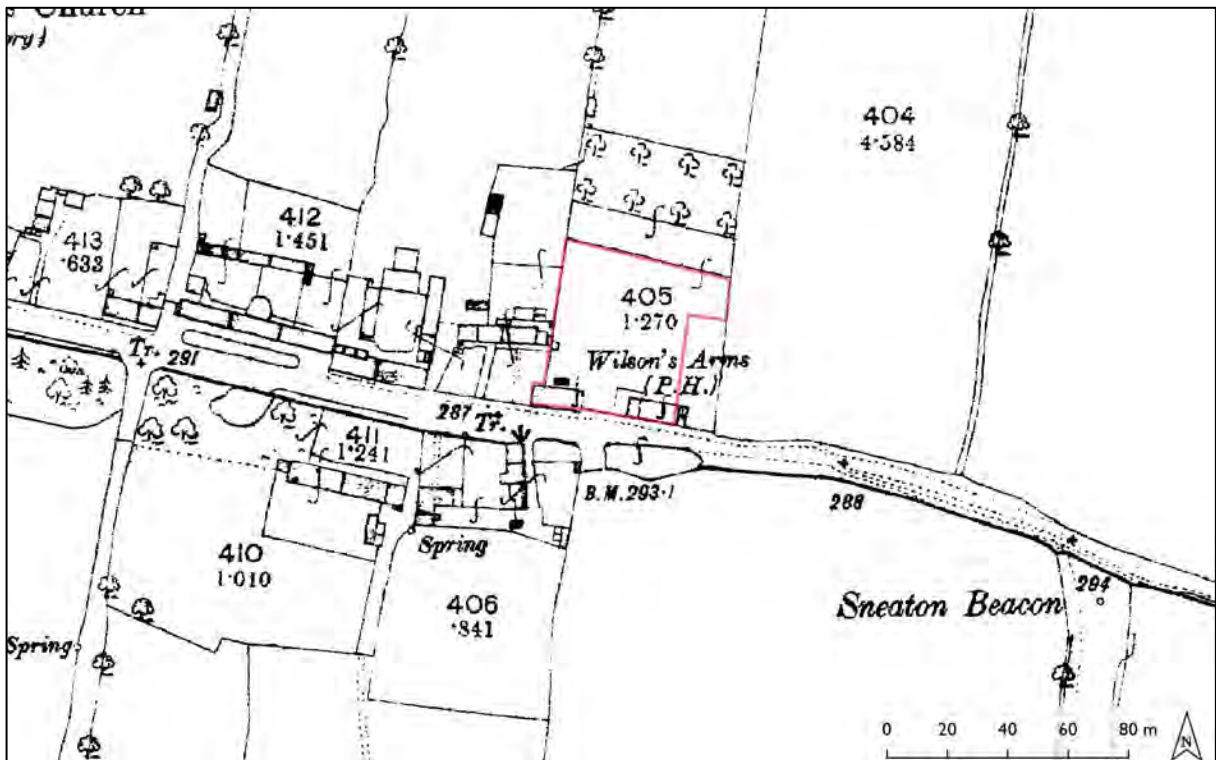
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**APPENDIX I:**

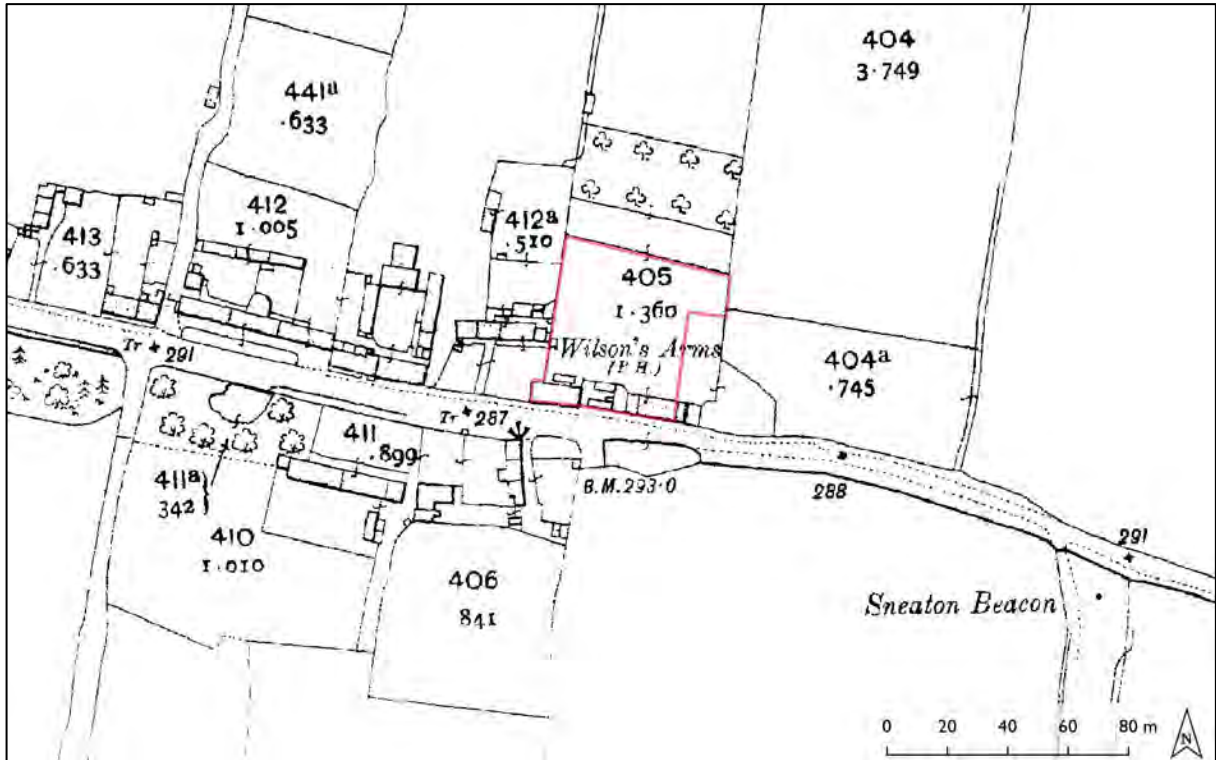
HISTORIC MAPPING AND ILLUSTRATIONS



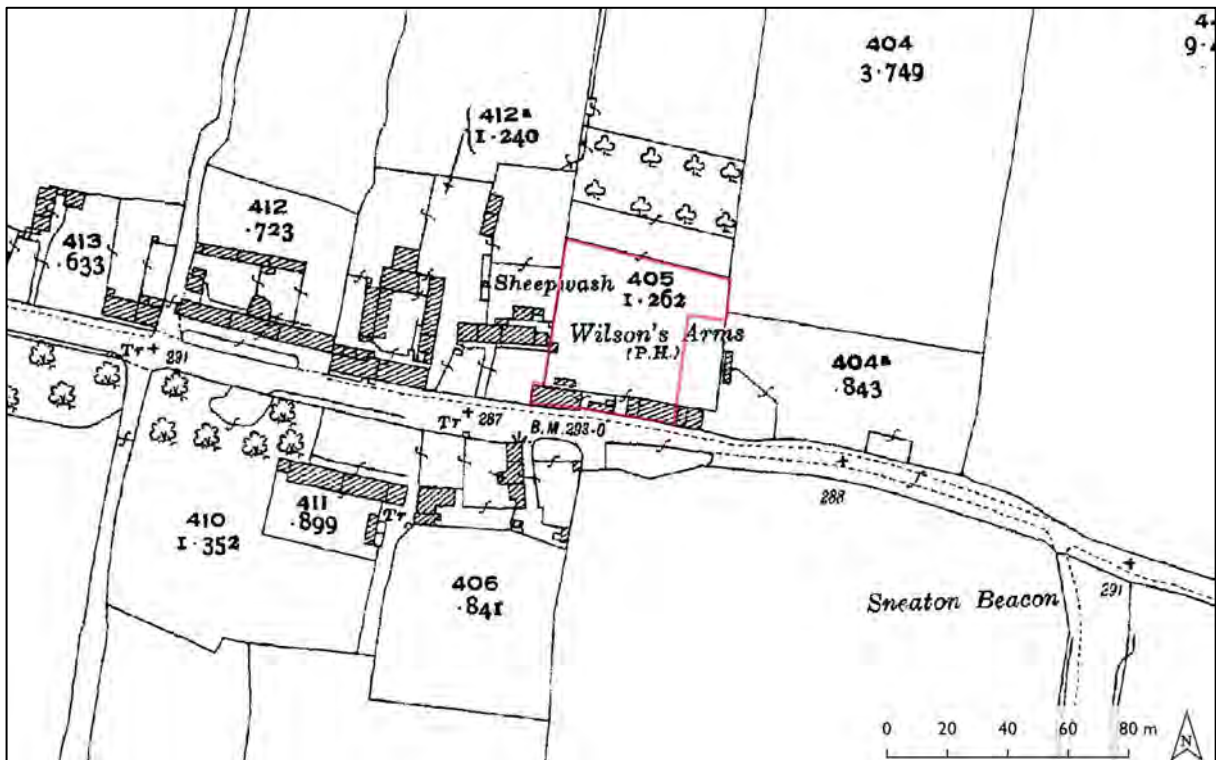
Appendix I.1: 1854 Ordnance Survey map



Appendix I.2: 1894 Ordnance Survey map



Appendix I.3: 1913 Ordnance Survey map



Appendix I.4: 1928 Ordnance Survey map



Appendix I.5: 1920s-30s Photograph of Wilson Arms  
(© Rocky Media Archives)



Appendix I.6: 1930s-40s Photograph of Wilson Arms  
(© Mr and Mrs Bentley)





Appendix I.7: 1940s-60s Photograph of Wilson Arms  
(© Mr and Mrs Bentley)



Appendix I.8: 1960s-60s Aerial Photograph of the Wilson Arms  
(© Mr and Mrs Bentley)



Appendix I.9: Advert for Friday and Saturday Night Dances at Wilson Arms c.1980s  
(© Mr and Mrs Bentley)



Appendix I.10: 1977 Photograph of the Wilson Arms  
(© Mr and Mrs Bentley)

**APPENDIX 2:**

PHOTOGRAPHY

**Appendix 2.1:**  
View looking west  
along Beacon Way  
from the front of the  
Wilson Arms



**Appendix 2.2:**  
View looking east  
along Beacon Way  
from the front of the  
Wilson Arms



**Appendix 2.3:**  
View looking north  
from the rear of the  
Wilson Arms,  
showing Whitby  
Abbey on the  
horizon (arrowed)



**Appendix 2.4:**  
View of the south  
and east elevations of  
the Wilson Arms,  
looking north-west



**Appendix 2.5:**  
View of the south  
and west elevations  
of the Wilson Arms,  
looking north-east



**Appendix 2.6:**  
View of the east  
elevation of Wilson  
Arms from the car  
park, looking west



**Appendix 2.7:**  
View of the north elevation of the Wilson Arms, looking south



**Appendix 2.8:**  
Example of interior of the 20<sup>th</sup> Century extension (Living Room), looking south



**Appendix 2.9:**  
View of the linkage between the 20<sup>th</sup> Century extension and the historic bar room, looking west



**APPENDIX 3:**

LISTED BUILDING DESCRIPTIONS

## THE WILSON ARMS

### DETAILS

Heritage Category: Listed Building

Grade: II

List Entry Number: 1295549

Date first listed: 07-Jul-1989

### LOCATION

County: North Yorkshire

District: Scarborough (District Authority)

Parish: Sneaton

National Park: North York Moors

National Grid Reference: NZ 89665 07745

### DESCRIPTION

Public house. Early C19 with later C19 and C20 alteration and extension. Whitewashed render with applied timber framing and painted tooled dressings. Pantile roof and stone stacks. 2-storey, 4-window front. Centre left board door in raised surround with flat hoodmould, beneath pent porch. Similar centre right doorway, without porch, blocked by 16-pane sash. Small-pane tripartite sash window, with raised surround and mullions, in centre of ground floor. Similar 2-light windows at each end and to first floor. Low-relief carving of the Wilson arms on first floor over altered doorway. Coped gables and plain kneelers. End and centre stacks. Applied timberwork and C20 extension at right not oil special interest.



NORTH YORK MOORS NATIONAL PARK

NON MAINS DRAINAGE ASSESSMENT FORM

NYMNPA
10/08/2021

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application ( to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site Wilson arms beacon way Sneaton North Yorkshire yo225hs

1. Please indicate distance to nearest mains drainage On site mains drains

2. Number of Occupiers of proposed development:

Full Time 2
Part Time

3. Number of previous occupiers (if applicable)

4. What method of foul drainage is proposed (please tick the relevant box)

Septic Tank [ ] Package Treatment Plant [ ] Cess Pool [ ]

If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

The Environment Agency, Coverdale House, Aviator Court, Amy Johnson Way, Clifton Moor, York, YO3 4UZ. Tel: 01904 692296

NB: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.

NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank

ii) Please advise capacity of cess pool (minimum size 18 cubic metres)

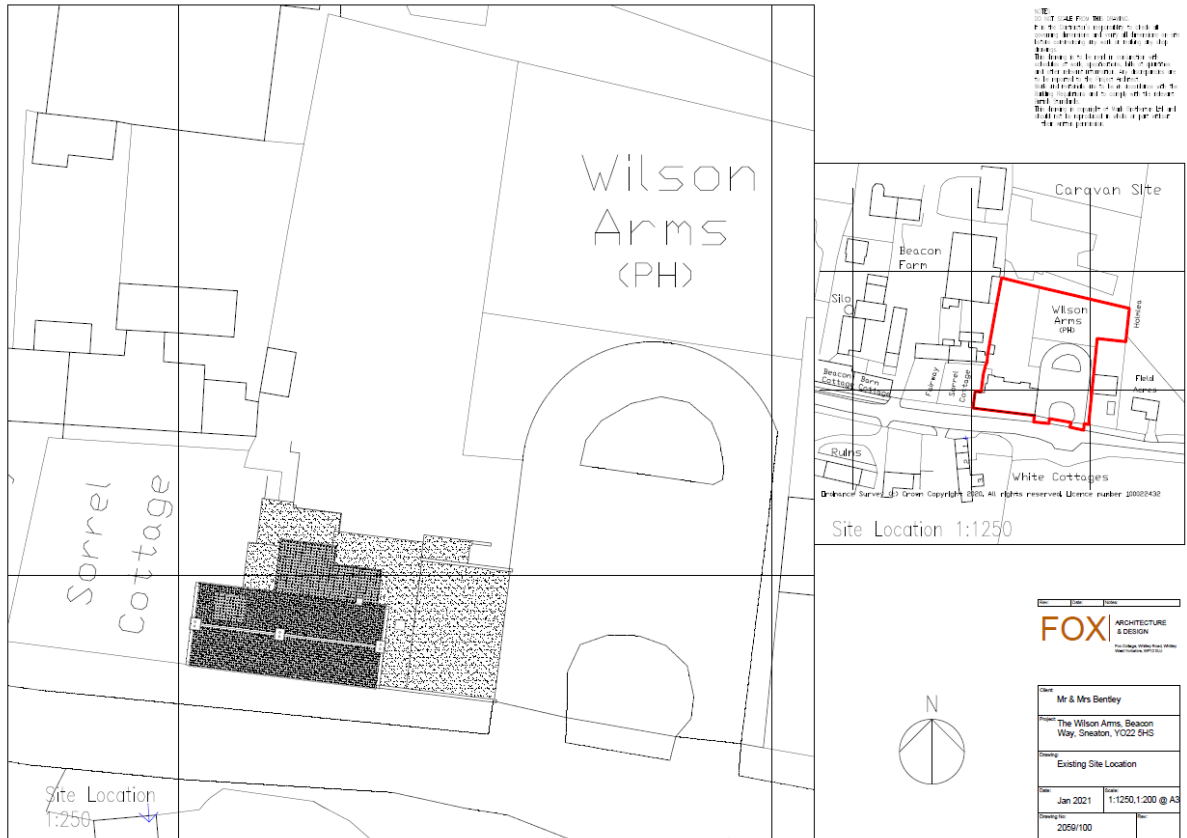
NYMNPA  
16/08/2021

**DESIGN AND ACCESS STATEMENT RELATING TO DEMOLITION OF EXISTING SIDE EXTENSION, ALTERATIONS TO EXISTING BUILDING AND CONSTRUCTION OF GLAZED LINK AND TWO STOREY EXTENSION TO PROVIDE FUNCTION ROOM AND OWNERS ACCOMMODATION AT THE WILSON ARMS, BEACON WAY, SNEATON**

***APPLICANT – MR & MRS BENTLEY***

***AUGUST 2021***

**COUNCIL REF NYM/2021/0623/NEW**



**APPLICATION SITE**



WILSON ARMS PUBLIC HOUSE



EAST ELEVATION



## NORTH ELEVATION

### Sneaton Village

Please see submitted Heritage Statement in relation to the local area description.

The Wilson Arms is a public house within the village of Sneaton built early 19<sup>th</sup> Century with later 19<sup>th</sup> and 20<sup>th</sup> Century alterations and extension.

### Design Proposals

The application proposes demolition of the 20<sup>th</sup> Century extension and replace it with a two-storey extension incorporating the local vernacular.

A glass link is proposed to divide the listed building from the proposed extension.

## Impact of the Proposed Alterations

The extension and alteration has no detrimental effect on the existing listed building and significantly benefits the family accommodation for the property.

## Conclusion

The extension and alteration will have minimal impact on the existing listed building and neighbouring properties, therefore, should be viewed as wholly acceptable.

Mark Brotherton

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Director

