

# Land and Listed Barn at Owston Hall, Owston Ferry

## Heritage Statement

August 2020



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# Land and Listed Barn at Owston Hall, Owston Ferry

## Heritage Statement

### EXECUTIVE SUMMARY

**Site Name:** Land and Listed Barn at Owston Hall, Owston Ferry

**Address:** Axholme Poultry Farm, Station Road, Owston Ferry, Doncaster, DN9 1AW

**Local Planning Authority:** North Lincolnshire Council

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**Humble Heritage Ltd is a professional built heritage and archaeological consultancy operating in the specialised area of the historic environment. The practice has extensive experience of historical and archaeological research, assessing significance and heritage impact and preparing heritage statements, archaeological desk-based assessments, statements of significance, conservation management plans and similar reports. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England. The Institute of Historic Building Conservation (IHBC) recognises Humble Heritage as a professional Historic Environment Service Provider (HESPR scheme).**

Humble Heritage Ltd undertook this heritage statement during August 2020 on behalf of the applicant, Mr Axe. This assessment is intended to accompany an application for planning permission to repair a damaged listed barn and convert it to residential use (according to a scheme previously approved in 2016) along with planning permission for two dwellings on nearby land. The barn collapsed during a storm approximately one year ago and is in a dangerous structural condition and requires repair. The two dwellings will constitute enabling development to allow for the programme of repair of the storm-damaged listed barn.

This report provides a summary of the historical development of the application site and analyses the contribution that the site makes to the non-designated, locally listed Area of Special Historic Landscape Interest (Local Plan Policy LC14) and the contribution that the site makes to the significance of the nearby Scheduled Monument of Kinaird Motte and Bailey Castle and two grade II listed buildings. It assesses the potential heritage impact of the development on the heritage assets.

The report finds that the proposed development will not harm any of the heritage assets.

Repair and change of use of the listed barn will be beneficial to its heritage significance and will follow a scheme previously approved in 2016. Repair is urgently required to conserve the historic fabric and structural stability of the barn.

The two new dwellings will be appropriately designed and will enhance the setting of the nearby listed buildings by replacing a visually unappealing area of tarmac and gravel parking. They are situated in an area that has historically been used for dwellings.

The site of the two dwellings is barely within the setting of the scheduled monument of Kinaird Castle. There is only a very limited visual link between the two. The proposed pair of new houses will have a trivial visual effect therefore no harm will be caused to the scheduled monument. The site of the two dwellings has no special historical relationship with the castle and the ability of a visitor to appreciate the significance of the castle will be unaffected.

The listed barn is just within the setting of the scheduled monument. Repair of the building will have a beneficial impact on the setting of the scheduled monument, as the barn positively contributes to its setting, and there will be no harm caused by its conversion to residential use.

The application site is not part of, or part of the setting of, any of the nationally important parts of the locally designated Area of Special Historic Landscape Interest/LC14 area and will not affect any of the nationally important parts of the area. The replacement of a visually unappealing area of tarmac and gravel parking will enhance the appearance of this part of the Area of Special Historic Landscape Interest while the repair of the barn will be beneficial.

The proposed development meets the test of sustainable development as regards the heritage provisions of the National Planning Policy Framework and is in accord with the heritage sections of the 1990 Planning (Listed Buildings and Conservation Areas) Act. There is no reason to refuse planning permission on heritage grounds.

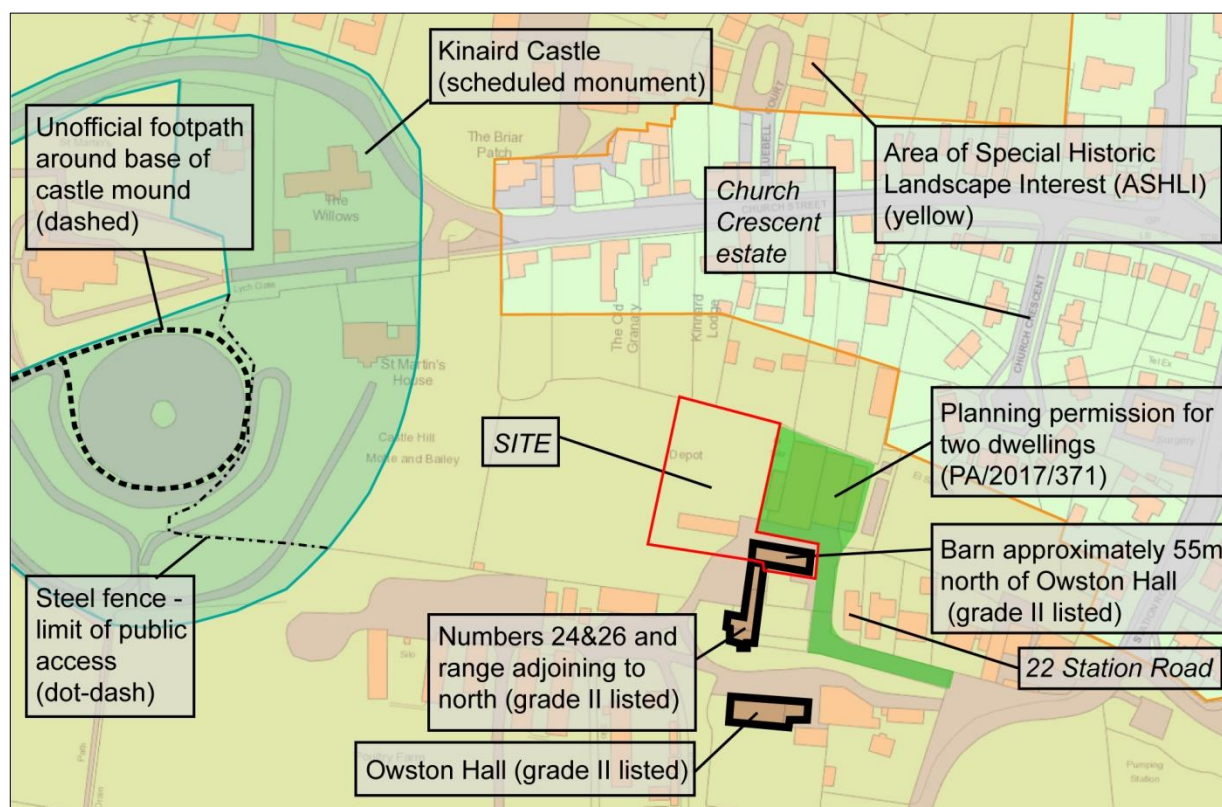
## INTRODUCTION AND METHODOLOGY

- 1.01 This Heritage Statement has been prepared on behalf of the applicant in August 2020. It is intended to accompany an application for the repair and change of use of a grade II listed barn and the construction of two dwellings on adjacent land that will constitute enabling development. This report assesses the heritage significance of the application site and the degree to which it contributes to the significance of nearby heritage assets and the impact of the proposed development.
- 1.02 The aims of this report are:
- To provide a tool to help the planning authority to understand the significance of the present-day site and the contribution it makes to the significance of the nearby designated heritage assets;
  - To satisfy the requirement of paragraph 189 of the National Planning Policy Framework, which indicates that applicants should provide a description of the significance of any heritage assets affected by their proposals (including any contribution made by their setting).
- 1.03 This assessment has been informed by a site visit in July 2020, analysis of historic maps of the area, a review of known information about the site, and additional research including the information contained in the North Lincolnshire Historic Environment Record. A list of sources consulted is included at the end of this report.

## HERITAGE PLANNING CONTEXT

### ***General***

- 2.01 The barn proposed for repair and change of use to residential is grade II listed. It collapsed during a storm and is in a dangerous structural condition and requires urgent repair.
- 2.02 There are a further two nearby grade II listed buildings and a scheduled monument located further away. These will be physically unaffected by the proposals, but the site may be within their settings (see Appendix A for full list descriptions).
- 2.03 The site is located within a non-designated, locally listed heritage asset, an Area of Special Historic Landscape Interest (the Isle of Axholme). This is defined in Local Plan Policy LC14, a saved policy from the 2003 North Lincolnshire Local Plan, and is also referenced by Policy CS6 of the North Lincolnshire Local Development Policy: Core Strategy, 2011. The term LC14 area and/or Area of Special Historic Landscape Interest (ASHLI) are used for this area within the report.
- 2.04 Given the above, the planning legislation, policy and guidance described below is relevant.



Site location, designated and non-designated heritage assets and other features mentioned in text

### **Legislation, planning policy and guidance: listed buildings and scheduled monuments**

- 2.05 At the heart of the National Planning Policy Framework (NPPF) is a strong presumption in favour of sustainable development (paragraphs 7-11, 38). The purpose of this Heritage Statement is to assess whether possible future development of the site is capable of meeting the test of sustainable development as regards its impact on the historic environment.
- 2.06 Listed buildings are protected in law by the 1990 Planning (Listed Buildings and Conservation Areas) Act paragraph 66(1), which states, 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' The Ancient Monuments and Archaeological Areas Act 1979 provides specific protection for scheduled monuments.
- 2.07 The importance of identifying the significance of a heritage asset is highlighted in the NPPF as this is essential in informing future change that affects heritage assets. The aim of heritage conservation is to sensitively manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity. In Annex 2 of the NPPF 'significance' is defined as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.
- 2.08 In the case of designated heritage assets (such as the scheduled monument and listed buildings), the NPPF requires that 'great weight' is given to the conservation of the asset, and 'the more important the asset, the greater the weight should be' (NPPF 2019, paragraph 193).
- 2.09 If the development will lead to 'substantial harm' to the significance of a designated heritage asset, paragraph 195 of the NPPF indicates that the development should be refused consent by the local planning authority, unless it can be proved that the loss or damage to the asset can be outweighed

by substantial benefits to the public or if the proposal can meet a number of specific conditions. If the development leads to *'less than substantial harm'* to the significance of a designated heritage asset, paragraph 196 indicates that this harm still needs to be assessed against the public benefit of the scheme and whether or not the viability of the site is being optimised.

- 2.10 Apart from the listed barn, the application does not affect the fabric of the heritage assets. Therefore any impact will be through changes to their settings. Setting is defined in the National Planning Policy Framework (NPPF) as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (NPPF, Annex 2: Glossary)

- 2.11 Historic England's *'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2nd Edition)'* states that therefore there are *'twin roles'* of setting; a heritage asset's setting can contribute to its heritage significance and/or it can allow that significance to be appreciated (page 1). Setting is not only a visual matter but is also affected by *'our understanding of the historic relationship between places'* (page 2).

### **Locally listed non-designated heritage asset: The Isle of Axholme Area of Special Historic Landscape Interest**

- 2.12 The Area of Special Historic Landscape Interest (ASHLI) was identified in the 2003 North Lincolnshire Local Plan (policy LC14, a saved policy). The need to safeguard the *'nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries)'* is also referenced by Policy CS6 of the North Lincolnshire Local Development Policy: Core Strategy, adopted 2011. The text of the local plan describes the area's extent and those aspects of it that are of heritage significance. The local plan states the *'Within this area, development will not be permitted which would destroy, damage or adversely affect the character, appearance or setting of the historic landscape, or any of its features'*. The local listing is based on a Historic Landscape Characterisation report that was completed in 1997 (Miller 1997).

- 2.13 The Isle of Axholme ASHLI is not specifically protected by primary legislation. As opposed to listed buildings, conservation areas and scheduled monuments for example, there is no direct statutory protection for an *'Area of Special Historic Landscape Interest'*. In terms of the National Planning Policy Framework (NPPF), the Isle of Axholme ASHLI is classed as a *'non-designated heritage asset'*. This is because it does not fall within the NPPF's definition of a designated heritage asset:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'* (Annex 2: Glossary, National Planning Policy Framework, Department of Communities & Local Government, 2012).

- 2.14 The NPPF requires in the case of all heritage assets, designated or otherwise, that local planning authorities should take into account *'the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation'* (NPPF para. 131). However, non-designated heritage assets are to be treated differently in planning judgements than designated heritage assets.
- 2.15 The status of *'local listing'* (i.e. non-designated heritage assets that are defined in a local plan, as is the case with the Isle of Axholme) provides no additional planning controls (Historic England May 2016, para. 11).

2.16 In contrast to designated heritage assets, the NPPF does not require planning authorities to give 'great weight' to the conservation of non-designated heritage assets. Instead, the NPPF states that:

*'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 affect directly or indirectly 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.'* (NPPF paragraph 197).

2.17 The Government's Planning Practice Guidance (PPG) further clarifies the status of non-designated heritage assets. 'Landscapes' are identified as a particular example of a non-designated heritage asset:

*'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.'*

*A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets'. (Paragraph: 039 Reference ID: 18a-039-20190723.)*

2.18 National planning guidance therefore treats non-designated heritage assets in the following way:

- They are heritage assets that have enough significance to be a material consideration in the planning process;
- The fact that they are defined in a local plan does not confer any additional planning controls;
- The NPPF requires that local planning authorities should take into account the desirability of sustaining and enhancing the significance of all heritage assets, and of 'putting them to viable uses consistent with their conservation';
- Rather than giving great weight to their preservation, the NPPF states that planning authorities should take a balanced judgement, taking into account 'the scale of harm or loss and the significance of the asset'.

### **Relevant planning history**

2.19 Conversion of the grade II listed barn to residential use was approved in 2016 (PA/2015/1557 Planning permission for partial demolition of agricultural/commercial store building and change of use of listed agricultural barn to residential dwelling - Full Planning Permission with conditions).

2.20 Although the permission has now lapsed, the relevant law and guidance remains fundamentally unchanged as it relates to the historic environment. The proposed scheme is the same as that which was approved in 2016.

2.21 Planning permission was granted last year for the demolition of a modern barn/storage unit and erection of two dwellings to the north of the listed barn (PA/2017/371). The dwellings are adjacent to the proposed site of the dwellings in the current application.

2.22 Other recent dwellings and residential conversions have been permitted and successfully carried out to the east of the listed barn.

<b>Proposals</b>	<b>Application Reference</b>	<b>Decision</b>
Outline planning permission for two dwellings (including demolition of existing buildings) with all matters reserved for subsequent approval	PA/2017/371	Outline Planning Permission with conditions

Planning permission for partial demolition of agricultural/commercial store building and change of use of listed agricultural barn to residential dwelling at Tithe barn adjacent 24A Station Road	PA/2015/1557	Full Planning Permission with conditions
Listed building consent for conversion of an existing agricultural barn to dwelling at Tithe barn adjacent 24A Station Road	PA/2015/1558	Listed building consent - granted
Planning permission for conversion of garage and outbuildings plus extension to form dwelling (Re-Submission of PA/2012/0236) [outbuildings to the east of the hall]	PA/2013/0261	Full Planning Permission with conditions
Planning permission to erect 2-storey extensions to 4 dwellings (following demolition of existing extensions) Buildings North Of, The Hall [extensions to the three cottages in the western range]	PA/2008/1345	Full Planning Permission with conditions
Planning permission to convert the 2nd and 3rd floors to create two 2-bedroom flats Buildings North Of, The Hall	PA/2008/1343	Refuse
Listed building consent to convert the 3rd and 4th floors to create 2 2-bedroom flats including demolition of lean-to, extensions and outbuildings with associated alterations and to erect 2-storey extensions to existing cottages	PA/2008/1344	Listed building consent
Planning permission to re-site a steel portal framed straw barn [demolition of old barn and re-erection, within setting of scheduled monument]	PA/2007/1947	Full Planning Permission with conditions
Planning permission to erect a new poultry house to rear forducklings	PA/2007/0529	Full Planning Permission with conditions
Planning permission to convert barn to form a dwelling including the erection of an extension and a boundary wall (resubmission of 2004/1861, refused 20/12/04) [22 Station Road?]	PA/2005/0322	Full Planning Permission with conditions
Planning permission to convert barn to dwelling to include the erection of a 2 storey extension, associated alterations and boundary wall	PA/2004/1861	Refuse
Listed building consent to demolish outbuildings associated with listed building [east range of farmstead]	PA/2004/1850	Listed building consent

### ***Enabling development***

2.23 The NPPF sets out the basic concept of enabling development:

*'Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.'* (paragraph 202).

2.24 The proposal for enabling development in this case follows precisely the model outlined in Historic England's guidance on enabling development (Historic England 2020): *'A typical example of enabling development may be a proposal for houses near a listed building that would not normally be given planning permission (for example because it would be in breach of countryside policies), but where the listed building's long-term future can only be secured by using the uplift in value of the land resulting from that development.'*

2.25 In such circumstances Historic England state that planning permission should be granted in cases where *'the future conservation of the asset is secured and the disbenefits of departing from conflicting planning policies are outweighed by the benefits.'*

## THE SITE AND RELEVANT HERITAGE ASSETS

### *Site description*

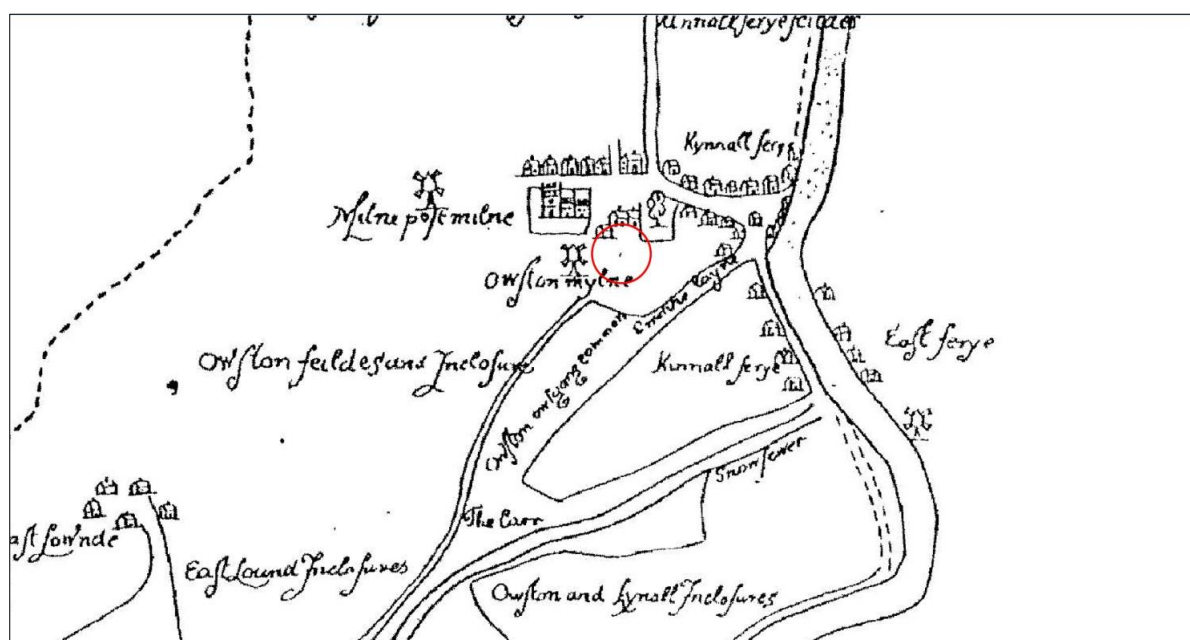
- 3.01 The application site is located in Owston Ferry, on land that is part of the former Axholme Poultry Farm. The site consists of a listed barn and an area of tarmac/gravel hardstanding currently used for informal vehicle storage in connection with the business use of the site. The plot is adjacent to two large adjoining agricultural/commercial buildings that are partly derelict and partly in use for storage and for which planning permission has been granted for their demolition and the erection of two dwellings. To the north there is a boundary consisting of trees and shrubs separating the site from the land to the north.
- 3.02 Beyond the hardstanding to the west is a large prefabricated building of mid-twentieth century date and an area of rough grass and scrub which extends to the property boundary, marked at the time of the visit with occasional trees and shrubs and a temporary solid-panelled fence erected by the owner of the adjacent property (the historic vicarage). Further to the southeast is the former site of piggeries, offices and the present-day site of a number of disused chicken sheds.

### *Brief history of the site*

- 3.03 The settlement of Owston Ferry pre-dates the Norman Conquest. The village is mentioned in the Domesday Book of 1086, although there is no mention of a castle (North Lincolnshire Historic Environment Record entry (NL HER) 9660). Kinaird Castle (whose earthwork remains are approximately 200m west of the application site) is thought to have been constructed in the late 1080s, to control the traffic between Lindsey and the Isle of Axholme across the River Trent. Records suggest that it was partially dismantled in 1095. In 1173-74 the castle was re-fortified by Roger de Mowbray in rebellion against Henry II, but surrendered to royal forces in 1174. The castle, along with other castles belonging to the Mowbrays, was then slighted to render it undefendable. In the thirteenth century the church of St Martin's was constructed within the former bailey to the north of the motte. The castle is thought to have originally included a motte surrounded by a moat ditch. To the north there were two baileys, the whole surrounded by a bank and second external moat ditch.
- 3.04 The present name of the settlement, Owston Ferry, derives from the combining of two once separate settlements in the middle part of the nineteenth century. Originally West Kinnard (or Kinnards) Ferry was a separate linear settlement on the bank of the Trent (opposite East Kinnard ferry, now simply East Ferry), while Owston was an east-west linear settlement stretching east from the castle and church along the line of a medieval road (Miller 1997). By the time of the 1885 Ordnance Survey map, the name Owston or Owston Ferry was in use for the combined settlement but in 1839 the Reverend Stoneman still recognized the presence of two separate settlements (Stoneman 1839, 241).
- 3.05 Owston Hall and the neighbouring farmstead to the north (of which the listed barn is a part) date to at least as early as the early eighteenth century. The hall today includes eighteenth, nineteenth and twentieth century fabric and is grade II listed. The ranges of buildings that form the former farmstead to the north of the hall originated at a similar time and consisted of workers cottages, above which are open floors that may have been used in relation to the hemp or flax growing trade that flourished here in the eighteenth and early nineteenth centuries. The barn that forms the north part of the range was a threshing barn in origin, but may have been adapted to serve the flax and hemp trade. The hall had an enclosed area of parkland/large garden (NL HER 21528) to the southwest delineated by tree belts by 1824.
- 3.06 The farmstead north of the hall (which includes the listed barn proposed for repair and conversion) consists of an L-shaped range, both elements of which are grade II listed. Previously there was

also a range on the eastern side shown on historic maps from 1885, but this was explicitly excluded from the listing when the rest of the farmstead was listed in 1987. It was awarded listed building consent for demolition in 2004 (PA/2004/1850). An additional non-listed barn to the east was also shown on historic maps from 1885. It was awarded planning consent for conversion to a dwelling in 2005 (PA/2005/0322) and, following extensive rebuilding, it is now 22 Station Road.

- 3.07 The earliest available map that shows Owston Ferry was made in 1596 (Miller 1997, Fig 3.2) (see below). It is possible to see the general shape of the village of Owston. The hall and farmstead to its north is not shown at this date, although the land they occupy was shown as enclosed and clearly delineated separately from the common land ('Owston outgang common') to the south. The castle is not shown to the south of the church, but a windmill ('Owston mylne') is shown at its location suggesting that the castle mound may have been repurposed.
- 3.08 Of interest is the fact that the field that is today the Church Crescent housing estate (to the northeast of the application site) is shown as an enclosed field and that even at this early date it was surrounded by houses to the west, the east and the southeast and - as shown by the 1824 map (see below) - it was itself destined to be later built upon. Although the application site was not built upon at this early date, it is nonetheless within or adjacent to an area that had been developed and was no longer open agricultural land.



Extract from 1596 map of the Isle of Axholme (Miller 1997, fig 3.2). Site location approximate

- 3.09 The application site is shown as surrounded by built up land on the Ordnance Survey First Series 1" map of 1824. The area around the application site is much more developed than is shown in later maps. It appears that in the early nineteenth century there was a much greater density of buildings in the vicinity of the application site than is the case today.
- 3.10 In the immediate surroundings of the application site there were five buildings to the west of the site where there were none by 1885, and there were also at least three buildings in the field to the northeast and east, which was subsequently shown as unoccupied. Owston Ferry's low density appearance in modern times is a relatively recent phenomenon, inconsistent with its historical land use and character.

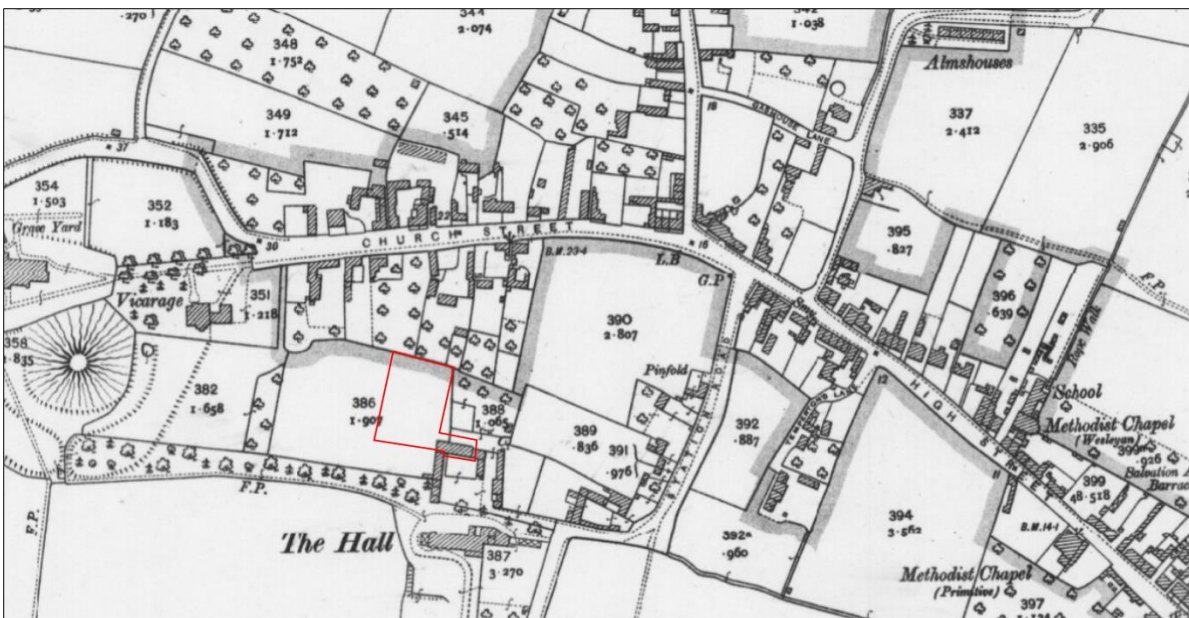


*1824 Ordnance Survey 1" map (Cassini edition). Site location approximate. Buildings surrounding the farmstead that are not shown on the subsequent 1885 map are ringed in green*

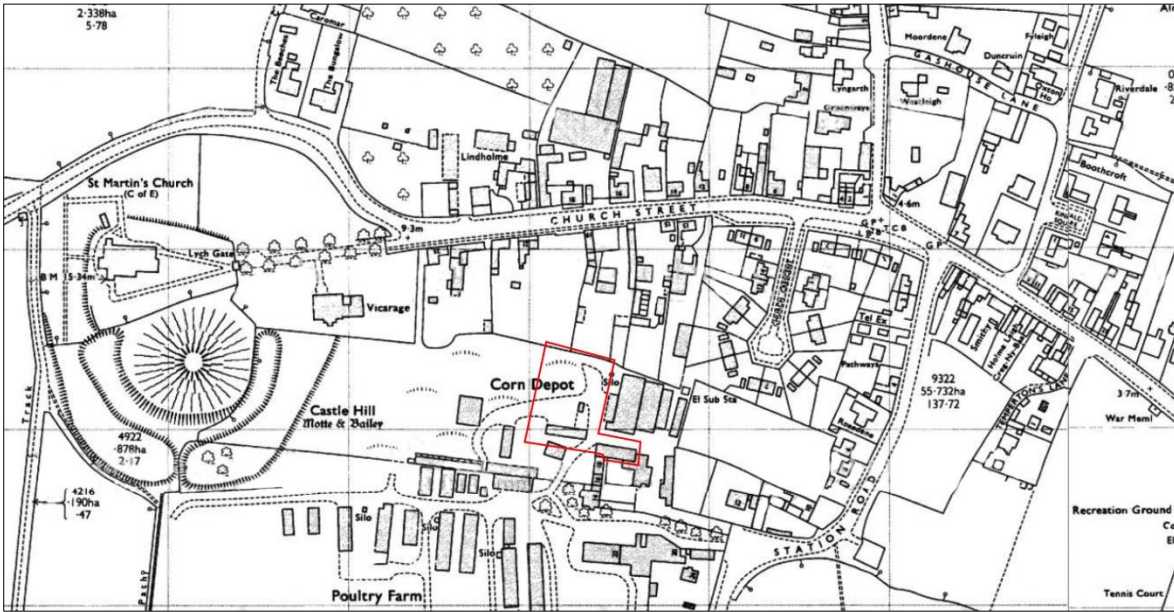
- 3.11 Subsequent historic maps show that Owston Ferry had shrunk somewhat in the mid nineteenth century, with the houses in and around the application site shown in 1824 having been lost.
- 3.12 Collectively the historic maps show that the application site was set aside from the surrounding common land in 1596 and certainly from the early nineteenth century the application site has not been part of open countryside, but has been part of the developed area of Owston Ferry.
- 3.13 The subsequent shrinking of the village gives a misleading impression of the historic usage of the application site, and its slightly more open aspect today is a result of the late nineteenth century shrinkage of the village.
- 3.14 However even today the application site is still within the built up area of Owston Ferry, being sandwiched between the hall and its farmstead to the south and housing to the north, between the remains of the pig and poultry farming to the west and housing to the east.



1885 Ordnance Survey 1:10560



1907 Ordnance Survey 1:2500



1973 Ordnance Survey 1:2500

## ASSESSMENT OF SIGNIFICANCE

- 4.01 Significance is the concept that underpins current conservation philosophy. The significance of heritage assets is defined in the National Planning Policy Framework as, *'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'*.
- 4.02 This section assesses the contribution made by the application site to the significance of the heritage assets that have been identified. The purpose is to establish a 'baseline' against which the impact of the proposed development can be assessed in the next section.

### ***Barn approximately 55m north of Owston Hall (grade II listed)***

- 4.03 This is the barn that is proposed for repair and change of use to residential. The barn was storm-damaged approximately one year ago and is substantially collapsed with the remaining standing masonry in a dangerous condition which needs urgent repair.
- 4.04 It is legitimate to take into account the poor state of repair of a building when assessing its level of heritage significance (Planning Practice Guidance Paragraph: 014 Reference ID: 18a-014-20190723). In this case the almost collapsed state of the listed building is naturally extremely harmful to its heritage significance. If left unrepaired it is likely that the building will eventually be subject to total collapse, losing all of its heritage significance and causing substantial harm.
- 4.05 The contribution that the proposed site of the two dwellings makes to the significance of the listed barn is limited. The present-day site is tarmac and gravel hardstanding used for the informal storage of vehicles and materials. It is not visually appealing or in keeping with the historical usage of the area. In fact, the 1824 Ordnance Survey map referred to above indicates that this was an area in which several probable dwellings were historically situated.

### ***Kinaird Castle (scheduled monument)***

- 4.06 Kinaird Castle consists of the remains of the motte and bailey castle, made up of both earthworks and buried archaeological remains. The site of the proposed development is approximately 200m from the boundary of the scheduled monument. There are no formal public rights of way on the mound of the castle but the area is managed as a nature reserve and there are some informal paths, including one that leads to the high point of the motte and one that skirts the eastern side of the base of the mound.
- 4.07 The proposed site of the two dwellings cannot be seen from the castle mound and cannot readily be seen from the publically accessible areas around the scheduled monument. From the top of the castle mound there is no visibility towards the site at all due to the dense vegetation on the mound and surrounding the mound on all sides.
- 4.08 An informal footpath skirts the eastern base of the castle mound, between the mound and the remains of the encircling moat. From here, occasional glimpses are possible of the roof of the existing modern barn/storage shed, for which permission has been granted for demolition and replacement by two houses. It is therefore likely that there may be glimpses of the roofs of the proposed two dwellings. However all the views in the direction of the applications site are heavily mediated by dense vegetation and by the solid steel fence that surrounds the residential garden on the other side of the former castle moat.



*Looking towards the application site. This is the only possible view of the site from, or near, the scheduled monument. The corrugated roof of the adjacent modern barn/storage unit can just be made out above the steel fence (centre left) and the listed barn can also be seen (centre right). (The steel fence appears to be a permanent structure and was present in the same form two years ago when a site visit was undertaken.)*



*Zoomed in version of picture above. Gable end of damaged listed barn can just be seen (centre, partly obscured by tree)*

- 4.09 Although the site is technically within the setting of the scheduled monument, it does not contribute to its heritage significance or the ability of a visitor to appreciate its heritage significance. The glimpses of the application site are so slight as to have no effect upon the experience of a visitor and the application site makes no contribution to the setting of the scheduled monument.

- 4.10 There is no special historic connection between the application site and the scheduled monument, and, as noted in the history section above the application site was historically within the site of several houses that were removed when Owston Ferry contracted in size in the late nineteenth century. The application site was never part of the castle bailey, which extended to the north not to the east of the castle.
- 4.11 The listed barn is also visible from the base of the castle mound. The storm damage is apparent in some glimpses and the poor condition of the listed building detracts from the setting of the scheduled monument and harms its heritage significance.
- 4.12 When looking west from the proposed development site, the castle mound is not a prominent feature and it is difficult but just possible to separate visually the trees that cover the mound from the remains of the former tree belt that stand on the western boundary of the poultry farm.



*Looking west towards the castle from the application site. Castle mound is difficult to discern*

- 4.13 The surroundings from which the views towards the mound are appreciated are presently visually unappealing. This poor setting detracts from the heritage significance of the castle mound.



*The application site is visually unappealing and detracts from the setting of Kinaird Castle*

***Owston Hall (grade II listed), Numbers 24 and 26 and range adjoining to north (grade II listed)***

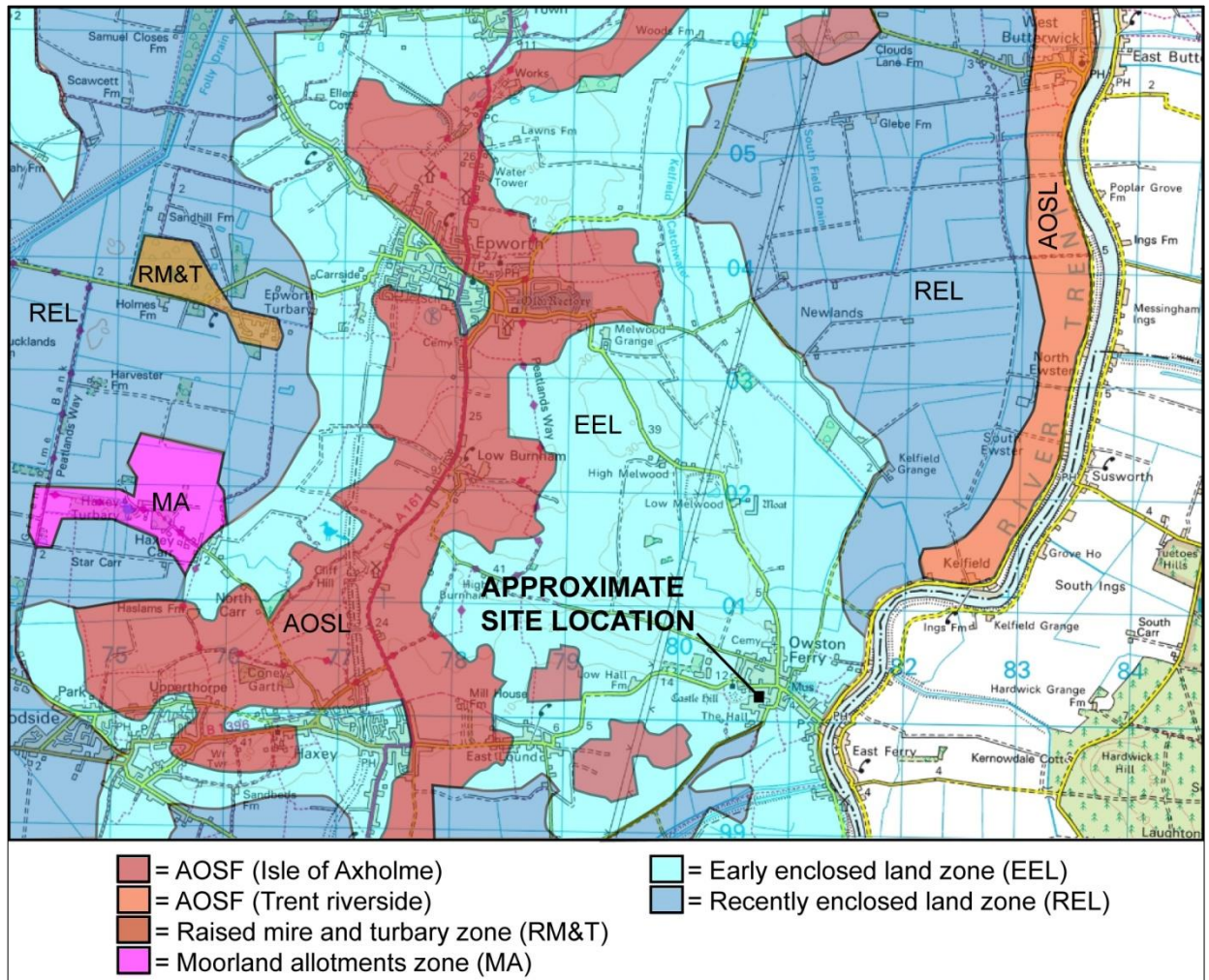
- 4.14 The surroundings from which the views towards the listed buildings are appreciated are presently visually unappealing. This poor setting detracts from the heritage significance of the two listed buildings.
- 4.15 The damaged listed barn is historically as well as visually linked to the other two listed buildings. Its damaged, derelict state detracts from their setting and harms their heritage significance.

***Area of Special Historic Landscape Interest: The Isle of Axholme (LC14 area)***

- 4.16 The Isle of Axholme Area of Special Historic Landscape Interest (ASHLI) was locally listed in 2003. Retained policy LC14 of the 2003 North Lincolnshire Local Plan briefly describes the significance of the area:

*'The Isle of Axholme has been the subject of an intensive study of landscape character commissioned by the Countryside Commission. The study has identified significant areas of medieval open strip fields and Turbaries, both of which are of considerable national importance. These attributes together with enclosed land and the overall settlement pattern of the area make it unique in the country. It is essential therefore that future development is not allowed to adversely impact on this valuable historic resource. This is particularly so in relation to the character of settlements and to individual buildings or overall groups of buildings in the open countryside.'* (North Lincolnshire Local Plan 2003, para. 12.26)

- 4.17 Not all parts of the ASHLI/ LC14 area are of the same level of high importance, and the application site is situated within one of the less important parts. The local plan text highlights the great importance of the '*medieval open strip fields*' and '*turbaries*' which it states are of '*considerable*' national importance. The need to safeguard the '*nationally significant medieval landscapes of the Isle of Axholme (notably the open strip fields and turbaries)*' is also referenced by Policy CS6 of the North Lincolnshire Local Development Policy: Core Strategy 2011.
- 4.18 The village of Owston Ferry is located within a broad area of Early Enclosed Land, which is not of national significance. The 1997 study identified it as '*generally of local and area importance*', noting that '*EEL is not rare in a regional context, and there are more intact areas within the Humberhead Levels*' (Miller 1997, 56).



*Site location and neighbouring ASHLI landscape zones*

- 4.19 The application site, as has been shown by historic mapping (above), is historically within the settlement of Owston Ferry rather than being part of the land surrounding the village. This was definitely the case by 1824 when it was fully integrated into the village and was broadly occupied by dwellings with a similar density to the rest of the village, only to revert to small enclosed fields as the village shrank in the mid-late nineteenth century.
- 4.20 The site is not therefore within, or within the setting of, the nationally significant parts of the LC14 area. Technically, it is within part of the area that is of local significance due to being Early Enclosed Land. However as part of an historic village, in an area where probable dwellings were historically located, it is not part of the agricultural land and makes minimal contribution to the heritage significance of the ASHLI/LC14 area.

## HERITAGE IMPACT OF THE PROPOSED DEVELOPMENT

- 5.01 The application consists of proposals for the repair and change of use of the grade II listed barn, which are exactly the same as a previously approved scheme from 2015. Two new dwellings are proposed as enabling development. These will be situated adjacent to two dwellings granted planning permission recently.

### ***Designated heritage asset: Barn approximately 55m north of Owston Hall (grade II listed)***

- 5.02 Repair of the barn will restore its damaged heritage significance and prevent future total loss of heritage significance.
- 5.03 The proposed change of use scheme is as was granted planning permission in 2016. Although the existing planning permission has now lapsed, there are no legal or guidance changes that would now result in that scheme being unacceptable. The proposals are non-controversial and should be approved as they were previously.

### ***Designated heritage asset: Kinaird Castle (scheduled monument)***

- 5.04 As established in the previous section, the application site is only just within the setting of the scheduled monument and its only relationship with the castle is occasional glimpses from the informal footpath around the base of the mound of the corrugated roof of the neighbouring building. This single glimpsed view does not contribute to the significance of the scheduled monument.
- 5.05 The roofs of the two proposed dwellings may be visible from this very limited viewpoint. The proposed roof details are entirely in keeping with the historic farmstead (parts of which are readily visible from the same viewpoint). The proposed pantile roofs and chimney details will mean that the proposed dwellings will blend in perfectly with their surroundings.
- 5.06 The proposed dwellings will not be detrimental to the setting of the scheduled monument. They will represent a trivial change to the setting of the castle, one which is barely noticeable, but which will blend in perfectly with its surroundings.
- 5.07 The Ordnance Survey map of 1824 suggests that this area was much more built-up in the early nineteenth century, with several probable dwellings shown in the immediate vicinity of the application site. The principle of additional dwellings is not therefore contrary to the historic usage of the site.
- 5.08 The proposal will result in greater opportunities for visitors to appreciate the view towards the scheduled monument. The current, visually unappealing, form of the site is detrimental to the setting of the monument and the proposed scheme will lead to a visual improvement, leading to a beneficial impact on the ability of those visitors to appreciate the significance of Kinaird Castle.
- 5.09 No harm will be caused to the significance of the scheduled monument. In fact there will be a beneficial effect arising from the visual improvement of this part of the castle's setting and the greater opportunities for visitors to appreciate the monument and its surroundings.

### ***Designated heritage assets: Two grade II listed buildings (Owston Hall, Numbers 24 and 26 and range adjoining to north)***

- 5.10 Repair of the storm-damaged barn will improve the setting of the listed buildings.

- 5.11 The proposal will result in greater opportunities for visitors to appreciate the historic character and appearance of the listed buildings. The proposed scheme will lead to a visual improvement in their settings, leading to a beneficial impact on the ability of a visitor to appreciate the significance of the two listed buildings.

***Non-designated heritage asset: Area of Special Historic Landscape Interest: The Isle of Axholme (LC14 area/ASHLI)***

- 5.12 The careful design of the proposed two dwellings will be in accord with the requirements of Policy LC14 of the North Lincolnshire Local Plan that states that:

*'A high standard of design and siting in new development will be required reflecting the traditional character of buildings in the area and the character of the historic landscape, and using materials sympathetic to the locality.'*

- 5.13 Although technically the application site is within the locally significant Early Enclosed Landscape zone of the LC14 Area of Special Historic Landscape Interest, it is actually within the settlement of Owston Ferry rather than in the surrounding countryside. Map evidence suggests that it was part of the settlement at least as early as 1824 and possibly much earlier.
- 5.14 Development of the site will leave the historic pattern of the surrounding landscape unaffected and the construction of two dwellings will not prevent a visitor from appreciating the historic evolution of the landscape. Since the 1824 Ordnance Survey map indicates the probable presence of dwellings in this location, the construction of houses here will in fact return the application site to a form more typical of its historic use than its current uses as informal parking for vehicles.
- 5.15 Repair of the listed barn will be beneficial to the LC14 area/ASHLI and the replacement of a visually unappealing area of tarmac and gravel hardstanding will also be beneficial to the appearance of this part of the ASHLI/LC14 area. Overall therefore the proposed development will enhance the heritage significance of the LC14 Area of Special Historic Landscape Interest.

## CONCLUSION

- 6.01 The report finds that the proposed development will not harm any of the heritage assets.
- 6.02 Repair and change of use of the listed barn will be beneficial to its heritage significance and will follow a scheme previously approved in 2016.
- 6.03 The two new dwellings will be appropriately designed and will enhance the setting of the nearby listed buildings. They are situated in an area that has historically been used for dwellings.
- 6.04 The site of the two dwellings is barely within the setting of the scheduled monument of Kinaird Castle. There is only a tiny visual link between the two and the proposed pair of new houses will make a trivial visual change therefore no harm will be caused to the scheduled monument. The site of the two dwellings has no special historical relationship with the castle and the ability of a visitor to appreciate the significance of the castle will be unaffected.
- 6.05 The listed barn is just within the setting of the scheduled monument. Repair of the building will have a beneficial impact on the setting of the scheduled monument and there will be no harm caused by its conversion to residential use.
- 6.06 Construction of two new dwellings will cause no harm to the locally designated LC14 area/Area of Special Historic Landscape Interest. The repair of the barn and the replacement of the visually unappealing area of tarmac and gravel hardstanding will be beneficial.
- 6.07 The proposed development meets the test of sustainable development as regards the heritage provisions of the National Planning Policy Framework and is in accord with the heritage sections of the 1990 Planning (Listed Buildings and Conservation Areas) Act. There is no reason to refuse planning permission on heritage grounds.

## LIST OF SOURCES

- Historic England 'Decisions: Legal Requirements for Listed Building and Other Consents'  
<https://historicengland.org.uk/advice/hpg/decisionmaking/legalrequirements/>
- Historic England's PastScape <https://www.pastscape.org.uk/>
- Historic England 2017 The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3 (second ed.)
- Historic England 2020 Enabling Development and Heritage Assets Historic Environment Good Practice Advice in Planning Note 4
- Miller, K 1997 The Isle of Axholme: Historic Landscape Characterisation Project. Countryside Commission
- Ministry of Housing, Communities and Local Government The National Planning Policy Framework Feb 2019
- National Heritage List for England (NHLE) <https://historicengland.org.uk/listing/the-list/>
- North Lincolnshire Historic Environment Record via <https://www.heritagegateway.org.uk/gateway/>
- Planning Practice Guidance <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>
- Ordnance Survey 1824 Old Series [1 inch to a mile] Scunthorpe and Gainsborough. Cassini maps edition (Cassini Publishing)
- Planning Practice Guidance <https://www.gov.uk/government/collections/planning-practice-guidance>
- Stonehouse, W 1839 The History and Topography of the Isle of Axholme. London, Longman.

## APPENDIX A - LIST DESCRIPTION

**Name: BARN APPROXIMATELY 55 METRES NORTH OF OWSTON HALL**

**List entry Number: 1346712**

**Date first listed: 10-Sep-1987**

**Grade: II**

SE 8000-8100 OWSTON FERRY STATION ROAD (west side, off)

21/147 Barn approximately 55 metres north of Owston Hall

GV II

Threshing barn. Mid-late C18. Brick with pantile roof. Rectangular on plan, with central through waggon entrance. Forms north side of courtyard to north of Owston Hall (qv), adjoining the west courtyard range, Nos 24-26 and range adjoining to north (qv). South side: pilaster strips flanking full-height waggon entrance beneath timber lintel, boarded-up at time of resurvey. To left, single blocked breather slit, board door beneath timber lintel, glazed hatch to left, C20 lean-to to right. Above, 3 blocked breather slits to each side, with a single 3-light lapped-glass window to left. Stepped and dentilled brick eaves cornice. Tumbled-in brick to raised gables, with shaped stone kneelers to right gable. North side: waggon entrance has 2-tier double board doors with strip hinges beneath timber lintel, 2 tiers of breather slits and inserted C20 ground-floor door to left, and to right, 2 similar breathers, single small hatch and 2 blocked openings to ground floor, 3 breathers, a pitching hatch with board doors and a small blocked opening above. West gable end has 4 tiers of breather slits, inserted ground-floor 4-pane window and wooden staircase to first-floor door. Like the adjoining ranges, the barn may have been altered for use in the hemp and flax trade. Adjoining ranges to east not included in listing.

**Name: NUMBERS 24 AND 26 AND RANGE ADJOINING TO NORTH**

**List entry Number: 1049046**

**Date first listed: 10-Sep-1987**

**Grade: II**

SE 8000-8100 OWSTON FERRY STATION ROAD (west side, off)

21/146 Nos 24 and 26 and range adjoining to north

GV II

Wrongly marked as Nos 14-18 on Ordnance Survey map. Houses and former storehouses. Main south range (Nos 24-26) probably mid-late C18 with earlier origins to lower section; north range of C18 origins, altered in C19. South range has rubble walls encased in brick in Flemish bond to first 2 storeys, with brick upper storeys in English garden wall bond; north range of brick. Pantile roofs throughout. Plan: double-depth south range with 3-room east front, 3- or 4-room north range, adjoining barn (qv). Forms west side of courtyard to north of Owston Hall (qv). South range: 4 storeys, 6 bays. C20 part-glazed doors to bays 2, 3 and 5, and three 12-pane sliding sashes, all beneath segmental stretcher arches to central bay of each house. Smaller first-floor sliding sashes, 4 with 12 panes, and 2 with plain C20 glazing, beneath similar arches. Two 6-pane second-floor windows beneath segmental header arches. Small 2-pane third-floor window with lintel at eaves level. Stepped and dentilled brick eaves cornice. Tumbled-in brick to raised gables. Ridge stack to right, truncated end stack to left. Left gable end has single blocked segmental-arched windows to first, second and top floors; similar blocked top-floor window to right gable end. Adjoining range to right: 2 storeys, 5 first-floor openings. Pair of board doors and 2-light sliding sash to left, panelled door to right flanked by a 4-pane hung sash with sill, and similar dummy window to right,

all beneath segmental arches. First floor: board door with small 6-pane window, blocked window, small 4-pane sliding sash to left; pair of 12-pane hung sashes and single 4-pane sash in similar surround to right with lintels at eaves level. Stepped and dentilled brick eaves cornice. Ridge stack, end stack to right. Rear: south range has 3 segmental-headed windows (2 blocked) to ground floor, pair of small windows to first floor, single segmental-headed window to second floor, C20 outshut to right; north range has segmental-headed door to right, and inserted window in former similar door, 4-pane sliding sash and 12-pane hung sash to left. Interior. Roof to south range has pegged double collars. Access to upper 2 floors of south range is through north range. Possibly used in connection with the hemp and flax manufacturing industry which flourished here in the C18 and early C19.

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**Name: OWSTON HALL**

**List entry Number: 1083228**

**Date first listed: 01-Mar-1967**

**Grade: II**

SE 8000-8100 OWSTON FERRY STATION ROAD (west side, off)

21/145 Owston Hall (formerly listed as 1.3.67 Owston Ferry Hall)

GV II

Wrongly marked as Nos 20 and 22 on Ordnance Survey map. House. Mid C18 with earlier C18 origins and late C18 - early C19 alterations; C19 and C20 alterations and additions. Brick, rendered to south front, whitewashed to remainder. Concrete tile roof to main range; pantile roof to east wing; Main range has double-depth plan with 2-room, central entrance-hall north and south fronts; C18 2-room east wing with lobby entry to north front and stair turret to south behind screen wall linked to C19 outbuilding which is not of special interest. Main range: 2 storeys with attic, with lower 2-storey east wing. North front: irregular fenestration, with 5 first-floor windows. Entrance to right of centre has stone step with moulded nosing to fine Doric doorcase with engaged fluted columns with acanthus capitals, figured frieze with griffons on the dossierets, and central urn flanked by festoons, beneath moulded cornice and modillioned pediment. C19 half-glazed door with margin lights in reveal. Late C19 - early C20 canted bay window to right with plate-glass sashes, pilasters, entablature with plain frieze, bracketed hood and hipped roof. Two 12-pane sashes to left, one beneath a segmental brick arch, the other slightly larger, inserted beneath a flat brick arch. 2-course brick first-floor band. First floor: three 12-pane sashes to left beneath segmental arches, C19 plate-glass sash with margin lights in similar surround above entrance, tripartite sash to right with central 12-pane and flanking 8-pane sashes beneath a segmental arch. All sashes in C18 flush wooden architraves with sills. Stepped eaves. Double-span roof with tumbled-in brick to gables and later brick-coped parapet to valley. C20 rebuilt corniced end stacks. East wing: 3 first-floor windows. Entrance to left of centre has flight of 3 semicircular steps to 6-flush-panelled door beneath segmental arch flanked by single 12-pane sash to left, pair of similar sashes to right in reveals with sills beneath segmental arches. Similar sashes to first floor. Axial stack. South front: 6 first-floor windows, symmetrical. Unsympathetic C20 brick entrance porch over twin C19 doorways with half-glazed fielded-panel doors with margin lights in architraves flanking a central half-domed niche. Single C19 full-length ground-floor canted bay windows to each side, renovated c1986, with flights of 3 stone steps to central French windows with glazing bars, single side lights, panelled friezes and hipped asphalt roofs. Late C19 four-pane first-floor sashes in earlier flush wooden architraves with sills beneath panelled and keyed stucco flat arches. Moulded wooden eaves cornice. East wing and adjoining screen wall set back to right, with single 4-pane sashes to each floor in similar surrounds to main range, stone-coped parapet and wall ramped down to square-section pier to left with truncated stone finial. Interior. Good details, largely late C18 - early C19 but incorporating some earlier features. Main range. Entrance hall: moulded dado rail, elliptical arch to stairhall with moulded capitals, archivolt and moulded-panel soffit, ornate plasterwork cornice. Stairhall: fine open-well cantilevered staircase, perhaps C19, in early-mid C18 style, with profiled cheek-pieces, hardwood balustrade with ramped and wreathed ridged and corniced handrail, slender twist-on-vase balusters, square panelled newel posts with pendant drops, and a massive, ornately-carved bulbous foot-newel with bold gadrooning, acanthus leaf and cable moulding; moulded dado rail; ornate plaster cornice

with open-work foliate mouldings, and fine plasterwork ceiling with central oval design of garlands and scrolled foliage, and corner groups of musical instruments, cornucopia etc in lyre-shaped foliate figures with fronds and ribbons. Moulded elliptical-arched opening to upper stairhall. All ground-floor rooms have ornate plasterwork friezes and cornices, the eastern rooms also with spine beams with moulded panelled soffits. Fine composition chimney-piece to south-east room with twin slender fluted columns, foliate capitals, dossierets and panelled frieze with fronds, garlands, swags, etc beneath ornate cornice. First floor: south-east room has late C18 foliate plasterwork frieze and cornice, and fine composition chimney-piece with floral drops and acanthus capitals to the pilasters, panelled frieze with arcadian figures and festoons, ornate cornice, original marble slips and decorated cast-iron duck's-nest grate; south-west room has moulded cornice, spine beam with fielded-panel soffit, early-mid C18 stone chimney-piece with panelled pilasters and frieze with fluted key, later ornate cast-iron grate, flanked by fielded-panel alcoves with 6-fielded-panel doors; north-west room has moulded cornice, plain stone chimney-piece flanked by 6-fielded-panel doors with L-hinges; north-east room has moulded cornice, mid C18 wooden chimney-piece with eared architrave, pulvinated frieze and moulded cornice, ornate cast-iron grate, flanked by fielded-panel alcoves with 6-fielded-panel doors. Plaster floors to attic. Moulded skirting, fielded-panel window shutters, 6-fielded-panel doors in architraves throughout. East wing: good open-well closed-string staircase of 1700-20 with corniced handrail, turned balusters and plain newel-posts; fielded-panelled chimney-piece to west room with segmental arch over inserted C20 fire surround, flanked by 6-fielded-panel doors in panelled surround with L-hinges; late C18 - C19 moulded cornices to both main rooms. The east wing staircase has similarities with that in Epworth Old Rectory (qv) dated to 1709. A distinguished house, marred by C19 - C20 alterations, but retaining some very fine interior details. Adjoining ranges to the east are not of special interest. N Pevsner and J Harris, *The Buildings of England: Lincolnshire*, 1978, p 334.

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**Name: Kinaird motte and bailey castle**

**List entry Number: 1017556**

**Date first scheduled: 10-Dec-1951**

**Scheduled Monument**

### **Reasons for Designation**

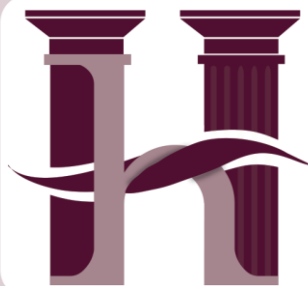
Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte and bailey castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.

Kinaird Castle is a good example of motte and bailey castle with known historical references. The archaeological watching brief in 1995 showed that important remains survive protected under a thick blanket of later deposits. The interiors of the baileys especially will contain additional archaeological remains, including evidence of buildings and industrial and agricultural activity, which will provide evidence for life in the Norman period. The mainly infilled moat ditches will preserve environmental information as well as evidence of the refortification and slighting of the castle in 1173-74. The castle, built to control a crossing point on the Trent, will also preserve evidence of medieval trading activity.

History

### **Details**

The monument includes part of the buried and earthwork remains of a Norman earthwork castle located at the west end of Owston Ferry. The settlement of Owston Ferry pre-dates the Norman Conquest. There is no mention of a castle in the Domesday Book which records that the manor of Owston Ferry was owned by Geoffrey de La Guerche. The castle is thought to have been constructed shortly after the Domesday Book was compiled, in the late 1080s, to control the traffic between Lindsey and the Isle of Axholme across the River Trent. However, records suggest that it was partially dismantled in 1095, in one of the years when William Rufus faced a revolt in support of his brother's claim to the throne. In 1173-74 the castle was re-fortified by Roger de Mowbray in rebellion against Henry II, but surrendered to royal forces under the command of the king's son Geoffrey Plantagenet, the bishop-elect of Lincoln in 1174. The castle, along with other castles belonging to the Mowbrays, was then slighted to make it undefendable. In the following century the church of St Martin's was constructed within the bailey to the north of the motte. Kinaird Castle is thought to have originally included a motte surrounded by a moat ditch. To the north there were two baileys, the whole surrounded by a bank and second external moat ditch. The motte is a conical mound 60m-70m in diameter at the base, standing over 5m high from the bottom of the encircling moat ditch. The top is a circular, level platform about 10m in diameter and would have been the site of a tower, typically built of timber. The surrounding inner moat ditch is on average 15m wide. On the north west side it is infilled and lies beneath part of St Martin's Church and the original churchyard. To the north of the motte there is a pair of baileys divided by a marked break of slope that runs due north of the motte from the north side of the original churchyard, with the modern ground surface of the eastern bailey being approximately 1m below that of the western one. The eastern bailey contains St Martin's Church and the churchyard which is divided into three main areas. The original churchyard lies immediately around the church and its ground surface now stands around 1m higher than the general lay of the land. A later extension to the churchyard lies to the north, bound by the road, and the most recent part, which is still actively receiving burials, lies to the west. The eastern bailey now contains three houses with outbuildings and gardens. Archaeological investigation in the north east of this bailey in May 1995 showed that the remains of a sequence of two timber palisades on the external bank survive buried under up to 1m of later deposits. From the south side of both baileys, broad banks up to 2m high extend to encircle the southern side of the motte and inner moat. These banks do not join, but are divided from one another by a hollow due south of the motte. The external moat around the castle is believed to have been filled in when the castle was slighted in 1174. A slight depression marking its course can be seen in the field to the east of the motte; the bank to its west also shows as a clear soil and crop mark. The northern part of its circuit co-incides with the curving course of Church Street, which along this part is slightly sunken. On the west side of the church, its course is continued by a trackway running southwards and then by a footpath around the south western side. A number of features are excluded from the scheduling; these are all buildings, road surfaces, telegraph poles, modern fencing and walling; although the ground beneath these features is included. The churchyard of St Martin's Church is totally excluded from the scheduling.



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