

# The Yews, Stamford Bridge Road, Dunnington, York

## Statement of Heritage Significance

June 2022





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## Statement of Heritage Significance

### EXECUTIVE SUMMARY

**Site Name:** The Yews

**Address:** The Yews, Stamford Bridge Road, Dunnington, York, YO19 5LQ

**National Grid Reference:** SE 66516 53050

**Local Planning Authority:** City of York Council

**Statutory Listing:** N/A

**Conservation Area:** N/A

**Scheduled Monument:** N/A

**Date of Property:** 19<sup>th</sup> and 20<sup>th</sup> centuries with a period of expansion in the c.1960s

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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 so forth. Humble Heritage Ltd provides heritage and archaeological advice on behalf of a wide variety of clients across much of England and is recognised by the Institute of Historic Building Conservation as a professional Historic Environment Service Provider.**

Humble Heritage Ltd completed this Statement of Heritage Significance during June 2022 on behalf of the executors of Elizabeth Cornforth and in consultation with their project architect Charlotte Kitchen Architects and planning consultant John Howlett Planning. This assessment describes the heritage significance of the redundant farmstead known as The Yews at Stamford Bridge Road, Dunnington.

The origins of a farmstead at The Yews appear to lie in chicory farming and drying as the first edition Ordnance Survey map, published 1854, labels the site as a 'Chicory Kiln'. The site is not identified in street or trade directories, nor in census returns and there is no surviving evidence of a kiln structure above ground. Yews Cottage, The Barn and possibly also The Granary building to the rear of the cottage date to this mid-19<sup>th</sup> century farm. A phase of expansion occurred in the mid-late 19<sup>th</sup> century when a larger farmhouse (called The Yews) replaced an earlier farm building and both Yews Cottage and The Yews are labelled on the 1893 Ordnance Survey map as the dwellings associated with the farmstead. The next major phase of works occurred in the c.1960s when between the 1958 and 1967-1970 Ordnance Survey maps a Piggery extended the farmstead to the west and replaced a 19<sup>th</sup> century range of farm buildings along the former western boundary. Also in this period the Stables attached to the north of The Yews were built as were an Open Cattle Shed and silos in the adjacent Shed to the north that extended the historic farmstead to the north

and led to the formation of another farmyard. The original farmyard to the north of Yews Cottage was covered with a roof structure.

In terms of heritage significance and constraints, there are no designated heritage assets within the site or its immediate setting. This report finds that the modern buildings erected in the c.1960s, and after, including extensions to the farmhouse, range in significance from detrimental to neutral to negligible. They are not heritage assets. However, on the basis of their age (19<sup>th</sup> century), character and appearance as farm buildings and rural dwellings (traditional vernacular character using a mainly traditional and limited palette of materials and construction methods) Yews Cottage and The Barn and The Granary to the rear and The Yews have a local level of architectural, historical and/or landscape interest. These four buildings would appear to meet the criteria for non-designated heritage assets.

Following a request from the City Archaeologist to City of York Council this report would recommend that were any requirement for a historic building record to form a condition of planning consent it is Yews Cottage, The Barn and The Granary to the rear, and The Yews that could be recorded. These are labelled buildings E, D, C and F on the site block plan and other planning drawings.

## INTRODUCTION AND METHODOLOGY

- 1.01 This Statement of Heritage Significance has been completed by Liz Humble (MA, MA, MCIfA, IHBC), Director, Humble Heritage Ltd, in consultation with project architect Charlotte Kitchen Architects and planning consultant John Howlett Planning.

### **Purpose**

- 1.02 The intention of this report is to assess and set out the heritage significance of the farmstead known as The Yews based upon the potential historical, architectural, archaeological, landscape and artistic interest of the buildings. The aim is to help inform the design process for proposed conversion, extension and alteration of the barns to form four dwellings following demolition of the existing modern agricultural buildings. This assessment has been requested by Council Officers at City of York Council in their pre-application advice (reference 21/01271/PREAPP dated 16 December 2021) which stated that:

*'Any future application would need to include a statement of significance of the buildings. Although the farm isn't named on the First Edition OS plan, there are buildings shown matching some of the locations of the extant structures, labelled as Chicory Kiln. The statement will need to identify the age of the buildings and highlight any structural features worthy of retention.'*

- 1.03 Significance is one of the guiding principles running through the historic environment section of the National Planning Policy Framework (NPPF), against which proposals for listed building consent and planning permission affecting heritage assets are judged. The NPPF defines significance as "*the value of a heritage asset to this and future generations because of its heritage interest*". Such interest may be archaeological, architectural, artistic or historic and it may derive "*not only from a heritage asset's physical presence, but also from its setting*". Ideally, significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

### **Methodology and Sources Consulted**

- 1.04 The contents and arrangement of this report have been informed by the Historic England Advice Note 12 *Statements of Heritage Significance: Analysing Significance in Heritage Assets*. A key aim is also to satisfy paragraph 194 of the National Planning Policy Framework which states that '*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting*'.

- 1.05 A visit to The Yews was made on the 17 June 2022 in order to inspect the standing buildings. Other records consulted have included the Historic England Archives, Britain from Above, the Victoria County History for the East Riding, census returns and 19<sup>th</sup> century street/trade directories, including Kelly's *Post Office Directory of the North and East Ridings of Yorkshire*. However, no historical records or photography of the site have been found. An enquiry was made to the City of York Historic Environment Record (HER) but there is no record of the site within the HER. The planning history available online via the planning public access portal had been consulted but there are no applications relevant to this assessment. The best source of information relating to the site has been cartographic evidence from historic Ordnance Survey mapping combined with evidence from the standing fabric itself.

### **The Proposal**

- 1.06 This report seeks to inform a proposal for the conversion, extension and alterations of the barns at The Yews to form four dwellings following demolition of existing modern agricultural buildings.

## **HISTORY OF THE SITE**

- 2.01 This section of the report examines the historical development of the site from its earliest known origins to the present day.

### **Origins**

- 2.02 The first edition Ordnance Survey map, published in 1854, shows a collection of buildings on the site that are labelled as 'Chicory Kiln', possibly owned or managed by the nearby site of Holtby Manor further along the main road to the west. The Victoria County History volume '*A History of the County of York East Riding*' does not mention either The Yews or mention chicory for the parish of Holtby (which includes the site). However, the entry for nearby Dunnington states that:

*'For most of the later 19th century much of the country's home-grown chicory was cultivated in and near Dunnington, which was described as 'the English chicory-growing metropolis' [Yorkshire Gazettee 31 May 1902]. The crop was probably introduced c. 1840 and in 1851 there were three chicory merchants in the parish. (fn. 139) In 1856, when it was apparently declining, the industry was said to have formerly employed 400 people for much of the year. There were then nine disused kilns in the parish in which the roots had been dried. The industry evidently revived, and in 1872 'a great quantity' of chicory was said to be grown [Kelly's Directory North and East Riding, Yorkshire 1872, 356]. By 1902, however, none of the twelve surviving kilns was still in use. It was then reported that 200-300 a. of chicory were formerly grown in the parish and that hundreds of itinerant labourers had been employed during harvest. Only 50 a. of the crop were then grown, mainly in small plots which the farmers kept 'for luck', and for many years the chicory had been taken to York for drying as well as processing. A small amount continued to be grown until the 1930s. Three kilns still stood in 1972, the largest, in Common Lane, a long two storeyed building with a half-hipped roof and a flight of stone steps leading to the first floor. Another kiln, in York Street, had been converted into a shop.'* (Braggs, Kent & Purdy 1976, 5-12).



Figure 1: Ordnance Survey map 1854 (surveyed 1848 to 1850; scale 1:10560) labels the site as a chicory kiln. The adjacent enclosed field may have been used for the chicory growing or may have been another type of orchard such as for fruit trees

- 2.03 19<sup>th</sup> century trade directories and gazetteers covering the parish of Holtby have been consulted but insufficient detail is provided to enable identification of the site. A chicory farmer called William Palfreman was listed in Kelly's Post Office Directory of 1872 but census returns record the Palfreman (sic) family living at 11 The Village Holtby. It is possible that William Palfreman farmed at the site of The Yews but did not live there as it may have been operated by labourers on site.
- 2.04 As a building type chicory kilns are quite distinctive, being loosely related to other kiln structures used to dehydrate agricultural produce such as hops. Needing to be fireproof, brick was a common material and they are typically double storey with a characteristic pyramid shaped roof above the drying floor surmounted by a raised lantern vent. A series of storage sheds were typically located adjacent to the kiln building and held timber for burning well as the raw chicory.
- 2.05 Comparison between the position of the buildings on the site today with those shown on this map would indicate Yews Cottage and The Barn to its rear and possibly also The Granary had been built by 1854. There is no evidence of a chicory kiln on the site today.

#### **Historical Development**

- 2.06 Between 1854 and 1893 (Ordnance Survey maps **figures 1-2**) the farmhouse known as The Yews was built. The orchard area is clearly shown with trees rather than chicory. This map shows the cottage and farmhouse with two ranges of farm buildings around the farmyard to the rear of the cottage and a probable threshing barn/granary/horse-engine house enclosing the northern side of the farmyard. The 1893 map no longer mentions a chicory kiln and perhaps chicory processing fell out of use to be replaced by an arable/pastoral farm.

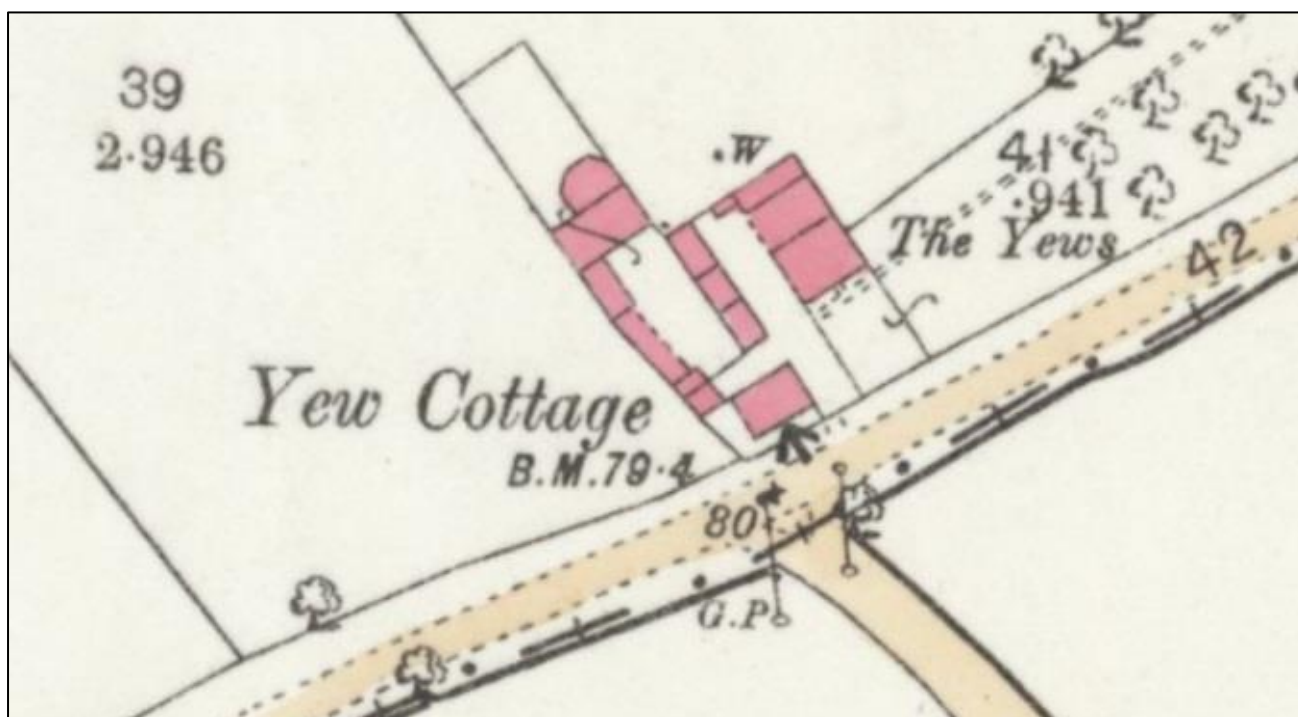


Figure 2: Ordnance Survey 1893 (surveyed 1891; scale 1:2500) labels Yew Cottage and The Yews for the first time. The chicory kiln is no longer labelled

2.07 The 1910 Ordnance Survey map (**figure 3**) is the same as that of 1893, with the exception that a small glasshouse or conservatory is shown attached to the side of The Yews within the orchard.

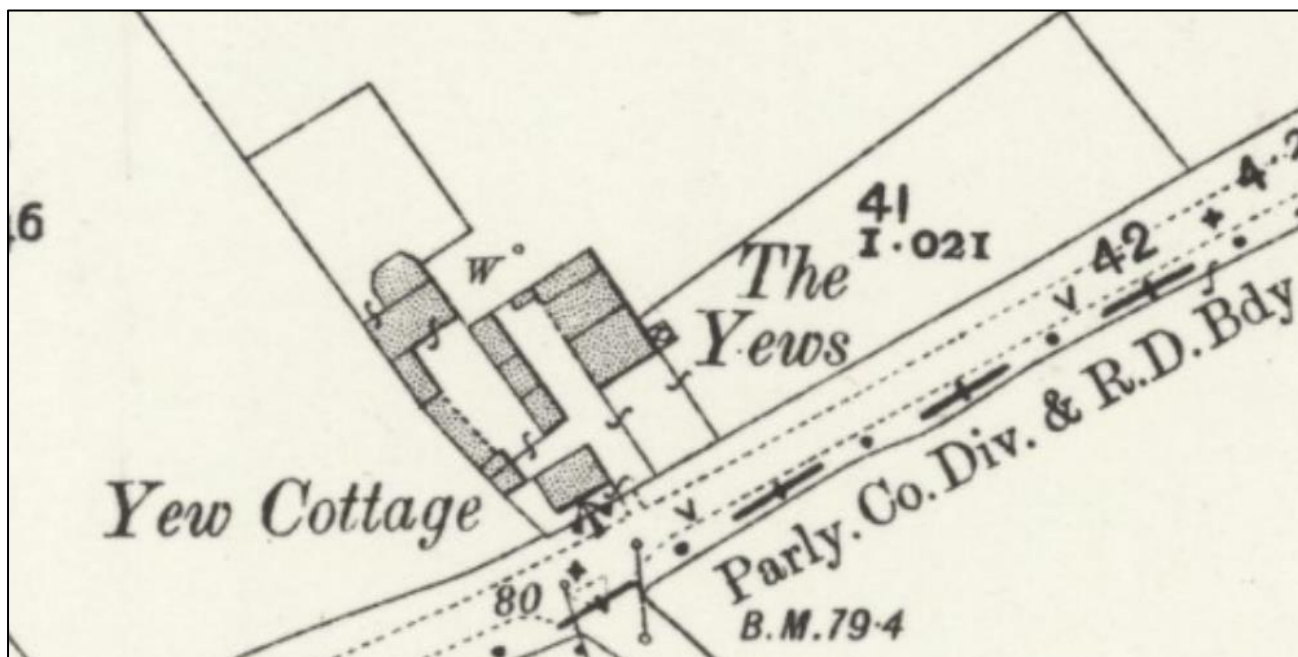


Figure 3: Ordnance Survey 1910 (surveyed 1909; scale 1:2500)

2.08 According to the Electoral Registers 2003-2010 the last owner (and farmer) of The Yews, Elizabeth Cornforth, was born at the property in about 1930-1932 and lived there until her recent death. However, census records do not record evidence of the Cornforth family living in Holtby in 1911 or earlier and therefore the family may have moved here from elsewhere.



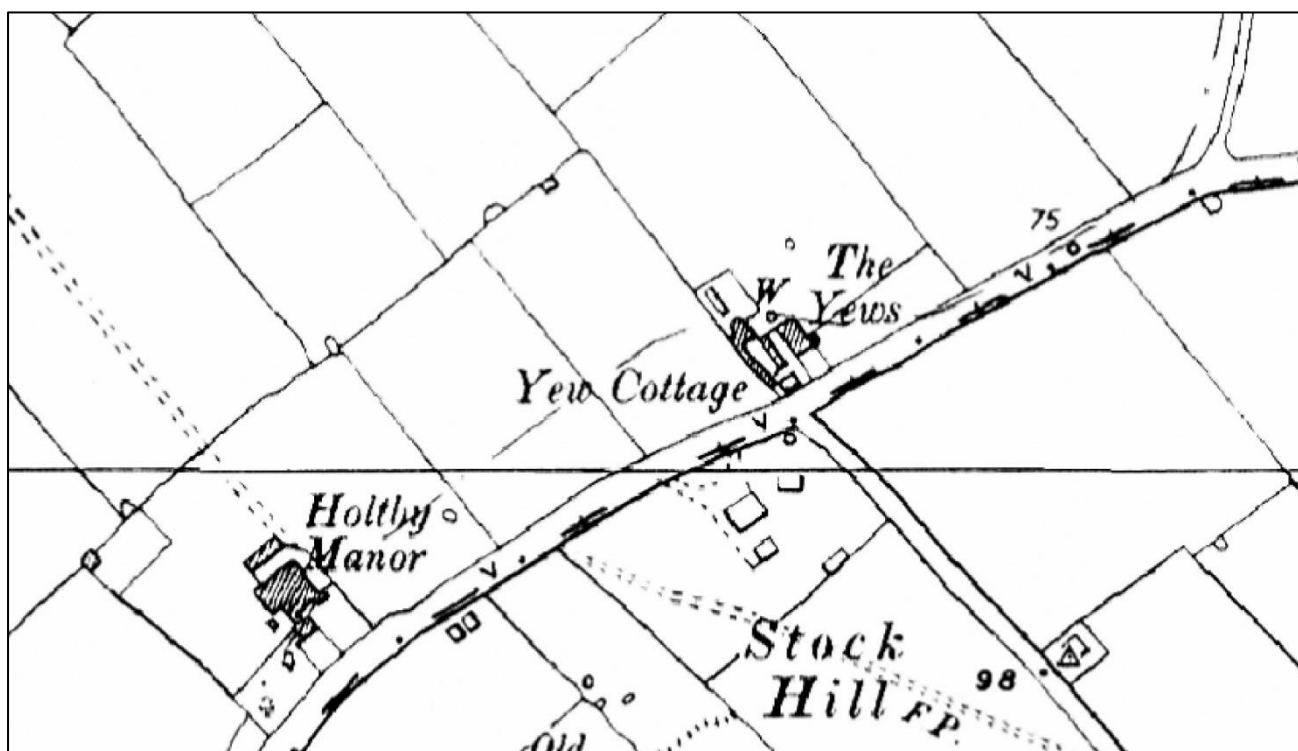


Figure 4: Ordnance Survey 1958 (scale 1:10,000)

- 2.09 The 1958 Ordnance Survey map (**figure 4**) continuing to show the form of the late 19<sup>th</sup> century farmstead.
- 2.10 The 1967-1970 Ordnance Survey map (**figure 5**) reveals a major phase of works in the c.1960s that comprised:
- The erection of the Piggery that replaced a 19<sup>th</sup> century narrow linear range of farm buildings along what was the western boundary. This extended the western boundary of the farmstead.
  - The covering of the formerly open farmyard to the rear of the cottage.
  - The demolition of most of the threshing barn and also the probable horse-engine house that attached to the west and north of The Granary respectively and the erection of the current extension to The Granary on the site of the probable horse-engine house.
  - The extension of the farmstead with a farmyard and Stables to the north of The Yews and erection of the Shed and Open Cattle Shed (now housing silos) to the north of The Granary.
- 2.11 The planning history available via the planning portal reveals the very modern history of the site. The only change revealed through this is the construction of an agricultural access from the A166 to an agricultural field that was approved on 18 May 2021.
- 2.12 The Yews is currently vacant following the death of the last owner without heirs.

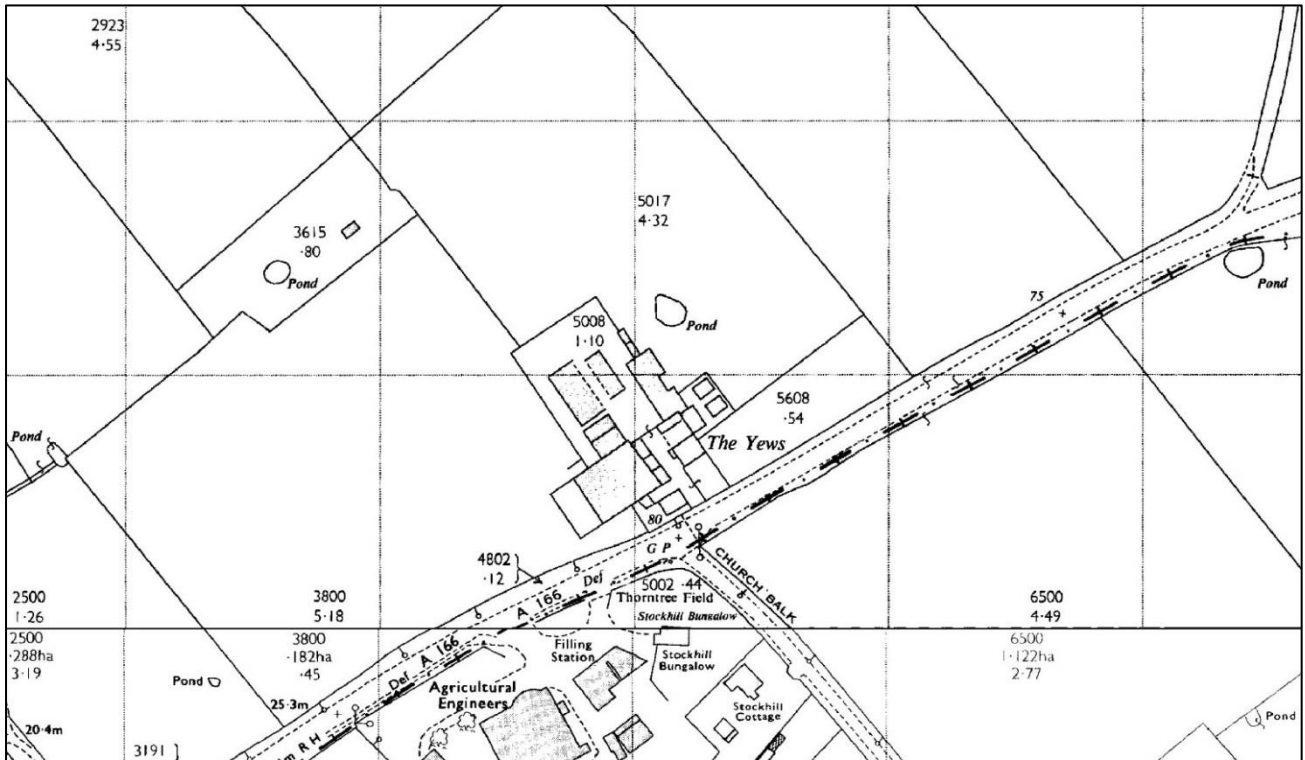


Figure 5: Ordnance Survey 1967-1970 (scale 1:2500)

## DESCRIPTION OF THE SITE

- 3.01 The existing dwellings lie adjacent to a busy road junction. There are two vehicle access points from the A166. The farm buildings, which are unused, are set back from the road behind the two dwellings known as Yews Cottage and The Yews. The dwellings are separated by an access passage to farmland beyond. The farm buildings form two parallel broadly linear ranges with the farm buildings arranged loosely around a modern courtyard that extended the farmstead to the north and the historical (now covered) yard to the rear of Yews Cottage. The land and the buildings slope down towards the north from Stamford Bridge Road.
- 3.02 The buildings that are described below, with modern photographs, correlate with the names and numbering system used with the drawing package prepared by Charlotte Kitchen Architects Ltd as part of a planning application. They can be summarised as:
- Piggery (A)
  - Stables (B)
  - The Granary (C)
  - The Barn (D)
  - Yews Cottage (E)
  - The Yews (F)
  - Shed (G)
  - Building (H)
  - Covered Courtyard (J)
  - Open Cattle Shed (K)
  - Shed (L)
- 3.03 An overarching site plan showing the date of construction of these buildings is shown below (**figure 6**).



Figure 6: The Yews - date of construction of the various buildings within the farmstead

### Piggery (A)

- 3.04 The Piggery building (**plates 1-3**) is not shown on historical mapping, nor does it appear on the 1958 Ordnance Survey map. It is first shown on the 1970 map and was therefore built to house pigs in the c.1960s. It is a tall single storey building with a rectangular footprint. The external walling is an orange/red brick with bonding pattern forming five rows of stretchers to one row of headers (5:1) and a dual pitched roof with corrugated sheet roofing. Openings have concrete lintels with door openings having long and short work concrete cut and dressed to resemble ashlar. There are timber workshop type casement windows with header brick sills. Inside the building is a concrete floor with pig pens formed from concrete blocks with timber doors and concrete troughs. Based upon historic mapping, this building replaced a narrow linear range of 19<sup>th</sup> century farm buildings but also extended the farmstead further west into a field. No trace of this earlier range survives today above ground.

## Piggery



*Plate 1: Piggery south elevation with adjoining Building H in foreground. Note use of decorative concrete to door opening and concrete lintels and brick sills to timber framed casement windows*



*Plate 2: Internal view with stable doors to adjoining space*



*Plate 3: Internal view with eight pig stalls formed from concrete blockwork with timber doors*

### Stables (B)

- 3.05 The Stables (**plates 4-8**) attach to the south side of The Yews and face the farmyard forming a narrow linear range. The range is first shown on the 1967-70 Ordnance Survey map so is a modern building that extended the farm buildings to the north and formed the existing farmyard into what was once part of a field. Its footprint has also changed at the rear since this map indicating part rebuilding of the rear of the loose boxes. The Stables is a single storey brick building (bonding 5:1 stretchers/header bricks) with pantile roof. The courtyard facing south-west elevation comprises four stable doors to three looseboxes and four stalls at the southern end. Low feeders suggest that the Stables have also functionally historically to house other animals – probably pigs. At the northern end are three larger openings, perhaps modified stables or cart sheds/stores. There is a poor quality corrugated sheeted addition to the north-east.

## Stables



Plate 4: Stables attach to The Yews with three loose boxes, probable pig feeders, and entrance to a four-stall stable building from the farmyard



Plate 5: The end three bays are likely former tack / harness rooms and stores



Plate 6: The stalls project to the rear elevation where there is a poor quality structure formed from corrugated sheeting



Plate 7: View inside the stables shows the area of surviving stalls and timber feeding racks



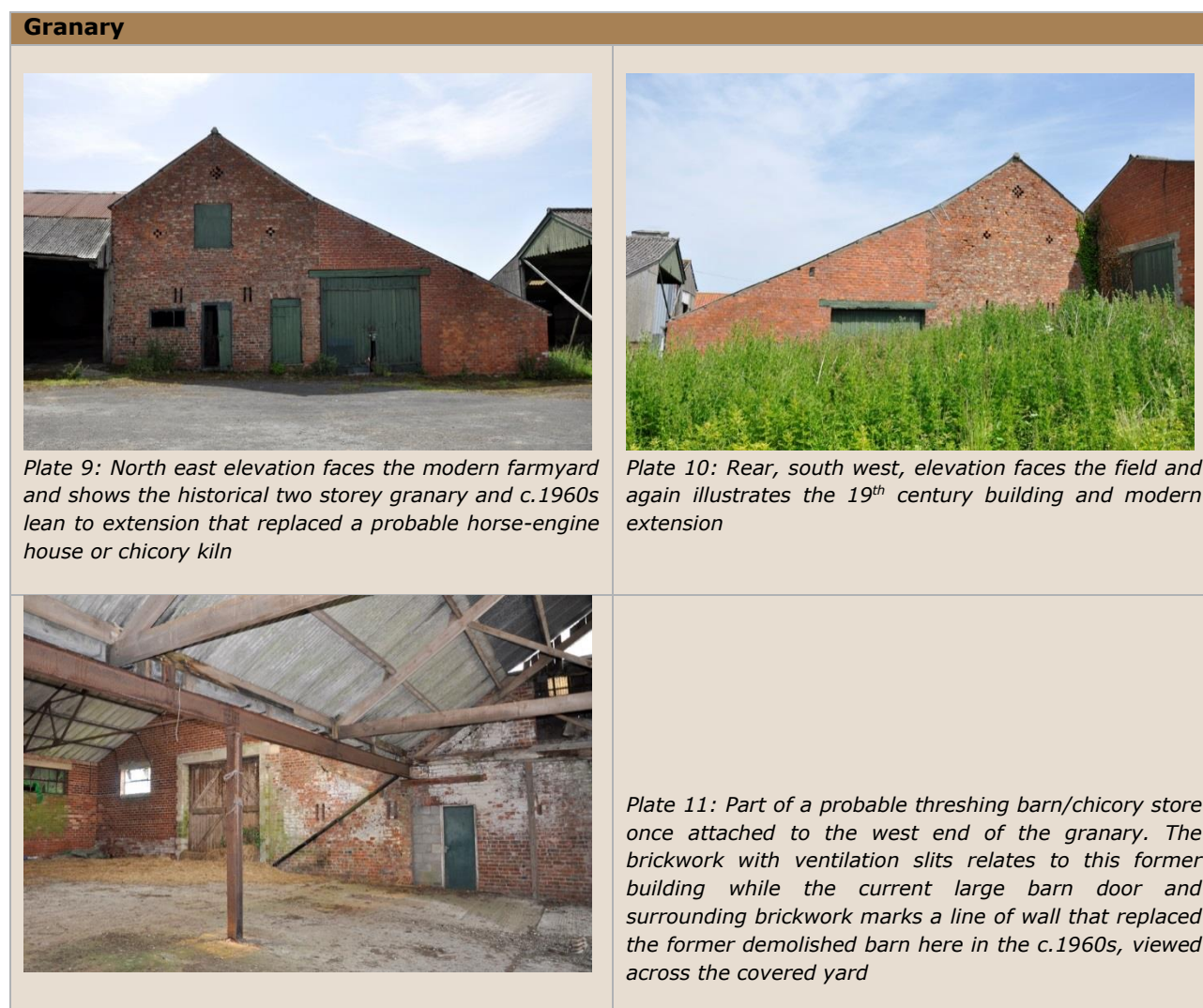
Plate 8: Example of a loose box

## The Granary (C)

- 3.06 The Granary (**plates 9-11**) may appear on the first edition 1854 Ordnance Survey map. A building is certainly shown in this location on that map when the site included a chicory kiln. The 1893 Ordnance Survey map shows a building with a rectangular footprint here, that probably includes the current Granary building and a former barn to the west of which only a fragment survives today. There is also a structure attached to the north, set in its own yard. The form of this is consistent with a horse-engine house but may have been part of the since lost chicory kiln. Either use is

plausible since the surviving building could have stored grain/cereal crops or raw chicory. The erection of the piggery and stables was part of the suite of works in the c.1960s that saw the removal of this probable horse-engine house and its replacement with the current extension to the north and also the near complete demolition of the threshing barn/chicory store that attached to The Granary.

- 3.07 Today The Granary is a two storey brick building with brick bonding in a 5:1 pattern, a loft level taking in or hayloft opening in the north-east elevation over the ground floor openings. The external doors and other woodwork dates to the 20<sup>th</sup> century. The interior has been altered and includes animal stalls/toughs and machinery likely relating to grain/crop/feed processing. The building includes ventilation holes and slits characteristic of granary and crop storage/processing uses. The roof cover looks to have been re-laid.



### **The Barn (D)**

- 3.08 Probably built as stabling with attached cart shed with hayloft/granary over, this linear range is likely that shown on the 1854 map attached to Yews Cottage and the brickwork has an early-mid 19<sup>th</sup> century character (**plates 12-18**). By 1893 it is shown as a three cell building that is no longer attached to the rear of Yew Cottage as its southern bay has been demolished. However, that conflicts with the evidence of the fabric which shows that the current south end has a rebuilt roof but with evidence of some tumbled brickwork indicative of an original gable end. In any case, the form of this has probably not changed since the late 19<sup>th</sup> century, when it was rebuilt or altered from the earlier building here.

- 3.09 Today stores 1 and 2 as shown on the modern as existing drawings probably reflect the historical arrangement whereas the northern end has been sub-divided to form an area with a modern loft ladder and machinery, including a drive wheel and belt, probably associated with processing animal feed and linked to a grain store above. Stores 1 and 2 are part of the single storey part and there is evidence of blocked openings to both long elevations. This is a brick building with a rebuilt roof with pantile cover. To the north is the two bay two storey end with cart shed or other stores to the ground floor with brick arched heads lintels and a first floor loft areas with taking-in door and two windows, the latter with segmental arched brick heads. The roof structure has been replaced and the loft has modern floorboards and joists.

## Barn



*Plate 12: Single storey range with rebuilt roof and evidence of tumbled brickwork suggesting the current south end is the original south gable*



*Plate 13: Northern bays of the barn are two storey with first floor taking-in door and windows facing the access track and stores below*



*Plate 14: Elevation facing covered yard shows a building break between the two and single storey components but also within the single storey range suggesting phases of rebuilding with various stable doors linking the historical farmyard to this range*



*Plate 15: Northern bay is an animal loose box with low level feeder and trough i.e. for pig or calf use*



Plate 16: 20<sup>th</sup> century machinery and drive belts in ground floor of northern range



Plate 17: Blocked hayloft opening in south gable of two storey range and evidence that the roof has been rebuilt



Plate 18: 20<sup>th</sup> century roof structure to two storey range

### Yews Cottage

- 3.10 Yews Cottage (**plates 19-26**) is probably the building shown to the street front on the 1854 Ordnance Survey map. While the resolution of the first edition Ordnance Survey map is poor, between the clearer 1893-1970 maps the rectangular footprint of the cottage, set to the rear of a small front garden and with a small rear yard separating it from the farm to the rear remains consistent. The dwelling was probably the cottage to the chicory farm and fabric analysis would suggest an early 19<sup>th</sup> century date of construction.
- 3.11 The front façade of Yews Cottage faces the road set to the rear of a small garden bounded by decorative railings. It is a three bay building with a centrally placed 20<sup>th</sup> century front door set within an earlier doorcase with pilasters and flat pediment. All the front windows have sash horns i.e. post-date about 1840 and are two over two timber sashes. All the external elevations have been rendered and the roof cover is laid with pantiles. There were once two end brick chimney stacks. The house is asymmetrical as the rear roof form slopes to include a secondary staircase and utility rooms. At the rear all the windows and the rear door and doorcase are 20<sup>th</sup> century replacements and the ground floor windows have been enlarged. The rainwater goods are modern uPVC replacements.
- 3.12 The ground floor has a four cell plan form with the principal rooms to the front being a dining and sitting room separated by the main staircase and the smaller, lower height rear rooms being a kitchen and utility room separated by a secondary staircase. At first floor level are three bedrooms and a bathroom.
- 3.13 Evidence for a pre-Victorian, probably late Georgian, date of construction for the building is hidden in the building itself and comprises:



- Traditional four cell floorplan with catslide roof to the rear.
- Small area of exposed brickwork where render is missing has an early 19<sup>th</sup> century character.
- Character of steep treads to secondary straight flight staircase with winder in timber clad enclosure.
- Wider floorboard widths to first floor bedrooms, exposed where carpets missing.

3.14 The house contains fabric, fixtures and fittings from a variety of dates with some original floorboards and lathe and plaster ceilings, some four panel doors, and then a phase of refurbishment with associated fireplaces, some internal doors, front door, kitchen fittings and boarded ceiling to the sitting room that date from between the 1930s and 1960s.

### Yews Cottage



Plate 19: Yews Cottage with three bay rendered frontage faces the road, with The Yews set back to the right and the Piggery set back to the left



Plate 20: Detail of doorcase, probably Victorian, to the 20<sup>th</sup> century door



Plate 21: Gable elevation illustrating roof slope to rear



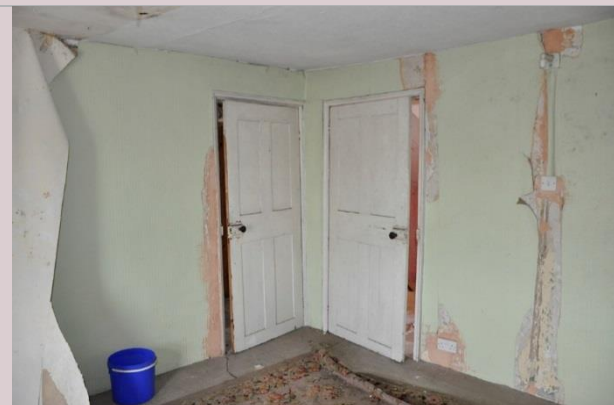
Plate 22: Rear elevation with modern windows and door



*Plate 23: Primary straight flight timber stair at front*



*Plate 24: Secondary staircase with winder in timber enclosure to rear*



*Plate 25: Example of four-panel first floor doors*



*Plate 26: Example of size and room volume of rear first floor bedroom*

### **The Yews**

- 3.15 The northern part of the site of The Yews is shown as a building on the 1854 Ordnance survey map. However, the current main building appears to be a single phase construction as the brickwork is the same and there is no obvious construction break and therefore it presumably replaced this earlier building associated with the chicory kiln. The Yews (**plates 27-34**) dates to the mid-late 19<sup>th</sup> century being first shown on the 1893 Ordnance Survey map. It is recorded as The Yews on this map where it is a three block building. To the southern end is the house with the front elevation facing the street but set well back behind a garden. Attached to the rear of this is a building with an open front to the elevation that faces the access track. Attached to this was a single bay wide narrow range with a small offshoot projecting into the drive. By the 1910 Ordnance Survey map a conservatory was attached to the side of the front elevation. This is on the site of the current brick extension, which may be the solid building shown on the 1958 map. There is a modern single storey glazed conservatory porch to the entrance on the southwest elevation facing the access track and a further single storey flat roofed modern extension to the earlier side extension to the north east elevation.

- 3.16 The house is larger and grander compared to Yews Cottage. It is a two storey brick building with a later, probably concrete tile, roof cover. The frontage faces the street with a three bay elevation with central doorcase with decorative fluting to timber pilasters framing a four panel front door and fanlight. The sitting room has been extended with a 20<sup>th</sup> century single storey side extension that replaced an earlier conservatory. All the windows have been replaced with modern UPVC window units and the fenestration to the garden facing south west elevation is irregular.
- 3.17 Within the house the ground floor has a four cell plan form with an extended sitting room and also a dining room to the front, kitchen and utility room to the rear with a Victorian dog leg stair with half landing, turned balusters, curtail step and moulded handrail. The first floor comprises four bedrooms, some of which retain cast iron fireplaces. There are a number of four panel doors within the farmhouse.
- 3.18 The northern part of The Yews has a less domestic character with open fronted (part infilled) ground floor to the south west elevation with a first floor with ventilated taking in door and two four pane timber windows. The first floor room that this accesses includes a fireplace and may have once therefore been accommodation or office for a farm worker.

### The Yews



*Plate 27: Front elevation viewed across overgrown front garden with decorative metal railings and three bay frontage with brick elevation, UPVC window units and hipped roof with later cover*



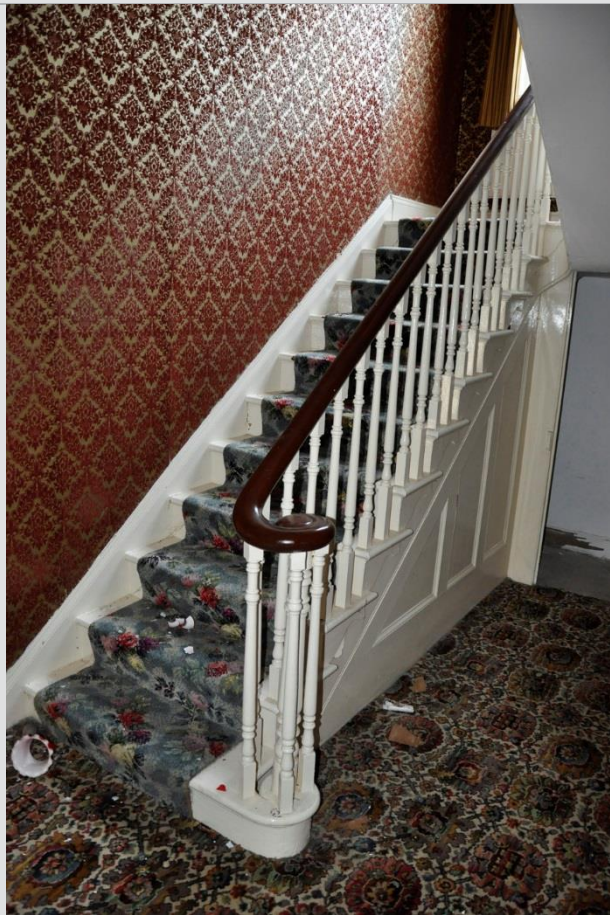
*Plate 28: Detail of front doorcase, probably Victorian*



*Plate 29: 20<sup>th</sup> century side extension*



*Plate 30: Garden facing elevation with irregular fenestration, all UPVC window units and flat roof extension to the 20<sup>th</sup> century extension to the sitting room*



*Plate 31: Late 19<sup>th</sup> century style staircase with dog-leg form, turned balusters and curtail step*



*Plate 32: Late Victorian style round arched cast iron fireplace to a first floor bedroom*



*Plate 33: Northern bays to the house have a more agricultural character and appearance*



*Plate 34: Blocked fireplace at first floor above open fronted ground floor bays*

### Shed

- 3.19 The Shed is a detached modern building that post-dates 1970 as it is not shown on the Ordnance Survey map published 1967-1970 (**plates 35-36**). The lower walls are blockwork with plywood sheeting above and low pitch roof with corrugated sheeting that includes a ventilator. It has UPVC rainwater goods.

#### Shed



*Plate 35: Looking south to the modern shed with Building H to the left*



*Plate 36: Poor quality materials at the shed visually detract from the traditional farmstead*

### Building H

- 3.20 This building (**plates 37-40**) may be shown on the 1967-1970 Ordnance Survey map, or may have been an enclosed yard at this date associated with the new Piggery. The fabric evidence reveals that Building H is a later addition to the west side of the piggery making it more likely that it was built on the earlier open yard to the Piggery in order to expand the animal accommodation after c.1970.

## Building H



Plate 37: South elevation shows that it is later addition to the piggery to the left of this image



Plate 38: The design of Building H is more utilitarian than the adjacent piggery with simpler appearance to openings



Plate 39: View to Building H across covered yard



Plate 40: Part of pig or cow shed interior at building H

## Covered Courtyard

- 3.21 The farmyard is shown on historical mapping as an open yard. It was covered in the c.1960s when the Piggery was erected (**plates 41-42**).

## Shed



Plate 41: The eastern part of the covered yard area is formed from timber king post trusses attached to the brick walls of existing buildings and set on posts with a corrugated sheeting dual pitched roof



Plate 42: The covered yard that forms the northern yard to the piggery has a modern metal portal-framed roof structure with corrugated sheeting dual pitched roof cover

### Open Cattle Shed and Shed

- 3.22 These two buildings are first shown on the 1967-1970 Ordnance Survey map and are part of the c.1960s northwards expansion to the farmstead. The smaller shed holds silos while the larger is an open fronted cattle shed (**plates 43-46**).

#### Open Cattle Shed and Shed



*Plate 43: Cattle shed is a mixture of brickwork and corrugated sheeting with sheet roofing*



*Plate 44: Looking south towards the north ends of both sheds, open fronted elevation to cattle shed is apparent*



*Plate 45: Looking north to both sheds*



*Plate 46: Silos within shed*

## ASSESSMENT OF SIGNIFICANCE

- 4.01 Significance is the concept that underpins current conservation philosophy. 'Significance' in terms of heritage-related planning policy is defined in the Glossary of 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 The importance of identifying the significance of a site is highlighted in the National Planning Policy Framework as this is essential in informing future change to heritage assets. The aim of conservation is to manage change to ensure that significance is protected, and also revealed, reinforced and enhanced, at every possible opportunity.
- 4.03 The Supplementary Planning Document Consultation Draft for the Local Heritage List for York (June 2013) includes the following selection criteria for local heritage assets i.e. non-designated heritage assets (NDHAs), with more than one criteria needing to be met. These are described as locally important buildings, monuments, sites, places, areas and landscapes *'...that contribute to the special local architectural and historic character of the area and are valued by the community....locally distinctive features that contribute to the environmental, social and cultural heritage of the York area.'* (2013, 1). The criteria are defined as follows;
- (i) Architectural Significance**  
A building that is valued locally for special architectural or vernacular interest; has associations with a locally or nationally notable architect, designer or engineer; or demonstrates design features of exceptional quality that may be characteristic of the local area.
- (ii) Townscape and Landscape Significance**  
A building, monument, site, place, area, landscape or open space which makes a positive visual contribution to character, helps define a sense of place or adds to the local distinctiveness of the area. These include:
- a) Key landmark buildings and/or structures including significant buildings on important routes into the area
  - b) Buildings that create a vista, view or make a positive contribution to the skyline
  - c) A group of buildings or the relationship between buildings and the spaces around them
  - d) Valued open spaces, including public streets and squares, parks, gardens, amenity spaces and linear greenways, for example, river corridors
  - e) Trees including avenues, special groups and single landmark trees
  - f) Walls, fences, railings or hedges
  - g) Street surfaces and margins, for example, cobbles, setts and grass verges
  - h) Distinctive items of street furniture, for example, signposts, lamp columns and light fittings.
- (iii) Historical Significance**  
Buildings, monuments, sites, places, areas and landscapes that are of historic interest associated with local historic events or locally famous or notable people, civic, community or industrial activities of local significance; or which reflect traditional functional character of, or former patterns of land use within the area.
- (iv) Artistic Significance**  
Features within the public realm, for example, signs, adverts or plaques, that are of artistic interest for their conscious design, or technical significance that displays exceptional innovation and craftsmanship.



**(v) Archaeological Significance**

Monuments or places of archaeological interest that are identifiable and definable in extent; have the potential to retain well preserved deposits (both upstanding features or earthworks and sub-surface); relate to a significant phase of local development or local occupation or with a person of local significance.

**(vi) Age and Rarity**

Only buildings over 30 years old are normally considered eligible for nomination as a local heritage asset. It takes time for different styles of architecture to be appreciated and widely acknowledged as nationally or locally important.

**(vii) Community Significance**

Places and features perceived as a source of local identity, distinctiveness, social interaction and coherence that have strong communal meaning.

**The Yews: Significance**

4.04 The assessment below considers each building/structure within the site using the criteria above and then draws together an overarching summary statement of significance. A privately owned working farm throughout its history, The Yews does not have any artistic significance. Similarly there is no known community significance or communal meaning and so those criteria are not considered further in the table below.

| Buildings       | Criteria   |   |   |   |   | NDHA |
|-----------------|--|---|---|---|---|------|
|                 | Architectural Significance   | Townscape and Landscape Significance                          | Historical Significance   | Archaeological Significance   | Age and Rarity  |      |
| Piggery (A)     | <p><b>Negligible-Local:</b><br/>Decorative use of concrete to door surrounds gives the building some design interest</p>   | <p><b>None:</b><br/>Does not meet criteria (ii) a-h above</p> | <p><b>None:</b><br/>Built to house pigs in the c.1960s</p>  | <p><b>None:</b><br/>The building replaced an earlier farm range but this was likely entirely removed with the existing concrete foundations were laid</p>   | <p><b>None:</b><br/>A modern piggery, this is not uncommon as a building type or for its age.</p>   | No   |
| Stables (B)     | <p><b>Negligible-Local:</b><br/>Vernacular character and appearance typical of a stables range and stores</p>  | <p><b>None:</b><br/>Does not meet criteria (ii) a-h above</p> | <p><b>None:</b><br/>Built to house horses and other animals in the c.1960s</p>  | <p><b>None:</b><br/>The building extended the farmstead into what was a field</p>   | <p><b>None:</b><br/>Modern stabling. Common for its age and building type</p>   | No   |
| The Granary (C) | <p><b>Local:</b><br/>Typical vernacular character for a mid-19<sup>th</sup> century granary/barn, including ventilation holes and slits</p> <p><b>None:</b><br/>Modern utilitarian extension</p> | <p><b>None:</b><br/>Does not meet criteria (ii) a-h above</p> | <p><b>Local:</b><br/>Probable granary – perhaps the chicory store originally - to a 19<sup>th</sup> century farm/chicory kiln. Later alterations and extension have no significance and have eroded any legibility regarding possible association with chicory kiln. Significance compromised by demolitions in c.1960s</p> | <p><b>Negligible:</b><br/>Any below-ground evidence for the former possible chicory kiln or horse-engine house likely removed during construction of c.1960s extension but part of standing wall of the former threshing barn does survive, partly rebuilt in the c.1960s</p> | <p><b>Local:</b><br/>19<sup>th</sup> century origins, albeit no evidence of historical association with chicory kiln</p>  | Yes  |
| The Barn (D)    | <p><b>Local:</b><br/>Evidence of stabling and cart shed functions with typical vernacular rural farming character of the 19<sup>th</sup> century</p>   | <p><b>None:</b><br/>Does not meet criteria (ii) a-h above</p> | <p><b>Local:</b><br/>Probably built as early-mid 19<sup>th</sup> century stabling and cart shed with hayloft/grain store over. Possibly part of the site when</p>   | <p><b>Local:</b><br/>Complicated history of rebuilding and change captured in the brickwork, roof structure/roof line and internal character i.e. buildings archaeology</p>   | <p><b>Local:</b><br/>Early-mid 19<sup>th</sup> century stabling and cart shed. Not unusual or rare but one of the earliest surviving buildings on this site</p> | Yes  |

|                  |  |  |  |   |   |     |
|------------------|--|--|--|---|---|-----|
|                  |  |  | it included chicory farming  | can tell a story in the absence of historical evidence  |   |     |
|                  | <b>Architectural Significance</b>  | <b>Townscape and Landscape Significance</b>  | <b>Historical Significance</b>   | <b>Archaeological Significance</b>  | <b>Age and Rarity</b>   |     |
| Yews Cottage (E) | <b>Local:</b><br>Humble farm worker 19 <sup>th</sup> century vernacular character to the dwelling. This has been much eroded to the rear, but survives well at the front   | <b>Local:</b><br>Street front presence on a prominent road junction with a visual group value with The Yews. Part of a composition that includes front boundary garden railings and a lamppost   | <b>Local:</b><br>The cottage that was likely part of the site when it included a chicory kiln and farmed chicory, an important Victorian industry at and around Dunnington. It was then integrated into the later farm | <b>Negligible:</b><br>The building has potential to reveal more about its history and construction, currently hidden under external render and modern internal finishes | <b>Local:</b><br>The cottage is one of the oldest buildings on the site and is a probable early 19 <sup>th</sup> century dwelling. While not unusual it preserves the legibility of its humble vernacular origins | Yes |
| The Yews (F)     | <b>Local:</b><br>Traditional mid-late 19 <sup>th</sup> century farmhouse with attached agricultural buildings. The 20 <sup>th</sup> century extensions have no significance and traditional character has been eroded by replacement of windows throughout with UPVC units | <b>Local:</b><br>Street front presence, albeit less than Yews Cottage due to set back, on a prominent road junction with a visual group value with Yews Cottage. Part of a composition that includes front boundary garden railings and a lamppost | <b>Local:</b><br>Victorian farmhouse with group value with 19 <sup>th</sup> and 20 <sup>th</sup> century working farm and cottage  | <b>Negligible:</b><br>The building has potential to reveal more about its history and construction, currently hidden under modern internal finishes                     | <b>Local:</b><br>Survival as a Victorian farmhouse with attached farm buildings has some interest   | Yes |

|                       | <b>Architectural Significance</b>  | <b>Townscape and Landscape Significance</b>           | <b>Historical Significance</b>  | <b>Archaeological Significance</b>  | <b>Age and Rarity</b>  |    |
|-----------------------|--|---|---|---|--|----|
| Shed (G)              | <b>None:</b><br>Utilitarian structure using poor quality or utilitarian materials with no design value or vernacular character | <b>None:</b><br>Does not meet criteria (ii) a-h above | <b>None:</b><br>Origins postdate 1958   | <b>None:</b><br>Modern building built on open farmland with no known building history                                     | <b>None:</b><br>A modern agricultural shed that is a common building type                  | No |
| Building (H)          | <b>None:</b><br>Late 20 <sup>th</sup> century utilitarian farm building  | <b>None:</b><br>Does not meet criteria (ii) a-h above | <b>None:</b><br>Late 20 <sup>th</sup> century animal shelter/pens                       | <b>None:</b><br>Modern building erected on part of a field  | <b>None:</b><br>A modern agricultural building that is a common building type              | No |
| Covered Courtyard (J) | <b>None:</b><br>Utilitarian modern structure   | <b>None:</b><br>Does not meet criteria (ii) a-h above | <b>None:</b><br>Modern farm structure that has eroded legibility of historical farmyard | <b>None:</b><br>No known buildings archaeology with modern concrete surface to farmyard likely removing any older surface | <b>None:</b><br>Common modern structural forms   | No |
| Open Cattle Shed (K)  | <b>None:</b><br>Utilitarian modern structure   | <b>None:</b><br>Does not meet criteria (ii) a-h above | <b>None:</b><br>Modern farm shed that extended traditional farmstead                    | <b>None:</b><br>No known buildings archaeology as built on field  | <b>None:</b><br>Common modern structural forms and materials for cattle shed built c.1960s | No |
| Shed (L)              | <b>None:</b><br>Utilitarian modern structure   | <b>None:</b><br>Does not meet criteria (ii) a-h above | <b>None:</b><br>Modern farm shed that extended traditional farmstead                    | <b>None:</b><br>No known buildings archaeology as built on field  | <b>None:</b><br>Common modern structural forms and materials for shed built c.1960s        | No |

### The Yews Summary Statement of Significance

- 4.05 The redundant farmstead at The Yews has heritage significance due to the 19<sup>th</sup> century origins of the place as a farmstead with two rural dwellings. Within the site Yews Cottage, The Barn and The Granary have heritage significance as early-mid 19<sup>th</sup> century buildings that were part of the farmstead when it farmed/dried chicory (**figure 7**). There is no evidence of the chicory kiln labelled on the first edition Ordnance Survey map. The Yews has significance as a Victorian farmhouse that had been added to the site by 1893 and probably reflected a period of prosperity. These buildings display traditional 19<sup>th</sup> century vernacular character, construction materials and form and appearance. There are some later unsympathetic changes to these buildings such as the UPVC windows applied throughout to The Yews and the changes to fenestration and the door opening to the rear of Yews Cottage and the significance of The Granary has been eroded through the loss of the former kiln or horse-engine house and the loss of the adjacent barn. The significance of The Barn has also been eroded through the replacement of the original roof structure and roof cover. Despite these unsympathetic modern changes, these four buildings retain enough of their original character and appearance to be reasonably considered to meet the threshold of buildings of local heritage interest i.e. to be non-designated heritage assets.
- 4.06 The suite of work in the 1960s onwards including extensions to The Yews farmhouse, extensions to the farmstead to the north and west with the erection of the Piggery, Building H, Shed G, Open Cattle Shed K, Shed L and Stables B does not have heritage significance. These buildings have altered the plan form of the historic farmstead. That said, the legibility of the 19<sup>th</sup> century plan form is still legible and the relationship between the two dwellings and 19<sup>th</sup> century farm buildings arranged around a farmyard with The Yews separated by an access track contributes to the significance of the site and illustrates both historical functional relationships and the group value that these buildings share.



Figure 7: The Yews – level of heritage interest

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