



Snaith



Land at Butt Lane, Snaith
Desk-based Assessment

field

ArcHeritage 2018

**Land at Butt Lane, Snaith, East Riding:
Desk-Based Assessment**

ArcHeritage Campo House, 54 Campo Lane, Sheffield, S1 2EG

Phone: +44 (0)114 2728884 Fax: +44 (0)114 3279793
archeritage@yorkat.co.uk www.archeritage.co.uk



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NON-TECHNICAL SUMMARY

This report presents the results of an archaeological desk-based assessment of land at Butt Lane, Snaith, East Riding of Yorkshire (centred on NGR SE6437 2170). The report was commissioned by Midland Construction Limited.

Research for the report suggests that the Site formed part of a wider agricultural landscape in the Iron Age and/or Roman periods. Cropmark features are visible within the Site on 21st-century aerial photographs, with further similar features visible in the results of a recent geophysical survey. These features are likely to be the sub-surface remains of Iron Age and/or Romano-British field systems, with enclosures, trackways and boundary ditches similar to those recorded to the south and south-west of the Site.

The Site remained in agricultural use during the medieval and early post-medieval periods, when it formed part of Snaith Field, an extensive area of commons. While the western part of the Site was enclosed in 1781, it is not clear if the central and eastern areas remained commons or had been enclosed privately prior to that date. The Site formed part of three fields throughout the 19th century, with various plots being given over to arable or pasture.

The land remained in agricultural use throughout the 20th, and into the 21st, century. The only features known to have been present within the Site during this period are the field boundaries, a public footpath and a shorter path that ran south-east to Butt Lane. Of these, only the main public footpath remains extant.

1 INTRODUCTION

This report presents the results of a desk-based assessment of land at Butt Lane, Snaith (the 'Site'). The aim of the report is to establish the known cultural heritage resource within and around the Site, to provide a context for the identification and understanding of any potential cultural heritage resource; to identify cultural heritage constraints; to assess the standing buildings within the Site; and to assess the effect of the proposed development on the cultural heritage resource. The report was commissioned by Midland Construction Limited.

2 LOCATION, GEOLOGY AND TOPOGRAPHY

The Site (centred on NGR SE 6437 2170) is located approximately 10.25km to the south-west of Goole (Figure 1). The Site, which comprises parts of two arable fields, is bounded on housing at the north and west, by arable fields at the south and by Butt Lane itself at the east.

The underlying geology is Sherwood Sandstone, overlain by Lacustrine Beach deposits sand and gravel (BGS). A search of BGS borehole records did not return any entries for the Site. While several boreholes have been excavated on land to the east of Butt Lane, access to these records is restricted (BGS).

Ground level within the Site slopes gently up from Butt Lane, but is generally level, with low undulations. A shallow, dry ditch and a hedge are present along the eastern site boundary. Several large gaps are present in the hedge.

3 METHODOLOGY

3.1 Aims

The general aim of the desk-based assessment was to determine the nature of the archaeological resource and built heritage resource in the Site. This was achieved by collating existing archaeological and historic information relating to the Site and its immediate environs. The desk-based research was undertaken in line with the standards and guidance produced by the Chartered Institute for Archaeologists (CIfA 2014).

3.2 Methodology

3.2.1 Desk-based research

The following sources were consulted:

- Humber Historic Environment Record (HER);
- East Riding Archives (ERA);
- Doncaster Archives (DA);
- National Archives (NA);
- Historic England Archive (HEA);
- Archaeology Data Service (ADS);
- Heritage Gateway online;
- National Heritage List for England (NHLFE);
- Portable Antiquities Scheme (PAS);

- British Geological Survey online (BGS);
- Multi-Agency Geographic Information for the Countryside (MAGIC);
- www.britainfromabove.org.uk;
- CUCAP;
- Google Earth;
- ArcHeritage library.

3.2.2 Walkover survey

A walkover survey will be undertaken to establish the condition of the Site and to identify any cultural heritage assets.

3.2.3 Assessing heritage significance

The term 'heritage assets' covers a wide variety of features including: buildings; standing, buried and submerged archaeological remains, sites and landscapes; and parks and gardens, whether designated or not. Heritage assets hold meaning for society over and above functional utility. The value of a heritage asset may be derived from many different factors.

There is currently no nationally-agreed methodology for measuring the relative value of archaeological remains. The National Planning Policy Framework (NPPF 2018) draws a distinction between nationally important remains and those of lesser significance. On this basis, it is possible to distinguish between heritage assets based on factors including period, rarity, documentation, group value, vulnerability and diversity. The heritage significance of the asset is allocated to one of six categories: Very High; High; Medium; Low; Negligible and Unknown.

Significance ratings have been assigned only to the known or potential heritage assets (archaeological remains) that are recorded cartographically, photographically or in other documentation. No rating can be assigned to previously unrecorded deposits, although the potential for such deposits to exist must be acknowledged.

Table 1: Criteria for assessing the significance of heritage assets

Significance	Heritage Asset (examples)	Note
Very High	<p>World Heritage Sites (including nominated sites).</p> <p>Assets of acknowledged international importance.</p> <p>Assets that can contribute significantly to acknowledged international research objectives.</p> <p>Scheduled Monuments (including proposed).</p> <p>Undesignated assets of schedulable quality and importance.</p> <p>Grade I and II* Listed Buildings, Parks & Gardens</p> <p>Other substantial or very legible historic landscapes of note</p>	<p>Substantial harm to, or loss of, these assets should be <u>wholly exceptional</u> (NPPF para 194b)</p> <p>Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 193 & 194)</p>

Significance	Heritage Asset (examples)	Note
High	Assets that can contribute significantly to acknowledged national research objectives. Conservation Areas Undesignated assets of clear regional or national importance Grade II Listed Buildings, Parks & Gardens Other legible historic landscapes	Substantial harm to, or loss of, these assets should be <u>exceptional</u> (NPPF para 194a) Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 193 & 194)
Medium	Undesignated assets that contribute to regional research objectives Locally Listed buildings Legible historic landscapes	Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 194)
Low	Undesignated Assets of limited value, but with potential to contribute to local research objectives. Assets compromised by poor preservation and/or poor survival of contextual associations. Historic (unlisted) buildings of modest quality in their fabric or historical association. Fragmented historic landscapes	Any harm or loss to a heritage assets requires clear and convincing justification (NPPF para 194)
Negligible	Assets with very little or no surviving archaeological/heritage interest Buildings of no architectural or historical note Buildings of an intrusive character Areas of known ground disturbance	
Unknown	The importance of the resource (below ground deposits, landscape, setting or historic building) has not been ascertained.	Field evaluation may be required to evaluate potential buried assets (NPPF para 189)

English Heritage (now Historic England) guidelines (2008) suggest the following themes to help establish the value of heritage assets:

- Evidential value – the potential of the place to yield evidence about past human activity
- Historical value – the ways in which past people, events and aspects of life can be connected through a place to the present (this may be illustrative or associative)
- Communal value – derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- Aesthetic value – derived from the way people draw sensory and intellectual stimulation from a place.

3.2.4 *Assessing archaeological potential*

The assessment of the potential for buried archaeological remains to be present is a professional judgement based on known cultural heritage assets in the vicinity, the nature of current and historic land-use, and available information on the nature and condition of sub-surface deposits. The assessment is not a definitive statement, but a consideration of *potential* based on the currently available evidence. The assessment of potential could be modified if additional information was to become available.

A **low** potential reflects a below-average likelihood for the preservation of remains based on known parameters; **moderate** represents an average potential; and **high** would reflect an above-average potential for the survival of archaeology. If there is insufficient evidence on which to make a judgement the potential is deemed to be **unknown**. A **negligible** potential means that no significant archaeological remains are present; this is only used where it is known that substantial sub-surface disturbance has occurred in the past (such as excavation for deep basements or quarrying) which will have removed any earlier remains.

4 **ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

This section presents a summary of the archaeological and historical background of the Site and its surrounding area. A gazetteer of known heritage assets within 1km of the Site has been collated from local and national databases and is presented in Appendix 1. Heritage asset numbers mentioned in the text refer to the gazetteer. The locations of the assets are shown on Figure 2.

4.1 **Designated assets**

All cultural heritage designations were checked for the search area, including Scheduled Monuments (SMs), Listed Buildings, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

4.1.1 *Site*

The HER does not record any designated heritage assets within the Site.

The Site is not located within the Snaith Conservation Area.

4.1.2 *Search Area*

One Grade I and 39 Grade II listed buildings are recorded in the search area.

The Snaith Conservation Area is recorded within the search area.

No World Heritage Sites, Scheduled Monuments, Grade II* listed buildings, Registered Parks and Gardens, Registered Battlefields or conservation areas are recorded in the search area.

4.2 **Undated**

The HER does not record any undated heritage assets within the Site.

One undated heritage asset is recorded within the search area: human bones (MHU14614), found approximately 0.42km to the north-west of the Site.

4.3 Prehistoric and Roman

The HER does not record any prehistoric or Roman heritage assets within the Site. However, Historic England record a linear feature, approximately 45m in length and orientated north-east/south-west, in the south-west part of the Site (NMP Sheet SE62SW; Figure 2). This feature is also visible in the results of a geophysical survey that was carried out within the Site in October 2018 (Magnitude Surveys 2018). The survey results indicate that numerous similar sub-surface anomalies are also present within the Site, including linear and sub-circular features that are likely to be the remains of boundary ditches, enclosures and trackways of Iron Age and/or Romano-British field systems (Magnitude Surveys 2018, 10).

The sub-surface features within the Site are likely to be associated with more extensive remains of this type (MHU 22483) which have previously been identified in an area between 73m and 0.39km to the south and south-east of the Site. Further probable Iron Age and Romano-British cropmark features are also recorded approximately 0.43km to the south-west of the Site. This indicates that the Site formed part of a wider agricultural landscape during these periods. The location and extent of settlement in the Snaith area during the Iron Age and Roman periods is unknown.

The HER records two further Roman heritage asset within the search area: a burial under tiles, with numerous coins below the head (MHU1323) and a *dupondius* of Vespasian (MHU1324) found approximately 0.70km to the north-west of the Site.

4.5 Medieval

The HER does not record any early medieval heritage assets within the Site or the search area.

Place-name evidence indicates early medieval activity in the Snaith area, however, with the village deriving its name from the Old Norse term 'sneith', meaning a detached piece of land or land cut off (Ekwall 1960, 428). Land use within the Site itself during this period is unknown.

The HER does not record any later medieval heritage assets within the Site.

Snaith was recorded as 'Esneid', 'Esnoid' and 'Esnoit' in the 1086 *Domesday* survey. The manor was a royal estate at that date, with the settlement core (MHU9679) located approximately 0.43km to the north of the Site. The Church of St Laurence (MHU1326), a Grade I listed building approximately 0.42km to the north-west of the Site, includes late 11th-century elements.

A large area of ridge and furrow (MHU22386) is recorded immediately to the east and north-east of the Site. Given its proximity, the Site itself is also likely to have been in agricultural use during the medieval period. This is supported by the Site's location within Snaith Field at the time of the 1754 Snaith enclosure award (Figure 3; see Section 4.6, below). Medieval pottery (MHU19902) recovered approximately 0.15km to the north-east of the Site may have been deposited in relation to nightsoiling, in order to improve soil conditions in the open fields around the village. In that case, such activity may also have occurred within the Site itself and similar remains may therefore be present.

Butt Lane, immediately to the east of the Site, connects Snaith with West Cowick and is likely to have been the main route between the villages during the medieval period. Activity will therefore have taken place in the Site's immediate vicinity throughout this period. Cowick appears to have been the site of pottery production during the later medieval period, with the

remains of kilns, pottery and wasters (MHU1328; MHU5604; MHU5605; MHU5622) recorded approximately 0.30km to the south-east of the Site.

The HER records eight further medieval heritage assets within the search area: the site of a grammar school (MHU1327); the site of an Anglican cell (MHU1290); pits and cess pits (MHU21832); finds including a balance weight, spoon and pot (MHU19902); pottery (MHU20611; MHU19827; MHU20684); and the possible remains of a building and a ditch (MHU21074).

4.7 Sixteenth to eighteenth centuries

The HER does not record any early post-medieval heritage assets within the Site.

As noted in Section 4.6, above, the Site formed part of Snaith Field at the time of the 1754 Snaith, Cowick and Rawcliffe enclosure map (Figure 3). Land within the Site did not form part of the 1754 enclosure, which dealt with the commons and wastes between the village and the River Aire to the north. While no features or indications of land use were shown within the Site on the enclosure map, the depiction of a windmill to the east of Butt Lane indicates that the Site was located within a working agricultural landscape during this period. A windmill was also shown, to the north of the Site, on Thomas Jefferys' 1771 map of Yorkshire. Due to the scale of the county map, Jefferys did not show any features within the Site or give any indications of land use.

The western part of the Site was enclosed through the 1781 Snaith and Cowick Enclosure Award (ERA DDCL/3445) and was shown as the northern part of a long, rectangular field on the accompanying enclosure map (ERA DDCL/3445). The enclosure award established the western site boundary and a further field boundary to the east. However, the 1781 map did not show the central and eastern parts of the Site and it is not clear if these areas remained commons or had been enclosed privately prior to the 1781 parliamentary enclosure process. Although labelled as the property of William Middleton, a farmer of Balne, the enclosed field in the western part of the Site did not possess a plot number and the land cannot be identified from the text of the enclosure award alone. Land use within the western part of the Site in 1781 is therefore unknown.

The HER records 11 further early post-medieval heritage assets within the search area, including: Snaith's post-medieval settlement core (MHU9679); the site of Snaith Hall (MHU1281); pottery and kiln waste (MHU1328; MHU5604; MHU5605; MHU5622); a timber-framed house (MHU4739); two jettons (MHU1324); pottery (MHU20218); unspecified 'finds' (MHU20684); and West Cowick's post-medieval settlement core (MHU9738).

The National Heritage List for England records 24 Grade II listed buildings from this period within the search area: 15 Church Lane (MHU21074); 9 and 11 Church Lane (MHU4737); 1 and 3 Church Lane (MHU4736); 5 and 7 Market Place (MHU6459); a 'lock-up' (MHU6451); an altar tomb (MHU938); 6 (The Nook) High Street (MHU6458); 7 and 9 High Street (MHU9401); 5 High Street (MHU6456); The Vicarage, 3 High Street (MHU6455); 1 High Street (MHU9400); 21 Market Place (MHU9405); 22 Market Place (MHU9403); the Downe Arms Inn (MHU6464); 11 Market Place (MHU6462); 10 and 12 Market Place (MHU6465); 1 and 3 Market Place (MHU9404); 18 and 20 Beastfair (MHU4735); The Plough Inn (MHU9407); 13-23 Beastfair

(MHU1325); 2 Mitton House (MHU9391); The Lodge (MHU9406); 2 Wells House and an associated range (MHU9413);

4.8 Nineteenth century

The HER does not record any 19th-century heritage assets within the Site.

The Site was shown in full on the 1825 Snaith township map (Figure 3). The 18th-century enclosure boundaries in the western part of the Site remained extant as part of Plot 279, while the central and eastern areas formed parts of Plots 202 and 271, respectively. Although the plot numbers imply that a schedule was produced to accompany the 1825 map, this does not appear to survive and land use within the Site at that date is unknown. While the east and west site boundaries had been established by 1825, the Site's northern and southern perimeters ran parallel to, but did not accord with, field boundaries to the north and south-east. With the exception of the plot boundaries that sub-divided the land into three fields, no features were shown within the Site on the 1825 map or on an undated plan of Snaith, Pollington and Cowick (ERA DDCL/3409). No changes were shown within the Site on the latter plan.

With the exception of two footpaths, no changes were shown within the Site on the 1840 Snaith tithe map (Figure 4). The main path ran north-south, parallel with the field boundary that divided the central and eastern parts of the Site. It is not known if this path had been extant prior to 1840, perhaps as a customary footway through the medieval and/or early post-medieval commons in Snaith Field or as a right of way established by the 1781 enclosure award. A shorter path ran south-east from the main footpath, crossed Plot 409 in the eastern part of the Site and led to Butt Lane. A building just to the south of the path's terminus was not located within the Site.

The 1840 tithe apportionment (ERA DDCL/355) recorded Plot 41, in the central part of the Site, as 'Field Close', an arable plot owned by Viscount Downe of Snaith Hall (MHU6453). Plot 409, in the eastern part of the Site, was also owned by Viscount Downe but was listed as a field of 'grass'. Along with Plot 417 in the western part of the Site, this area retained the name 'Snaith Field'. Plot 417 itself was an arable field owned by James Hanks, who had been recorded as one of the area's 'principal proprietors of the soil' in 1837 (Sheahan and Whellan 1837, 695). Each of the three plots within the Site was being leased to a different tenant in 1840. No changes were shown within the Site on an 1849 plan of Pollington, Cowick and Snaith (ERA DDCL/3423).

The fields to the west and north-west of the Site had been landscaped as part of the grounds of Snaith Hall by the time of the 1853 Ordnance Survey map (Figure 4). The boundaries of the new grounds followed the courses of former fields boundaries and so abutted the Site in these areas. No features associated with Snaith Hall or its grounds extended into the Site itself, which remained unchanged from the 1840 and 1849 plans.

A c.1870 plan of the fields to the south of Snaith (Figure 5) marked the central and western parts of the Site as part of the Snaith Hall estate. No features were shown in these areas. The eastern part of the Site, however, formed part of a group of three fields owned by a Mr. Strickland. This is likely to have been George Strickland, who leased several fields from the Snaith Hall estate in this period (ERA DDCL/1056/8). While three plot numbers (544, 546 and 547) were given, the plan showed the outer perimeter of Strickland's land and did not mark the

individual fields. Strickland's land was labelled 'Turnips' on the c.1870 plan, thereby indicating that the land was in arable use at that date.

The Snaith Hall estate was sold at auction in 1875 and the Site was shown as part of Lot 1 on the sale plan (Figure 5). The north-south field boundaries that had sub-divided the Site into three fields on the early 19th-century maps remained extant at that date. The western field was marked 'William Wheeler's Trustees', thereby indicating that Wheeler had died and the land was being managed by his appointed beneficiaries. William Wheeler, a farmer of Gowdall, had owned land at Snaith since at least 1822 (ERA DDCL/1639).

While the central part of the Site was labelled as 'Plot 548' on the 1875 plan, this field also formed part of the lands administered by Wheeler's Trustees' lands, while the eastern field retained the three plot numbers from the c.1870 plan. The accompanying Snaith Hall sales particulars (ERA DDCL/1068) named the eastern part of the Site as part of 'Butt Lane Close'. With the exception of the removal of the footpath through the eastern field, no changes were shown within the Site on the 1898 Ordnance Survey map (Figure 6).

Twenty-five further 19th-century heritage assets are recorded within the search area, the majority of which are Grade II listed buildings. These include Snaith Hall (MHU6453); a conservatory at Snaith Hall (MHU6454); 15-17 Selby Road (MHU6467); 3 Beastfair (MHU9389); 13-23 Beastfair (MHU1325); Beech Grove (MHU9393); Snaith Methodist Chapel (MHU9392); a milepost (MHU9396); Fairholme (MHU9394); Eastfield House (MHU9395); The Goddards (MHU9397); and the Crown Brewery (MHU9414).

4.9 Modern

No changes were shown within the Site on the 1906 or 1950 Ordnance Survey maps (Figures 6 and 7). The field boundaries within the Site had been removed by the time of the 1964 OS map (Figure 7), however, with the exception of a short remnant of the 18th-century enclosure boundary which had divided the Site's western and central fields. The stub of this field boundary had been removed by the time of the 1973 Ordnance Survey map (Figure 8). No further changes were shown within the Site at that date.

A housing estate had been constructed to the west and north-west of the Site by the time of the 1981 Ordnance Survey map. To the west of the public footpath through the Site, the northern site boundary was demarcated by the gardens to the rear of the new properties. No further changes were shown within the Site on the 1984 OS map (Figure 8). To the north of the Site, further housing had been constructed between the footpath and Butt Lane by the time of an aerial photograph taken in 2002 (Google Earth). The Site was in arable use at that date, with a crop visible in the field to the west of the footpath and hay in the field to the east. Several gaps are visible in the hedge along the Site's Butt Lane boundary on the 2002 photograph.

No changes are visible within the Site on an aerial photograph taken in 2007 (Google Earth). Several of the potential sub-surface features that have been identified by the Magnitude Surveys geophysical survey (Magnitude Surveys 2018) are visible as cropmark features in the Site's north-west corner on this and a 2015 aerial photograph (Google Earth). Both of the fields within the Site were under crop at the time of an aerial photograph taken in 2018 (Google Earth).

5 SITE VISIT

A site visit was carried out by Mark Stenton of ArchHeritage on 29th October 2018.

The Site is located immediately to the west of Butt Lane and is bounded by the rear gardens of domestic houses at the north and west, and by a mature hedge at the east. The Site comprises two fields, divided by a public footpath. Ground level slopes gently down from the north, but is generally level throughout the southern part of the Site. Due to the standing crop in the east field and the recently-ploughed condition of the west field, the Site was observed from the edges of the fields and from the public footpath that runs between the plots.

Access into the Site from Butt Lane is via a large breach in the hedge in the Site's north-east corner (Plate 1). Several further gaps are present within the hedge (Plate 2), while an unploughed bund is present in some of the area between the hedge and the field (Plate 3). At the time of the site visit, a crop was present in the field between Butt Lane and the public footpath to the west (Plates 4 and 5). With the exception of very occasional small sherds of 19th-century transfer print, no pottery or clay pipe was observed in the loose, sandy soil at the edges of the east field.

An informal path surfaced variously with grass or compacted earth runs along an unploughed bund between the fields and the gardens along the northern site boundary (Plates 4 and 5). An area of uneven ground along the northern edge of the field is likely to be associated with the installation of drainage or sewerage for the houses at South Parkway, to the north. During the site visit, no evidence was observed for the former course of the footpath than ran south-east through this part of the Site to Butt Lane on the 1840 and 1853 maps. Any traces of this feature are likely to have been removed through subsequent ploughing.

Similarly, no evidence was observed for the former course of the field boundary that demarcated the fields in the east and central parts of the Site between the early 19th and mid-20th centuries. Any remains relating to this feature, which ran parallel with the public footpath, are likely to have been removed through subsequent ploughing or, at best, survive as ephemeral traces of a grubbed-out hedgeline along the intersection between the field and the path.

The public footpath itself is a compacted earth track that runs north-south along an unploughed bund (Plates 6 and 7). To the west of the path, the field had been ploughed and did not contain a crop (Plates 8 and 12). In common with the east field, the only visible ceramic observed in the loose, sandy soil at the edges of the field was an occasional small sherd of 19th-century pottery.

No evidence was observed for the former course of the boundary that had divided the fields in the central and western parts of the Site between the late 18th and mid-20th centuries. Any remains of the former boundary are likely to have been removed through subsequent ploughing. A small area in the Site's north-west corner has not been ploughed recently and is uneven ground, surfaced with grass (Plate 9). An unploughed bund runs between the field and the rear gardens of the houses on Oakdale Close, immediately to the west (Plates 9, 10 and 11). The southern site boundary is not marked by a hedge or fence, but is distinguished by a difference in land use, with young shoots present in the field to the south of the Site (Plate 12).

6 ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

The assessment of the potential for archaeological remains to be present is based on known cultural heritage assets in the vicinity, the nature of current and historic land-use, and available information on the nature and condition of sub-surface deposits. **The assessment is not a definitive statement, but a consideration of *potential* based on the currently available evidence.**

Cropmark features are visible in the western part of the Site on 21st-century aerial photographs. These features, along with similar features in the central and eastern parts of the Site, were also identified by geophysical survey in 2018. While currently undated, the likelihood is that these features are the sub-surface remains of Iron Age and/or Romano-British field systems, with enclosures, trackways and boundary ditches. Similar features are recorded to the south and south-west of the Site. Given the geophysical survey results and the relative lack of deep ground disturbance within the Site, the archaeological potential for the Iron Age and Roman periods is considered to be **high**. As the Site formed part of a wider, regional agricultural landscape in these periods, the heritage significance of these assets is **medium**.

The Site formed part of Snaith Field, an extensive area of commons, and is therefore likely to have been in agricultural use during the medieval period. The land was located between the villages of Snaith and Cowick and is unlikely to have been the focus of any now-lost settlement. Spreads of medieval pottery, perhaps used in soil improvements, have been recovered from the field immediately to the east of the Site, while extensive medieval activity in the immediate area is demonstrated by the Cowick pottery production area to the south-east. The results of the 2018 geophysical survey do not suggest that there are any remains of levelled ridge and furrow, such as the bases of the former furrows, within the Site. The land remained in agricultural use throughout the early post-medieval period and was partly enclosed in 1781. Any archaeological remains from these periods that may be present are likely to relate to former land division or drainage, although the former course of an 18th-century field boundary that was removed in the mid-20th century was not identified in the geophysical survey results. Small items deposited through casual loss may present. It is not known if the public footpath that runs through Site originated as a customary route through the former commons or was established through the 18th-century enclosure process. The archaeological potential for the medieval and early post-medieval periods is considered to be **low**. The heritage significance of any assets from these periods that may be present is also **low**.

The Site was in agricultural use throughout the 19th century. Field boundaries that formerly divided the land into three fields were removed in the mid-20th century. While the public footpath within the Site was shown on the 1840 tithe map, the date at which it was established is not known. A shorter path than branched south-east to Butt Lane was extant in 1840 and 1853, but had been removed by 1898. The results of the geophysical survey suggest that subsequent ploughing has removed any subsurface remains relating to the former field boundaries. The archaeological potential and heritage significance for the 19th century are both considered to be **low**.

The Site remained in agricultural use throughout the 20th, and into the 21st, century. With the exception of the field boundaries, no features are known to have been present within the Site during this period. Utility services relating to the 1980s housing estate to the north may run

through part of the Site. The archaeological potential and heritage significance for the modern period are both considered to be **low**.

7 CONCLUSIONS

Research for the report suggests that the Site formed part of a wider agricultural landscape in the Iron Age and/or Roman periods. Cropmark features are visible within the Site on 21st-century aerial photographs, with further similar features visible in the results of a recent geophysical survey. These features are likely to be the sub-surface remains of Iron Age and/or Romano-British field systems, with enclosures, trackways and boundary ditches similar to those recorded to the south and south-west of the Site. Given the geophysical survey results, the archaeological potential for the Iron Age and Roman periods is high.

The Site remained in agricultural during the medieval and early post-medieval periods, when it formed part of Snaith Field, an extensive area of commons. While the western part of the Site was enclosed in 1781, it is not clear if the central and eastern areas remained commons or had been enclosed privately prior to that date. The Site formed part of three fields throughout the 19th century, with various plots being given over to arable or pasture.

The land remained in agricultural use throughout the 20th, and into the 21st, century. The only features known to have been present within the Site during this period are the field boundaries, a public footpath and a shorter path that ran south-east to Butt Lane. Of these, only the main public footpath remains extant. The archaeological potential for the medieval to modern periods is considered to be low.

8 ACKNOWLEDGEMENTS

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Documents

1754 Snaith enclosure award (ERA DDCL/3393)

1781 Snaith enclosure award (ERA DDCL/243)

1822 Lease and conveyance of land at Snaith (ERA DDCL/1639)

1840 Snaith tithe apportionment (ERA 355)

1872 Lease from year to year at £264 10s per annum relating to land and property at Snaith and Cowick (ERA DDCL/1056/8)

Historic maps

1754 Snaith enclosure map (ERA DDCL/3394)

1771 Thomas Jefferys map of Yorkshire

1781 Snaith enclosure map (ERA DDCL/3444)

1825 Snaith township map (ERA DDCL/3396)

Undated (pre-1829) plan of Snaith, Pollington and Cowick (ERA DDCL/3409)

1840 Snaith tithe map (ERA DDCL/3458)

1849 plan of Pollington, Cowick and Snaith (ERA DDCL/3423)

1853 OS map

c.1870 plan of fields to the south of Snaith (ERA DDCL/1056/9)

1875 Snaith Hall sales plan (ERA DDCL/1068)

1898 OS map

1906 OS map

1950 OS map

1964 OS map

1973 OS map

1981 OS map

1984 OS map

Aerial photographs

Britain From Above

Google Earth: 2002, 2007, 2015, 2018

Historic England: NMP Sheets SE 62SE and SE62SW

FIGURES



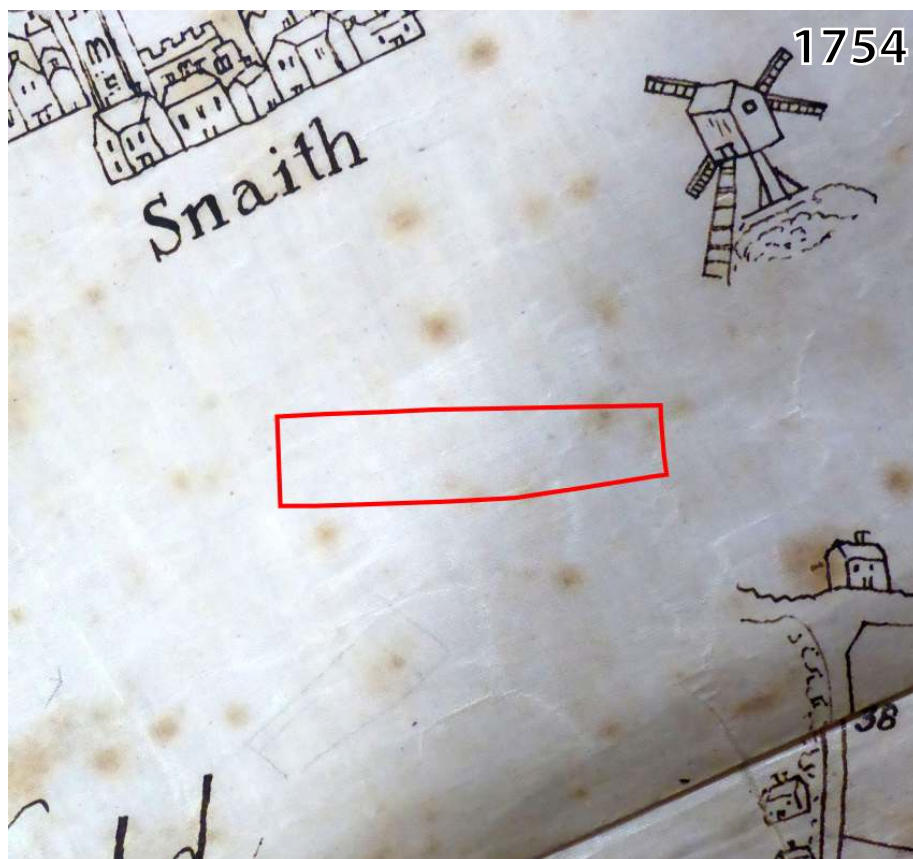
Site centred on NGR SE 6437 2170

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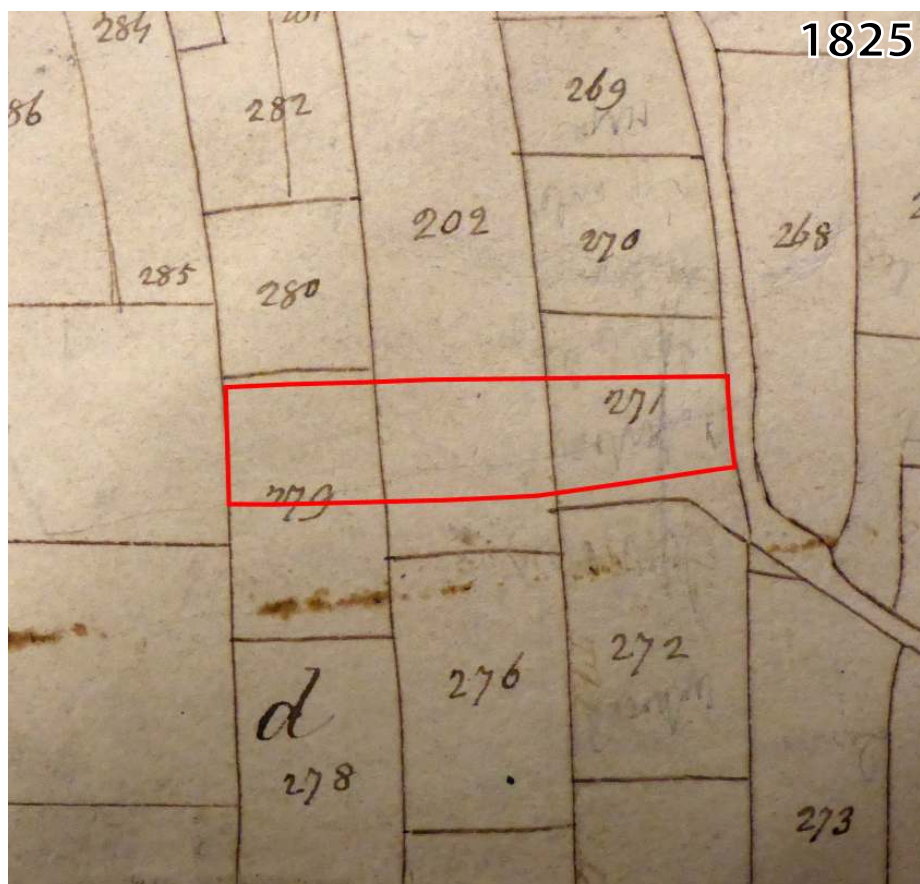


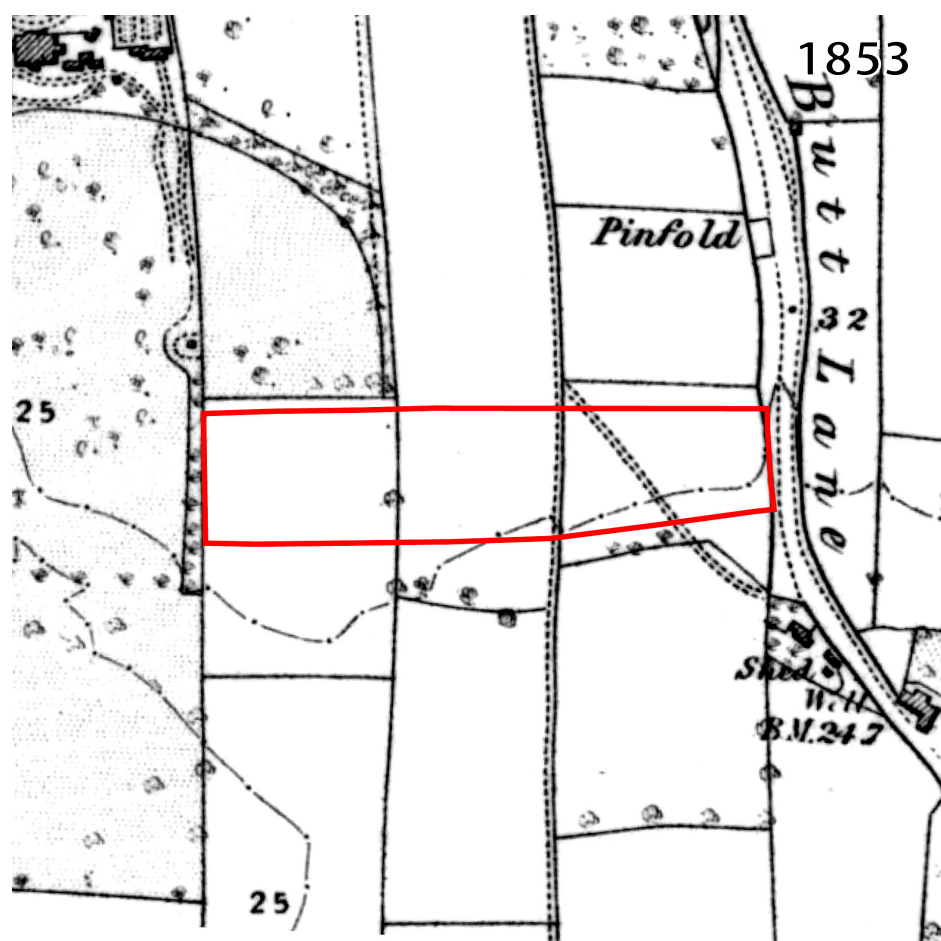
Figure 1: Site location

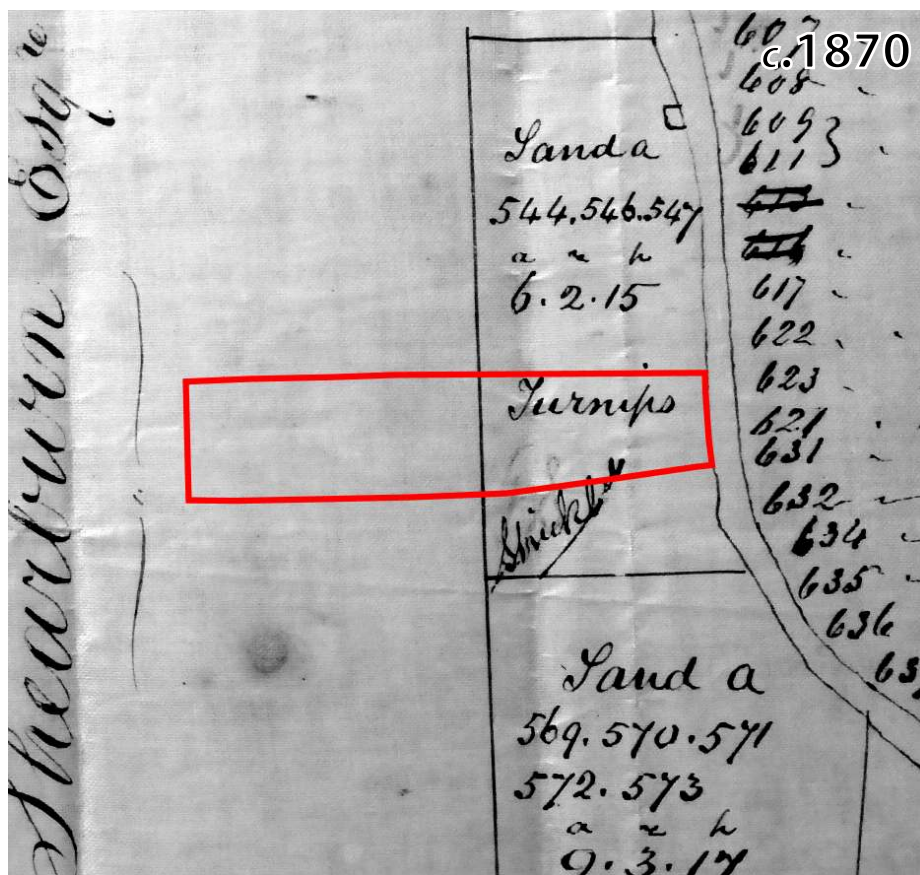




site boundary is approximate







site boundary is approximate

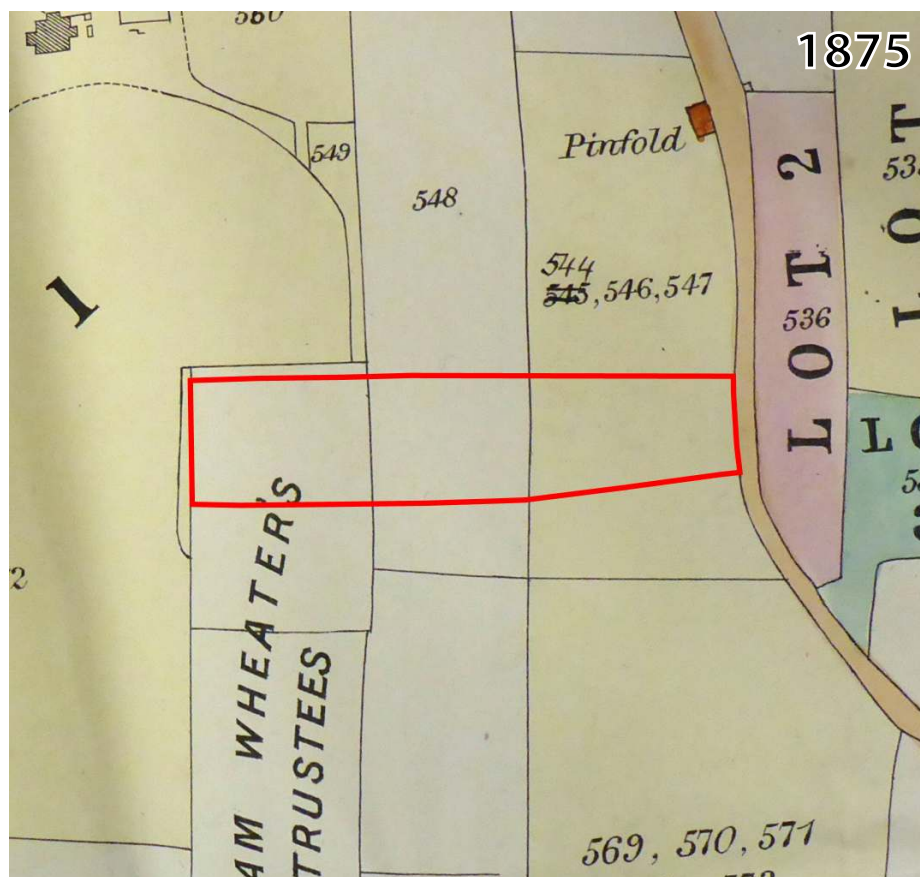
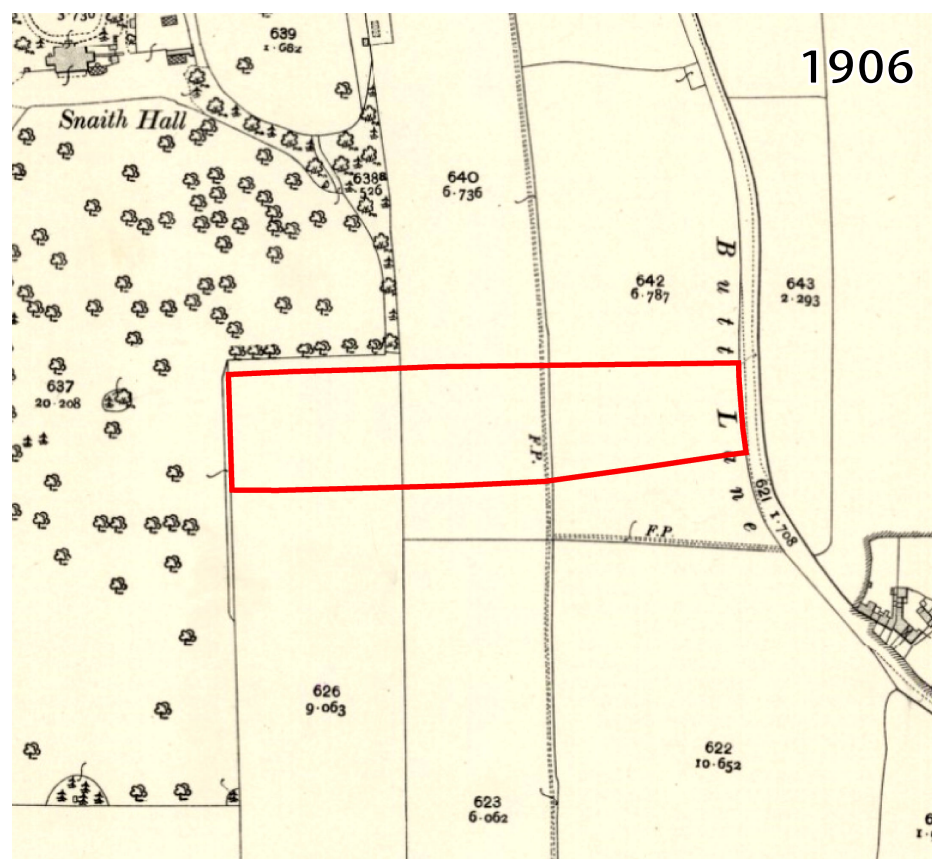
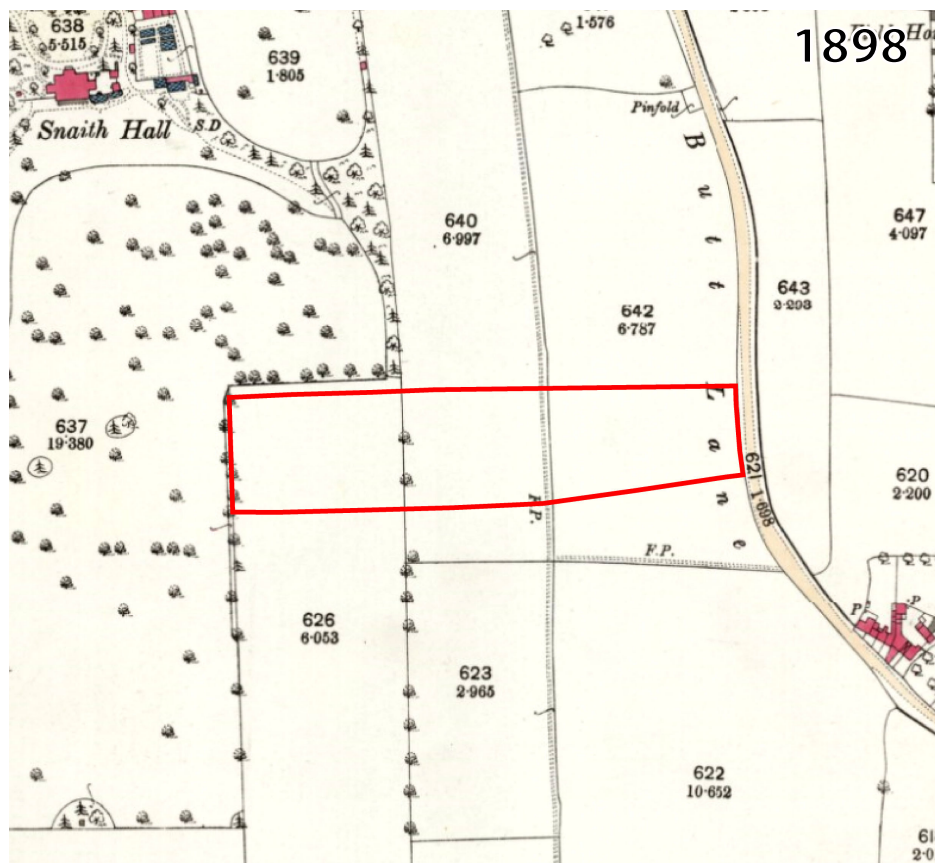
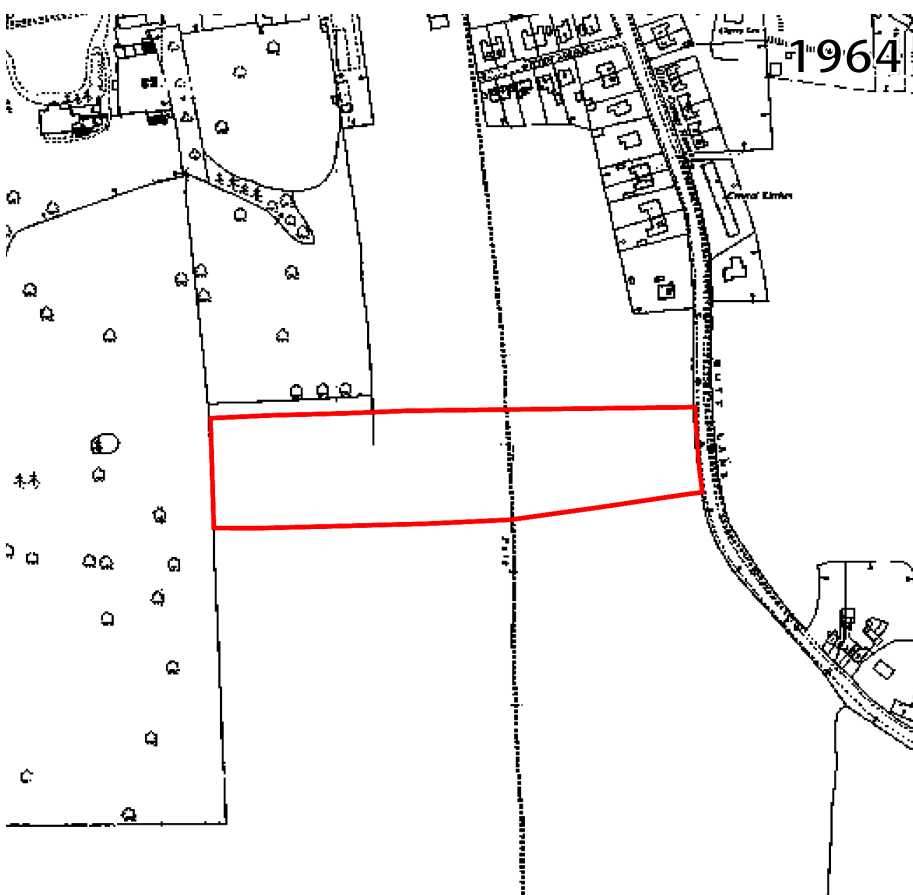
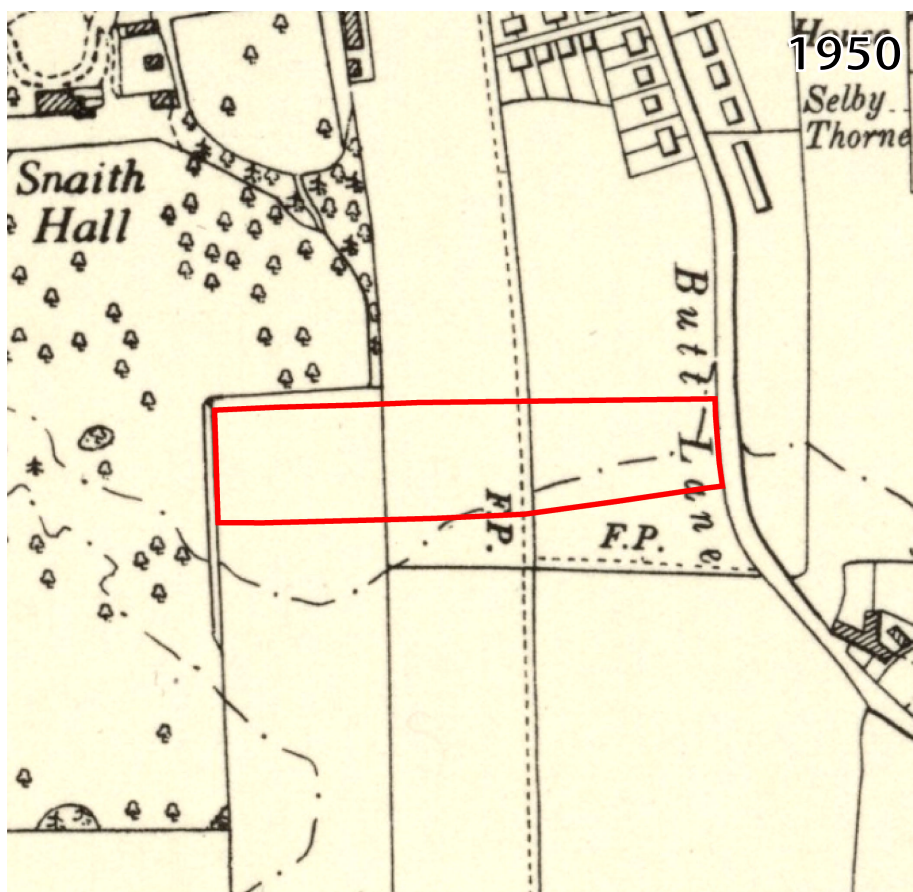


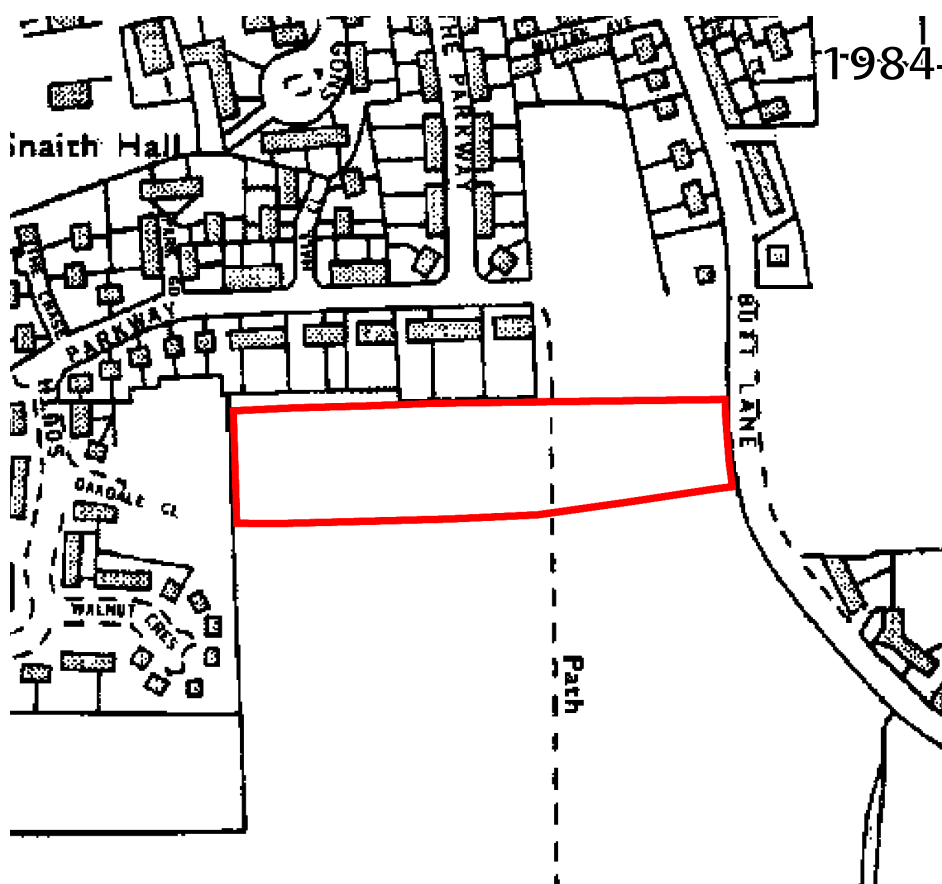
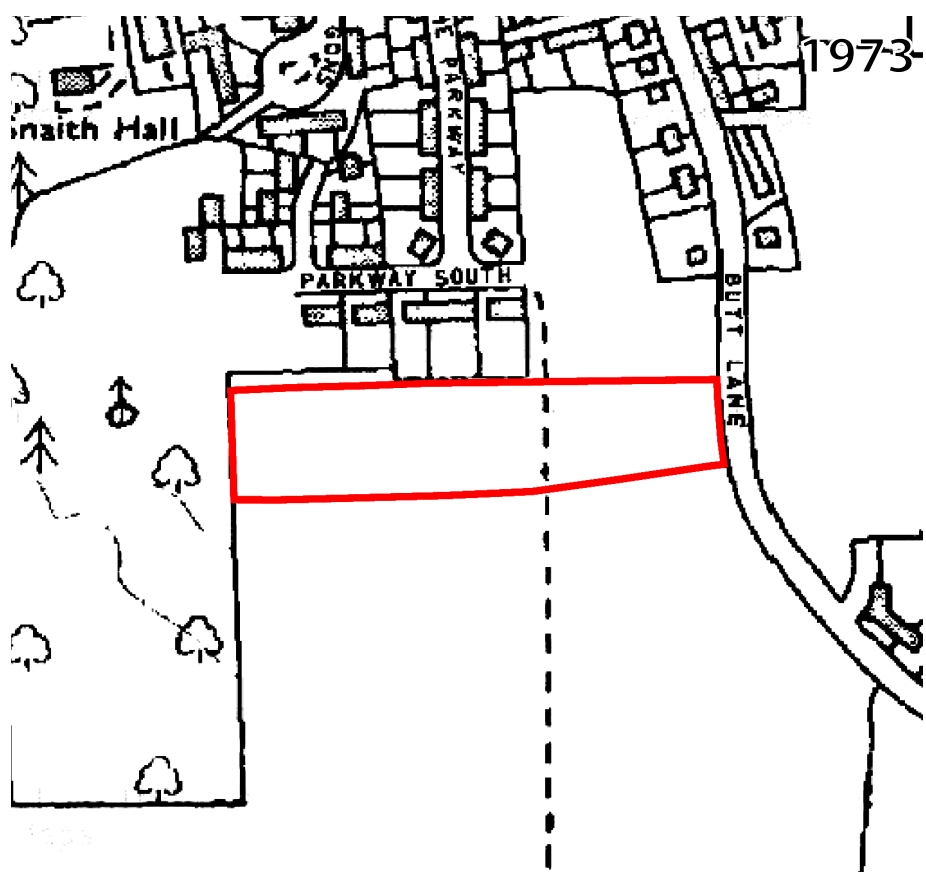
Figure 5: c.1870 fields plan and 1875 sale plan







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PLATES



Plate 1: Site entrance, looking east from Butt Lane



Plate 2: Looking north-west from Butt Lane



Plate 3: Boundary hedge along Butt Lane



Plate 4: Looking west along northern site boundary



Plate 5: Looking east towards Butt Lane



Plate 6: Looking south along public footpath



Plate 7: Looking north from public footpath



Plate 8: Looking south-west from public footpath



Plate 9: Looking west towards Oakdale Close



Plate 10: Looking east towards Butt Lane



Plate 11: Looking south along eastern site boundary



Plate 12: Southern site boundary, looking north-east towards Butt Lane

APPENDIX 1 – GAZETEER OF HERITAGE ASSETS

Reference	Description	NGR
MHU22485	Ridge and furrow. Several areas of ridge and furrow to the north of Snaith. Land enclosed under 1754 Snaith Enclosure Act.	SE 6162 2290
MHU22483 NMP Sheet SE36SE	Iron Age/Romano-British cropmark features, including field boundaries, enclosures, ditches and trackways, visible on aerial photographs.	SE 644 215
MHU1326	Site of Benedictine cell founded c.1310.	SE 640 222
MHU1327 NHLFE 1347049	Snaith Old Grammar School. Now a church room. C15-C16 origins with unsympathetic later alterations and west extension. Grade II listed building.	SE64062 22215
MHU4739	Site of 14 George Street. Former Grade II listed 17th century timber-framed house. Demolished in 1987.	SE 643 222
MHU1323	Roman burial and coins. Inhumation with many coins beneath the head found in 1853 under some tiles placed like the ridge of a roof in Priory Garth during construction of the railway.	SE 640 222
MHU1281	Site of Snaith Hall. Early post-medieval. No visible traces of the former building.	SE 634 221
MHU1324	Roman coin, a <i>dupondius</i> of Vespasian, and two post-medieval jettons. Found in a field adjacent to the sewage works, south of Gowdall Lane.	SE 636 221
MHU4738 NHLFE 1161794	15 Church Lane. House. Mid C18. Brick with pantile roof. Grade II listed building.	SE 64049 22190
MHU4737 NHLFE 1103286	9 and 11 Church Lane. House, now 2 houses. R M on tablet; later alterations. Brick, rendered. 1724 Pantile roof. Grade II listed building.	SE 64053 22175
MHU21832	Medieval pit or cess pit and pottery found on west side of Church Lane.	SE 6405 2215
MHU1290 NHLFE 1161899	The Church of St. Lawrence. Parish church. C12 north and south walls to transepts; C13 tower and west bay to nave arcade; early C14 chancel, later C14 vestry; C15 arcades, chancel arch, clerestory, aisles, north and south chapels, buttresses, parapets. Restorations of 1867-68; repairs of 1883, and of 1910 to tower and south aisle wall. Grade I listed building.	SE 641 221
NHLFE 1161768	Lock Up. Police Cells used by Manor. Late C18 - early C19, with later alterations to roof of left cell. Built by the Vestry Board. Grade II listed building.	SE 64132 22178
NHLFE 1103288	Altar tomb, 10m south-east of chancel of St. Lawrence's. Altar tomb with 3 adjoining inscribed slabs on inscribed base. 1765-1800. Grade II listed building.	SE 64125 22154
NHLFE 1162011	Altar tomb, 10m south of chancel of St. Lawrence's. Altar tomb with 3 adjoining inscribed slabs. Ashlar. 1765-1797. Grade II listed building.	SE 64120 22153

Reference	Description	NGR
MHU4735 NHLFE 1347046	1 and 3 Church Lane. House, now house and shop. c1700 with later alterations. Red brick, front rendered and incised in imitation of ashlar. Pantile roof. Grade II listed building.	SE 64064 22132
MHU14614	Human bones. Undated.	SE 640 221
MHU6459 NHLFE 1103292	5 and 7 Market Place. House, now 2 houses and shop. Mid C18 with C19 alterations to No 5, unsympathetic C20 alterations to No 7. Grade II listed building.	SE 64238 22126
MHU6458 NHLFE 1162049	6 (The Nook) High Street. House. c1720-30 with early C19 extension to left and bow window to rear; re-roofed in late 1960s. Grade II listed building.	SE 64029 22107
MHU9401 NHLFE 1103290	7 and 9 High Street. Pair of houses. Mid C18 with later alterations, including raising of roof and insertion of shop window to No 9 in C19, and blocking of former shop window to No 7 in c1960. Grade II listed building.	SE 64088 22120
NHLFE 1103291	April Cottage. House. Early - mid C18 with later alterations. Brick, colour-washed. Clay tile roof. Grade II listed building.	SE 64068 22113
MHU6456 NHLFE 1162140	5 High Street. House. Early C18 with later C18 and C19 alterations and additions. Grade II listed building.	SE 64098 22115
NHLFE 1162151	13 High Street. House and former shop. Early - mid C18 with later C18 - early C19 fenestration and shop front, C20 garage door. Grade II listed building.	SE 64074 22114
MHU6455 NHLFE 1347050	Vicarage, 3 High Street. Vicarage, now house. Mid C18, extended and raised to 3 storeys in later C18 - early C19. Grade II listed building.	SE 64110 22119
MHU9400 NHLFE 1103289	1 High Street. House, now house and shop. Late C18 with mid - late C19 shop front and later alterations. Grade II listed building.	SE 64129 22118
MHU9706	12, 14 and 16 Pontefract Road. Site of post-medieval almshouses.	SE 6402 2199
MHU9406 NHLFE 1162255	The Lodge. House, now club. Mid-late C18 with alterations of c1980, including colour- wash and windows. Grade II listed building.	SE 64068 22014
MHU20281	16 th -century pottery. Fragments of brick of 16th to 18th century date, and pottery of 16th century date were recovered during a watching brief on land north east of 6 Pontefract Road, Snaith, in 2005.	SE 642 220
MHU9403 NHLFE 1347051	22 Market Place. House. Mid C18. Yellow brick with red brick dressings. Pantile roof. Double-depth, 2-room central entrance-hall plan. Grade II listed building.	SE 64178 22159
MHU6464 NHLFE 1162237	The Downe Arms Inn. Mid C18 with early C19 bow windows. For Downe Estate. Brown brick. Clay tile roof; lead roofs to bow windows. Grade II listed building.	SE 64198 22130
MHU6462 NHLFE 1347052	11 Market Place. House, now house and shop. Late C18 - early C19 with later C19 rear range; C20 alterations. Grade II listed building.	SE 64212 22116

Reference	Description	NGR
NHLFE 1662210	9 and 9a Market Place. House(now flats)and shop.Late C18-early C19 with later alterations and additions to rear. Brick,with rendered stacks. Pantile roofs. Grade II listed building.	SE 64229 22122
MHU6465 NHLFE 1309747	10 and 12 Market Place. House and shop. Early - mid C18 with late C19 shop fronts. Grade II listed building.	SE 64223 22151
MHU9405 NHLFE 1103293	Premises of G.H. and D. Rowsby. House, now house and shop. Mid C18 with early-mid C19 alterations, C20 shop to ground floor. Grade II listed building.	SE 64173 22131
MHU9403 NHLFE 1162168	1 and 3 Market Place. House, now shop. Late C17 - early C18 with later additions and late C19 - early C20 shop fronts. Brick, rendered. Pantile roof. Grade II listed building.	SE 64253 22122
MHU6467 NHLFE 1162291	The Manor House, 15-17 Selby Road. House, now house and shop. c1800 with later alterations and rear addition. Grade II listed building.	SE 64273 22124
MHU9389 NHLFE 1347045	3 Beastfair. House. Early C19. Brick with pantile roof. 2-room central entrance-hall plan. 2 storeys, 3 bays. Grade II listed building.	SE 64288 22101
NHLFE 1103284	18 and 20 Beastfair. Pair of houses, No 18 now house and shop. Mid C18 with late C19 shop front to No 18, C20 rendering and unsympathetic alterations to No 20. Grade II listed building.	SE 6433 222086
MHU9407 NHLFE 1103295	The Plough. House, now public house. Late C18 - early C19 with later alterations. Grade II listed building.	SE 64277 22079
MHU1325	13-23 Beastfair. A group of six Almshouses, with a suggested early 19th century date, which were unoccupied and in a poor state of repair in 1986.	SE 643 221
MHU9390	House and range adjoining rear of 33 Beastfair. House mid C18; later C18 cottages in 2 builds. Later alterations, renovations of 1986. Grade II listed building.	SE 64396 22138
MHU6449	31 and 33 Beastfair. Almsmshouse. BT on datestone. Restorations of 1985-86 included partial 1627 rebuilding to rear and internal alterations.	SE 64398 22125
MHU9392 NHLFE 1347047	Snaith Methodist Chapel. Wesleyan chapel, now Methodist. 1862 on tablet. Red brick with red pointing, sandstone ashlar dressings. Welsh slate roof. Classical style. Grade II listed building.	SE 64493 22126
MHU9393 NHLFE 1309942	Beech Grove. House. Mid C19. Brick, rendered and incised in imitation of ashlar; ashlar dressings. Grade II listed building.	SE 64524 22086
MHU9391 NHLFE 1103285	2 Mitton House, Butt Lane. Late C18 for Mitton family, with earlier origins to rear; late C19 roof. Grade II listed building.	SE 64423 22050
MHU6453 NHLFE 1103294	Snaith Hall. Built c.1829 for W. Sherburn. Later 19th century extension, verandah and conservatory. Magnesium limestone ashlar with Westmorland slate roof. Grade II listed building.	SE6413821933

Reference	Description	NGR
MHU6454	Conservatory at Snaith Hall. Mid-19 th -century conservatory, attributed to Sir Joseph Paxton. Yellow brick to front. Red brick to rear with cast-iron framework for glass walls and roof.	SE 641 219
MHU9396	Milepost. approximately 75 metres west of Fairholme - II Mile-post. Mid - late C19. Cast iron. Triangular in section, approximately 1 metre high, with triangular head. Panel to sides facing road has raised border and inscription: SELBY TEORNE 8 7 MILES. Grade II listed building.	SE 64678 21974
NHLFE 1162660	Brewery, malt kilns and adjoining ranges approximately 10m south of Wells House. Brewery, now grain store; malt-kiln, maltings, stable/cart-shed/ granary and associated outbuildings. Late C18 - early C19 brewery, incorporated in ranges of c1888 for Hartley's Brewery Company Ltd. Grade II listed building.	SE 64638 21434
MHU9394	Fairholme. House. 1848 by B and J Sykes for Mrs Shearburn; later C19 extension to rear. Grade II listed building.	SE 64757 21986
MHU9395	Eastfield House. House. c1840 for Mrs Shearburn. Grey brick in Flemish bond with sandstone ashlar dressings. Welsh slate roof. Grade II listed building.	SE 64797 21949
MHU9397 NHLFE 1347048	The Goddards. House. 1853 for Shearburn family, with rear addition of c1910. Red brick with tuck pointing. Welsh slate roof. Grade II listed building.	SE 65024 21878
MHU22386	Pit, gully, ridge and furrow, pottery. Medieval to post-medieval features.	SE 647 218
MHU20611	Humberware pottery, found on land to west of 15 High Street.	SE 646 216
MHU19828	Post-medieval pottery, West Cowick. Number of pottery and metal-detected finds recovered during a watching brief on the construction of a single dwelling at land north of 21 High Street, in 2002.	SE 647 216
MHU19827	Medieval pottery, West Cowick. Number of sherds, kiln furniture, pot, brick and roof tile were recovered from spoilheaps during a watching brief on a single dwelling at West Cowick, in 2002.	SE 647 216
MHU1328	Medieval/post-medieval pottery, West Cowick. identified by surface scatters of potsherds, kiln debris and soil discolouration.	SE 648 216
MHU22067	Ditch, pit, extractive feature, linear feature. Medieval to post-medieval features and finds, including kiln furniture, pot and waster.	SE 648 216
MHU20684	Medieval to post-medieval finds found during a watching brief at 39 High Street, West Cowick.	SE 648 215
MHU5622	Medieval/post-medieval pottery and kilns, to north of the Ship Inn. Identified by surface scatter and shards, kiln debris and soil discolouration	SE 650 215
MHU5604	Medieval/post-medieval pottery and kilns found to south of High Street, West Cowick.	SE 647 215

Reference	Description	NGR
MHU5605	Medieval/post-medieval pottery and kilns east of Cheesmans Farm, West Cowick. Surface scatter of shards, kiln debris and soil discolouration were all identified.	SE 648 215
MHU9738	West Cowick. Medieval and post-medieval settlement core.	SE 649 215
MHU9414 NHLFE 1083329	Crown Brewery. Brewery, now warehouse. c1888 for Hartleys Brewery Company. Grade II listed building.	SE 64612 21453
MHU9413 NHLFE 1309584	2 Wells House and range, stables, store. House late C18 - early C19 with later C19 alterations, including re-roofing; stables/store-house late C19 with earlier C19 origins and C20 alterations. Grade II listed building.	SE 64647 21456
MHU21074	Medieval/post-medieval wall, floor, possible structure, layer, ditch, grindstone, tile, kiln furniture, pot, brick, clay pipe.	SE 652 214
MHU9495	Medieval waster assemblage, Ivy Lane, West Cowick.	SE 652 214

ArcHeritage

54 Campo Lane, Sheffield, S1 2EG

tel: +44 (0)114 2728884

email: archeritage@yorkat.co.uk

www.archeritage.co.uk

