



PURCELL

CRAYKE CASTLE, CRAYKE, NORTH YORKSHIRE
CONSERVATION MANAGEMENT PLAN

ISSUE ONE

NOVEMBER 2016

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CRAYKE CASTLE, CRAYKE, NORTH YORKSHIRE, CONSERVATION MANAGEMENT PLAN

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INTRODUCTION

Purcell were commissioned by the current owner Mr Steve Hill to undertake the writing of a number of heritage reports including this Conservation Management Plan (CMP) and an Archaeological Desk Based Assessment to inform the developing scheme for the restoration of Crayke Castle as a family home.

Crayke Castle is a Grade I listed medieval tower house within the village of Crayke, in the Hambleton District of North Yorkshire. The fifteenth century building with later alterations is set within the scheduled monument of Crayke Castle (SM no. 1016530). It is also set within the Conservation Area of Crayke and within the boundary of the Howardian Hills, a designated Area of Outstanding Natural Beauty (AONB). The site has remained vacant since 2008.

HISTORY

Crayke Castle is set on a natural promontory which may have made it attractive to early settlers. Evidence for Roman activity has been found within the site boundary and is thought to have been the location of a Roman watch tower and a Roman villa; neither theory has been substantiated.

Crayke is recorded as being gifted to St Cuthbert in AD 685 and a monastic settlement may have been established here. An Anglo-Saxon cemetery has been discovered on the eastern edge of the site boundary, within the scheduled area.

The Bishops of Durham are thought to have fortified the site in the twelfth century, when a motte and bailey castle was constructed, probably in timber. This was replaced in stone and the present tower house, which is believed to have been originally built as a chamber or solar tower by Bishop Langley in the early fifteenth century. The tower house and the attached vaulted undercroft of a kitchen are still extant, in addition to the ruins of a structure known as the New Tower. The castle is also believed to have possessed a hall, gatehouse and walls encircling an inner and outer bailey. None of these structures survive above ground.

Crayke Castle was 'slighted' during the Civil War and the defences dismantled. Much of New Tower may have been demolished at this time. The tower house is recorded to have been a farmhouse in the eighteenth century and the area around the castle was probably in agricultural use. During the nineteenth century Crayke Castle was sold by the Bishops of Durham and the building was gentrified. This saw the addition of an extension on the north-eastern side upon the motte and the addition and subtraction of other structures. More recently used as a bed-and-breakfast accommodation, the site was sold in 2009 to the present owner.

EXECUTIVE SUMMARY

SIGNIFICANCE

Crayke Castle's primary significance is as a substantially intact early fifteenth century chamber tower, built in stone on a generous scale and with a semblance of defensibility expressed in its narrow windows, raised entrance, crenellated parapets and prominent position in the landscape. The narrative of castle development is illustrated at Crayke, from its early Norman origins to the fifteenth century redevelopment of the castle, which reflected the increased need for providing private accommodation, ensuring security whilst demonstrating wealth and power.

Crayke Castle also has extremely high research potential (evidential value), both for its underground archaeological deposits that may yield further information about the evolution of the site, whilst the upstanding structures may hide historic fabric beneath later finishes.

Whilst the fabric of the medieval tower has been much altered, a number of features are of particular note, including:

- a rib-vaulted stone undercroft
- moulded timber ceiling beams to the ground and second floor
- medieval window openings
- a series of external and internal medieval doorways (with some cosmetic alterations)
- two medieval fireplaces

Crayke Castle reflects to some degree the wealth and power of the Bishops of Durham; looking down, as it does into the Vale of York and towards York Minster, it served as a reminder to all of the power struggle between the Sees of York and Durham. Crayke Castle is not, however, as impressive as other residences of the Prince Bishops, and historically was more akin to another of their manors at Northallerton. Use of the castle for royal visits in the thirteenth and fourteenth centuries adds to its associative value.

The site reflects the narrative of the Prince Bishops and of wider historic developments as illustrated in the loss of the Crayke during the Civil War and the destruction of the New Tower, a fate which befell many castles during this period. Crayke was lucky enough to survive, unlike other properties of the Bishops of Durham, but its fortunes were reduced in the seventeenth and eighteenth centuries and the castle became a farmhouse and the undercroft a cowshed.

Crayke Castle's fortunes rose when it was sold by the Bishops of Durham and was gentrified during the nineteenth century. This is reflected in the installation of additional accommodation and fireplaces. However, many elements such as the Victorian wing lack refinement and perhaps reflect the modest wealth of the owners at that time. Crayke was considered to be a suitable shooting box by the turn of the twentieth century.

Considerable disturbance has taken place within the site boundary during the twentieth century including the loss of a south-western range and the construction of an underground reservoir, and more recently the clearance of mature trees and vegetation from the site. The scheduled monument of Crayke Castle was added to Historic England's Heritage at Risk register in 2016 due to damage from animal burrowing. The present vacancy, lack of regular maintenance, the quality and condition of the Victorian stair tower and extension have impacted on Crayke Castle's aesthetic value. These need only be temporary, as regenerating the site with a sensitive treatment of interiors and exteriors, with conservation repair and regular maintenance will see Crayke Castle returned to its former glory. The sensitive replanting of the grounds also has the potential to provide a suitable setting for Crayke Castle.

CONSERVATION ISSUES, OPPORTUNITIES AND POLICIES

The CMP identifies a number of issues and opportunities at Crayke Castle and recommends actions which can be used to guide the sensitive restoration and change at Crayke Castle, and ensure its future longevity. The vacant status and need for regular maintenance coupled with historic insensitive repairs and use of inappropriate materials is highlighted as being of particular concern.

Conservation Policies are summarised as follows:

HV1	Any new work should seek to enhance rather than detract from the historic character and significance of the site. Intrusive features (modern and historic) should be addressed, and significant features should be retained and enhanced.
HV2	Where possible, necessary change should be made to areas of lower significance. Where change is proposed that adversely affects the heritage value of the castle, consider the best possible way to mitigate this impact.
HV3	Any new buildings, extensions or internal partitions should respect the character, scale and style of the castle and its setting.
HV5	Where possible and appropriate, alterations should be carried out in a way that is reversible.
HV6	Enrich the architectural heritage through high-quality design.

UNI	Any development should contribute to further understanding and appreciation of Crayke Castle.
LSI	Consult with Historic England (HE) and the conservation officer at Hambleton Council to the earliest possible stages of the repair and restoration project or any future project, and continue to involve them in the development of plans as they progress.
LS2	Proposed changes will take note of relevant statutory designations. Full approval and consents must be obtained before work starts.
CMI	Implement recommendations of condition report.
CM2	Implement regular programme of maintenance and repair.
CHI	Alterations to a heritage asset should be justifiable in terms of heritage and public benefit and cause as little negative impact to significance as possible.
CH2	Prior to the planning or design of changes, alterations, extensions or demolition, research will be carried out as to the history and significance of the specific affected area or element.
CH3	Prepare (or commission) a heritage impact assessment to inform future proposed work and comply with statutory requirements.

ESI	Monitor all environmental changes which may affect the hall such as extremes of weather.
ES2	Future work to restore the castle should take into consideration the use of 'green' technologies and ensure this does not conflict with the heritage value and conservation needs of the building.
S1	Bring Crayke Castle back into regular use.
S2	Update the existing security systems.
AI	Adopt the policies contained within this report and gain consensus on significance and recommendations from key stakeholders such as Historic England and Hambleton Council.
A2	Review and update the CMP on a five-yearly basis or following any major scheme of alteration.

INTRODUCTION

1.1 PURPOSE OF THE CONSERVATION MANAGEMENT PLAN

Crayke Castle is a Grade I listed medieval tower house within the village of Crayke, in the Hambleton District of North Yorkshire. The fifteenth century building with later modifications, is set within the Schedule Monument of Crayke Castle (SM no. 1016530). It is also set within the Conservation Area of Crayke and within the boundary the Howardian Hills, a designated AONB. The site has remained vacant since 2008.

The Conservation Management plan (CMP) has been commissioned by Mr Steve Hill who is presently considering various options that seek to conserve the building and bring it back into use as a private residence. The production of a CMP prior to development will provide a robust foundation of understanding from which to make informed and sensitive decisions on the future of the site. This CMP has been prepared in addition to an archaeological desk-based assessment to inform the emerging scheme for the site and focusses on the castle itself and its immediate curtilage which largely equates to the boundary of the scheduled area as designated by English Heritage (now Historic England) in 1989.

A CMP is a document that aims to guide the future development and conservation of a heritage asset by setting out a framework for its management, maintenance and safeguarding in a series of

policies which recognise the issues the building may face and also the opportunities where its heritage value can be enhanced. These policies, discussed in Section 5, are informed by the understanding and significance sections that come earlier on in the CMP.

The CMP will provide a single resource for understanding the history, significance and potential for change at Crayke Castle. The principal sections of the Plan will encompass:

- A background **UNDERSTANDING** of the castle and its setting. This section will also detail the relevant statutory legislation applicable to the site, how it is used, and also its historical development.
- An **ASSESSMENT OF SIGNIFICANCE** which will explain why and to what extent Crayke Castle is important and valued, both culturally and with regards to its heritage.
- An explanation of the **RISKS** which threaten the hall, as well as **OPPORTUNITIES** to enhance its heritage value and scope for carefully managed change. This will be accompanied by **POLICIES** to guide future change at the site.
- The final section (under separate cover) contains the **GAZETTEER** which focuses on the core building and provides a room-by-room schedule of the main range, the vaulted undercroft and attached rooms, and the Victorian extension.

1.2 EXISTING INFORMATION AND GAPS IN KNOWLEDGE

A desk-based study was undertaken to provide baseline information for this report. This involved consulting archives, documentary resources and online databases, which are referenced throughout this document.

There is no modern definitive published work on the history and development of Crayke Castle. Much of the present knowledge is based upon research carried out in the nineteenth century by Reverend Canon Raine. His sources include a survey carried out in the sixteenth century for the Bishops of Durham. His findings were published in the *Associated Architectural Societies' Reports and Papers* of 1869-70 and his work forms the basis for subsequent studies.

The principal building has been included in books and journals concerning castle including L'Anson's 'The castles of the North Riding' in the *Yorkshire Archaeological Journal* (1913), Emery's *Greater Medieval Houses of England and Wales*, volume 1 (1996) and Cathcart King's *Castellarium Anglicanum: an index and bibliography of the castles in England, Wales, and the islands* (1983). Crayke is also mentioned in Pevser (1966). However, no known detailed survey or analysis has been made of Crayke Castle and its associated landscape.

More recently, the New Tower, a ruin 20 meters north-east of the principal building, has received some attention and was the subject of survey for English Heritage (now Historic England) as part of the 'Buildings at Risk' programme in advance of repair work. The tower was removed from the list as a result, but the scheduled area has now been included on Historic England's 'Heritage at Risk Register, 2016' due to animal burrowing.

The site and wider settlement have also been the focus for archaeological investigations. A number of minor excavation within the site and within the village have featured in articles in the *Yorkshire Archaeological Journal* and focus on the early history of the area including the possibility that a monastic settlement was sited here. Of particular note is the work by Kenneth Adams who was able to confirm the existence of the Anglo-Saxon cemetery on the eastern boundary of the site and suggested a historic settlement sequence for Crayke in his article 'Monastery and Village at Crayke North Yorks' in the *Yorkshire Archaeological Journal* (1990)

Apart from a line drawing of the New Tower and Great Chamber from the sixteenth century, no historic floor plans of Crayke Castle have been found in archives. The detailed phases of development and alteration to the built structure are therefore unclear and there is also a lack of understanding of the wider context and layout of the original castle. Future studies, surveys and investigations may help to new shed light on this aspect.

A number of site visits were made by Purcell during July and August 2016 when the buildings and surrounding context were visually assessed and photographed.

A full bibliography is presented at the end of this document.

1.3 AUTHORSHIP

This Conservation Management Plan has been prepared by Purcell, a firm of conservation architects and heritage consultants, on behalf of Mr Steve Hill. Specifically, it has been prepared by Bev Kerr MA (Cantab), MA (Hons), Mst (Cantab), Heritage Consultant, with support from Rebecca Burrows, Senior Heritage Consultant and Eleanor Cooper, Assistant Heritage Consultant..

2 UNDERSTANDING

2.1 IDENTIFYING THE SITE

The village of Crayke is situated on a natural promontory on the edge of the Vale of York. The site is situated 3 km to the east of Easingwold and 19km north of York, on the edge of the Howardian Hills and located on the highest point above the village of Crayke which occupies the south-east facing slope of the hill. Also located on the higher ground to the east of the site is a redundant covered reservoir and the church of St Cuthbert.

Crayke Castle commands stunning views of the surrounding countryside; to the north are the Hambleton Hills, with the Dales to the west, and the Vale of York and York Minster to the south. The site location and a detailed site plan is shown opposite.

The boundary of the site roughly follows the boundary of the scheduled area. The western and southern edges follow the course of Crayke Lane (which becomes Church Hill). The boundary skirts around the cemetery of St. Cuthbert's church until it reaches Love Lane where it heads downhill. On reaching the northern hedge line the boundary heads west back to Crayke Lane.



Site Location Plan (base plan Google earth 2016 Infoterra Ltd & Bluesky)

 Site Boundary

2.2 OWNERSHIP AND MANAGEMENT

Crayke Castle was originally constructed as a residence for the Bishops of Durham. Known as the Great Chamber, it may have been built to provide additional accommodation. When it was sold by the Bishops of Durham in the early nineteenth century, it is thought to have been a farmhouse. Throughout much of the nineteenth and twentieth century it was used as a private residence for gentry and for some of this period was let out as a shooting lodge.

When purchased by the present owner the property had operated for a number of years as bed-and-breakfast accommodation. Mr Hill is not intending to re-establish this use, aiming to restore the building as a family home.

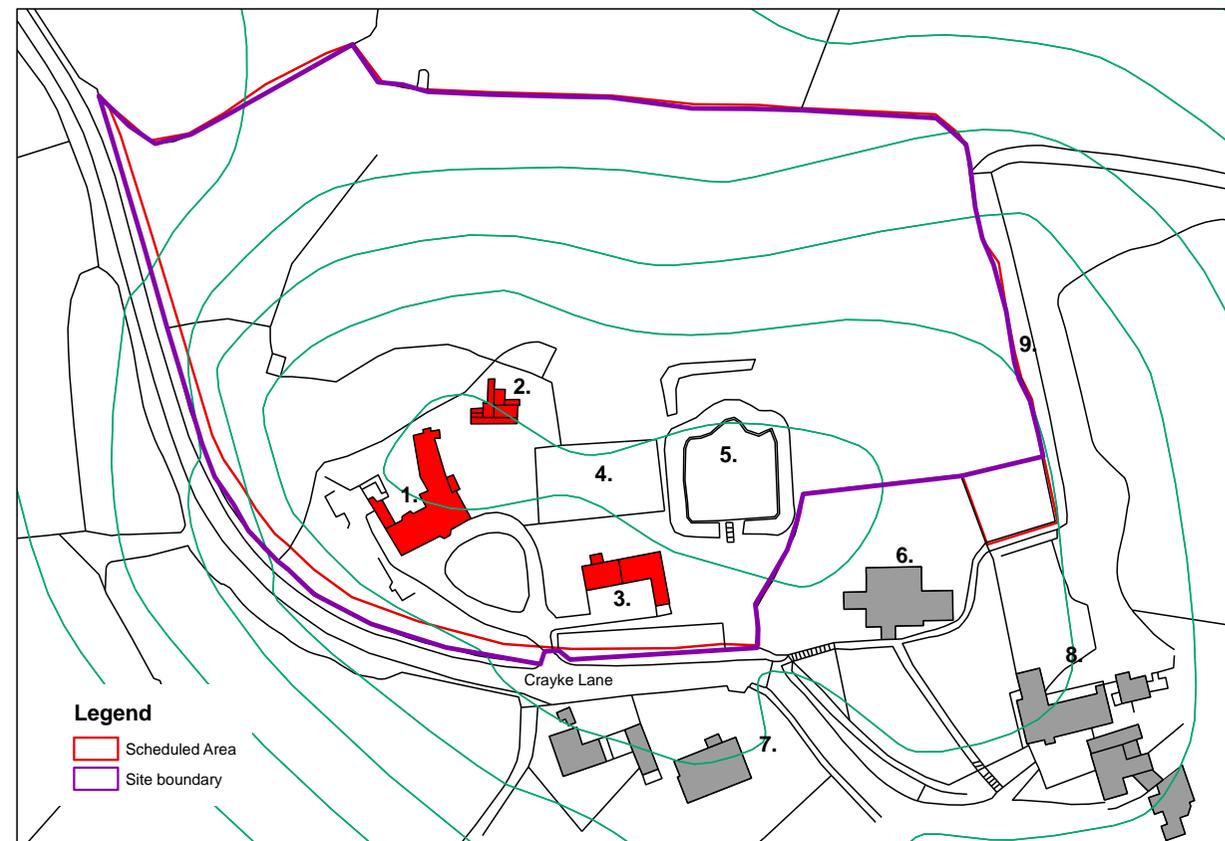
Since purchasing the property in 2009 the property has remained vacant. However, Mr Hill has undertaken the clearance of the site and the removal of the majority of the mature trees and shrubs. He has also acquired the ownership of the redundant underground reservoir to the east, bringing the land back under the Castle's ownership.

2.3 DESCRIPTION

Crayke Castle is sited in a prominent location on the top of a natural hill above the village of Crayke which occupies the south and south-eastern slopes of Crayke Hill. The site is entered via a set of modern gates flanked by stone walls. The site occupies an area of roughly 2.5 hectares and the layout of the site is shown below.

The buildings and nearby features are indicated as follows:

- | | |
|------------------------|--------------------------|
| 1. Crayke Castle | 6. Church of St Cuthbert |
| 2. The New Tower | 7. Old Rectory |
| 3. Garages and Stables | 8. Crayke Hall |
| 4. Tennis court | 9. Love Lane |
| 5. Reservoir | |



Site Layout

2 UNDERSTANDING

2.3.1 GARAGES AND STABLES

On entering the site, to the right (east) of the entrance gates is an 'L' shaped, single-storey garage and stable block. The garage is a rectangular brick built structure with crenellated parapet, timber-sliding sash windows and slate roof and chimney. Although modified as a garage, a single room still exists with lath and plaster ceiling, painted brick walls and hearth. The structure may have originated as a gardener's bothy.

Attached to this is a set of modern timber stables. There is a level yard on its southern side with stone setts.



Entrance gates and Crayke Castle, the garages are to the right (not shown)



Garage and stables, northern elevation



Garage and stables, southern and western elevations



Yard surface

2.3.2 GARDENS AND LANDSCAPE

North of the garage/stable block is a former tennis court with a tarmac surface now used as hardstanding. East of this is a large concrete reservoir with the overburden removed to reveal the large rectangular concrete structure beneath.

Also visible is an earthwork on the north side of Crayke Castle. This has been identified as a Norman motte and is the focus of the scheduled area. The motte rises 2.5m above the natural hilltop.

The medieval castle is thought to have had an inner bailey which occupied much of the crown of the hill above the 100m contour. It ran along the present boundary with Crayke Lane where there is a possible section of bank and would have extended eastwards towards Love Lane. It is thought to have measured up to 210m east - west, and 90m north - south.⁰¹

The outer bailey extended northwards from the western side of the motte to 5m short of the present boundary of the site. The outer bailey is thought to have followed the current site boundary east until it reached the historic hollow way of Love Lane before turning southwards to join the inner bailey. This part of the site is referred to as 'Castle Garth' and cultivations terraces and building platforms have been identified.⁰²

The site slopes steeply to the north and west and is predominantly rough grass. The site has been largely cleared of the trees which once occupied the western area of the site and the area surrounding the house and the Norman motte. The ground has been partially disturbed by this clearance and the Heritage at Risk register identifies damage from animal burrowing. Further disturbance has been caused by the recent uncovering of the underground reservoir.



Motte, looking west



Terrace below western elevation and remains of demolished building to the left



Redundant reservoir with former tennis court to the right. Looking east.



Crayke Castle and the northern slopes of the site viewed from near Love Lane, looking west.

⁰¹ Historic England, Scheduled Monument, 1016530, online at <https://www.historicengland.org.uk/listing/the-list/list-entry/1016530> [accessed 11th August 2016]

⁰² Ibid

2 UNDERSTANDING

2.3.3 THE NEW TOWER

Twenty metres to the north-east of the main house are the ruins of a medieval building known as the New Tower. The ruins are thought to be fifteenth century, but the presence in the undercroft of a number of shouldered window heads has indicated that parts of the building may date to the late thirteenth or early fourteenth century, a period which saw several royal visits to the Castle. The structure is of dressed sandstone, with large areas of exposed rubble stone.

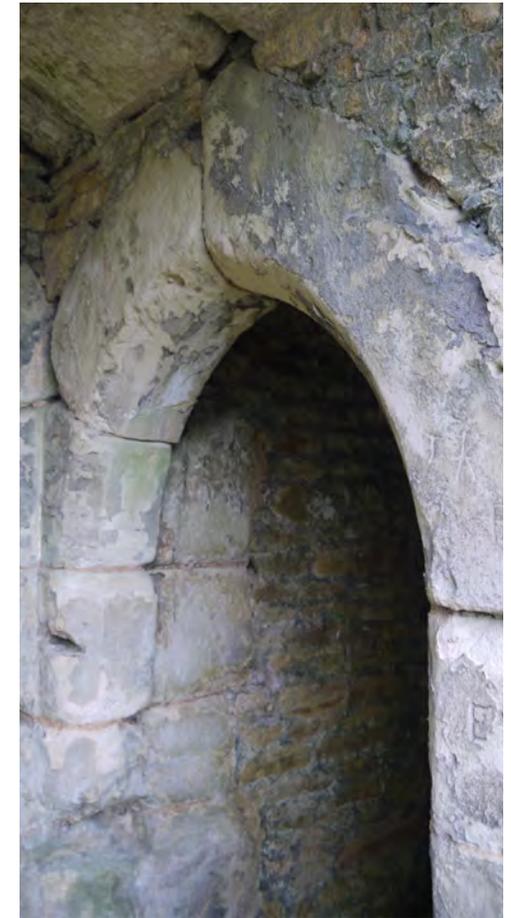
The New Tower is 'L' shaped in plan. Little remains apart from the barrel-vaulted undercroft, partially constructed into the side of the motte, a stone spiral stair which leads up into a small vaulted passageway, and the remains of a porch on the south side. A sixteenth century survey of the castle describes the structure as a tower of three storeys above the undercroft with a hall to the south-west and a parlour to the north with further accommodation above.



Shouldered window to basement (see page 46 for an historic depiction of this window)



Vaulted basement below remains of vaulted passage, looking west



Doorcase at head of stair



Spiral staircase



Vaulted basement



Remains of entrance porch

2 UNDERSTANDING

2.3.4 CRAYKE CASTLE

This section will provide a brief description of Crayke Castle. For a more detailed analysis, please consult the Gazetteer.

Exterior

The short circular gravel drive leads to the most prominent building on the site; the fifteenth century tower house known as Crayke Castle. The building is built of dressed sandstone, of four storeys and a single room deep. Each storey is separated by a chamfered string course and slightly stepped back at each successive level. There is a crenellated parapet and a slate roof behind. The window openings are narrow square-headed with chamfered surrounds. All windows are timber casements. A semi-circular stone and brick porch with a crenellated parapet is the principal access to Crayke Castle. There is further doorway on the eastern elevation of the main range.

Attached to the north-western side of the main range is a series of buildings partly constructed against the side of the Norman motte. This includes the vaulted undercroft of a medieval kitchen which only survives at ground level and has a terrace above. The corbelled base of a stair turret survives in the western elevation – the wall and turret have been substantially reconstructed. Further stone structures incorporating a single storey utility room and garage are also attached.

On the north-eastern side of the tower house is a nineteenth century stair tower which gives access to the first and second floor. Also attached to the stair tower at first floor level is a single-storey extension. The extension is built onto the Norman motte and is constructed in rendered brick and faced on the eastern elevation in stone. It has a crenellated parapet which hides a mono-pitch slate roof.



Southern elevation - Victorian extension to the right



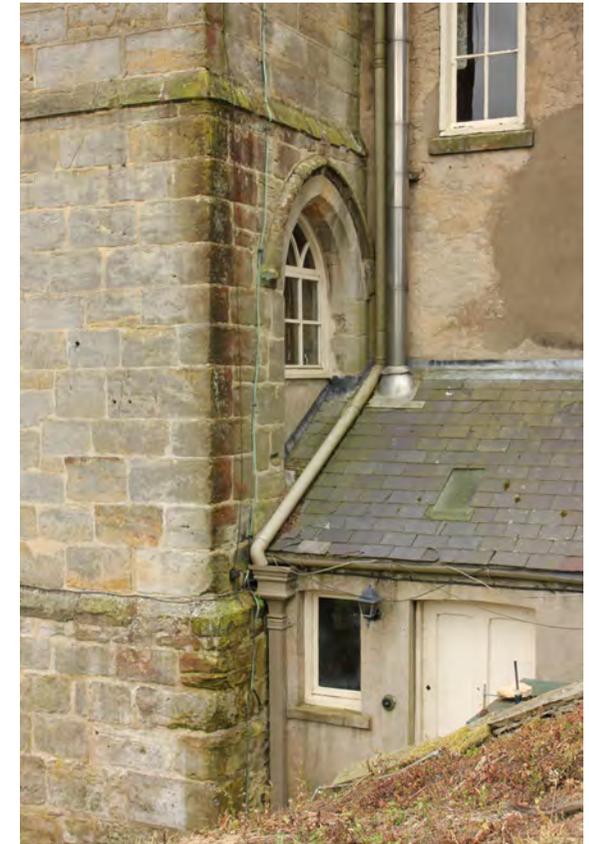
Northern elevation following removal of modern conservatory in 2016



Western elevation of the Victorian extension



Eastern elevation



Medieval first floor entrance historically accessed via external stairs (now a window above nineteenth century porch)

2 UNDERSTANDING

Interior

Ground Floor

The entrance door opens into a hall. The joinery appears to be a combination of historic and modern and has timber wainscoting and eighteenth century-style overdoors. Directly opposite the main entrance is an eighteenth century cut-string staircase. Accessed from the hall is a cloakroom, a dining room, and through a passageway, is a study with a modern suspended ceiling. The key feature on the ground floor is the heavily moulded ceiling beams which feature a double hollow chamfer and step mouldings. They indicate the high-status of the ground floor and suggest that during the medieval period the ground floor was of similar status to the rooms above.

Accessible from the main range is the undercroft. The medieval tunnel-vaulted structure has thirteen exposed heavy transverse ribs and a quarry tile floor. Doors in the north-west corner lead to the outside (formerly a medieval spiral stair) and to a utility and freezer room, both probably formed in the nineteenth century but incorporating medieval fabric.



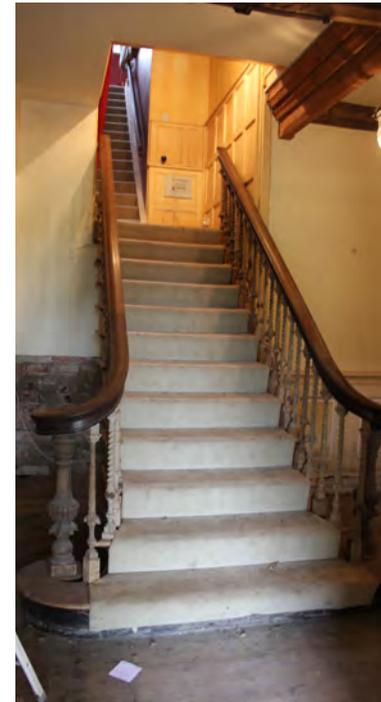
Undercroft



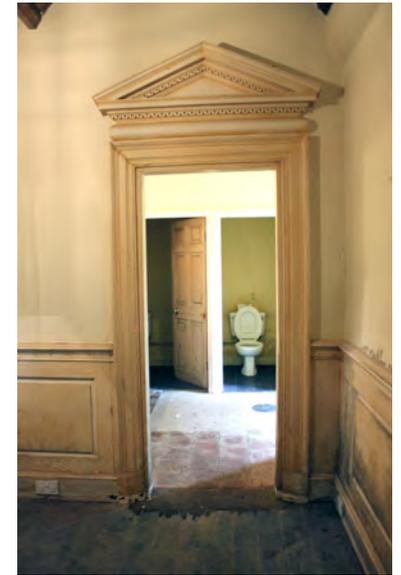
Dining Room



Moulded ceiling beams



Stair



Doorcase within hall looking into the cloakroom

The staircase

The hall contains an elaborate open string staircase with turned and twisted balusters which alternate, two per tread. It has a heavy moulded handrail which ends with a heavy urn-like newel on a curtail. Stylistically the staircase belongs to the eighteenth century.

Evidence of lath and plaster ceiling in the corridor behind suggest a staircase has existed in this location for some period of time. However, fabric and documentary evidence suggests that the current arrangement may not be all that it seems, and may possibly be architectural salvage, probably brought to the castle during the twentieth century. The staircase appears to have been heavily stripped back from its earlier paint or varnish finish, leaving the timber in a very poor condition.

This evidence is summarised as follows:

- The staircase is not mentioned in documentary sources and is omitted from a description of the interior in the Victoria County History of the County of North Riding published in 1923, but is later mentioned as a 'handsome staircase' in Pevner's architectural guide published in 1966.
- The house was tenanted after the Civil War and up to the early nineteenth century it was described as a farmhouse. It seems unlikely that an elaborate staircase would have been installed during this period.
- The stair terminates awkwardly opposite, and rather too close, to the front door.
- The heavy handrail, newel and balusters are oversized for the width of the staircase.
- The handrail ends awkwardly at the first landing – one would normally expect it to be ramped up to the first floor.

- There are too few balusters on the curtail step which should normally form a cluster.⁰³
- The tread ends are very simple for such an elaborate stair.
- Balusters are normally shaped from a single piece of wood⁰⁴ – the square ends of the balusters are a later addition to the top and bottom ends of each baluster, implying it has been adjusted to fit a larger space..
- An interesting feature for an open string staircase is that the blocks at the base of the balusters vary in height so the central turned section rises parallel to the handrail. This may be because the balusters have been taken from a closed string stair where it is more usual, but some Victorian examples are known to exist.⁰⁵



Detail of base of balusters and plain tread ends

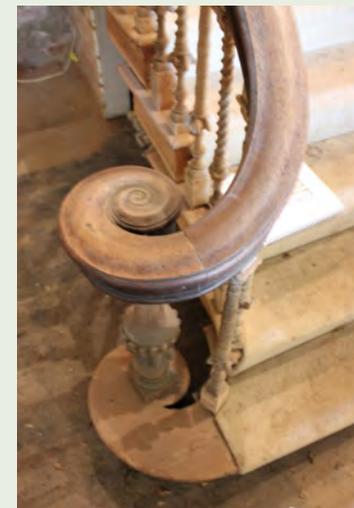
03 L Hall, 2005, *Period House Fixtures and Fittings 1300-1900*, p 106

04 Ibid p107

05 Ibid



Stair - note the termination of the handrail on the first landing



An absence of balusters at the curtail

2 UNDERSTANDING

First Floor

Within the main range, the first floor is subdivided into a sitting room, heated by a large fireplace with a low depressed arch in the southern wall, a library and a bedroom. A doorway has been formed in the northern wall and leads onto a terrace (formerly a modern conservatory). There is a low wainscot along three of the four walls. The sitting room ceiling beams are plainly chamfered, as opposed to the moulded beams in areas of the ground and first floor. A large number of the beams appear to have been replaced. The ceiling beams within the library and bedroom have similar mouldings to the ground floor and are generally historic with a few modern replacements.

Within the bedroom a modern stud wall and suspended ceiling have been inserted to form an en-suite bathroom. A two-centred stone arched doorway within this room (now a window with Gothic-style tracery - the exterior is pictured on page 17) is thought to have been the original entrance to the first floor, probably accessed via an external stair. Another feature within this space are mason marks which are visible in the exposed stonework.



En-suite bathroom



Bedroom



Mason's marks



First floor sitting room with large historic fireplace



Sitting room ceiling



Library with modern fireplace

Second and Third Floor

The second floor is accessed via a late nineteenth century stair tower which utilises a medieval door opening. The second floor appears to have been largely fitted out in the nineteenth century to form three bedrooms. Today, two have been further subdivided with the addition of en-suite bathrooms. The ceilings appear to be nineteenth century as are many of the doors. Joinery is a mixture of styles from the nineteenth and twentieth century. There are intrusive boxed services throughout.

An interesting feature is the large medieval fireplace with a low arch and chamfer. The fireplace, now located in a corridor, is centrally positioned in the north wall. Additional fireplaces have been formed, perhaps in the nineteenth century, in two of the bedrooms on the south and west walls; the latter was blocked but recently reopened. Another feature is the remains of a garderobe (now a bathroom) which is accessed by a door with four-centred arch in the west wall and lit by a modest sized window.



Stair tower to second floor



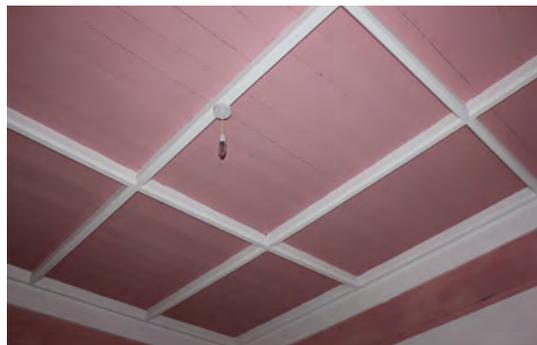
Bedroom, second floor - note recently re-opened fireplace



Modern boxed services in corridor

The third floor is reached via a nineteenth century stair and subdivided into four bedrooms, a bathroom and store cupboards. It is characterised by lower plaster ceilings (some lath and plaster) and very few external windows. Probably partitioned in the nineteenth century, it is likely to have been the servant's quarters

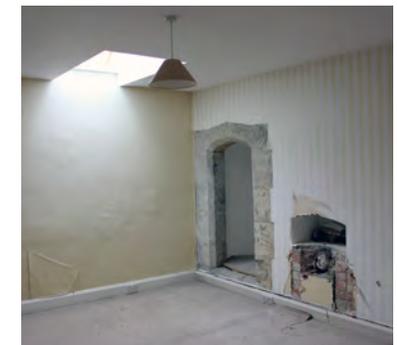
The third floor also features a garderobe accessed by a door with four-centred arch within the west wall which is lit by a small narrow window. It has been reduced in size, probably by the insertion of a chimney flue. Adjacent is a blocked fireplace.



Typical ceiling. Second floor



Fireplace in second floor corridor



Garderobe, third floor

2 UNDERSTANDING

Victorian Extension

The single storey extension has two points of access; from the first-floor stair tower and from the ground floor via a nineteenth century staircase. The landing, which is fitted out with a variety of cupboards, has a suspended ceiling. There is access to a modern fitted bathroom. Also accessed from the landing is a large kitchen/sitting room with two further bedrooms beyond. The latter were formed from a single room in the 1980s. The interiors are characterised by the extensive use of tongue and groove panelling, and high ceilings with chamfered and stepped moulded ceiling beams which echo the ceilings in the main range. The condition of this extension is now quite poor with signs of water ingress.



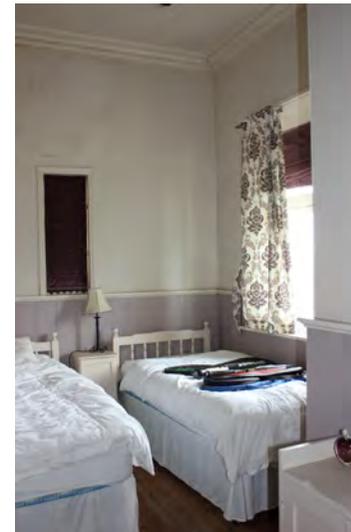
Kitchen / sitting room



Kitchen / sitting room



Landing



Bedroom

2.3.4 SETTING AND VIEWS

The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting, which are the surroundings in which our heritage is experienced. The understanding and careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.⁰⁶

The village of Crayke is set upon the south and east facing slopes of a hill. The village focus is the sloping green below the Church of St Cuthbert. The village is characterised by its modest sized vernacular buildings, which are predominantly brick with pantile roofs, ample vegetation and neat gardens, and views out into the open countryside. The large number of listed buildings in the village is an indication of its historic character.

Prominent historic buildings are the Church of St Cuthbert, Crayke Hall, the Old Rectory and the Black Bull Inn.

The hill on which the village and castle sit is visible for many miles within the surrounding area. The view from York Minster to Crayke (a distance of 19km) has been recognised by York City Council as significant vista and is protected by local policy from interruption within the urban environment (see page 34).⁰⁷ The hill is also visible from the mainline railway some 7km to the west. Crayke Castle cannot be distinguished easily in such views but there are several significant views of the castle which are analyses below.



Village Green



Crayke Hall



St Cuthbert's Church

⁰⁶ Historic England, The Setting of Heritage Assets, 2015 <https://content.historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/gpa3.pdf/>

⁰⁷ York Central Historic Core Conservation Area Appraisal: https://www.york.gov.uk/downloads/file/5922/york_central_historic_core_conservation_area_views_and_building_heights

2 UNDERSTANDING

VIEW POINTS



Views Points (base plan Google earth 2016 Infoterra Ltd & Bluesky)

→ Key View

□ Site Boundary

The following views are provided as a means of understanding how Crayke Castle contributes to its overall setting, character and context. Whilst there are many views of the castle within the surrounding landscape, the views selected focus on approaches to Crayke from the west, north-west, and south along public highways. The castle is not visible from the north-east approach along the Brandyby Road into the village, and, due to topography, cannot be seen from within the heart of the village along the village green.

I. FROM CRAYKE LANE LOOKING NORTHWARDS

This is a dynamic view from Crayke Lane on the approach to the village from the south. Initially, glimpses of the village and castle are seen across the fields between trees and hedgerows. As the village is approached Crayke Castle and Crayke village are set amongst trees on the hillside. The southern elevation of Crayke Castle can be clearly seen, contrasting against surrounding green foliage and the predominantly red palate of other village buildings. The crenellated tower of the church can also be discerned above the trees. Views of the castle disappear as the village is entered.



2 UNDERSTANDING

2. LOOKING WEST FROM CRAYKE ROAD

This is a series of views of Crayke Castle as the village is approached from Easingwold to the west of Crayke. The site is visible across fields. The western elevation and the cream render of the Victorian extension clearly stand out over trees and fields. From this approach the rear of Crayke Castle appears to be a jumble of structures. As the village is neared, views of the Victorian extension are lost, but the southern elevation is prominent.



3. APPROACH ALONG THE OUSTON ROAD LOOKING SOUTH-WEST

This is a view of the rear of the castle. From the approach along the Oulston to Crayke road, the northern elevation and Victorian extension can be seen. The outline of the motte and part of the New Tower are clearly visible. The pitched slate roof of the Victorian extension (hidden by the crenellations from the south-east) can be seen, as can the modern boiler flue attached to the northern elevation of the castle. This elevation presents an untidy and haphazard image of the castle and would benefit from improvement.



2 UNDERSTANDING

4. VIEW FROM CRAYKE LANE

This is a collection of views from the public highway on reaching the summit of Crayke Hill on the road to Oulston, and travelling in the opposite direction from View 3 above. The first shows the view on turning the corner from Church Hill, adjacent to the Grade II listed Old Rectory. The garage and stable are on the right with Crayke Castle's southern elevation beyond. There are very clear views of the castle's southern and western elevations. The untidy garage, stables and reservoir are also clearly visible.

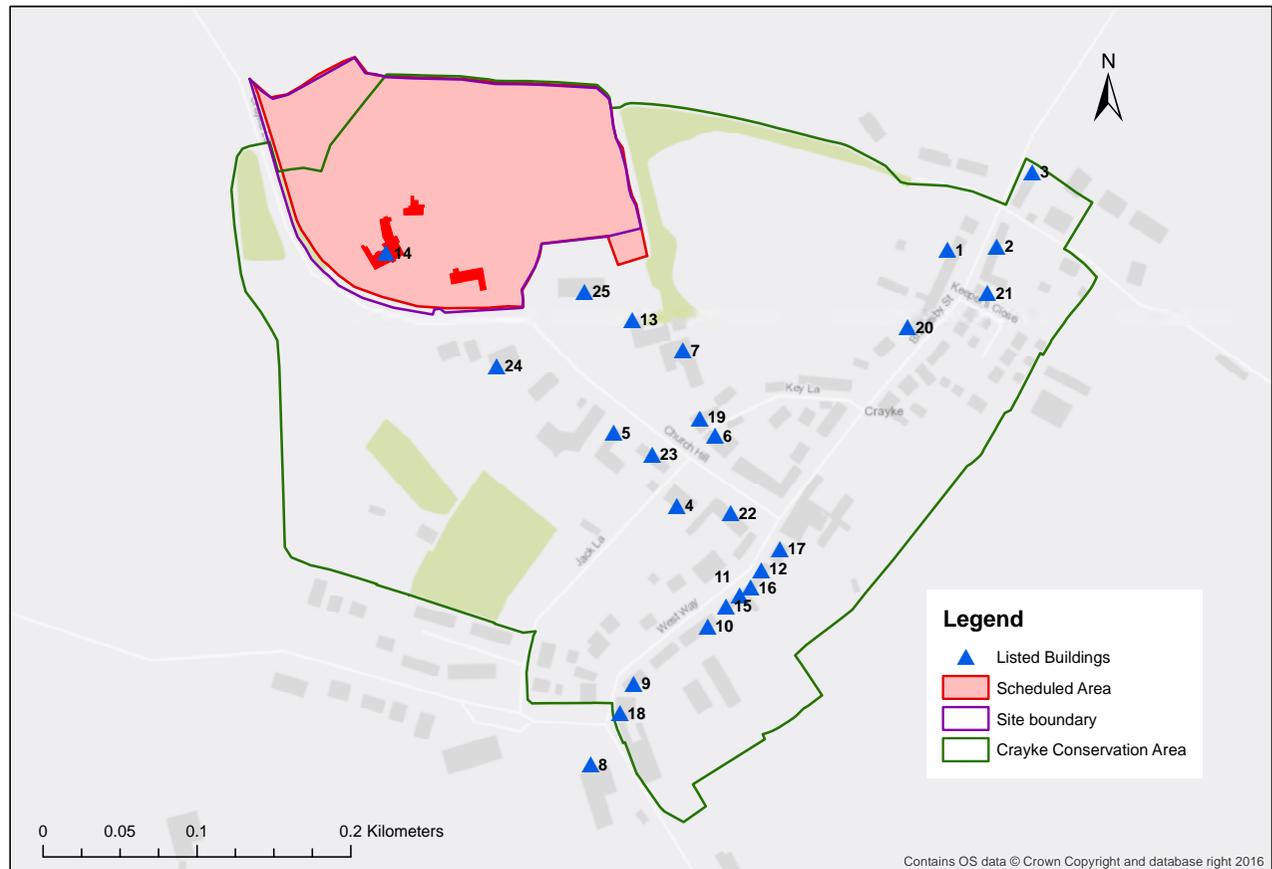


2.4 DESIGNATIONS

2.4.1 LISTED BUILDINGS

Crayke Castle was listed at Grade I in 1952. The listing entry is reproduced in Appendix B.

There are 25 listed buildings within Crayke. These are shown on the plan opposite and are detailed below. Only the Church of St Cuthbert and the Old Rectory are within the visual setting of Crayke Castle.



Designations Plan

2 UNDERSTANDING

Purcell Ref	DESIGUID	NAME	GRADE
1	DNY3616	PRIEST COTTAGES	II
2	DNY3617	IVY COTTAGE AND THE OLD COTTAGE	II
3	DNY3618	IVY FARMHOUSE	II
4	DNY3619	CRAYKE COTTAGE	II
5	DNY3620	CHURCH FARM	II
6	DNY3621	DANETREE	II
7	DNY3622	BISHOPS COTTAGE	II
8	DNY3625	PINFOLD OPPOSITE TOWN END FARM	II
9	DNY3626	WHITE HOUSE	II
10	DNY3627	APRIL COTTAGE	II
11	DNY3628	OLD TIMBERS	II
12	DNY3629	STORAGE BUILDING OF LITTLE HOMESTEAD, TO NORTH	II
13	DNY3876	CRAYKE HALL	II
14	DNY3889	CRAYKE CASTLE	I
15	DNY3898	WESTON COTTAGE	II
16	DNY3900	THE LITTLE HOMESTEAD	II
17	DNY3903	BAYSTON HOUSE	II
18	DNY4382	TOWN END FARMHOUSE AND ADJOINING FARM BUILDING TO SOUTH	II
19	DNY4399	MRS WELLESLEY'S COTTAGE	II
20	DNY4517	SOLWAY COTTAGE	II
21	DNY4518	ROSE COTTAGE	II
22	DNY4519	SPARLING HOUSE AND HATHAWAY COTTAGE	II
23	DNY4520	GELDER COTTAGE AND PLUM TREE COTTAGE	II
24	DNY4521	THE OLD RECTORY	II
25	DNY4522	CHURCH OF ST CUTHBERT	II

2.4.2 SCHEDULED MONUMENTS

The site boundary largely equates to the boundary of the scheduled monument of the motte and bailey of Crayke Castle (SM no. 1016530). The Schedule Monument record is reproduced in Appendix C. The site was first scheduled in 1952 and includes the ruin of New Tower to the north-east, but excludes the Grade I listed tower house and attached structures, the garage/stable block, the surface of the driveway and the tennis court, and the reservoir. However, the ground beneath is included.

Crayke Castle has been included on Historic England's *Heritage at Risk Register* published in October 2016. The report cites disturbance of ground surfaces from burrowing animals as a cause for concern.

2.4.3 CONSERVATION AREAS AND TREE PRESERVATION ORDERS

The village of Crayke is one of 53 conservation areas designated by Hambleton District Council. It was designated in 1976. There is no Conservation Area Appraisal written for the area. The boundary of the Conservation Area is shown on the plan on page 29.

Additionally, a number of trees within the boundary of the site are also protected by Tree Preservation Orders (TPOs). Any works to a tree with a TPO will require planning permission whilst the Conservation Area designation also provides additional blanket protection over trees, meaning that a formal application for approval must be submitted before commencing work within the Conservation Area boundary.

2.4.4 NATURAL DESIGNATIONS

The castle at Crayke sits on the southern limit of the Howardian Hills Areas of Outstanding Natural Beauty (AONB). The AONB takes in the entire village of Crayke.

2.4.5 PLANNING CONTEXT AND LEGISLATIVE FRAMEWORK

The management of Crayke Castle is subject to a number of statutory measures and planning policy frameworks that seek to ensure that any change on the site takes place in an informed and appropriate manner. The following summary sets out the key legislation and planning guidance relevant to the heritage assets connected with the site.

- **Planning (Listed Buildings and Conservation Areas) Act (1990)**

Listed Buildings are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990 for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by **Listed Building Consent**, which is required by local planning authorities when change is proposed.

Conservation Areas are also designated by local planning authorities in order to protect the character and appearance of areas of special architectural or historic interest. This provides a control over the demolition of non-listed buildings in the area as well as listed structures and is the basis for the protection of conservation of all aspects of the character and appearance of an area.

- **Ancient Monuments and Archaeological Areas Act (1979)**

This act relates to the law surrounding ancient monuments and sets out that it is a criminal offence to disturb or cause deliberate damage to a monument. Under the 1979 Act, **Scheduled Monument Consent (SMC)** is required before any work can be carried out which might affect a monument either above or below ground. SMC is a statutory requirement and monuments that are scheduled are protected against disturbance or unlicensed metal detecting. An application for Consent must be made to the Secretary of State for Culture, Media and Sport via Historic England. 'Works' are defined by section 2(2) of the 1979 Act as:

- any works resulting in the demolition or destruction of or any damage to a scheduled monument;
- any works for the purpose of removing or repairing a scheduled monument or any part of it or of making any alterations or additions thereto; and
- any flooding or tipping operations on land in, on or under which there is a scheduled monument.⁰⁸

Owners of schedule monuments are strongly recommended to contact their local Historic England office at an early stage if they are planning changes that might affect a scheduled site or monument.

⁰⁸ Scheduled Monuments: a guide for owners and occupiers. <https://historicengland.org.uk/images-books/publications/scheduled-monuments-guide-for-owners-and-occupiers/>

2.4.6 RELEVANT PLANNING POLICY AND GUIDANCE

- **The National Planning Policy Framework (NPPF)**

The National Planning Policy Framework (NPPF) (March 2012) is the overarching planning policy document for England. Within Section 12 – Conservation and enhancing the historic environment - are the government's policies for the protection of heritage. The policies advise a holistic approach to planning and development, where all significant elements which make up the historic environment are termed heritage assets. These consist of designated assets, such as listed buildings or conservation areas, non-designated assets, such as locally listed buildings, or those features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings. The policies in this chapter require proposals to take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place.⁰⁹

The document also requires that the significance of any heritage assets affected by development proposals is understood and the impact of those proposals assessed.

⁰⁹ NPPF, 2012, p.30

2 UNDERSTANDING

- **Historic England, Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets, 2015**

Originally produced in 2011 by Historic England, this document has been revised to reflect changes resulting from the NPPF and now takes the form of a Good Practice Advice note (GPA 3).

The document sets out how the significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.

Change, including development, can sustain, enhance or better reveal the significance of an asset as well as detract from it or leave it unaltered. Understanding the significance of a heritage asset will enable the contribution made by its setting to be understood.

- **Historic England: Seeing the History in View, 2015**

This document offers guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals. It is currently being updated to reflect the NPPF but still offers a consistent and positive approach to managing change within the setting of heritage assets.

- **Historic England, Conservation Principles, 2008**

Conservation Principles, Policies and Guidance, published by English Heritage (now Historic England), provides a comprehensive framework for the sustainable management of the historic environment, wherein 'Conservation' is defined as the process of managing change to a significant place and its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations. 'Conservation Principles' sets out the principles that:

- the historic environment is a shared resource
- everyone should be able to participate in sustaining the historic environment
- understanding the significance of places is vital
- significant places should be managed to sustain their values
- decisions about change must be reasonable, transparent and consistent
- documenting and learning from decisions is essential

The guidance describes a set of four heritage values, which are used to assess the significance of a heritage asset: evidential value, historical value, aesthetic value and communal value. The assessment of significance within this report uses the 'values' set out within this guidance.

2.4.7 LOCAL PLANNING POLICY

- **Hambleton Local Development Framework: Core Strategy 2007¹⁰**

Hambleton District Council has a Local Development Framework which was adopted in 2007.

The Core Strategy regarding heritage is as follows:

Strategic Objective 8. To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character; - careful planning for and design of the nature and type of development will help to secure the sustainability of the District and maintain and enhance the distinctive character of Hambleton, a main contributor to a high quality of life for its communities;

Supporting the Core Strategy are two Development Policies which are directly applicable to heritage:

DP29 Archaeology

The preservation or enhancement of archaeological remains and their settings will be supported, taking account of the significance of the remains as follows: i. in the case of Scheduled Monuments (shown on the Proposals Map) and other nationally important archaeological sites and their settings, by operating a presumption in favour of their preservation; and ii. in the case of other remains of lesser significance, development affecting the site and its setting will only be permitted where the need for development and other material considerations outweigh the importance of the remains.

¹⁰ Hambleton DC Local Development Framework http://hambleton.gov.uk/info/20039/planning/283/adopted_local_development_framework

Such remains should be preserved in situ. Where this is not justifiable or feasible, appropriate and satisfactory arrangements will be required for the excavation and recording of the archaeological remains and the publication of the results. In areas of known or potential archaeological interest, an appropriate assessment and evaluation must be submitted to accompany any development proposals. Where appropriate, provision should be made for interpretation and access of remains in situ, and for realising tourism and cultural benefits where public access is possible without detriment to the site.

DP28 Conservation

Conservation of the historic heritage will be ensured by: i. preserving and enhancing Listed Buildings; ii. identifying, protecting and enhancing Conservation Areas; iii. protecting and preserving Historic Battlefields and Historic Parks and Gardens; iv. protecting and preserving any other built or landscape feature or use which contributes to the heritage of the District. Development within or affecting the feature or its setting should seek to preserve or enhance all aspects that contribute to its character and appearance, in accordance with the national legislation that designates the feature, and in the case of a Conservation Area, any appraisal produced for that Area. Permission will be granted, where this is consistent with the conservation of the feature, for its interpretation and public enjoyment, and developments refused which could prejudice its restoration. Particularly important considerations will include the position and massing of new development in relation to the particular feature, and the materials and design utilised.

A new local plan for Hambleton District Council is being written. This will update the policies in the LDF in accordance with current national policy and guidelines. This is due to be adopted at the end of 2018. The background documents have begun to be prepared and taken to public consultation before being approved by the District Council.

- **Howardian Hills AONB¹¹**

The Howardian Hills are one of 46 sites in the UK that have been designated as Areas of Outstanding Natural Beauty (AONB). The designation of AONB's aims to conserve and enhance the beauty of natural landscapes across the country and includes the protection of flora, fauna, geological and landscape features, as well as the human influence on the landscape through archaeological, architectural and vernacular features. The castle at Crayke sits within the AONB and the designation border follows the edge of the village plots making the village part of the designation also. Each AONB is designated according to the special character it holds within the wider landscape, the Howardian Hills are described as:

*'The Howardian Hills have a strong unity of visual character, not least because they are physically separated from the surrounding countryside, but also because there are a number of common characteristics which bind the landscape together. The strongest of these is the dominance of woodland, which seems to form a green web across the whole area. The open sweeping views from the ridge tops and the quiet intimacy of the enclosed valleys are experiences which constantly recur whilst travelling through the area. The sheer complexity of the land cover, with its rich patchwork of crops, pastures, woods, trees and hedgerows is another consistent quality across most of the area.'*¹²

¹¹ <http://www.howardianhills.org.uk/library/management-plan/>

¹² *The Howardian Hills Landscape* (1995) Cobham Resource Consultants, Countryside Commission.

This character is to be protected and enhanced in the planning for the future of the area and should be considered when any development is planned. The Howardian Hills AOMB Management Plan 2014-2019 also identifies objectives for the protection of the character of the area including its historic environment. These objectives are accompanied by action points:

Objective HE2: Sustain and enhance the significance of the AONB's historic environment

Action HE2.1: Resist development proposals that would be likely to harm the significance of the AONB's heritage assets.

These objectives and actions are to be delivered by the local authorities and the impact of development within the area will be considered in relation to its impact on the character of the AONB as well as the buildings and local environs directly. The 'open sweeping views' over the hills and into the valleys below is a characteristic to be maintained and enhanced through any possible development.

- **York Historic Core Conservation Area: City Views and Building Heights¹³**

Also of note is the protected view between Crayke and York Minster. Although addressed within the City of York Core Conservation Area Appraisal which was adopted by the City Council, it acknowledged that the co-operation of Hambleton District Council is required to ensure this view is protected from inappropriate development.

¹³ York City Council, York Central Historic Core Conservation Area Statement https://www.york.gov.uk/downloads/file/5922/york_central_historic_core_conservation_area_views_and_building_heights

2 UNDERSTANDING

2.4.8 KEY LONG DISTANCE VIEWS: NO. 3 CRAYKE¹⁴

RELATED POLICY?

Description and Significance

There are a number of views of the Minster from the Howardian Hills and other outcrops south of the North York Moors. This one is of particular and significant historical interest. Here on top of the little hill on which the village of Crayke stands, the medieval Prince Bishop of Durham – who refused to recognise the authority of the Archbishop of York – built a fortified manor house or castle from which they could look down on his Minster, 11.5 miles to the south. The best view is therefore from the upper floors of the privately-owned fifteenth century castle, but the Key View point is at the steps of the churchyard, where the Minster is visible in silhouette on the horizon above the rooftops of the village. No other buildings in York are prominent, and therefore this is a view of the city that has changed little since the Bishops of Durham built Crayke Castle.

Protection

The silhouette of the Minster should be protected by preventing development in the foreground, backdrop and to the sides which would challenge or alter its pre-eminent status on the horizon.

¹⁴ York Historic Core Conservation Area: City Views and Building Heights

3.1 HISTORICAL DEVELOPMENT

Early History of the Site

The elevated position on which the castle and village are located, may have attracted early settlers to Crayke. Neolithic occupation has been indicated by a stray find of a pottery approximately 600m to the north-west from the site. A Neolithic axe has also been recovered to the south of Crayke.

During excavations 570m south of Crayke Castle to the southern end of the present sports field, in advance of the laying of the Teeside to Saltend ethylene pipeline, an Iron Age and Romano-British settlement site was recorded by Northern Archaeological Associates. They discovered evidence of a large stone building (30m x 10m) of a possible Roman-British date, along with a number of Iron Age roundhouses, evidence of metalworking and a kiln. The building's location close to a spring has led to the speculation that it may have had a religious function.⁰¹

A Roman road between Aldborough (Isurium Brigantium) to Malton (Derwentio) is believed to have passed through, or very close to Crayke. A Yorkshire historian, Francis Drake (1696-1771), postulated the theory that the hill may have been the location of a *castellum exploratorium*, or Roman watchtower, constructed to monitor the route way. However, its existence does not appear in any contemporary Roman records.⁰²

⁰¹ Yorkshire Historic Environment Record, MNY23629

⁰² T Gill, 1852, *Vallis eboracensis: comprising the history and antiquities of Easingwold and its neighbourhood of Easingwold, Yorkshire*, p 122

During the levelling for a tennis court at Crayke Hall in 1937, evidence of Roman activity was uncovered in the form of pottery fragments and glass.⁰³ In addition, the discovery east of Crayke Castle in 1948 and 1956 of flue tiles, possibly from a hypocaust has suggested possible Romano-British occupation on Crayke Hill.⁰⁴ A small quantity of Romano-British material was also discovered in 1983 including a late Iron Age or early Romano-British beehive quern.⁰⁵

Anglo-Saxon Period

The name 'Crayke' is thought to be derived from the Welsh 'Craig' meaning 'rock'.⁰⁶ Other versions of the name are 'Craik' and 'Crake'. In the seventh century, it was referred to as 'Creca'. The name was first recorded in AD 685 when King Ecgfrith of Northumbria and Archbishop Theodore granted St. Cuthbert the Bishop of Lindisfarne:

*...the villa which was called Crec, and three miles around that villa, so that he might have a dwelling-place, however many times he might go to York, or return from there. And here the Holy Cuthbert established a community of monks, and ordained an abbot.*⁰⁷

⁰³ T Sheppard, 1939, 'Viking and other relics at Crayke', in *Yorkshire Archaeological Journal*, vol. 34, p 273-281

⁰⁴ R Hayes, 1962 'Romano-British Discoveries at Crayke', in *Yorkshire Archaeological Journal*, vol. 40 p 90-111

⁰⁵ K Adams 'Monastery and Village' at Crayke in *The Yorkshire Archaeological Journal*, vol.62, 1990, p.35-36 and p37

⁰⁶ E, Ekwall, 1974, *Concise Oxford Dictionary of English Place-Names*, 4th edn. p.129

⁰⁷ Transcribed in Adams, p 32

This account of St Cuthbert is given in the *Historia de Sancto Cuthberto* compiled in the mid-tenth century and added to in the eleventh.⁰⁸ This has led some scholars such as Adams to believe that a monastic settlement was established at Crayke.

A second early reference to the place comes from the twelfth century ecclesiastical writer Simeon of Durham, who records that the hermit Etha the Anchorite '*died happily at Cric*' in AD 767. In his work 'Poem on the Bishops and Saints of York', Alcuin of York describes Etha as living '*in wilderness*', suggesting that Crayke was a remote place perhaps ideally suited for a monastic settlement.⁰⁹

The *Historia de Sancto Cuthberto* also records that in 867 Aella and Osbeerht, who were contenders to the Northumbrian throne, seized a number of St Cuthbert's properties. Aella is said to have seized Crayke and lived there. However, the lands of Crayke are assumed to have been thereafter returned to the community of St Cuthbert; they are purported to have rested at Crayke with the body of St Cuthbert for four months in the care of Abbot Geve during the Norse incursions on Lindisfarne.¹⁰ It is assumed he ran the religious establishment at Crayke. Others have argued, however, that it is unlikely that a monastic settlement would have been allowed to remain there, close as it was to the Viking held settlement at York.

⁰⁸ Adam, p29

⁰⁹ Gill p125

¹⁰ W L'Anson, 1913, 'The Castles of the North Riding', *Yorkshire Archaeological Journal*, vol. 22, p323

3 HISTORICAL DEVELOPMENT

During the levelling of a tennis court at Crayke Hall several finds pre-dating the Norman Conquest were recovered, including two fragments of an Anglian cross which stylistically dated to the first half of the ninth century. The evidence suggested it had been the site of an Anglo-Saxon building. Additionally, the excavation recovered a metal-worker's hoard which included fragments of horse harness, several swords, an axe, knives and other metal fragments.¹¹



Part of an Anglo-Saxon cross found at Crayke and now on display at York Museum [York Museums Trust]

Investigations within the site boundary in 1956, north of the churchyard uncovered human remains.¹² They were identified as adults lying east-west but no dating evidence was recovered. They were overlain by a 'humus' containing later medieval pottery suggesting a *terminus ante quem* of the fourteenth century.

However, further excavations were undertaken on the site in 1983 which identified more burials assumed to be part of the same Christian cemetery. These were radiocarbon dated to between the eighth and eleventh centuries; whilst it established the extent of the cemetery, it was unable to conclusively prove if the burials were associated with a monastic settlement.¹³

A pre-Conquest settlement sequence has been suggested by Kenneth Adams; it is thought the monastery lay on the south-east slope of Crayke Hill with the cemetery on the hilltop. The monastery may have been abandoned at some point after AD 883 and landscape reorganised. The cemetery discovered in 1956 is thought to have lain close to a hall (later to become Crayke Castle) and a church; the latter was located slightly downslope, perhaps roughly in the location of Crayke Hall.¹⁴ After the Conquest, the hall was fortified by the Bishops of Durham and the castle's inner bailey constructed over the cemetery.

BISHOPS OF DURHAM

The See of Durham has its origins in the island of Lindisfarne off the Northumbrian Coast. The priory of Lindisfarne was founded in the seventh century and remained here until the ninth century when the priory was moved to Chester-le-Street and finally to Durham in 995. The first Bishop of Durham was Aldhun (c. 959-1018) who moved the community. The priory and Bishops were the centre of Christianity in the north of England and also acted as the local authority in the region. After the Norman Conquest the area became important as a buffer between England and Scotland and after appointed Earls failed to control the region, the Bishop of Durham William Walcher, purchased the earldom from the crown and became a Prince Bishop. This new status was virtually an autonomous leader responsible for law and order, able to raise an army, mint coins and levy taxes in the region.



Coat of Arms of the bishops of Durham

By the early fifteenth century, the Prince Bishop of Durham was one of the five richest landowners in England and only second to the bishop of Winchester in terms of episcopal wealth. This power in the north was only officially abolished in the Durham (County Palatine) Act in 1836. The Prince Bishops were able to demonstrate their political power across the north which can be seen in the architecture that they employed in their churches and the palaces of Durham and Bishop Auckland.¹⁵

¹¹ Sheppard, 279-81

¹² EJW Hildyard, 1959, Romano-British Discoveries at Crayke, (ii) The Trial Excavation in YAJ, vol 40, p104

¹³ Adams p42-3

¹⁴ Adams, p41

¹⁵ Website of the Durham World Heritage Site, <https://www.durhamworldheritagesite.com/>

Medieval Period

The Domesday Survey in 1086 records Crayke as a possession of the See of Durham, where the Anglo-Saxon Bishops were recorded as maintaining a manor house. The presence of a monastery or castle are not mentioned.

*In Creic 6 carucates to the geld, and there could be 4 ploughs. Bishop Æthelwine held this as 1 manor. Now Bishop William has in demesne 1 plough; and 9 villans with 3 ploughs. There is a church and a priest, a little woodland pasture. The whole 2 leagues long and 2 broad. TRE 40s; now 20s.*¹⁶

Crayke is also mentioned in the York Fabric Rolls in which an indulgence was issued on behalf of the Hospital of St. Mary 'in the meadows of Crak' in 1228.

The date of the foundation of Crayke Castle is uncertain, although it is generally thought to have occurred between 1100-1195.¹⁷ It has been variously assigned to Ranulf Flambard (c1060-1128) and Bishop Pudsey (Hugh Du Puiset) (1125-1195). Both were responsible for large construction projects during their lives; Flambard constructed the first stone bridge in London, ordered the first wall around the White Tower in London and constructed Westminster Hall, the walls of which still remain from this period. He also carried out works on Durham Castle and built Norham Castle to defend the Tweed River.

Pudsey was the sixth Norman Bishop of Durham who is known to have been responsible for the construction, repair or fortification of a number of buildings including a bridge in Durham and the Galilee Chapel in the Cathedral.¹⁸ Pudsey is known to have visited Crayke; he is recorded as having broken his journey south at Crayke in 1195. He fell ill after dining there and died the next day in Howden, apparently of food-poisoning.¹⁹ As such, both are potential candidates for Crayke Castle's initial fortification.

The first mention of a castle at Crayke comes in 1217 when the castle was seized by Faulkes de Breaute, one of King John's captains. De Breaute was ordered to return the castle to the Bishop of Chichester by William Marshall, who was acting as regent for the young Henry III following King John's death in 1216.²⁰

MOTTE AND BAILEY CASTLES

The motte and bailey castle consists of a mound of raised earthworks (often artificially constructed) topped with a wooden or stone keep, known as the motte, surrounded by a ditch and protective palisade that encloses a courtyard known as the bailey. These were defensive structures thought to have been brought to England by the Normans.



Building and motte from the Bayeux Tapestry (Wikipedia Commons)

Originating in Normandy and Angers in France, this form of defensive structure spread across Europe and the Holy Roman Empire from the eleventh century. In England, the Normans produced three waves of castle building, after 1066 the majority of which were of the motte-and-bailey style. These were the initial royal castles placed in strategic locations often over older fortifications or towns.²¹ These tended to follow the progression of William the Conqueror across the country, starting at Hastings. The second wave were constructed by the major magnates on newly gifted and acquired estates, and the third by the newly appointed junior knights that followed.²² These building projects were all used to stamp authority over the local people, using the forced peasant labour to do the work as a means of control.

The motte and bailey castle was a simple but effective design, and could be constructed quickly. They were seen as a symbol of the new authority and feudal regime. However, they soon became redundant in some areas and many were largely replaced in the twelfth and thirteenth centuries in favour of stone. Some, that occupied more unsettled locations such as in the Welsh Marches and the North of England were altered and fortified with stone keeps and walls.

¹⁶ Dr A Williams & Prof GH Martin (Eds), 2003, *Domesday Book. A Complete Translation* p 802, p873

¹⁷ For example, MJ Jackson, 2001, *Castles of North Yorkshire*, p13-17

¹⁸ Gill p134

¹⁹ *Ibid*, p135

²⁰ M Salter, 2001, *The Castles and Tower Houses of Yorkshire*, P33-35

²¹ R Liddiard, (ed) (2003) *Anglo-Norman Castles*, p45

²² *Ibid*, p54-58

3 HISTORICAL DEVELOPMENT

The early castle at Crayke is most likely to have been a motte and bailey fortification. The natural topography was ideally suited for its location and the hilltop was raised further by the additional earthwork. The motte is still visible, rising 2.5m on the north side of the present castle. On top of this would have been a tower, or 'keep', constructed initially in timber. The motte would have sat within an inner bailey, or palisaded area, which may have also contained further buildings. The inner bailey is thought to have run along the present boundary with Crayke Lane, to the south where there is also a short section of bank and would have occupied much of the crown of the hill above the 100m contour and extended north of St Cuthbert's Church as far as Love Lane. It is thought to have measured up to 210m east - west, and 90m north - south.²³

At some point the timber buildings were replaced in stone, possibly in the late thirteenth or early fourteenth centuries.²⁴ The Reverend Canon James Raine (1791-1858), who researched the Bishops of Durham extensively, believed that Crayke Castle was rebuilt in stone by Bishop Bek (c1270-1311) or Bishop Kellaw (d.1316) between 1280 and 1320. The lower elements of the New Tower may date to this time.

An outer bailey was also added, probably in the thirteenth century, incorporating earlier cultivation terraces. The remains of building platforms also indicate the presence of structures within the outer bailey, probably constructed in timber. The outer bailey can still be traced as a bank and terrace which extends northwards from the western side of the motte to 5m short of the present boundary of the site. It follows the boundary east until it reaches the hollow way of Love Lane before turning southwards to join the inner bailey. A gatehouse is also mentioned in a sixteenth century survey

of the site.²⁵ It was situated either to the east of the site, giving access to the bailey from Love Lane, or near to the present entrance.²⁶

It is believed that the tower house, which is now the principal building of Crayke Castle, was constructed in the early fifteenth century, perhaps to supplement existing accommodation. A more accurate description for it would therefore be a 'chamber tower' or 'solar tower'. The building is referred to in a fifteenth century document as 'The Great Chamber' and probably contained a combination of both reception rooms and bed chambers - the castle's principal accommodation including the great hall, kitchens and almost certainly a chapel, were sited elsewhere. The building's construction reflects the growing desire in medieval society for the separation and privacy of the master from their retinue.

The building's main entrance was probably on the first floor and accessed from an external stair in the northern elevation which rose to the second floor. This arrangement was quite typical for the time and may have provided an element of security and gave convenient access to the hall positioned on the motte. The floors may have been partitioned on the upper floors, but the centrally positioned fireplaces on the first and second floors suggest they were single open spaces. The ground floors' moulded ceiling beams indicate it formed part of the accommodation, rather than being utilised merely for storage.

Soon after the construction of the chamber tower, another building referred to in a sixteenth century survey as the 'New Tower', was constructed. This building utilised the foundations of an earlier building which is evidenced by windows with shouldered arches, which may be of a late thirteenth or early fourteenth century. This building must have been partially demolished or substantially modified for it to then be called the 'New Tower'.²⁷ This might explain its odd alignment in relation to the present castle. Anthony Emery in his work '*Greater Medieval Houses of England and Wales, 1300-1500*' suggests that the New Tower was probably a house which was permanently occupied by the bishop's steward with the Great Chamber reserved for occasional visits by the Prince Bishops during their travels to and from court at Westminster.²⁸

Leland attributed the construction of the Great Chamber to Bishop Neville – however, it seems more likely that it, and the New Tower, were constructed by Thomas Langley (1406 -1437), Neville's predecessor.²⁹ Langley was known for his construction projects and maintained a large household; even when travelling he was observed in 1415 as taking with him a household totalling 88 persons. It is not difficult to see why the Bishop may have required additional accommodation at Crayke.

²³ Historic England, Scheduled Monument, 1016530, online at <https://www.historicengland.org.uk/listing/the-list/list-entry/1016530> [accessed 11th August 2016]

²⁴ L'Anson, 1913

²⁵ Reproduced in Rev Canon Raine, 1869-70, 'Some Notices of Crayke Castle' in Associated Architectural Societies' Reports and Papers, p 67

²⁶ Raine says 'some traces of the Gatehouse have been discovered near the present entrance to the grounds' in 'Some Notices of Crayke Castle'.

²⁷ English Heritage Buildings at Risk (2004) Project, North Yorkshire, Crayke Castle, Crayke: Photographic Survey and Archaeological Observations, Ed Dennison Archaeological Services Ltd provides a detailed description and interpretation of the structure and confirms the theory that the structure appears to utilise an earlier vaulted basement incorporating shouldered arches.

²⁸ A Emery, *Greater Medieval Houses of England and Wales, 1300-1500: Volume 1* p329

²⁹ Neville became Bishop of Durham in 1437 just 4 years before he is recorded as having constructed a kitchen between the Great Chamber and the Hall. Given the size of the Great Chamber; and what we know of medieval construction, there would have been insufficient time between Neville's accession to the see and the commencement of the kitchen, for the Great Chamber to have been erected at his bequest.

THOMAS LANGLEY (BISHOP OF DURHAM 1406-1437)

Langley was born in Middleton, Lancashire and rose in the church to the notice of the King Henry IV, serving as his secretary. He obtained a number of appointments including keeper of the privy seal. By 1404 he was recommended by the king as bishop of London but this was rejected by the Pope. He was later to serve as chancellor of England before being elected to the See of Durham in 1406.

Langley continued in royal service after his accession, and served on the king's council under both Henry IV and V being appointed to the chancellorship of England in Henry V's absence in France. With such experience of royal administration, it is not surprising that Langley undertook reorganisation of the palatinate powers of the See and rose to become one of the richest men in England.

He was responsible for substantial building operations at the palatinate castles of Norham and Durham, alterations to Durham Cathedral, the rebuilding of his manor house at Stockton and the west gate of his palace at Howden.³⁰

³⁰ CM Fraser, *Thomas Langley*, Oxford Dictionary of National Biography, <http://www.oxforddnb.com/view/article/16027?docPos=11>

A document dating to 1441 details the construction by Bishop Neville of a new kitchen and larder between the Old Hall and the Great Chamber.³¹ The stone was sourced from quarries at Yeresly and Brandesby. The Bishop paid £40 for their construction. It is possible the undercroft was used for storage with the kitchen positioned above. Raine speculates in his paper 'Some Notices of Crayke Castle' that the larder was built to the west of the Old Hall:

*'The west wall, with an ancient window in it, was removed not many years ago. The thin slip of building extending from the kitchen towards the north, was probably Bishop Neville's Larder.'*³²

By 1449-50 the kitchen was still unfinished and a further payment of £15 was made for its completion.

As was typical of medieval manors, the Crayke Castle estate incorporated a deer park. A sixteenth survey records it as 2000 rods (c. 10 km) in circumference and between 140 to 500m in breadth. In 1229, the king granted the bishop a deer-leap within the park, and there are various references to the deer park during the following centuries.³³

³¹ Raine, 1869-70, p64

³² Ibid p69

³³ 'Parishes: Crayke', in *A History of the County of York North Riding: Volume 2*, ed. William Page (London, 1923), pp. 119-124. *British History Online* <http://www.british-history.ac.uk/vch/yorks/north/vol2/pp119-124> [accessed 12 September 2016].

ROBERT NEVILLE (BISHOP OF DURHAM 1438-1457)

Robert Neville was born at Raby Castle in 1404 to Ralph Neville, Earl of Westmorland and Joan Beaufort, daughter of John of Gaunt. Neville was destined for the church from an early age and was taken into the household of his uncle Henry Beaufort, Bishop of Winchester and taken on Pilgrimage as far as Constance in south-west Germany in 1418.



Coat of Arms of the Neville Family
(Wikipedia Commons)

On his return, he was made the Provost of Beverley in 1422. It was his uncle's influence that bought about Neville's appointment to the Bishopric of Salisbury in 1427, despite being below the age of canonisation. Robert Neville was issue of his father's second marriage and following the death of his father in 1425 tensions began brewing in the north between his mother, the dowager countess of Westmorland and his step-brother Ralph Neville, the new Earl of Westmorland. Protecting the Beaufort interests of his mother, Neville was raised to the Bishopric of Durham in 1438. The early years of his bishopric were tainted by squabbles and Robert was very much controlled by the dominant members of his family. He was, however, inclined to reside within County Durham and Yorkshire and made his mark through architecture. Robert Neville built the Bedern at Beverley as a new residence for the Provost, he added to the family home at Raby castle, built the Exchequer on Palace Green at Durham for administration and also the kitchen and larder of Crayke Castle.³⁴

³⁴ A J Pollard, 'Robert Neville', Oxford Dictionary of National Biography, <http://www.oxforddnb.com/view/article/19962>

3 HISTORICAL DEVELOPMENT

Sixteenth Century

The famous antiquary to King Henry VIII, John Leland (Leyland) (1503-1552), visited Crayke circa 1530. He provides an early description of the Castle:

'There remaineth at this this tyme smaul shew of any Castel that hath beene there. There is a Haul, with other offices, and a great stable voltid with stone, of a meatly auncyent building. The great squar tower, that is thereby, as in the toppe of the hill, and supplement of loggings, is very fair, and was created totally by Neville, bishop of Duresme.'

At the Dissolution, the See of Durham's annual rent from Crayke Castle and associated rents and farms was £47 2s 1/2d.³⁵

JOHN LELAND

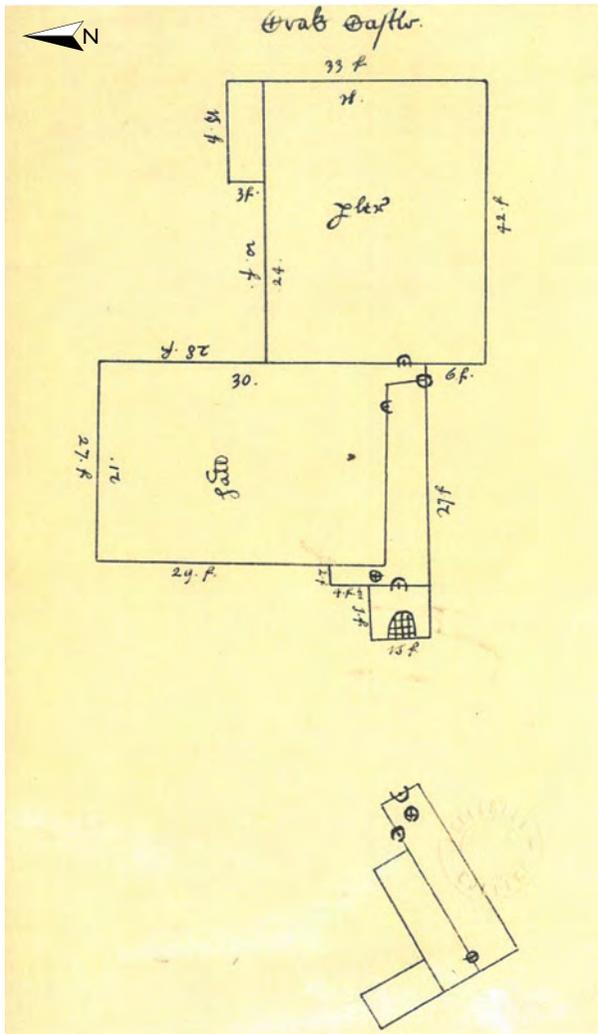
John Leland (1503-1552) has been described as 'the father of English local history and biography'.³⁶ He is known to have spent a number of years travelling around the country visiting religious houses and examining and compiling lists of the content of the libraries prior to the reformation. In the 1530's and 1540's the royal libraries were then reorganised to accommodate these important and significant texts. He later made a number of journeys around England and Wales making a note of antiquities as he travelled. His focus shifted to local history and topography and he made maps, measured distances, spoke to local people, examined local books and charters, and compared discrepancies in sources. He carried out five journeys across the country between 1538 and 1543 including one to the north-east that included Yorkshire and Durham. His findings were presented to the King as a 'New Year's Gift' in 1544 describing his achievements to date and setting out his ambitious plans going forward. He hoped to write a book entitled *History and Antiquities of the Nation* that would provide a topographical account of the British Isles, and to add a description of the nobility and of the royal palaces. Leland was certified as mad in 1547 and died still unrecovered in 1552, his plans unfinished.³⁷



*The Antiquary John Leland from an engraving by C Grignon printed in William Huddesford, ed. (1772) *The Lives of those Eminent Antiquaries John Leland, Thomas Hearne, and Anthony à Wood*, 2 volumes: volume 1*

³⁶ AL Clarke, 1911, 'John Leland and King Henry VIII', in *The Library*, 3rd ser. vol. 2, pp. 132-49

³⁷ Anon, 'John Leland', Encyclopaedia Britannica, <https://www.britannica.com/biography/John-Leland> [accessed 21/11/2016]



Circa 1560-70 a survey of Crayke Castle was carried out for the Bishop of Durham. It provides an important description of the site and reveals that the New Tower was the principal building on the site and is referred to as the 'Castle'. The New Tower description is detailed:

The Castle of Crake [i.e. the New Tower] is built of hard stone, the walls thereof five foot thick; the same is all vaulted underneath throughout and is three storeys high above the vault. This house is all covered over with lead and in reasonable good repair. The groundwork of the house or storey, wherein the hall is, is about 40 foot long and 27 foot wide on the outside; and the house or storey wherein the parlour is, is 42 foot long and 33 foot wide on the outside. There is at the entry into the castle a high porch of 15 foot one way and 9 foot on the other way, with lodgings over it, covered in lead; and a new strong great door of iron at the entrance to it..³⁸

The New Tower appears to have been originally three storeys over the vaulted basement, parts of which still survive today. On the ground floor were the hall and parlour, entered from a screens passage via a porch with fortified iron door, probably similar to a portcullis; the ruins of the porch are still extant. On the storeys above were lodgings, and the roof was covered in lead.

The description of the present tower house is much shorter. The surveyor describes it as follows:

There is, besides the castle, afore, an older house built of stone walls of 58 foot long one way and 18 foot wide, with a roof covered with slate in sore decay and the timber rotten in many places, of four storey height with the vaults, and guttered with lead round about the roof and embattled.

The Great Chamber was in such poor condition that the building itself may have been almost uninhabitable at this time.

The survey goes on to describe the kitchen above a vault which at this time was in ruins. It also describes the kitchen as having two ranges and a high roof of slate with lead guttering. It is possible that this 'high roof' was supported by the stone string course which still exists below the third floor windows on the northern elevation (see page 17).

One other house, joining to this five storey, of 22 foot one way and 20 foot the other way, which is the kitchen. In it are two ranges with a high roof and a vault under it covered with slate and guttered; the walls thereof cracked and in sore decay, ready to fall, under-propped with stays and props.

A further building is also described attached to this:

At the south west corner of this house one other house of stonework, the walls of five storey height with the vault, with a flat roof of lead containing 18 foot one way and 12 foot the other way, in good repair.

³⁸ As transcribed in Raine p67. This has been further translated by MJ Jackson in Castles of North Yorkshire (p 13-17)

A plan of Crayke Castle circa 1560-70. To the top is the New Tower. The present castle is depicted as the smaller building below. The annotations suggest that entry to the tower house was via the eastern and northern elevations. It also shows the location of two staircases.

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This is also a five-storey building attached to this supposedly on the south-west corner, although it appears likely from the surveyors drawing that it relates to a building, the remains of which are attached on the north-west of the present vaulted undercroft and is now a cold store room and former scullery.

The survey also describes the ruin of the Old Hall:

There is, adjoining to this, old walls of a house, which, as it seems, has been the hall of these old houses before the new castle was built.

Within the site was also a thatched barn and a gatehouse:

There is a barn with a thatched roof, new built, weather-boarded from the eaves to the ground, of 48 foot long and 24 foot wide, of late days built. There is an old gatehouse, the roof whereof is gone all except a few pieces of timber that is rotten; but for far better away than remain to lose all together.

By 1587 Bishop Barnes was forced to lease Crayke Castle to Queen Elizabeth I. She immediately granted it to Sir Francis Walsingham, who sold his interest to John Theker. The castle was to undergo a succession of lessees.

Seventeenth Century

During the Civil War, Crayke apparently saws little action. In April 1646, an Act of Parliament declared the castle be made untenable as a fortress and should be slighted. The extent of destruction is unclear; it is possible that the New Tower with its stone undercroft and fortified entrance may have been considered as more of threat than the present tower house. This may be why so little of the New Tower remains today and the tower house survived relatively intact.

In 1648, the manor of Crayke was sold by the Puritan parliament to Sir Thomas Widderington, sergeant-at-law at York and also to a draper Thomas Coghill.³⁹ It also appears to have come into the hands of a former lord mayor and MP for York, William Allanson. His son Charles inherited the castle and is believed to have fitted the tower house out with oak panelling.⁴⁰

At the Restoration of the monarchy, Crayke Castle was returned to the See of Durham. Bishop Cosin complained about the castle's condition, which had been 'injured and dismantled' under its former owners.⁴¹ The church retained the property but leased it out.

A 1688 map of the village also depicts Crayke Castle. Whilst the main buildings within the site are difficult to decipher, the thatched barn and New Tower can be discerned.



1688 map of Crayke reproduced from K Adams, *Monastery and Village at Crayke* in *The Yorkshire Archaeological Journal*, vol.62, 1990, p 47

Eighteenth Century

Around 1785, William Hutchinson visited Crayke describing the castle in 'History and antiquities of the county palatine of Durham'. The principal building was:

*'oblong square, fronting to the south, and built of durable freestone, is now used as a farm-house; the walls are of a remarkable thickness and the lower apartments seem to have been constructed for prisons, and not as household offices, though above ground.'*⁴²

The tower 'fronting to the south' suggests the main entrance is no longer via the first floor in the northern elevation. Why the ground floor has the appearance of a prison is unclear, although he may have been referring to the vaulted undercroft.

³⁹ M J Jackson, 2001, *Castles of North Yorkshire*, p13-17

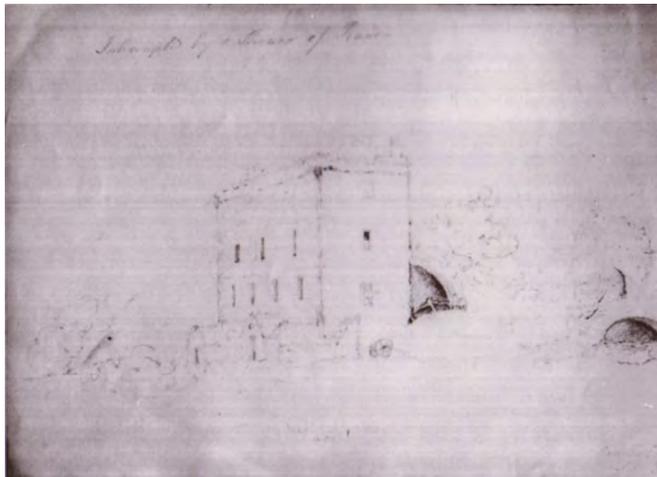
⁴⁰ Raine, p 68

⁴¹ Jackson, 2001

⁴² W Hutchinson (1785) *The History of and Antiquities of the county Palatine of Durham*, Vol III p537 (published 1823)

Nineteenth Century

Crayke Castle was sketched in 1803 by Katharine or Anne Cholmeley of Brandsby Hall. The young artist John Cotman was staying in their home and is likely to have encouraged and tutored the daughters of his host. The pencil sketch was made from nature as a note on the drawing informs us that it was 'interrupted by a shower of rain'.⁴³ Although, difficult to make out the detail, the image shows the south and eastern elevations of the tower house and the ruin of New Tower to the right. Interestingly, it appears to depict a number of buildings attached to the southern elevation at ground floor, including, potentially an earlier porch. A 'Town Plan' of Crayke from 1840 also confirms the presence of buildings along the southern elevation.



1803 sketch of Crayke Castle (David Hill, 2005, *Cotman in the North: Watercolours of Durham and Yorkshire*, p54)



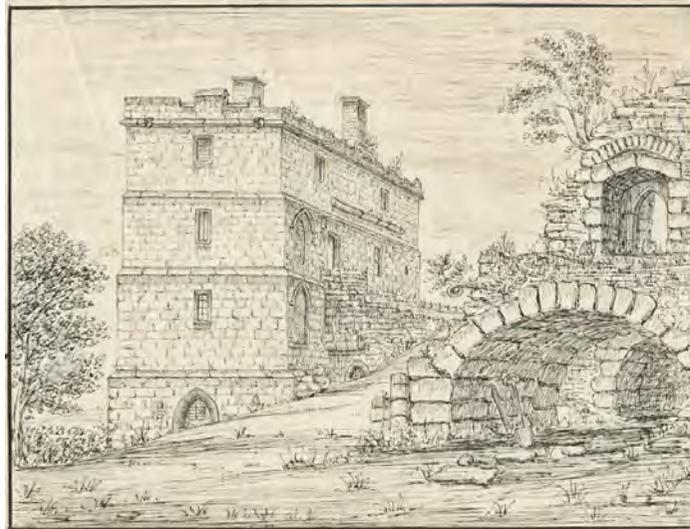
1840 Town Plan of Crayke (Northallerton Archives - AWAITING PERMISSION)

⁴³ D Hill, 2005, *Cotman in the North: Watercolours of Durham and Yorkshire*, p56

3 HISTORICAL DEVELOPMENT

Around 1827 Bishop Van Mildert sold the Crayke estate to Richard John Thompson of Kirby Hall.⁴⁴ At that time, it was still in use as a farmhouse. The Castle was later sold to Captain William Waite. Having been under the peculiar jurisdiction of the County of Durham, the village of Crayke was soon afterwards (1844) transferred to the North Riding of Yorkshire.⁴⁵

Crayke Castle was drawn in 1844 by 'SJA'. The pen and ink drawing depicts the ruins of the New Tower in the right foreground. The east and northern elevation of Crayke Castle can be seen in the background and show an absence of structures appended to the northern elevation. There is an element of artistic license in the drawing; two medieval blocked doors are shown on the northern elevation at first and second floor. They are aligned one above the other - this conflicts with their arrangement today. Access to the second floor is via a stone ramp and through a square-headed door in the northern elevation - this access still exists and appears to have been formed out of window opening. The ramp appears to be constructed of medieval stonework and sits above the entrance to the current undercroft. This drawing may depict the final remains of the first floor kitchen before it was cleared away in the nineteenth century to make way for the present extension.



1844 Pen and Ink Drawing of Crayke Castle by SJA



1850 6" Ordnance Survey map. The site boundary is indicated in red

⁴⁴ Page, 1928, p.119-124

⁴⁵ Page, 1928, p.119-124

The next depiction of the site is the 6" Ordnance Survey map. This was surveyed in 1850, but its scale only shows minimal detail for the site. Crayke Castle is an 'L' shaped building just below the summit of a pronounced hill, indicated by the hachures and contour lines. The New Tower is also shown to the north-east as a 'T' shaped building. The main rectangle of the tower house alone is shaded indicating the northern extension and New Tower are both roofless. Buildings which are absent are the north-eastern extension to the main house, and the garage/stable building.

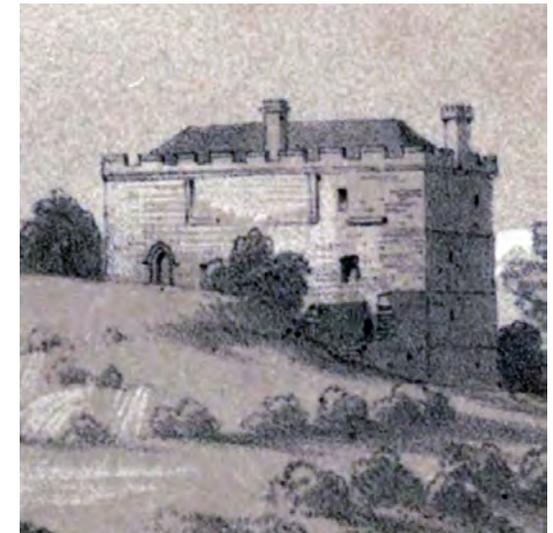
The site boundary is similar to today, with a small copse of trees marked to the east. There is a rectangular pond-like feature to the north-east of the main block. As today, the Oulston road sweeps around the western and southern boundary of the site. The churchyard of St. Cuthbert's church is smaller than it is today. Love Lane is shown clearly to the east.

Around this time Crayke Castle was depicted in a volume by antiquarian Thomas Gill, published in 1852. It shows the northern elevation with the ruined wall of the kitchen and undercroft to the right rising to below third floor level. The third floor medieval doorway can also be clearly seen.⁴⁶

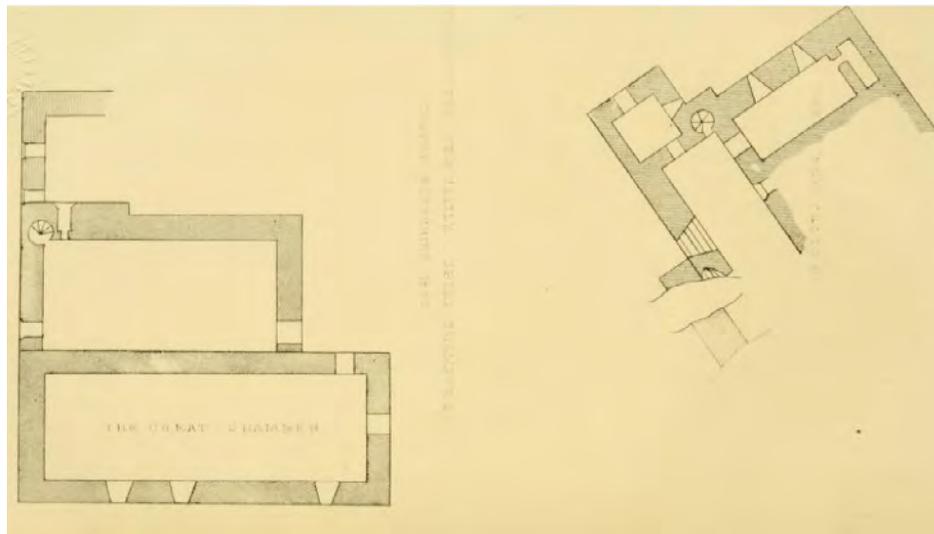
The 1861 census records the resident of Crayke Castle as William Waite. Waite was born in Headingley, Leeds in 1821 and was later recorded as being a resident of Holgate in York.⁴⁷ Also in residence was his Housekeeper, the 36-year-old Mary Sharpe.



Crayke as depicted in *Vallis Eboracensis* published in 1852



Crayke Castle as depicted in 1852, note the string course to the right



Plan of Crayke Castle dated 1870, note the main staircase is not shown

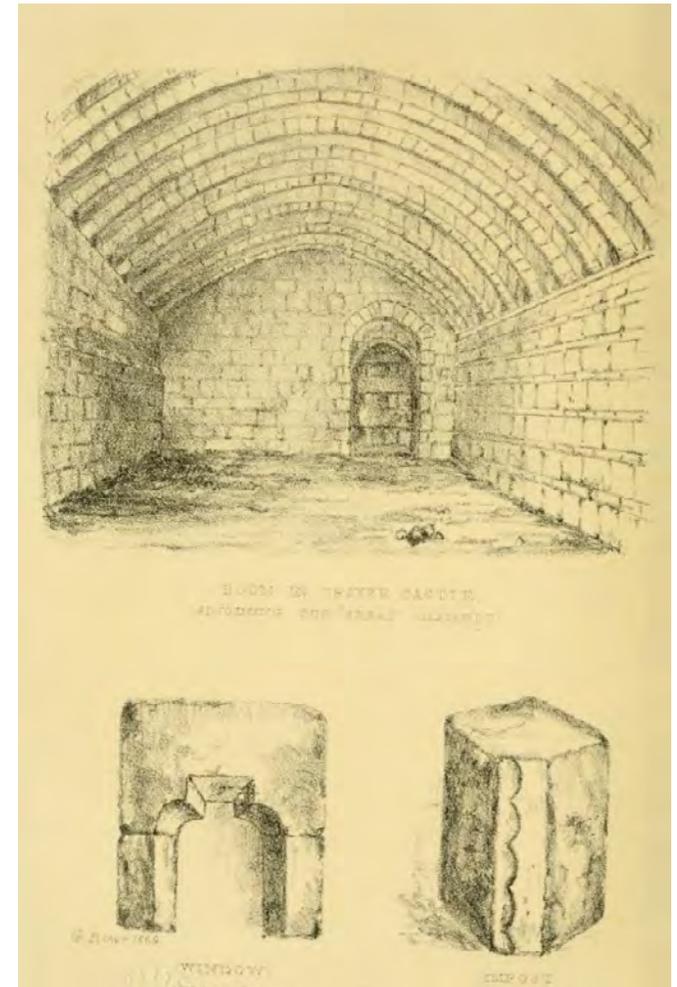
⁴⁶ T. Gill, 1852, *Vallis eboracensis: comprising the history and antiquities of Easingwold and its neighbourhood of Easingwold, Yorkshire*, p.120

⁴⁷ Gill, p137

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G Rowe's sketch of Crayke Castle 1869



G Rowe's sketch of the undercroft and medieval stonework, note the doorway to the main house is missing (right)

Crayke Castle and the New Tower (referred to as the 'New Castle') are again depicted; this time in a sketch by G Rowe in 1869 and reproduced in an article in 1870 by Reverend Canon Raine 'Some Notices of Crayke Castle'.⁴⁸ The sketch of the castle shows the New Tower with its undercroft and storey above appearing much as they do today. The ground around it is shown to be significantly disturbed, although there may be an element of artistic licence. Again there is an absence of buildings attached to the northern elevation of the main building behind. The chimney stacks are now shown to be crenellated.

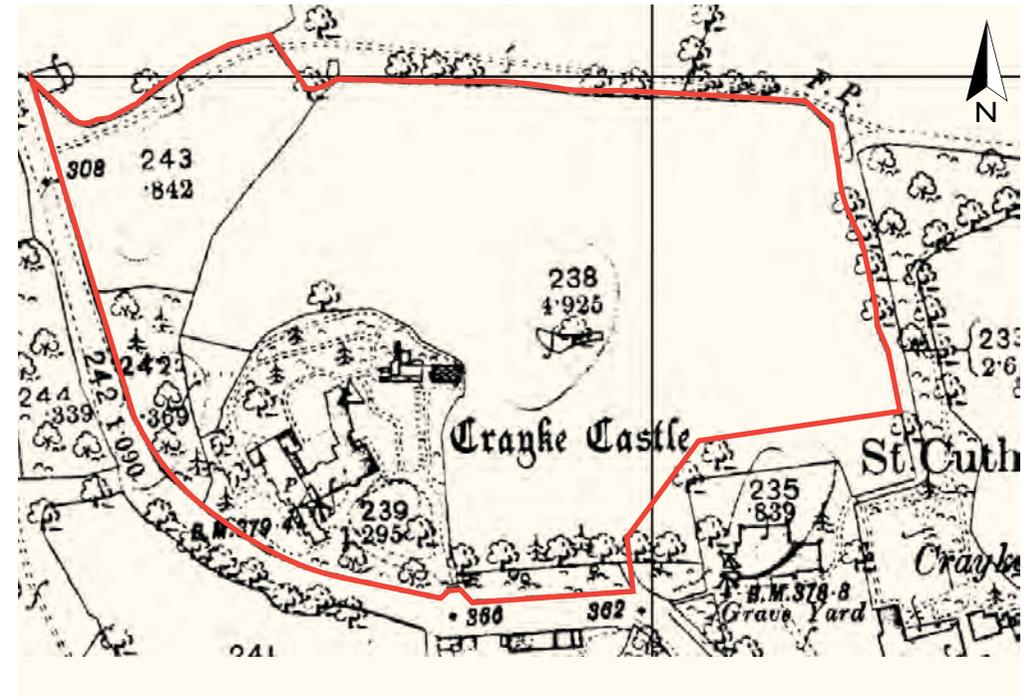


The Rev Canon James Raine engraved by W. Walker

Raine's article includes a sketch of the undercroft – the walls are unplastered and the arched door on the eastern elevation is shown to be blocked. The doorway to the main house is not depicted indicating it is a later insertion.

A plan of the Great Chamber and New Tower drawn in 1869 also appear in Raine's article. This plan shows the Great Chamber without its modern entrances and doorway to the undercroft, fewer window openings to the southern elevation and without its north-west extension. A spiral staircase is shown in the corner of the undercroft south-west corner.

In 1882 Captain William Waite and his son Anthony Temple Waite are declared bankrupt and were forced to let out Crayke Castle in 1885.⁴⁹ It was advertised to let with 'four bedrooms, 3 reception rooms, servants' rooms, stabling, greenhouse etc'.⁵⁰



1891 1:2500 Ordnance Survey map. The site boundary is indicated in red

⁴⁸ Raine p67 -69

⁴⁹ Yorkshire Gazette, Friday 30 January 1885, page 3, <http://www.britishnewspaperarchive.co.uk/> [accessed 9th August 2016]

⁵⁰ Yorkshire Post and Leeds Intelligencer, 3rd December 1885, page 2, <http://www.britishnewspaperarchive.co.uk/> [accessed 9th August 2016]

3 HISTORICAL DEVELOPMENT

The 1891 1:2500 Ordnance Survey map provides some interesting information about the site and shows that between 1869 and 1891 Crayke Castle was extended to the north-east. Due to the slope of the Norman motte, the extension was a single storey.

On the 1891 Ordnance Survey map, the main house is depicted as a rectangular block - the semi-circular porch to the southern and northern elevations appear to be *in situ* at this point. A rectangular extension is attached to the north-east corner of the main house. There is also a rectangular building extending southwards from the south-west corner of the main house; its position on the circular driveway suggests it may have been the stables mentioned in the 1885 advert. Also to the west of the main house is a yard with retaining wall. A rectangular structure, possibly an outbuilding, is located in the north-west corner. Given that access to the undercroft in which the scullery and kitchens are thought to have been located at this time was on this elevation, and the existence of a pump (shown as 'p' on the map), suggest that this was a service yard, possibly enclosed on the southern side by stables.

The depiction of the New Tower is similar to recent surveys of the ruined structure, although the structure appears to extend further eastwards than it does today. Further to the east of New Tower is a glasshouse. A path from the drives' turning circle leads to the New Tower. It is embanked on its western side, suggesting it has been cut into the base of the castle's motte.

The house is now set within enclosed gardens which are informally laid out. Paths meander and intersect within an area of mixed woodland.

The garage/stable building to the south-east of the main house has not yet been constructed; the area is shown as part of an adjacent field. Beyond this, St Cuthbert's churchyard has increased in size with the northern boundary moving into the neighbouring field.

An undated postcard, possibly from the turn of the century, provides an indication of how the western elevation of Crayke Castle appeared. The building to the south-west first shown on the Ordnance Survey map of 1891 is of one or possibly two storeys, with crenellations and narrow rectangular windows.



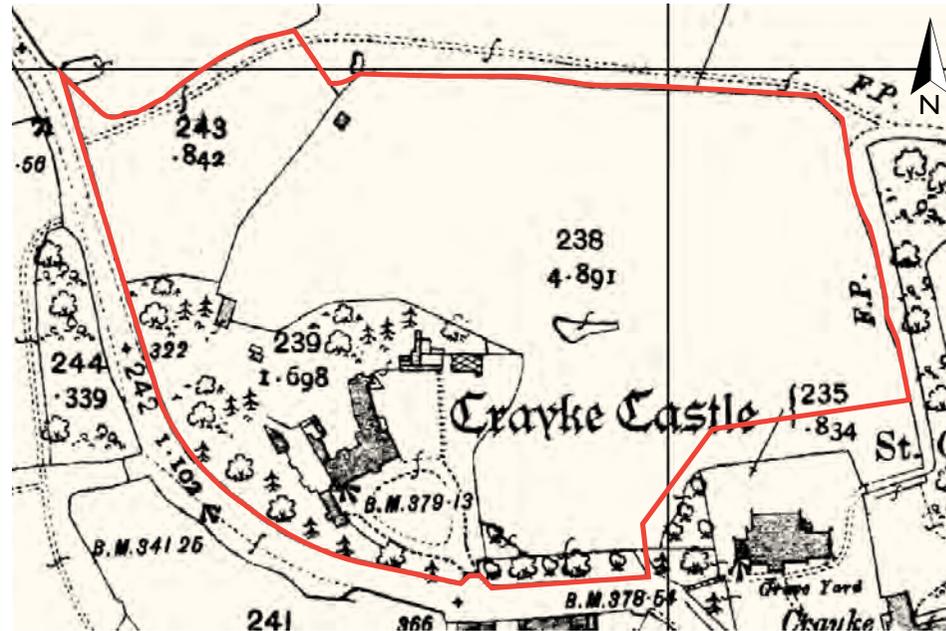
Undated postcard of Crayke Castle

Twentieth Century

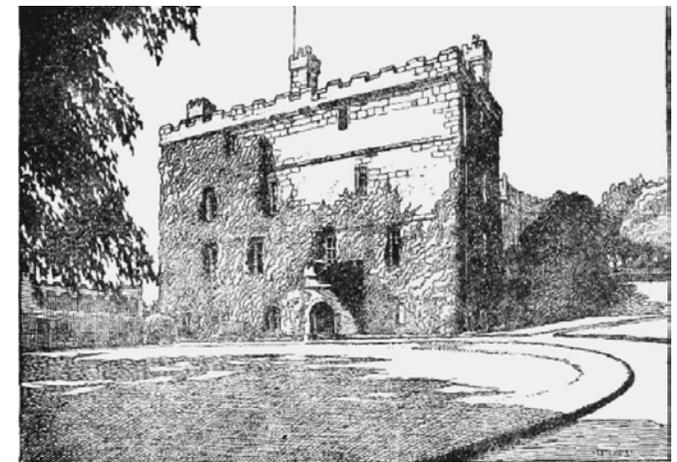
Notices advertising Crayke Castle as a shooting lodge or residential accommodation appear in several copies of the Leeds Mercury in December 1909.⁵¹

In 1911, little appears to have changed from the 1891 Ordnance Survey. A number of new garden structures have appeared on the northern slopes of the site. The small pond, now irregular in shape, is shown to the north-east of the site.

Crayke Castle is included in the Victoria County Histories which was published in 1923. The description of the interior is brief and says that the building 'is now divided up by modern partitions, so that little trace of the original arrangement is left'.⁵² No mention is made of the present eighteenth century-style stair. A drawing of Crayke shows the sweeping drive leading to the semi-circular porch; although the façade is largely covered in ivy, its appearance is not unlike it is today. A crenellated building, which is assumed to be stabling, can be seen to the left.



1911 1:2500 Ordnance Survey map. The site boundary is indicated in red



Crayke Castle in the Victorian County Histories, published in 1923.

⁵¹ Leeds Mercury, Tuesday 14th December 1909, page 7, <http://www.britishnewspaperarchive.co.uk/> [accessed 9th August 2016]

⁵² Page, 1928, p.119-124

3 HISTORICAL DEVELOPMENT

To mark King George V's Silver Jubilee in 1935, celebrations took place around the country. A beacon was set alight on Castle Hill; one of many hundred which were lit across the country. The beacon was visible from York.⁵³

An undated postcard of appears to depict Crayke Castle in the early twentieth century. It shows the site divided between informal gardens and a kitchen garden with large glass house to the east of the ruins of New Tower. There is a paddock in the foreground, and in the left-foreground, a crenellated structure. This first appears on plans in the twentieth century and is an early view of the garage / stable block. The building is shown without its south-western extension.



Postcard of Crayke Castle

**NORTH RIDING OF YORKSHIRE
WAR AGRICULTURAL EXECUTIVE
COMMITTEE.**

LEND A HAND ON THE LAND.

**VOLUNTEERS WANTED (MEN OR WOMEN)
18 years and over,
DURING AUGUST-SEPTEMBER,
for
HARVEST WORK.**

Special Camps situate at:—

- (1) Crayke Castle, Easingwold (men and women).
- (2) Aine Hall, Easingwold (men and women).
- (3) North Hill Farm, Dishforth (women).
- (4) Grange Farm, Balderby (men).
- (5) Aldbrough Hall, near Darlington (men).
- (6) Skutterskeife Hall, near Stokesley (men).

These camps are all permanent buildings, well equipped providing full board at an inclusive charge of 3/6 per day (24/6 per week).
Volunteers to work from these camps or near-by farms at agreed rates of pay. Payment made direct by farmers.

THE NEED IS URGENT. APPLY AT ONCE

Full details from
**THE LABOUR OFFICER,
North Riding of Yorkshire War Agricultural
Executive Committee,
THE COURT HOUSE, RACECOURSE LANE,
NORTHALLERTON.**

**D. S. HENDRIE, Executive Officer,
The Court House, Northallerton, 56029**

An advertisement from the Liverpool Daily Post, 26 August 1943 (p4) enticing young people to work on the land for the war effort. Crayke Castle was a private residence at the time which provided accommodation.

⁵³ Yorkshire Post and Leeds Intelligencer, 7 May 1935, page 14, <http://www.britishnewspaperarchive.co.uk/> [accessed 9th August 2016]

Second World War

The house was used by the Women's Land Army during WWII as a billet for volunteers who worked on farms during their annual holidays.⁵⁴

Edna Wingate described her experiences to the BBC who compiled an archive of personal experiences from the Second World War. She describes how she 'holidayed' in North Yorkshire, staying at Crayke Castle for two weeks:

We didn't go to the seaside during the war; all the beaches were covered in barbed wire and sea defences to keep any invasion force out. So, in 1944, my friend Joyce and I wrote off about a farming holiday. We had two weeks holiday in the July. I can't remember just how we got there but we went to Easingwold. Crayke Castle was our base.

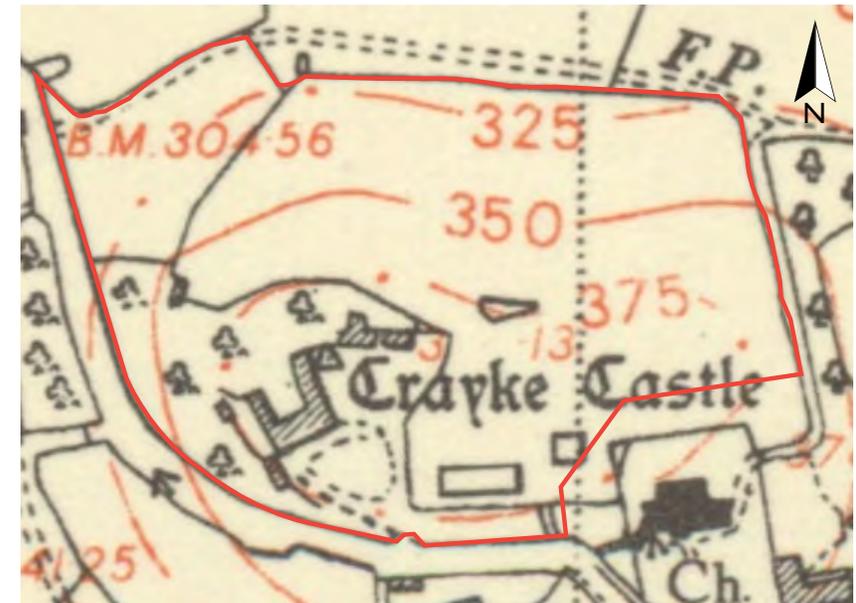
There were quite a lot of boys and girls. We were aged between 16 and 25. We were allotted our camp beds and lots of rooms in the lovely castle. Some of us had to go out on the different farms, but Joyce and I said we would stay at home in the castle and clean and help with the meals. We enjoyed it very much and made lots of friends. In the evening we walked down into Easingwold to the local pub. We had shandies and lots of fun with the locals. We played cards and dominoes and talked. It was lots of fun and a lovely holiday. The castle is now a private house and I would love to go and see it again.⁵⁵



Stockton Ladies at Crayke Castle (Jefferies, p165)

1950 to present

The 1950 6" Ordnance Survey map (published 1952) again shows little change to the site. However, a rectangular structure has now appeared in the location of the current garage/stable. The reservoir which was constructed in 1948 is also shown.



1950 6" Ordnance Survey map (published 1952)

⁵⁴ M Jefferies, 2015, *Yorkshire Women as War: Story of the Woman's Land Army Hostels*, p165

⁵⁵ BBC Website WW2, WW2 People's War, <http://www.bbc.co.uk/history/ww2peopleswar/stories/30/a6682430.shtml> [accessed 9th August 2016]

3 HISTORICAL DEVELOPMENT

Crayke Castle was first listed at Grade I in 1952. The vaulted undercroft is still described as being 'subdivided' rather than the single open space it is today.

There are two main changes to the site on the 1978 1:2500 Ordnance Survey map. The possible stable range to the south-west of the main building, and the outbuilding in the north-west corner of the possible service yard, have both disappeared. The possible stable range is fossilised in the retaining wall.

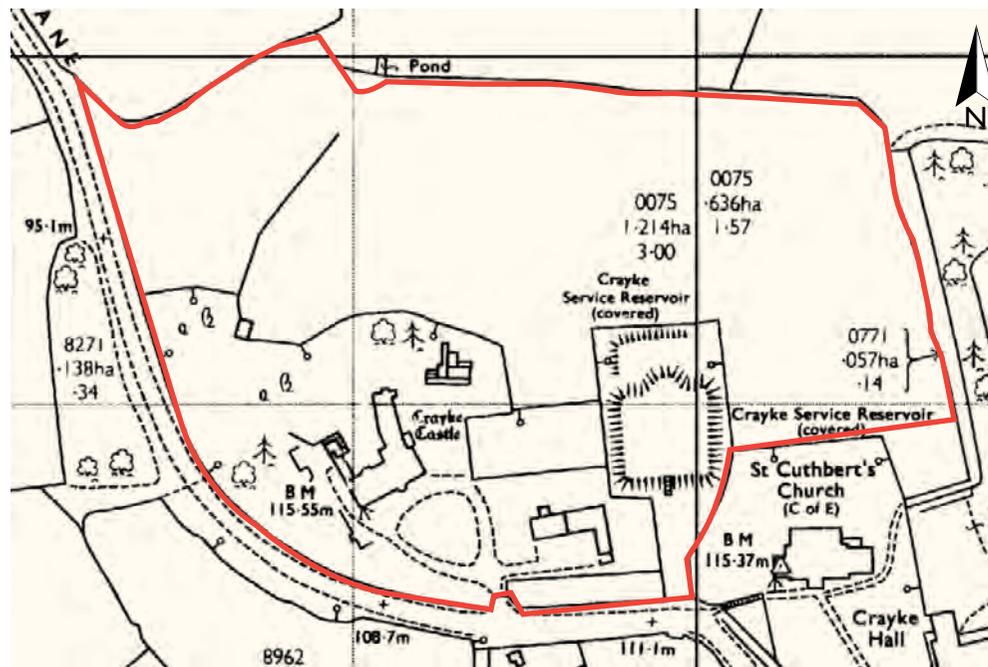
There are also several changes to the east of the house; the tennis court appears to have been laid out and the covered reservoir, which is enclosed with its own access, is now shown. The extant garage/stables are now clearly shown; they consist of a rectangular structure with a small, square extension on the northern elevation; a further 'L' shaped range continues to the east. The plan is shown to be similar to the current layout of the site.

The glass house which stood to the east of the New Tower has now disappeared.

In 1986 an application was made for change of use, allowing Crayke Castle to be used as bed-and-breakfast accommodation. This was permitted by the local authority. A number of alterations were also permitted including the installation of a large lean-to conservatory above the undercroft, accessible through doorways from the first and second floor. At some point after 1952, the wall divisions in the undercroft were removed to create a single open space. Within the Victorian extension, a wall was inserted to create the current two bedrooms out of a single bedroom.

At about this time, English Heritage (now Historic England) carried out a photographic survey of Crayke Castle, between 1st June 1986 and 3rd February 1987.⁵⁶

In 2009 Crayke Castle was sold to the present owner.



1978 1:2500 Ordnance Survey map. The site boundary is indicated in red

⁵⁶ Archive reference: BF079083

3.2 WIDER HERITAGE CONTEXT

THE PALACES OF THE BISHOPS OF DURHAM

The Bishops of Durham owned amongst the most important castles during the medieval period. They held a total of five castles and ten manor houses – eight within the palatinate and a further seven elsewhere in the country. Only five of these residences survive today in varying forms.

Due to the palatinate status granted to the bishopric, the castles at Durham and Bishop Auckland were more akin to the palaces of the King during the medieval period.⁵⁷ Durham Castle was the principal building owned by the Prince Bishops as it was the administration centre, residence and stronghold at the heart of the palatinate.

In addition to Durham, Norham Castle was the key stronghold enforcing order on the English – Scottish border; it was also an important administrative centre for the Bishops.⁵⁸ It was besieged a number of times by Scottish forces.⁵⁹ The great tower keep was remodelled around 1422 by Bishop Langley when its original keep was refaced, partially re-fenestrated with windows topped with hood-moulds, new floors were added and a new roof installed, converting the keep into a tower-like chamber block above a vaulted store. Like Crayke, it was originally entered from the first floor; a fore building was added to Norham in the fifteenth century containing a spiral stair to access all floors. Around the tower were a variety of ancillary structures including a chapel, service buildings and a sequence of great halls constructed between the thirteenth and sixteenth century. The castle was encircled by curtain walls, bastions, and defensive ditches and approached via a gatehouse



Residences of the bishops of Durham (Emery, p 52)

with barbican. The outer ward included numerous ancillary buildings such as stables, lodgings for the garrison and workshops. A similar arrangement may have occurred on a smaller scale at Crayke.

In the sixteenth century, the crown forfeited Norham and the bishops lost control. When the union of the English and Scottish crowns took place at the start of the seventeenth century, investment in the castle was already in decline. Today the ruins of Norham continues to engender the power and wealth of the Prince Bishops.



Norham Castle (Richard Law)

⁵⁷ J Rickard, 2002, *The Castle Community: The Personnel of English and Welsh Castles, 1272-1422*, p18

⁵⁸ C H Hunter Blair, 1936, *Norham Castle, Northumberland. History*, p3

⁵⁹ Rickard p18

3 HISTORICAL DEVELOPMENT

A more modest castle of the Prince Bishops was Northallerton. The manor was granted to Carileph between 1087 and 1100. The first records of a castle are in 1130 when Bishop Rufus built a motte and bailey castle as a residence and to administer the area. After the destruction of this castle, the Prince Bishops rebuilt the palace within the bailey. It underwent a series of alterations and refortification in the thirteenth and fourteenth centuries and a tower house was said to have existed there. By the sixteenth century the palace at Northallerton was in decline. In the following century Bishop Cosin ordered the stones of the building to be used elsewhere on the estate and in the eighteenth century no structures remained.

Today the site exists as earthworks.⁶⁰ The surviving modified bailey survives as a ditch or moat up to 12m wide and 1m deep which encloses a raised, irregular shaped area measuring a maximum of 140m by 90m. This compares to the Crayke Castle inner bailey of 210m by 90m.

Middleham Castle in Bishop Middleham was a fortified manor house of the Prince Bishops from the Norman Conquest through to the end of the fourteenth century. Located not far from the church, it was positioned on marshy ground and accessed by a causeway. It is thought to have been a convenient stopping off point between Durham and Stockton. Unfortunately, no description of the castle exists but it is recorded that Bishop Lewis de Beaumont (1318-1333) built a kitchen and began a hall and chapel during his term.⁶¹ There is no mention of a chapel at Crayke in any of the documentary sources, however, it is almost certain to have had one.

Stockton was another of the Prince Bishops' residences, although, like Bishop Middleham it is likely to have been a fortified manor house. Records indicate it was in the See's hands from at least the twelfth century and it is known to have contained a chapel, two towers and a hall. By 1647 it was in ruins and destroyed in 1652.⁶² Nothing now remains and the site lies below modern development.

Outside of County Durham, the palace or manor house at Howden in the East Riding of Yorkshire originally represented a typical medieval plan when it was constructed. Dating to the late fourteenth and early fifteenth centuries, the hall and services areas were separated by a cross passage. There was a clear delineation between the 'high status' and 'low status' ends of the manor house. Beyond the hall at the opposite end from the services was a chamber block. Extending at right angles from this was a further range of accommodation for the bishop, including a chapel. Today, all that remains of the palace are the heavily modified hall and entrance porch to the cross passage. Crayke Castle, like Howden, would have also contained similar elements which made up the typical medieval household – a hall, kitchen, parlour, private chambers and chapel.

Although not a residence of the Prince Bishops, Raby Castle was family residence of the Neville family. Bishop Langley is known to have been an occasional guest at Raby where there are some interesting parallels between the construction of Crayke Castle and the towers at Raby Castle built in the early to mid-fourteenth centuries. The structure at Crayke is of four storeys; each storey is stepped back as it rises to a crenellated parapet. The towers at Raby also demonstrate a similar stepped design.



Bishops Manor in Howden, East Riding of Yorkshire



Raby Castle, Northumberland (John Clive Nicholson)

⁶⁰ Bishop Rufus Palace, Northallerton Gatehouse Gazetteer Record: <http://www.gatehouse-gazetteer.info/English%20sites/2039.html>

⁶¹ Gatehouse Gazetteer: <http://www.gatehouse-gazetteer.info/English%20sites/981.html>

⁶² Gatehouse Gazetteer: <http://www.gatehouse-gazetteer.info/English%20sites/3366.html>

CHAMBER TOWERS IN THE NORTH OF ENGLAND

Crayke Castle is the surviving chamber tower of a much larger collection of structures. The kitchen was to the north at first floor level, linking the chamber block with the hall which was positioned on the top of the mound. Also accessed from the mound was the New Tower which also contained a hall, parlour and accommodation above.

The tower of Hellifield Peel, North Yorkshire was, like Crayke, originally constructed as a chamber or solar tower. It was constructed circa 1440 and provided private accommodation for Sir John Harcourt. It was originally attached to a hall and part of a larger complex of buildings. Similar to Crayke Castle, the building was modified as a self-contained tower house and the associated buildings were demolished. There is no evidence of a moat, but a deer park is known to have surrounded the house.⁶³

Nappa Hall, Askrigg, North Yorkshire is an interesting example of a fortified manor house. Built 1459 by James Metcalfe and his son Thomas was described by Leland as a 'very goodly Howse,' in which '2 toures be very fair, beside other logginges.'⁶⁴ Described in the list description as 'probably the finest and least-spoilt fortified manor house in the north of England', it consists of a single-storey hall flanked by a four- storey western tower and a shorter three-storey tower to the east. Both towers have crenellated parapets. A further range projects from the west tower.⁶⁵

The west tower measures 44ft by 27ft, wider than Crayke's tower but a little shorter. Internally, it provided high-status private accommodation on all four floors. Typical accommodation comprised a large heated room and a smaller un-heated room on each floor. On the first and second floor were garderobes set into the thickness of one wall. Partitions were constructed both in stone and timber. Like Crayke, the ground floor rooms contain elaborately moulded ceiling beams. The floors were reached via a spiral stair partly set into the thickness of the tower walls, but partly intruding into the south-east corner of the rooms.⁶⁶



Hellifield Peel (Sylvia Duckworth)



Nappa Hall photographed in 1903

⁶³ Gatehouse Gazetteer: <http://www.gatehouse-gazetteer.info/English%20sites/2087.html>

⁶⁴ W Page, ed. 1914, 'Parishes: Aysgarth', in *A History of the County of York North Riding: Volume 1*, ed. (London, 1914), pp. 200-214. British History Online: <http://www.british-history.ac.uk/vch/yorks/north/vol1/pp200-214>.

⁶⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1157398>

⁶⁶ A Menuge & D Went, 2013, Nappa Hall, Askrigg, North Yorkshire: An Investigation and Assessment of the Late Medieval Hall in its Immediate Setting, English Heritage Research Report No. 44

3 HISTORICAL DEVELOPMENT

3.3 PHASES OF DEVELOPMENT

The following plans summarise the known and conjectural phases of the surviving above-ground fabric of the main range and extensions of Crayke Castle. Much remains to be understood regarding the history and development throughout, especially as no documentary evidence has been found to support recent phases of alteration. These plans should therefore be viewed as an evolving record, and should be updated in the light of new research and/or opening up investigations. Such works should seek the necessary permissions and be monitored and recorded by a suitably qualified buildings archaeologist.

When considering future change, it may be necessary to carry out additional research or fabric analysis (for example historic paint analysis) to ensure a detailed understanding is obtained of the area or feature to be affected prior to any decision making. It may be necessary to engage the services of an appropriately experienced and qualified historic building expert.

HISTORIC DEVELOPMENT - GROUND FLOOR

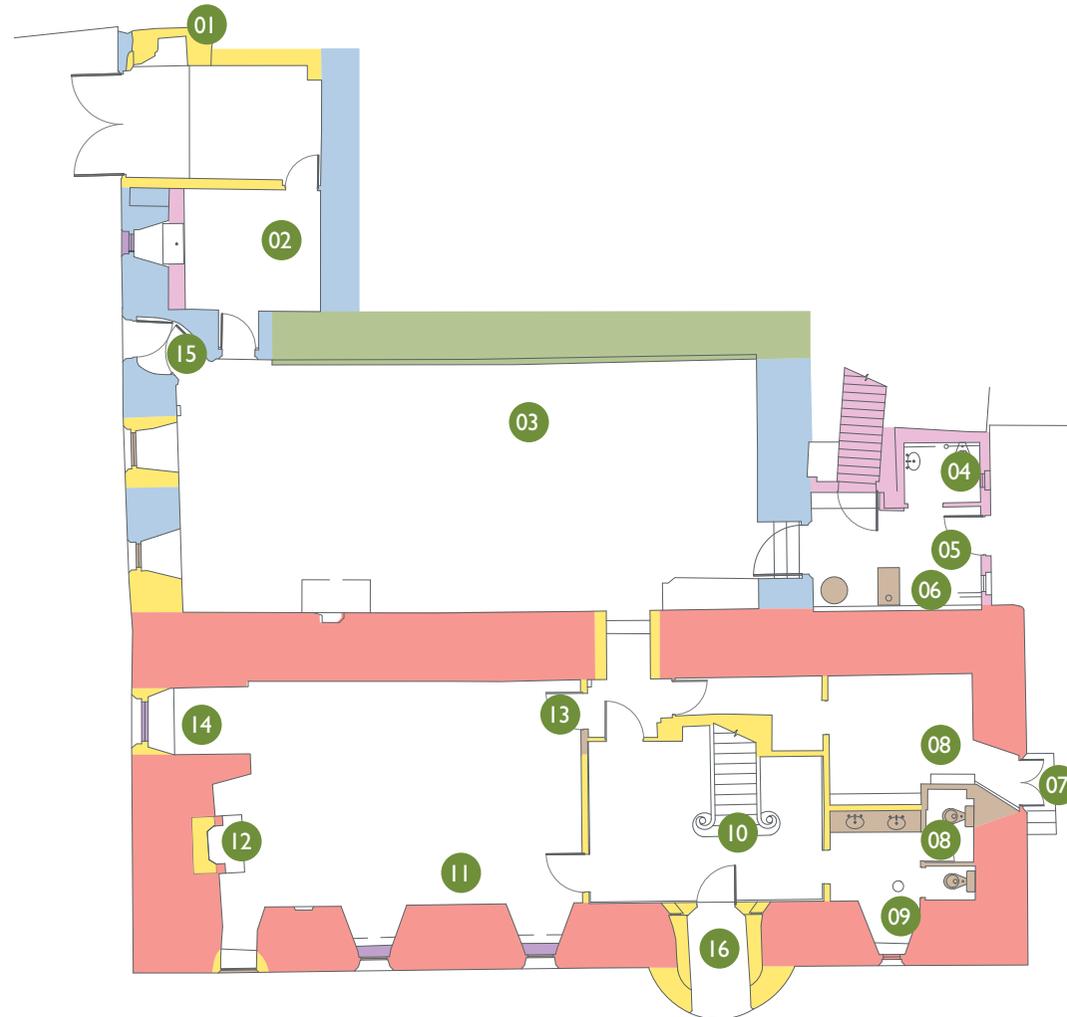
Medieval

- Possible Phase 1: Old Hall period?
- Phase 2: early 15th century
- Phase 3: begun 1441-1442

Post Medieval

- Phase 4a: assumed 19th century
- Phase 4b: assumed late 19th century
- Phase 5: late 19th or early 20th century
- Phase 6: assumed 20th century

- 01 Note combination of brick and stone
- 02 Former 19th century scullery
- 03 Quarry tile floor indicates room formerly sub-divided
- 04 Historic toilet
- 05 Porch added when north-east extension built
- 06 Historic water pump
- 07 Doors inserted into historic surround late 20th century
- 08 Suspended ceiling
- 09 Quarry tile floor
- 10 Ceiling beams modified to take staircase. Staircase possible architectural salvage, installed twentieth century.
- 11 Historic ceiling beams throughout ground floor
- 12 19th century flue(?) with later surround and hearth
- 13 Former serving hatch
- 14 Assumed location of Medieval spiral staircase
- 15 Former location of Medieval spiral staircase
- 16 Semi-circular porch shown on 1891 OS plan



3 HISTORICAL DEVELOPMENT

HISTORIC DEVELOPMENT - FIRST FLOOR

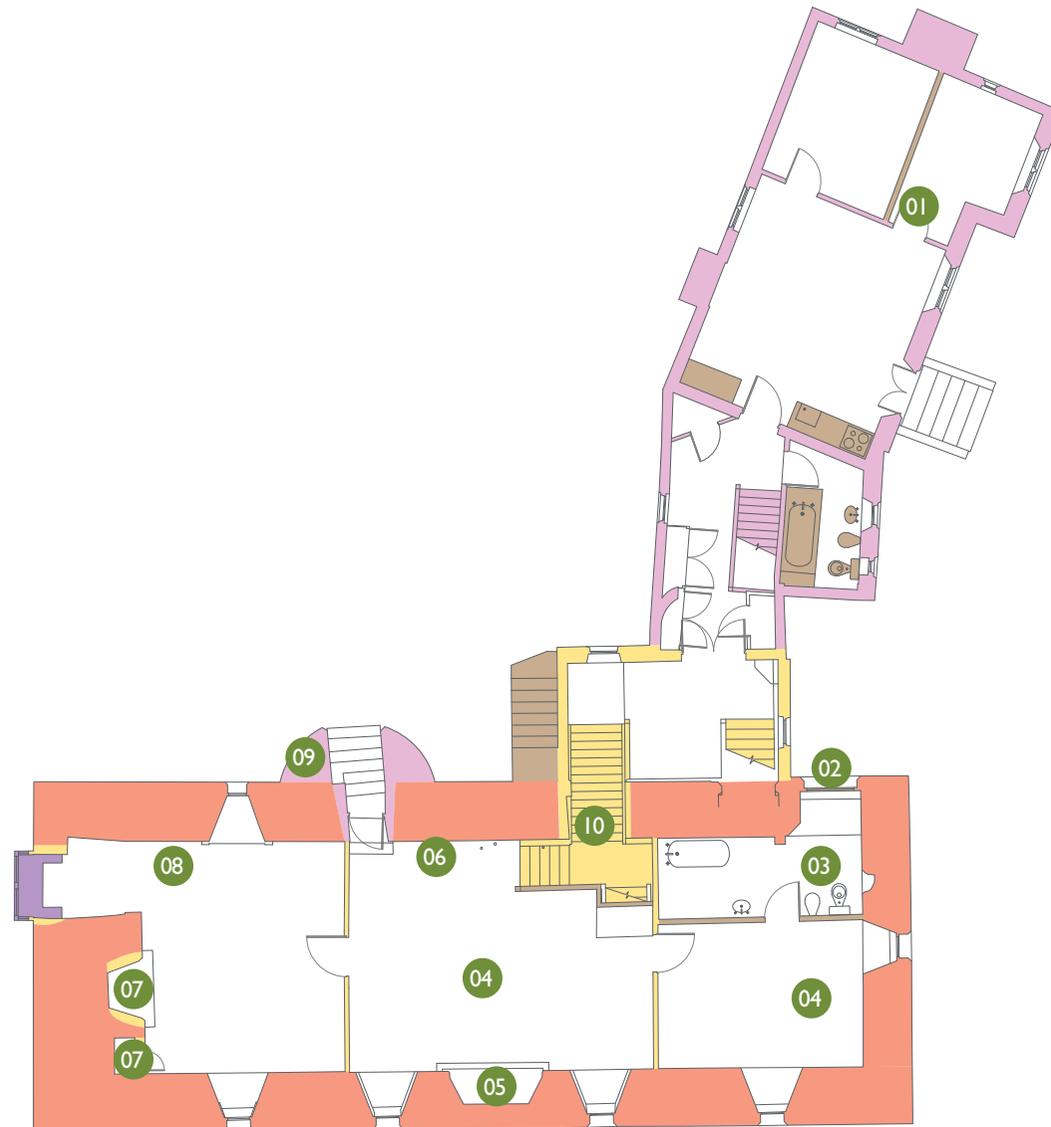
Medieval

- Possible Phase 1: Old Hall period?
- Phase 2: early 15th century
- Phase 3: begun 1441-1442

Post Medieval

- Phase 4a: assumed 19th century
- Phase 4b: assumed late 19th century
- Phase 5: late 19th or early 20th century
- Phase 6: assumed 20th century

- 01 Inserted late 20th century
- 02 Window inserted into blocked Medieval doorway late 20th century
- 03 Modern suspended ceiling
- 04 Some historic ceiling beams
- 05 Medieval fireplace
- 06 Wall had tongue and groove panelling in 1980s
- 07 Fireplace and cupboard possibly formed in 19th century
- 08 Historic ceiling beams
- 09 Semi-circular porch shown on 1891 OS plan
- 10 Formed from historic window?



HISTORIC DEVELOPMENT - SECOND FLOOR

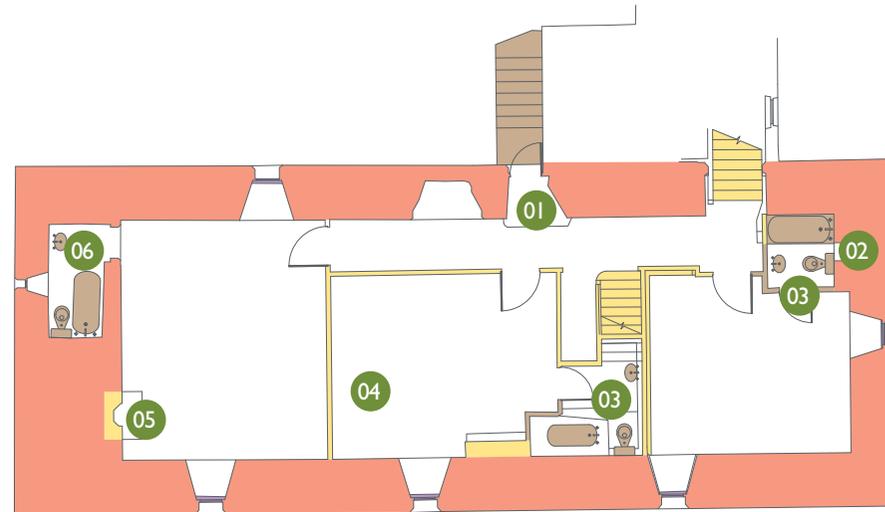
Medieval

- Possible Phase 1: Old Hall period?
- Phase 2: early 15th century
- Phase 3: 1441-1442

Post Medieval

- Phase 4a: assumed 19th century
- Phase 4b: assumed late 19th century
- Phase 5: late 19th or early 20th century
- Phase 6: assumed 20th century

- 01 Formed from historic window / door
- 02 19th century flue?
- 03 Modern suspended ceiling
- 04 Assumed 19th century ceilings throughout
- 05 19th century fire surround and grate removed late 20th century
- 06 Former garderobe



3 HISTORICAL DEVELOPMENT

HISTORIC DEVELOPMENT - THIRD FLOOR

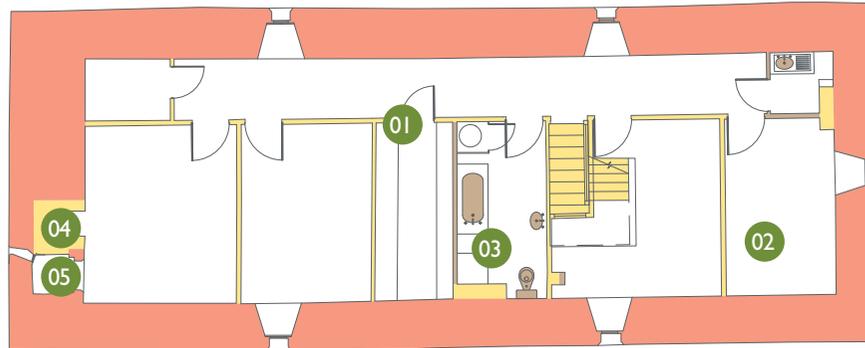
Medieval

- Possible Phase 1: Old Hall period?
- Phase 2: early 15th century
- Phase 3: begun 1441-1442

Post Medieval

- Phase 4a: assumed 19th century
- Phase 4b: assumed late 19th century
- Phase 5: late 19th or early 20th century
- Phase 6: assumed 20th century

- 01 Door inserted late 20th century
- 02 Possible lath and plaster ceiling
- 03 Modern suspended ceiling
- 04 Blocked 19th century fireplace
- 05 Former garderobe



4.1 CRITERIA FOR ASSESSMENT

Significance can be defined as the sum of the cultural values which make a building or site important to society. As well as the physical fabric, age and aesthetic value and more intangible qualities such as communal value, association with historic people and events and former uses are all important in defining the significance of a place.

'People may value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its roles as a focus of a community.'⁰¹

The range of values that may therefore contribute to the significance of a place can be categorised under the following headings. These headings derive from English Heritage's Conservation Principles (2008):

- **Evidential Value:** the potential of a place to yield evidence about past human activity;
- **Historical Value:** the associative or illustrative ways in which past people, events and aspects of life can be connected through a place to the present;
- **Aesthetic Value:** the ways in which people draw sensory and intellectual stimulation from a heritage asset or place;

- **Communal Value:** the associated meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values embrace both social, spiritual and inspirational values.

The significance of the study area is assessed using a number of significance ratings: **Very High, High, Medium, Low, Neutral** and **Intrusive**. The definitions of these ratings are provided below. This assessment will focus on the main heritage assets as well as the site.

- **Very High Significance** is attributable to a theme, feature, building or space which is has a very high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly resisted.
- **High Significance** is attributable to a theme, feature, building or space which is has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Alteration, removal or demolition should be resisted.
- **Medium Significance** is attributable to a theme, feature, building or space which has some cultural importance and helps define the character and appearance of the site. Efforts should be made to retain features of this level if possible, though a greater degree of flexibility in terms of alteration would be possible.

- **Low Significance** is attributable to themes, features, buildings or spaces which have minor cultural importance and which might contribute to the character or appearance of the site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.
- **Negligible Significance** relates to themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.
- **Intrusive Significance** relates to themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features.

⁰¹ Conservation Principles, Policies and Guidance (Historic England, 2008).

4 STATEMENT OF SIGNIFICANCE

4.2 SUMMARY STATEMENT OF SIGNIFICANCE

Crayke Castle's primary significance is as a substantially intact early fifteenth century chamber tower, built in stone on a generous scale and with a semblance of defensibility expressed in its narrow windows, raised entrance, crenellated parapets and prominent position in the landscape. The narrative of castle development is illustrated at Crayke, from its early Norman origins to the fifteenth century redevelopment of the castle, which reflected the increased need for providing private accommodation, ensuring security whilst demonstrating wealth and power.

Crayke Castle also has extremely high research potential (evidential value), both for its underground archaeological deposits that may yield further information about the evolution of the site, whilst the upstanding structures may hide historic fabric beneath later finishes.

Whilst the fabric of the medieval tower has been much altered, a number of features are of particular note, including:

- a rib-vaulted stone undercroft
- moulded timber ceiling beams to the ground and second floor
- medieval window openings
- a series of external and internal medieval doorways (with some cosmetic alterations)
- two medieval fireplaces

Crayke Castle reflects to some degree the wealth and power of the Bishops of Durham; looking down, as it does into the Vale of York and towards York Minster, it served as a reminder to all of the power struggle between the Sees of York and Durham. Crayke Castle is not, however, as impressive as other residences of the Prince Bishops, and historically was more akin to another of their manors at Northallerton. Use of the castle for royal visits in the thirteenth and fourteenth centuries adds to its associative value.

The site reflects the narrative of the Prince Bishops and of wider historic developments as illustrated in the loss of the Crayke during the Civil War and the destruction of the New Tower, a fate which befell many castles during this period. Crayke was lucky enough to survive, unlike other properties of the Bishops of Durham, but its fortunes were reduced in the seventeenth and eighteenth centuries and the castle became a farmhouse and the undercroft a cowshed.

Crayke Castle's fortunes rose when it was sold by the Bishops of Durham and was gentrified during the nineteenth century. This is reflected in the installation of additional accommodation and fireplaces. However, many elements such as the Victorian wing lack refinement and perhaps reflect the modest wealth of the owners at that time. Crayke was considered to be a suitable shooting box by the turn of the twentieth century.

Considerable disturbance has taken place within the site boundary during the twentieth century including the loss of a south-western range and the construction of an underground reservoir, and more recently the clearance of mature trees and vegetation from the site. The scheduled monument of Crayke Castle was added to Historic England's Heritage at Risk register in 2016 due to damage from animal burrowing. The present vacancy, lack of regular maintenance, the quality and condition of the Victorian stair tower and extension have impacted on Crayke Castle's aesthetic value. These need only be temporary, as regenerating the site with a sensitive treatment of interiors and exteriors, with conservation repair and regular maintenance will see Crayke Castle returned to its former glory. The sensitive replanting of the grounds also has the potential to provide a suitable setting for Crayke Castle.

4.3 ASSESSMENT OF HERITAGE VALUES

EVIDENTIAL VALUE

“The potential of a place to yield evidence about past human activity.”

Crayke Castle is a scheduled monument, which recognises its national importance for its archaeological remains and the upstanding remnants of the New Tower.

The key archaeological interest and value of Crayke Castle is that little of the site has been archaeologically investigated. This offers the potential for future research and new discoveries, which will not only develop the understanding of the site and its perceived significance, but can also creatively inform the approach to conservation, enhancement and new development work. What work has been carried out has offered a tantalising insight into the past and a geophysical survey is currently being considered by the owner.

Key aspects of archaeological significance include:

- Early activity and occupation of the site up to the fall of the Roman Empire – together with the wider landscape there is further potential to establish how the site may have been settled in the past, given its prominent position in the landscape and the finds of Roman building material.
- Anglo-Saxon landscape – the site was given to St Cuthbert and there may have been a monastic settlement here with a church and cemetery, and an early manor. Evidence may survive below present buildings and features including the motte.

- Medieval landscape – the landscape has the potential to yield significant below-ground evidence for the management and use of the surrounding landscape prior to and following the establishment of the outer bailey. The form and extent of defences may also be established. A detailed survey of the earthworks around the castle, the church and wider landscape could help to establish the relationship between the motte and bailey, the later stone castle buildings and the village of Crayke.
- Demolished structures of the castle complex – the site has great potential to yield important evidence concerning the early medieval castle, its evolving form and layout. Research (such as geophysical survey) has the potential to establish the location of lost buildings, including the gatehouse, and the extent of the ruined New Tower.
- Post-medieval landscape – equally the landscape has potential to yield some evidence for the post-medieval use and management of the same.
- Concealed evidence within the standing fabric – the standing fabric of Crayke Castle and its associated buildings have high potential to yield new evidence about the past history of the site and its inhabitants. The site has been little studied, and modern fit-outs and surface treatments within spaces may conceal evidence of the evolution of spaces which could improve our understanding of the site. A study of the mason's marks within the structure and examples in a wider geographic context could also yield additional information about date and phasing. The New Tower would benefit from further fabric analysis and recording to establish its sequence of development.

VERY HIGH EVIDENTIAL VALUE

HISTORICAL VALUE

“The ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”

Crayke Castle has historical value for the narrative the site relates which is closely connected to aspects of evidential and aesthetic interest.

- Early history - the site is of regional interest for its connection with St Cuthbert who was gifted Crayke by Ecgfrith of Northumbria so that he might rest during his travels. It is thought he may have established a monastery close by. The evidence of a Saxon Christian burial ground provides intriguing evidence for an early settlement near to the present structure.
- Castle development – Crayke Castle illustrates the development of the medieval castle and of its decline. Like many sites, its early origin were as a motte and bailey fortification, which was eventually rebuilt in stone. The construction of a chamber tower illustrates the desire for private accommodation, whilst its construction, and that of New Tower, kitchen and larder in the fifteenth century illustrate both commitment of the Prince Bishops to the future of Crayke but also their considerable wealth as amongst the richest landowners in the country at that time. Within a century, and on the back of the Reformation, Crayke was already in decline. The Civil War was also to have a severe impact on Crayke Castle as it did for many castles, and New Tower was probably destroyed at this time. The tenancing of the castle and its use as a farmhouse reflects the declining interest by the Prince Bishops of their estate.

4 STATEMENT OF SIGNIFICANCE

- Bishops of Durham – Crayke Castle has regional significance as the remnants of feudal lord's complex belonging to the Bishops of Durham. One of fifteen manors and castles once owned by the See, it is one of just five surviving residences which includes Durham, Auckland and Norham Castles and the manor of Howden. Crayke reflected the power of the Prince Bishops and the power struggles with the See of York; its position looking down onto York Minster is a physical and symbolic reminder of the medieval political climate. Crayke Castle is not, however, as impressive as other residences of the Prince Bishops, and is comparable with the smaller manor of Northallerton, for example.
- Wider Medieval Landscape – The castle and landscape are significant evidence of the medieval period and representative of how such sites were designed and functioned. The deer park, which we know surrounded Crayke Castle is also part of a wider recreational landscape where an essential medieval entertainment was played out. It is possible the presence of the village owes some part to the presence of the castle and its Episcopal connections, although this relationship has so far been given minor consideration.
- Historical Figures – Crayke Castle is a historical interest as a residence of some of the most powerful men in medieval England and the most senior post-Reformation Sees. The site is associated with nationally significant figures, such as St Cuthbert, and Bishops Puiset, Bek, Langley and Neville. A number of medieval kings are thought to have visited Crayke and partaken of its hospitality (prior to construction of the tower) and was visited in the sixteenth century by the eminent antiquarian John Leland.

The loss of associated structures within the site, such as the gatehouse, the hall, curtain walls, and the New Tower has somewhat reduced our understanding of how Crayke Castle once appeared and operated. Impressive as the chamber tower is, we are given to understand from historical sources that it was of secondary importance to the New Tower. Despite these losses, the structure's survival is remarkable, particularly when compared with the lack of surviving residences of the Bishops of Durham. Crayke Castle is undoubtedly of very high historical value.

VERY HIGH HISTORICAL VALUE

AESTHETIC VALUE

“The ways in which people draw sensory and intellectual stimulation from a place.”

Crayke Castle provokes a multitude of emotions to those who experience it. Its prominent position in the landscape cannot fail to draw the eye and command attention. Although now lacking any external defences, the massive dressed stone walls topped by crenellations, are imposing and transmit messages of strength and power. The undecorated appearance and narrowness of many windows add to the perception of defence, although in truth it is unlikely that it would have withstood a concerted attack. Its setting on the edge of steep slopes running west and north contributes to this message.

Crayke Castle's transition to a gentrified residence is reflected externally by the sweeping drive with specimen tree and the addition of a crenellated porch which has taken on the appearance of a castle turret. During the nineteenth and twentieth centuries there was a conscious effort in these later additions to perpetuate the perception of defence and power, as seen in the crenellated extension to the north-east, the garage/stable block and the crenellated parapet and turret of the kitchen roof terrace.

Internally, the tunnel vaulted undercroft with its massive ribs cannot fail to impress and implied that it was built to support a massive building above. Also of importance are the moulded timber ceiling beams which survive to varying degrees on the first and second floors. Although not as elaborate as other examples from this period, they are amongst the very few medieval decorative features within the interior. The central ground floor staircase has formerly high-quality features such as the balustrade and handrail, but its poor condition reduces aesthetic value. Its awkward position within the chamber tower reduces our ability to understand the original layout of the space.

The gentrification of Crayke Castle is expressed by additional accommodation being constructed to the north-east and south-west, the refurbishment of bedrooms and the installation of additional fireplaces. However, many elements such as the Victorian wing and bedrooms lack refinement and reflect the status and modest wealth of the owners at that time. Crayke was considered to be suitable as a shooting box by the turn of the twentieth century.

With the site recently stripped of trees, views both of the site evoke a number of new emotions. Crayke Castle's imposing presence represents power and wealth, and is the focus in the surrounding landscape; the lack of trees has opened up new vista and sightlines to and from Crayke – the building commands breath-taking views of the surrounding countryside which is an important element of the sites significance. The site's present untidy condition, however, somewhat reduces its aesthetic value, although this is assumed to be only a temporary situation.

SITE - LOW AESTHETIC VALUE

CASTLE EXTERIOR – HIGH OVERALL AESTHETIC VALUE WITH SOME AREAS OF LOW/ INTRUSIVE

CASTLE INTERIOR – MEDIUM OVERALL AESTHETIC VALUE WITH SOME FEATURES OF HIGH VALUE

COMMUNAL VALUE

“The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”

Crayke Castle may hold a collective value for those who experienced hospitality here during the Second World War. Equally, the local community may hold a collective value for the castle as part of their local community and heritage. Today it holds little or no emotive value for communities for its association with the Bishops of Durham due to the passage of time. Long-distance views have only recently been opened up. As a private residence only a small number of people are now able to experience the interior of Crayke Castle. Its communal value is therefore negligible.

NEGLIGIBLE COMMUNAL VALUE**4.4 SIGNIFICANCE PLANS**

The following plans provide an outline assessment of significance in different areas of Crayke Castle. These are expressed graphically but have a number of limitations – for example, they do not easily communicate the significance of, say, ceilings and roof structures. To enhance understanding, the plans have been annotated where necessary. These plans articulate overall historic and aesthetic interest but do not easily express communal or evidential value of spaces. The evidential value of the site is considered to be universally high and the communal value is negligible.

These plans should not be viewed as definitive, but as an evolving assessment of significance. As new information comes to light as a result of additional research, fabric analysis and or/opening up investigations, these plans should be updated to reflect the new understanding.

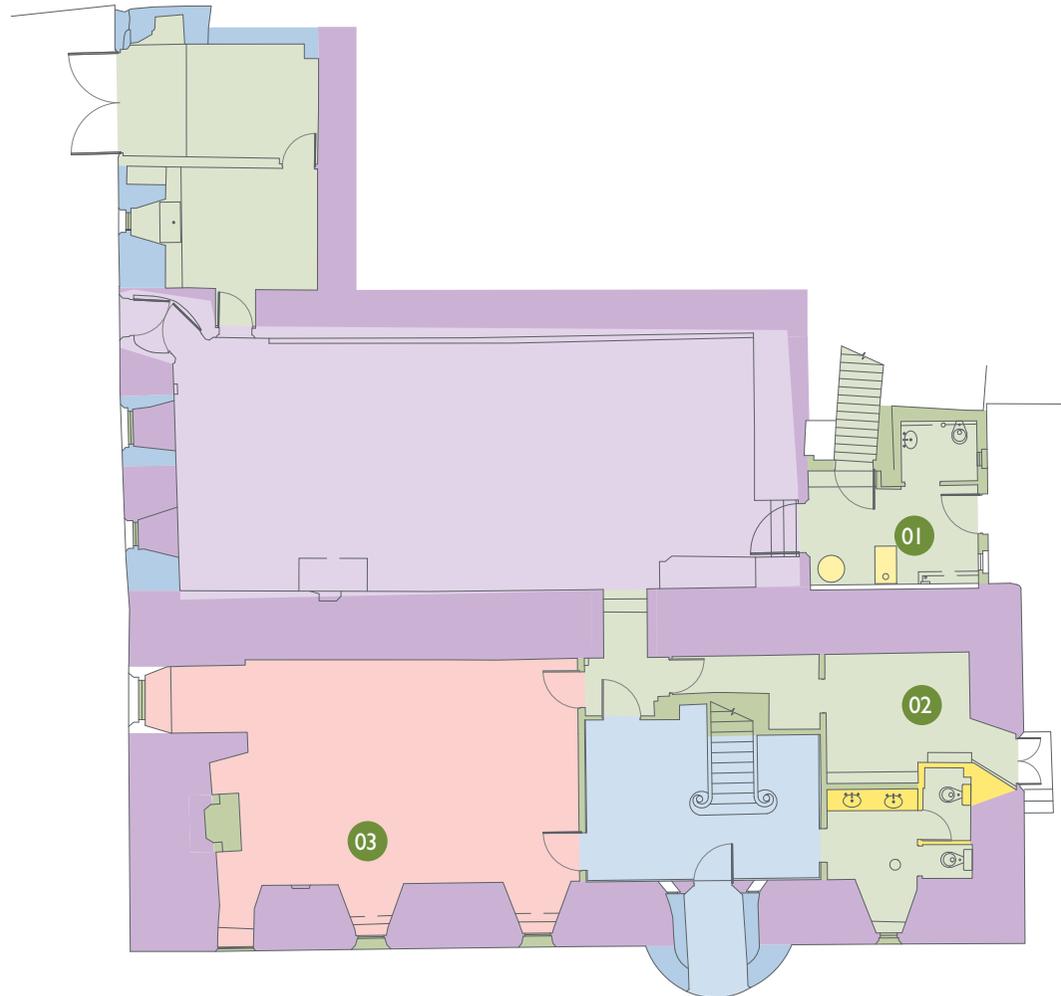
The drawings describe the relative level of significance on a sliding scale expressed on page 61. The greater the degree of alteration and the lesser the architectural, historical and/or functional importance of the space or element, the lower the ranking on this scale.

4 STATEMENT OF SIGNIFICANCE

SIGNIFICANCE - GROUND FLOOR

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

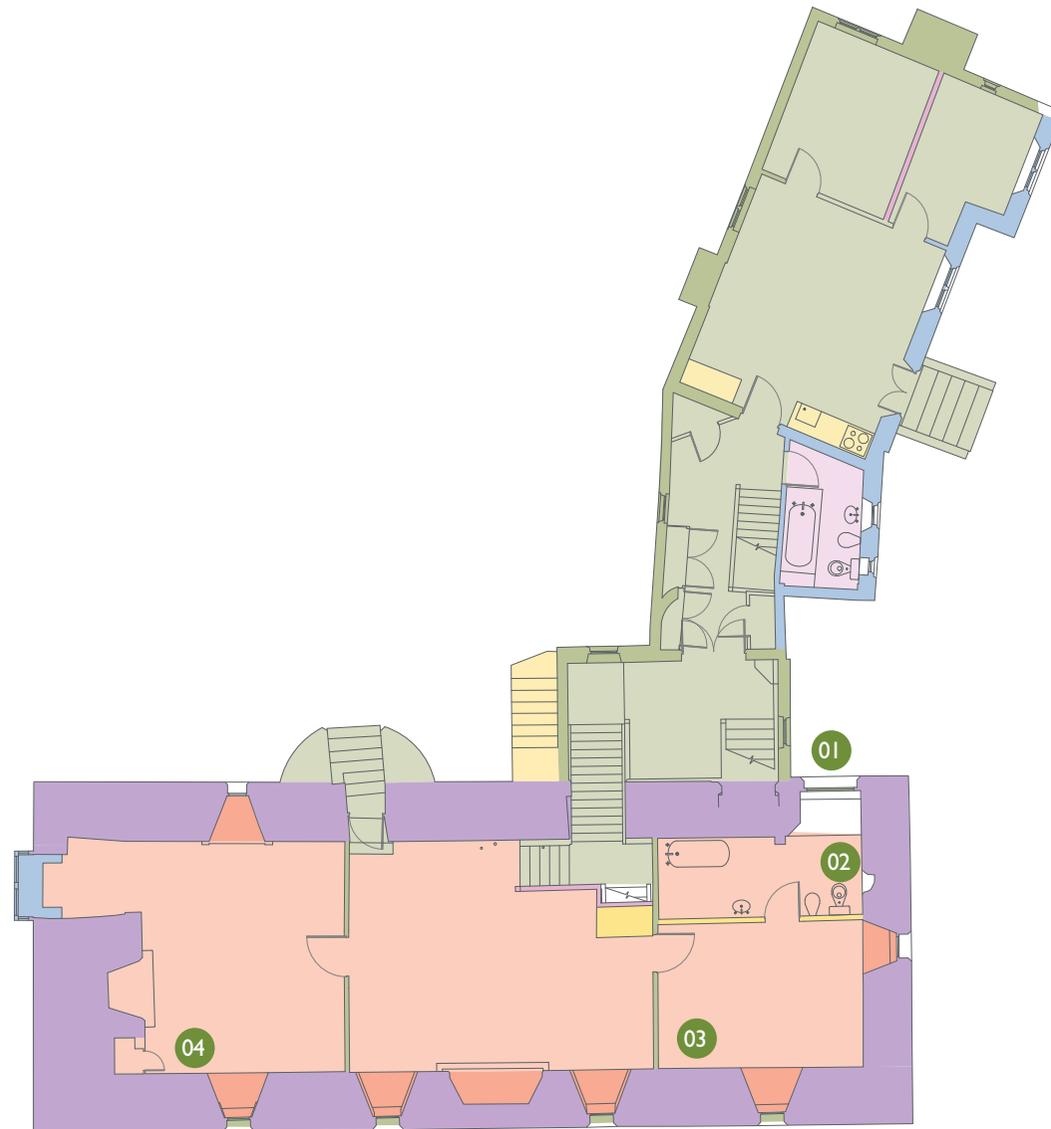
- 01 Pipework and services - intrusive value / Historic waterpump - medium value
- 02 Suspended ceiling - Intrusive value
- 03 Moulded ceiling beams throughout ground floor of very high value



SIGNIFICANCE - FIRST FLOOR

- Very High
- High
- Medium
- Low
- Neutral
- Intrusive

- 01 Original medieval doorcase - high value
- 02 Suspended ceiling and fit-out - intrusive value
- 03 Moulded ceiling beams, where original - very high value
- 04 Moulded ceiling beams - very high value

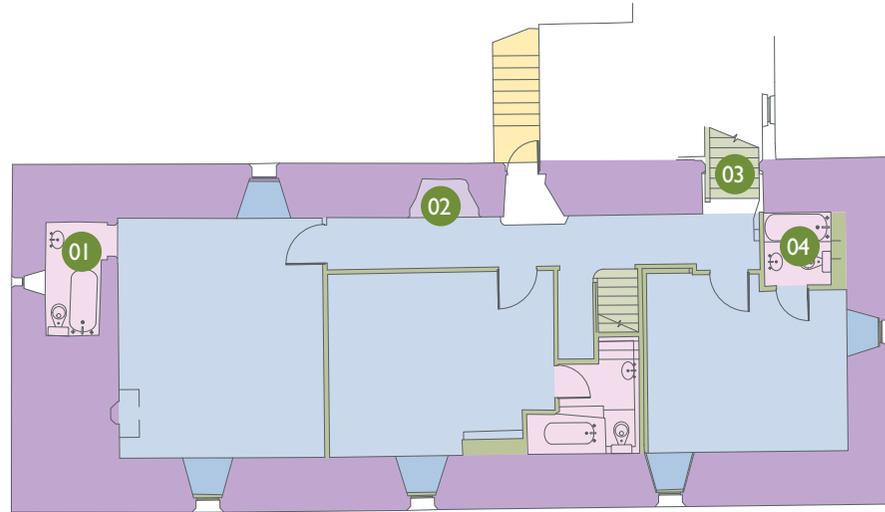


4 STATEMENT OF SIGNIFICANCE

SIGNIFICANCE - SECOND FLOOR

-  Very High
-  High
-  Medium
-  Low
-  Neutral
-  Intrusive

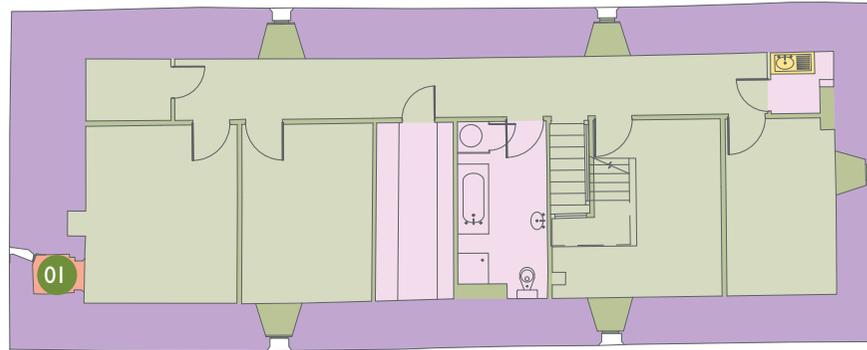
- 01 Garderobe - high value with neutral fit-out
- 02 Medieval fireplace - very high value
- 03 Medieval doorcase - very high value
- 04 Suspended ceiling - intrusive value



SIGNIFICANCE - THIRD FLOOR

-  Very High
-  High
-  Medium
-  Low
-  Neutral
-  Intrusive

01 Garderobe modified but of high value



5 CONSERVATION ISSUES, OPPORTUNITIES AND POLICIES

5.1 INTRODUCTION

This section explains what is happening to the heritage at Crayke Castle, how it might be vulnerable and what the potential threats are to its long-term survival. It also identifies opportunities for improving the building and makes recommendations for its on-going conservation.

Each area of identified risk and opportunity is discussed within a table. Instead of listing the policies which address the identified risks and opportunities separately, they are included within each table. The conservation policies should be read directly in tandem with the identified factors that have prompted them.

Collectively, these policies form a framework intended to guide the on-going management, conservation and use of Crayke Castle. The framework is not intended to be a rigid and impractical set of rules, but will ensure that change is appropriately managed, both in the immediate and long-term future.

5.2 ISSUES, OPPORTUNITIES AND POLICIES

RETAINING AND ENHANCING HERITAGE VALUE	
KEY RISKS	KEY OPPORTUNITIES
<ul style="list-style-type: none"> • Potential for conflict between conservation and the need to upgrade the building. • Modern features impede on an appreciation of historic interiors. 	<ul style="list-style-type: none"> • Remove intrusive features and enhance the heritage of the castle. • Enrich the architectural heritage of the castle through high-quality design.
<p>One of the core principles of the National Planning Policy Framework is to '<i>recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance</i>'. The NPPF also highlights the need for '<i>sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation</i>'. Within historic buildings there is often conflict between the conservation of important historic fabric and the need to upgrade the building to perform a new function or improve an existing one.</p> <p>The benefits these will bring needs to be weighed against the potential for negative impact on the built fabric, demonstrating the conflict between conservation and long-term viability. This is achievable but needs to be carefully thought out and informed by an understanding of the castle's significance. As part of this process, it may be necessary to commission additional research or fabric analysis (for example historic paint analysis) to ensure a detailed understanding is obtained prior to any decision making.</p> <p>It would be beneficial at Crayke Castle to remove intrusive features including modern suspended ceilings, modern partitions, surface mounted cabling and to consolidate and removed boxed services. It would also be beneficial to improve the décor. Change should be informed by an understanding of significance as assessed in section 4 of this document.</p>	

RETAINING AND ENHANCING HERITAGEVALUE
It is important to remember that any new building work should be of a high quality as this is an opportunity to enrich the castle's heritage for future generations. Poor-quality or pastiche work is unlikely to withstand the test of time and will ultimately reflect badly on today's decision makers. Whether taking a traditional approach or proposing a bold architectural design, it is important that any new work respects the scale and style of the building and the wider setting.
POLICIES
HV1: Any new work should seek to enhance rather than detract from the historic character and significance of the site. Intrusive features (modern and historic) should be addressed, and significant features should be retained and enhanced
HV2: Where possible, necessary change should be made to areas of lower significance. Where change is proposed that adversely affects the heritage value of the castle, consider the best possible way to mitigate this impact.
HV3: Any new buildings, extensions or internal partitions should respect the character, scale and style of the castle and its setting.
HV4: Where possible and appropriate, alterations should be carried out in a way that is reversible.
HV5: Enrich the architectural heritage through high-quality design.

5 CONSERVATION ISSUES, OPPORTUNITIES AND POLICIES

UNDERSTANDING	
KEY RISKS	KEY OPPORTUNITIES
<ul style="list-style-type: none"> • Significant gaps in knowledge regarding the built development of the castle and associated structures. • Possibility of making decisions that have not been informed by a thorough understanding of the historic fabric and its significance. 	<ul style="list-style-type: none"> • Potential for further documentary research. • Potential for further historic fabric analysis particularly where opening up/strip out works are taking place (following appropriate authorisation). • Potential to carry out historic building recording. • Research excavations and geophysical analysis of the environs of the castle
<p>There is a significant opportunity to improve our understanding of the development of Crayke Castle through further research. Whilst it is believed that the Great Chamber was constructed in the early fifteenth century, later alteration and additions to the structure have been difficult to accurately date. Added to this has been the introduction of eighteenth century architectural features possibly within the modern era.</p> <p>Much of our current understanding of the site was established from the work of Canon Raine in the nineteenth century. Whilst his work has been extremely valuable, it would be useful to return to the early written accounts for the site and the reassess our understanding in the light of current scholarship and research, particularly with regard to the Bishops of Durham and modern castle studies.</p> <p>Any strip out of modern surface treatments, suspended ceilings etc. provides an excellent opportunity to reveal hidden historic fabric. Information recovered should inform our understanding of the significance of specific areas and directly inform future options for change.</p>	

UNDERSTANDING
<p>It would also be useful to continue research of the castle's setting, its relationship to the village of Crayke, and wider landscape setting building upon work by Kenneth Adams. Opportunities for non-invasive research also exists through the use of geophysics.</p> <p>It is suggested that building recording or archaeological analysis is carried out by experienced professionals and conforms to the guidelines set out by Historic England and the Chartered Institute for Archaeologists. Results should also be deposited with the local HER and any other relevant local bodies (e.g. the local record office) so that there is an archive available for future generations to both consult and add to.</p>
POLICIES
<p>UN 1: Any development should contribute to further understanding and appreciation of Crayke Castle</p>

LEGISLATION AND STATUTORY REQUIREMENTS	
KEY RISKS	KEY OPPORTUNITIES
<ul style="list-style-type: none"> Grade I listed building, curtilage listed structure, scheduled monument within a conservation area 	<ul style="list-style-type: none"> Potential to ensure best practice for the conservation, management, and development of the Grade I listed building and scheduled monument. Potential to follow the appropriate legislation and statutory guidance in accordance with their designated status. Potential to carry out necessary stakeholder consultation.
<p>Crayke Castle is a Grade I listed heritage asset set within a scheduled monument and the Crayke Conservation Area. The protection of listed buildings and scheduled monuments is defined in primary and secondary legislation, government guidance and local policy. It is necessary to have an awareness of this legislation and guidance and to carry out appropriate consultation and procedures to manage change.</p> <p>The main documents of relevance are:</p> <ul style="list-style-type: none"> Planning (Listed Buildings and Conservation Areas) Act 1990 Ancient Monuments and Archaeological Areas Act (1979) National Planning Policy Framework (NPPF) and associated guidance Hambleton Local Development Framework <p>It is also essential to consult with the appropriate authorities when planning or proposing change to the site. This includes, as a minimum, Historic England and Hambleton Council, but may also involve other relevant groups such as the Society for the Protection of Ancient Buildings and the Council for British Archaeology.</p>	

LEGISLATION AND STATUTORY REQUIREMENTS
<p>It is advisable to contact the Planning Department of the Hambleton Council in the early stages of proposing change. The proposed works may require a pre-application advice session that also involves Historic England. The policies and significance values articulated within this document should form the basis of initial discussions. A general idea of future proposals is recommended at this stage, but the potential to adapt and change them should be inherent. For both the current restoration project and for future proposals, the work of an architect to assist in the design work and liaison with stakeholders is necessary. Experience working with similar building types, and particularly working with listed buildings, is essential. Multiple discussions with stakeholders beyond a single pre-application advice session may also be necessary. In all cases, the key is to keep all interested parties up to date, informed and involved in the design process.</p>
POLICIES
<p>LS1: Consult with Historic England (HE) and the conservation officer at Hambleton Council to the earliest possible stages of the repair and restoration project or any future project, and continue to involve them in the development of plans as they progress.</p>
<p>LS2: Proposed changes will take note of relevant statutory designations. Full approval and consents must be obtained before work starts.</p>

5 CONSERVATION ISSUES, OPPORTUNITIES AND POLICIES

CONDITION AND MAINTENANCE	
KEY RISKS	KEY OPPORTUNITIES
<ul style="list-style-type: none"> • Vacant status and lack of use. • Poor condition of the Victorian extension • Lack of regular maintenance • Inappropriate use of modern materials (e.g. mortar, paint, plaster) • Ageing services 	<ul style="list-style-type: none"> • Condition report to offer solutions to problem areas. • Opportunity exists for the appropriate and sympathetic repair and restoration of fabric within the future scheme. • Potential repair / replacement of poor quality extensions / associated structures • Potential to implement a regular programme of repair and maintenance in future.
<p>Crayke Castle is a robust, good quality building which has stood the test of time and survived without any significant structural defects or deterioration for almost 600 years. However, the lack of regular maintenance and use have resulted in visible areas of water ingress which has led to deterioration in some areas internally as well as externally.</p> <p>A condition survey recently commissioned by the owner has made a number of recommendations including the need to remove inappropriate cementitious mortar and gypsum plaster, the replacement of inadequate rainwater goods, lead pipework, repair of the leaking roof, the need for a drainage inspection and need for a structural engineer to check the movement observed in the southern elevation. The extensive removal of trees within the site may have affected the water table and may cause increased moisture penetration of the structure particularly within ground floor areas and the undercroft north wall.</p> <p>Once Crayke Castle has been successfully restored, it is of paramount importance that the building remains in use and that a considered and robust programme of maintenance is devised and implemented to maintain its condition. The owner should conserve and maintain the building to the highest possible standard to ensure its longevity and integrity.</p>	
POLICIES	
<p>CM1: Implement recommendations of condition report.</p>	
<p>CM2: Implement regular programme of maintenance and repair</p>	

CAPACITY FOR CHANGE	
KEY RISKS	KEY OPPORTUNITIES
<ul style="list-style-type: none"> Grade I listed building, curtilage listed structure, scheduled monument within a conservation area Current gaps in understanding restrict our ability to fully define sites appropriate for redevelopment. 	<ul style="list-style-type: none"> Understanding the potential for change on the site Apply the correct methodologies for understanding the impact of change Adapt the building(s) in the most appropriate ways possible whilst respecting the heritage value
<p>Crayke Castle is at present vacant and the owner is exploring options for the conservation repair of the castle whilst adapting the property for twenty-first century needs.</p> <p>Capacity for change is greatest for features or areas which make little or no contribution to the overall character and significance of the site. Major alterations which involve the removal of buildings or features which make a positive contribution towards the character of the listed building, the scheduled area or the surrounding conservation area have the potential to be refused by the local authority. Given the sensitive nature of the site as a scheduled monument where preservation in-situ is the preferred option, new buildings should seek to reuse the footprint and foundations of existing or demolished buildings. Whilst the tennis court and reservoir are not listed, the ground beneath them is scheduled.</p> <p>In addition, when outlining the potential for change, it will be necessary to consider the significance of areas of the site. As a general rule, those areas which are of high significance will have less flexibility for change, while those with medium, low or neutral significance will be able to accommodate more change, as long as it is sympathetic to the heritage values of the building and the conservation area and incorporates high-quality design. The gazetteer (under separate cover) should be consulted for information on the significance and capacity for change for individual spaces.</p> <p>The areas and features which have a low capacity for change are identified as follows:</p> <ul style="list-style-type: none"> The external walls of the main range The medieval undercroft The New Tower Previously undisturbed areas of the scheduled area and the castle motte 	

CAPACITY FOR CHANGE
<p>Areas or features which may have some capacity for change include:</p> <ul style="list-style-type: none"> The garage / stable range Areas within the site where demolished buildings are known to have been located The site of the redundant reservoir The Victorian extension and stair tower are of poor quality construction and there may be an opportunity for their improvement. Modern partitions, services, bathrooms and decorative finishes The central staircase is awkwardly inserted architectural salvage and could be relocated. <p>Change should be considered in greater detail specific to each area or feature affected prior to any work by means of a heritage impact assessment (HIA). An HIA will identify the level of change the proposed alterations may have on the heritage value of the area or feature affected, seek to measure its impact, and advise on any mitigating actions that may alleviate any potentially adverse impact. An HIA offers a good opportunity in the early stages of a project to identify design parameters for the proposed alterations in accordance with the building's significance and capacity for change.</p> <p>Whilst this CMP provides a good basic understanding of the buildings historical development and significance, and as such can form the baseline study for identifying potential for change, there are still considerable gaps in our knowledge – for example, it is unclear when the windows were installed, the dates of partitions and specifically when the ground floor staircase was put into its present location. It may be necessary, therefore, to carry out more in-depth analysis (such as paint analysis and opening up works) to establish specific significance. This should be carried out prior to any decision making and the necessary permissions should be sought.</p>
POLICIES
<p>CH1: Alterations to a heritage asset should be justifiable in terms of heritage and public benefit and cause as little negative impact to significance as possible.</p>
<p>CH2: Prior to the planning or design of changes, alterations, extensions or demolition, research will be carried out as to the history and significance of the specific affected area or element.</p>
<p>CH3: Prepare (or commission) a heritage impact assessment to inform future proposed work and comply with statutory requirements.</p>

5 CONSERVATION ISSUES, OPPORTUNITIES AND POLICIES

ENVIRONMENT AND SUSTAINABILITY	
KEY RISKS	KEY OPPORTUNITIES
<ul style="list-style-type: none"> Threat of damage from extreme weather. Outdated services. 	<ul style="list-style-type: none"> Renew services to ensure a stable internal environment. Install adequate rainwater goods. Improve the building's green credentials.
<p>Climate change is an important consideration for the future protection of heritage assets. The reuse of historic buildings is an inherently sustainable process, negating the need to use energy to manufacture new materials and dispose of waste from demolitions, thereby reducing carbon emissions and the impact on climate change. Historic England's Climate Change and the Historic Environment (2008) explores the potential risks posed by climate change:</p> <ul style="list-style-type: none"> Increased extremes of wetting and drying that heighten the risk of ground subsidence and accelerated decay of stonework and thus pose a threat to many historic buildings; Changes in the distribution of pests that threaten the integrity of historic buildings; Possible increases in the frequency or geographical range of extreme weather that could pose an increased risk of damage to some historic buildings; Changes in hydrology that put buried archaeological remains at risk Changes in vegetation patterns that threaten the visibility and integrity of archaeological remains and historic landscapes The design integrity of some historic buildings and landscapes could be damaged by the need to provide new and more effective rainwater disposal or storage systems. 	

ENVIRONMENT AND SUSTAINABILITY
<p>The need for adequate rainwater goods which are of an appropriate design is one risk which requires immediate attention at Crayke Castle. Other risks should be kept in mind and monitored for the long-term future.</p> <p>The adaptation of a historic building to cope with the effects of climate change or to improve its energy efficiency ratings (such as secondary glazing or additional insulation) can cause conflict between the need to make the changes and the need to preserve the significance of the asset. Intrusive interventions at Crayke Castle should be avoided or, where unavoidable, should be as sympathetic as possible to mitigate impact. Specifying 'green' materials and products in any upcoming works will reduce environmental impact.</p>
<p>POLICIES</p> <p>ESI: Monitor all environmental changes which may affect the castle such as extremes of weather</p> <p>ES2: Future work to restore the castle should take into consideration the use of 'green' technologies and ensure this does not conflict with the heritage value and conservation needs of the building.</p>

SECURITY	
KEY RISKS	KEY OPPORTUNITIES
<ul style="list-style-type: none"> Risk of unauthorised access whilst vacant. 	<ul style="list-style-type: none"> Bring the building back into use to reduce risk.
<p>Security risks at Crayke Castle stem from its vacant status, although the main gates are padlocked and an alarm system exists. There is the potential for opportunists to gain access to the site via a number of alternative routes and a public footpath runs within the site along the northern boundary.</p> <p>Bringing the building back into regular use will act as an effective first line of defence, but additional measures including the blocking off of access to the redundant reservoir and a new alarm system designed and sensitively positioned will further mitigate against this risk.</p>	
<p>POLICIES</p> <p>S1: Bring Crayke Castle back into regular use</p> <p>S2: Update the existing security systems</p>	

ADOPTION AND REVIEW
The CMP should be a working document that guides any future changes. The approval of the policies by the local authority and Historic England would also be highly beneficial. The CMP will need reviewing in the future to ensure that it remains relevant. Industry standards recommend that updates be carried out every 5 years or when major change is planned. It may be necessary to update the understanding and significance sections following new research or it may only be necessary to update the issues, opportunities and policies.
POLICIES
A1: Adopt the policies contained within this report and gain consensus on significance and recommendations from key stakeholders such as Historic England and Hambleton Council.
A2: Review and update the CMP on a five-yearly basis or following any major scheme of alteration.

5 CONSERVATION ISSUES, OPPORTUNITIES AND POLICIES

SUMMARY OF POLICIES

HV1: Any new work should seek to enhance rather than detract from the historic character and significance of the site. Intrusive features should be addressed, and significant features should be retained and enhanced

HV2: Where possible, necessary change should be made to areas of lower significance. Where change is proposed that adversely affects the heritage value of the castle, consider the best possible way to mitigate this impact.

HV3: Any new buildings, extensions or internal partitions should respect the character, scale and style of the castle and its setting.

HV5: Where possible and appropriate, alterations should be carried out in a way that is reversible.

HV6: Enrich the architectural heritage through high-quality design.

UN 1: Continue to further understanding and appreciation of Crayke Castle

LS1: Consult with Historic England (HE) and the conservation officer at Hambleton Council to the earliest possible stages of the repair and restoration project or any future project, and continue to involve them in the development of plans as they progress.

LS2: Proposed changes will take note of relevant statutory designations. Full approval and consents must be obtained before work starts.

SUMMARY OF POLICIES

CMI: Implement recommendations of condition report.

CM2: Implement regular programme of maintenance and repair

CH1: Alterations to a heritage asset should be justifiable and cause as little negative impact to significance as possible.

CH2: Prior to the planning or design of changes, alterations extensions or demolition, research will be carried out as to the history and significance of the affected area or element.

CH3: Prepare (or commission) a heritage impact assessment to inform future proposed work and comply with statutory requirements.

ES1: Monitor all environmental changes which may affect the hall such as extremes of weather

ES2: Future work to restore the castle should take into consideration the use of 'green' technologies and ensure this does not conflict with the heritage value and conservation needs of the building.

SI: Bring Crayke Castle back into regular use

S2: Update the existing security systems

AI: Adopt the policies contained within this report and gain consensus on significance and recommendations from key stakeholders such as Historic England and Hambleton Council.

A2: Review and update the CMP on a five-yearly basis or following any major scheme of alteration.

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Old Maps, <https://www.old-maps.co.uk/index.html>

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APPENDICES

Appendix A: Listing Description

Appendix B: Scheduled Monument Record

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APPENDIX A: LISTING DESCRIPTION

CRAYKE CASTLE

List entry Number: 1189213

Location

CRAYKE CASTLE, CHURCH HILL

Grade: I

Date first listed: 28-Feb-1952

Date of most recent amendment: 17-May-1960

SE 57 SE CRAYKE CHURCH HILL 2/16 (north side) 28.2.52
Crayke Castle (formerly listed as Crayke Castle and 17.5.60 ruins in grounds of Crayke Castle) GV I

Tower house with attached kitchen range to rear on which the vaulted undercroft alone survives and ruins on a further range - 'The New Tower'. Main range: Early C15 with C18 and C19 alterations and additions, it was built before the kitchen range which is documented to 1441-50. New Tower: probably second half C15. For the Bishops of Durham. Dressed sandstone. Roof of main range concealed, lead roof to kitchen. Main range: rectangular block 70 ft 9 ins x 28 ft 4 ins. Four storeys, each being set back slightly. Bands to floor levels and battlements. Tall, narrow chamfered square headed windows. The entrance to the south side is an C18 alteration, the original entrance being by an external staircase range on the north-east side (now disappeared) to the principal room at 1st floor level. The blocked doorways are

2-centred with hollow chamfers. C19 range attached to north-east. Interior is now subdivided but the moulded cross-beamed ceilings are intact. Fireplaces to ground and 1st floors. C18 features: a cut-string staircase with 2 turned or twisted balusters per tread and curtail with turned newel. Kitchen range: The west wall is partly rebuilt in later materials but has a corbelled-out embattled round turret for spiral staircase to the north-west corner. Chamfered doorway with key block. Interior: tunnel vaulted with 13 heavy unmoulded transverse arches or ribs. Now subdivided. (The undercroft is at ground floor level.) The New Tower: Completely detached building, now ruinous. Once a 3-storey L-shaped block (ground plan 1566-1570). All that remains are the barrel-vaulted undercrofts, stairs to 1st floor level and the walls of the porch. To rear of kitchen remains of foundations of a building that was described as The Old Hall in 1441. Stands on site of Norman Castle. Dismantled in 1647. In the C18 the main range was used as a farmhouse. Pevsner, N., Yorkshire, North Riding, 1966, p 131. Victoria County History, North Yorkshire, Vol II, 1923, p 119 ff.

Listing NGR: SE5590970680

Selected Sources

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APPENDIX B: SCHEDULED MONUMENT RECORD

Crayke Castle: a motte and bailey and later stone castle of the bishops of Durham, incorporating part of an Anglo-Saxon monastic cemetery

Name: Crayke Castle: a motte and bailey and later stone castle of the bishops of Durham, incorporating part of an Anglo-Saxon monastic cemetery

List entry Number: 1016530

Date first scheduled: 19-Oct-1989

Date of most recent amendment: 17-Jun-1999

Reasons for Designation

Motte and bailey castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte and bailey castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving

in the modern landscape. Over 600 motte castles or motte-and-bailey castles are recorded nationally, with examples known from most regions. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.

The motte and bailey at Crayke was remodelled in the 15th century in a more contemporary fashion as a tower house. Tower houses were prestigious defended residences permanently occupied by the wealthier or aristocratic members of society. Crayke Castle remained in use as a residence of some of the most powerful lords in the region, the bishops of Durham, throughout the medieval and early post-medieval periods. Because the castle subsequently remained in domestic use, later buildings associated with the monument are exceptionally well-preserved and, despite the alterations wrought by successive occupiers, many elements of earlier structures are visible, providing good evidence of each phase in the development of the castle. The monument also includes the only known archaeological remains of the pre-Conquest monastery at Crayke which comprise part of the Anglo-Saxon cemetery.

History

The monument includes a Norman motte and bailey castle whose wooden fortifications were later replaced with a stone tower house and which was built over part of a pre-Conquest monastic cemetery; the castle was held by the bishops of Durham. The monument is situated in a commanding position at the top of a prominent natural outcrop 3km south west of the Howardian Hills. The motte lies beneath the later structures and is still visible to the north of the castle as an earthwork mound rising about 2.5m above the natural hilltop, forming a platform on which later buildings were constructed. The inner bailey defences have been altered over the years and only survive as earthworks at the south east side as a short section of bank, although the line of the southern edge to the bailey is retained by the present garden wall alongside Crayke Lane. The inner bailey occupied most of the crown of the hill above the 100m contour, extending to the north of St Cuthbert's Church and measuring up to 210m east-west by 90m north-south. Originally the buildings on the motte were constructed of timber but were quickly replaced in stone. Several phases of building and rebuilding are known to have occurred, culminating with work undertaken for Bishop Neville in the mid-15th century. Subsequently, the castle was made untenable as a fortress by an act of Parliament in 1646 and by the 18th century the main range was in use as a farmhouse. Two distinct and self-contained buildings are visible. Of these the larger block, known as the 'Great Chamber', has been restored and now forms a domestic residence. This was originally constructed in the 15th

APPENDIX B: SCHEDULED MONUMENT RECORD

century but was slightly altered and added to in the 18th and 19th centuries. In its original form it had kitchen ranges appended to its rear, north side which linked it to a hall referred to as the 'Old Hall' in a description of 1441. Today the vaulted undercroft of the main kitchen range survives and is used as the modern kitchen: although no further remains of the north ranges are visible, their foundations will survive below ground. The construction of the stone castle included the creation of an inner bailey enclosed by a stone wall which roughly corresponded with the earlier bailey and also, at a later date, an outer bailey defined by a curtain wall which extended along the bottom of the steep slope to the north of the castle. The remains of the footings for a projecting tower in the inner bailey wall survive as a platform on the north edge of the outcrop approximately 40m north east of the castle. Small scale excavations at the east end of the bailey found evidence for the location of a gatehouse allowing access to the castle via a hollow way; this route still survives as Love Lane which runs northwards along the eastern boundary field. Within the inner bailey, the earthwork remains of a large rectangular building in the field north of the churchyard has been identified as a barn listed in the 16th century survey of the castle and depicted on a map of Crayke dating to 1688. Excavations in 1983 also indicated the presence of a medieval pottery kiln at the east side of the inner bailey. Further ancillary buildings will survive below ground in the undisturbed areas of this inner bailey. The curtain wall enclosing the outer bailey survives as a shallow bank and terrace curving round northwards from the western side of the motte to approximately 5m short of the hedge line. It then turns to extend eastward to the north east corner of the field where it then extends northward, following Love Lane. Within the outer precinct, along the slope are the remains of cultivation terraces some of which pre-date the castle. In the north

eastern area of the outer precinct a number of building platforms are set amid the terraces. Partial excavation of these in 1994 indicated that they may have supported small timber buildings. The area of the outer precinct was probably enclosed in the 13th century and continued in use for agrarian purposes linked to the castle. In the area between the outer precinct wall and the hedge line to the north and west are further remains of the cultivation terraces pre-dating the castle which are also thought to have continued in use after the outer precinct was enclosed. Excavations to the north east of the church in 1957 and 1988 revealed that the castle bailey was built over the north western corner of an Anglo-Saxon cemetery. It is thought that further remains of the cemetery and possibly of the monastery itself will also survive below ground. The cemetery was of a monastery founded by St Cuthbert after he became the Bishop of Lindisfarne in 685. The Saxon bishops of Durham also held a manor house in the vicinity and Crayke was recorded as a possession of the see in the Domesday Book survey. The earliest documentary reference to the castle is for 1195, when Bishop Hugh Pudsey supped there en route from Durham shortly before his death. There were several royal visitors to Crayke; King John stayed in 1209, 1210-11 and again in 1211; Henry III stayed in 1227, Edward I in 1292, Edward II in 1316 and Edward III in 1333. Both the occupied and ruined sections of Crayke Castle are Listed Grade I. A number of features are excluded from the scheduling. These are the main range of the castle, the 19th century stable block beside Crayke Lane, the surface of the driveway and tennis court, all modern paved areas and garden fences and gates and the disused reservoir, although the ground beneath all these features is included.

Books and journals

The Victoria History of the County of North Riding of Yorkshire, (1923)
Adams, K A, Monastery, Church and Village: Fieldwork and Excavation at Crayke, (1986)
Illingworth, J L, Yorkshire's Ruined Castles, (1938)
Raine, Reverend Cannon, Some Notices of Crayke Castle, (1870)
Hildyard, E J W, 'Yorkshire Archaeological Journal' in Romano-British Discoveries at Crayke, Nth York ii) Trial Excav, (1959)
Other
page 99-111, Asstd Architect Soc's Reports and Papers, DoE, List of Buildings of Special Architectural or Historical Int, (1984)

National Grid Reference: SE5595070726

APPENDIX C: RECENT PLANNING HISTORY

The following lists planning applications submitted to Hambleton District Council between 1986 and 2015.

2015

Works to trees in a Conservation Area

Ref. No: 15/00278/CAT | Status: Decision Made (Permitted)

Proposed works to trees in a conservation area.

Ref. No: 15/02250/CAT | Status: Tree Preservation Order served

Demolition and change of use of a disused reservoir to form a domestic garden.

Ref. No: 15/02286/FUL | Status: Consultation Period Ongoing

2004

Application for Listed Building Consent for internal alterations to existing dwelling

Ref. No: 04/01269/FUL | Status: Decision Made (Permitted)

1989

2/89/034/0066D Crayke Castle, Crayke Application For Listed Building Consent For An Extension To Existing Dwelling

Ref. No: 89/0350/LBC | Status: Decision Made (Permitted)

2/89/034/0066C Crayke Castle, Crayke Extension To Existing Dwelling

Ref. No: 89/0351/FUL | Status: Decision Made (Permitted)

1986

2/86/034/0066B Crayke Castle, Crayke Application For Listed Building Consent For Alterations To Existing Dwelling

Ref. No: 86/0628/LBC | Status: Decision Made (Permitted)

2/86/034/0066A Crayke Castle, Crayke Application For Listed Building Consent For Alterations To Existing Dwelling

Ref. No: 86/0623/LBC | Status: Decision Made (Permitted)

2/86/034/0066 Crayke Castle, Crayke Use Of Existing Dwelling As An Hotel

Ref. No: 86/0632/EUC | Status: Decision Made (Permitted)

APPENDIX D: SUMMARY TIMELINE

1st Century AD

There is evidence of Romano-British occupation at Crayke. A Roman road is believed to have passed very close to Crayke. It is also thought that Crayke Hill may have been the location of Roman watchtower constructed to monitor the route way. A flue tile and quern have been found within the boundary of Crayke Castle scheduled area. Additionally, finds of pottery and glass have been found within the village which date to this period. A Romano-British settlement was also located to the south of the present village.

c.685

Crayke is granted to Cuthbert, Bishop of Durham, by Ecgrith of Northumbria. It is believed that St. Cuthbert founded a monastery here.

1086

The village is listed as a possession of the See of Durham - the Bishops maintained a manor house at Crayke.

Late 11th- early 12th century

It is around this time that a motte and bailey castle may have been constructed at Crayke by the Bishops of Durham.

1195

Bishop Hugh Pudsey is recorded as spending a night at Crayke. He apparently contracted food poisoning and died the next day in Howden.

1209 - 1211

King John stays at Crayke Castle on various occasions between these dates.

1227

Henry III stays at Crayke Castle.

1292

Edward I visits Crayke Castle.

1316

Edward II stays at Crayke Castle.

1334

Edward III was at Crayke Castle when he dated a document which allowed the Prior and Convent of Durham to elect a new bishop.

Late 13th - early 14th century

The timber castle may have been replaced in stone around this time possibly by Bishop Bek (1284-1311).

Early 15th century

The Great Chamber and New Tower are thought to have been constructed in the early fifteenth century possibly by Bishop Langley (1406-37)

1441-2

Documents record the construction by Bishop Neville (1438-57) of a new kitchen and larder between the Old Hall and the Great Chamber.

1450

The kitchen was still apparently unfinished and a further £15 was paid to the clerk of works Robert Ingelard towards its completion

Circa 1530

John Leland visits Crayke Castle and provides an early description of the site.

Circa 1560-70

A survey is carried out for the Bishop of Durham of Crayke Castle.

1587

Bishop Barnes was forced to lease Crayke Castle to Queen Elizabeth I. She immediately grants it to Sir Francis Walsingham.

1646

In April an Act of Parliament declares the castle be made untenable as a fortress.

1648

The manor of Crayke and its castle are sold by the Puritan parliament to a former lord mayor and MP for York William Allanson. His son Charles inherits the estate.

1667

The castle and manor are returned to the See of Durham. Bishop Cosin complains about the castle's condition.

Circa 1785

William Hutchinson visits Crayke and describes it as a farmhouse. The principal elevation is described as being on the south side.

1827 - 1836

The castle is sold by the Bishops of Durham. The village's jurisdiction is transferred to the North Riding of Yorkshire.

1844

A depiction of Crayke Castle shows the New Tower in ruins and its appearance is similar to today. The image also shows the Great Chamber in the background; access to the second floor is shown on the northern elevation via a ramp above the undercroft.

1850

The Ordnance Survey map shows Crayke Castle as an 'L' shaped building, and New Tower to the north-east as a 'T' shaped building. The buildings are set on a hill. The north-east extension is not shown.

1885

The owner of Crayke Castle Captain William Waite and his son Anthony Temple Waite are declared bankrupt. They advertise Crayke Castle in the local papers to let.

1891

The 1891 1:2500 Ordnance Survey map shows Crayke Castle set in landscaped gardens informally laid out. The extension to the north-east has been constructed. Possible stables are located on the west of the drive, with a service yard containing a pump and outbuilding. A glass house was constructed east of the New Tower.

1909

Crayke is again advertised for rent, either as residential accommodation or as a shooting lodge.

1935

A beacon is lit on Crayke Castle hill celebrating King George V's Silver Jubilee.

1939-1945

Crayke Castle is used by the Women's' Land Army as billet for volunteers who worked on farms in the area.

1950

The 1950 6" Ordnance Survey map first depicts a building on the site of the garage/stable. The reservoir is also shown.

1959

Crayke Castle is sold to Mr T Hingham.

1978

The Ordnance Survey map shows the reservoir. The nineteenth century stable range, outbuilding and glass house have now been demolished.

1986

The local authority grant permission to use Crayke Castle as a hotel.

1991

Crayke is put up for sale for £800,000.

2008

Crayke is put on the market by Kevin Hollinrake and purchased by the present owner.

APPENDIX E: DEFINITIONS

Motte and Bailey

Early defensive structure associated with the Conquest period and usually consisting of a raised mound (the motte) surrounded by an area enclosed by a ditch and bank (bailey). The structures were quick to erect and are associated with timber castles (see below).

Timber Castle

Are so called as the earthwork and timber structures associated with the motte and bailey form (see above). They are associated with the early Conquest period and many were later replaced in stone.

Fortified House

Encompasses a wide range of buildings from the modest manor house to a castle. Often constructed around a courtyard on two or three sides by ranges of building with the hall and private chambers as the most dominant buildings.

Palace

Palaces were a high status manor house. They were domestic buildings of a high status person usual a bishop or member of the royal family. Whilst they may have been more elaborate than a fortified manor house, some could be modest affairs.

Towerhouse

The definition of a towerhouse has sometimes been loosely applied to incorporate other structures such as Pele Towers (fortified farmhouses of the border region). However, they are more usefully defined as a form of fortified manor house where all the accommodation is in the one tower (hall and kitchens, for example) and might include wall walks and other defensive features. Often they would include associated ancillary structures such as stables. Some towerhouses began as solar blocks or chamber towers, but over time activities and services were brought under one roof. Tower houses were constructed across the north during the fourteenth and fifteenth centuries, partly due to a return in a perceived threat from Scotland, but also as symbols of status.^{01 02}

Pele (Peel) Tower

A form of fortified tower, often containing the lords chamber, and forming a part of a larger complex of buildings including an attached hall, kitchen etc. They were considered to be a lower status structure to a chamber tower.

Chamber or Solar Tower

A multi-storeyed structure which would have formed part of a larger complex. They would have largely consisted of high status private accommodation for the lord and/or his guests. The chamber block might contain sleeping quarters and private rooms used for receiving guests and may have been used for private dining/entertainment away from the less private hall. Comfort was provided by fireplaces and garderobe.

01 M Salter, 2001, *The Castle and Tower Houses of Yorkshire*, p10

02 M Wood, 1965, *The English Medieval House*, p169

PLANS

Ground Floor

First Floor

Second Floor

Third Floor

ELEVATIONS

Elevation A-A

Elevation B-B

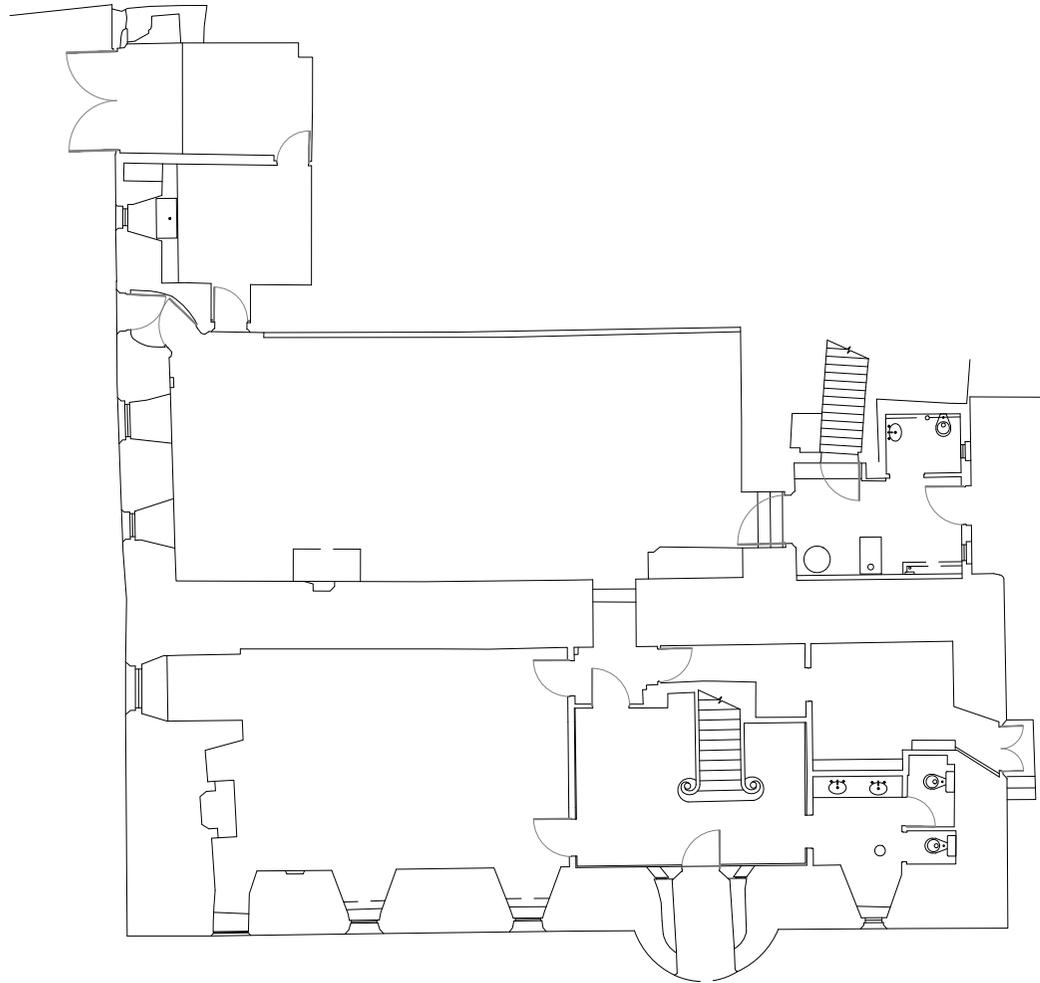
Elevation D-D and E-E

Elevation F-F and G-G

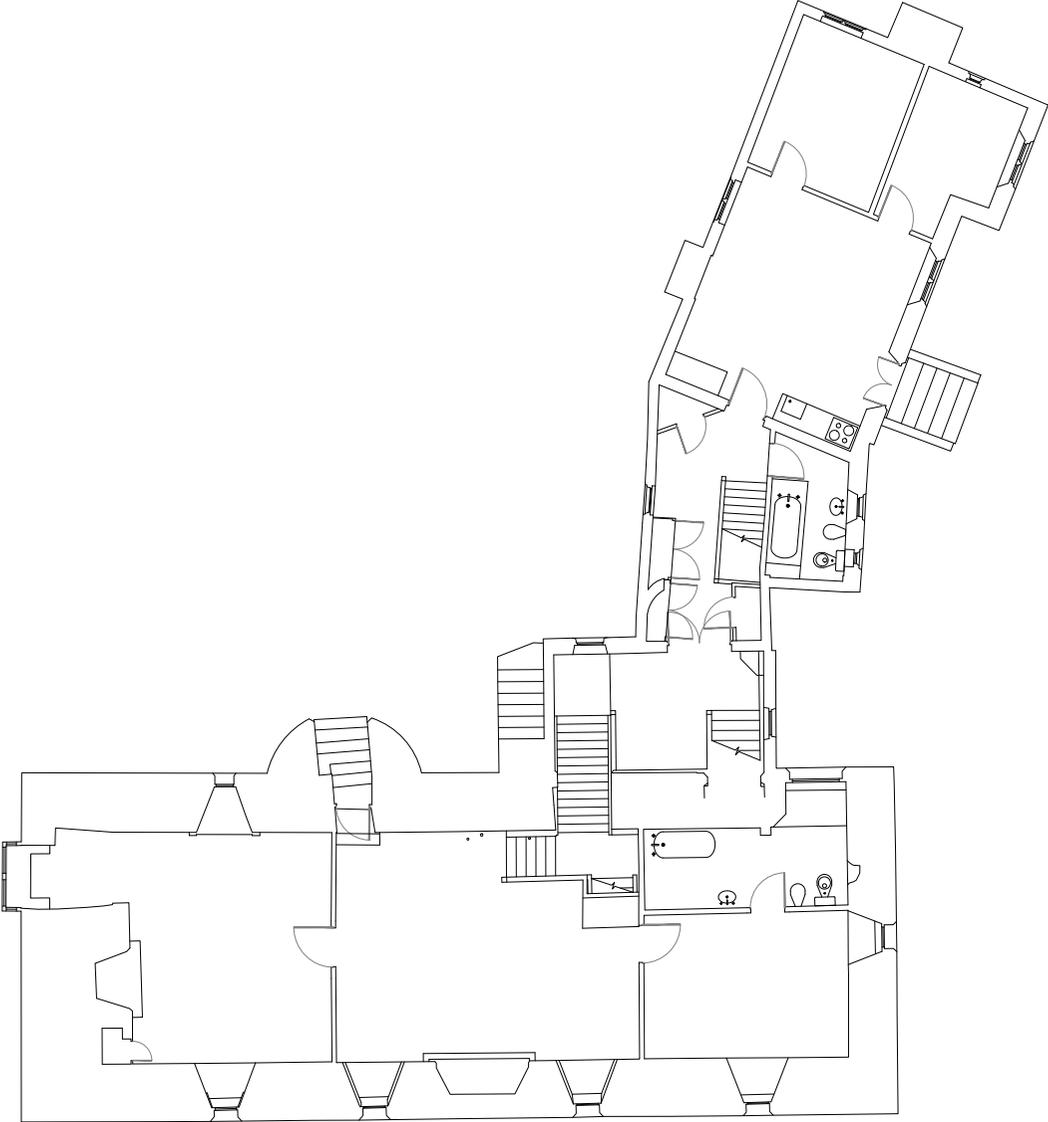
Elevation H-H

APPENDIX F: MEASURED DRAWINGS

GROUND FLOOR

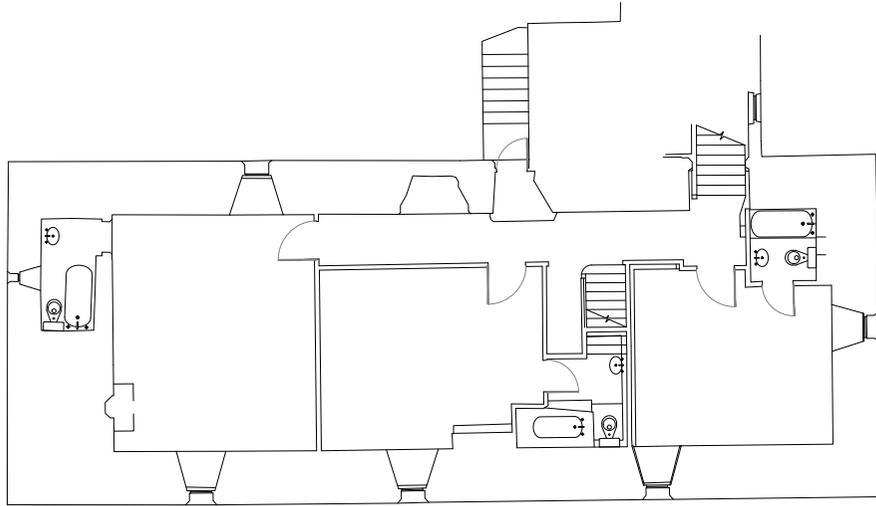


FIRST FLOOR

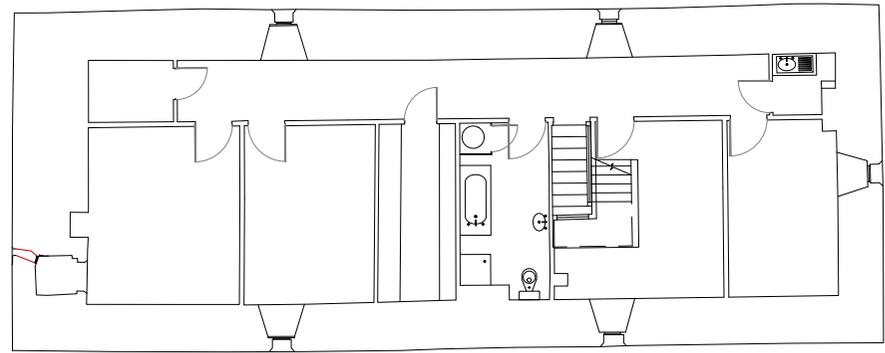


APPENDIX F: MEASURED DRAWINGS

SECOND FLOOR



THIRD FLOOR



ELEVATION A-A

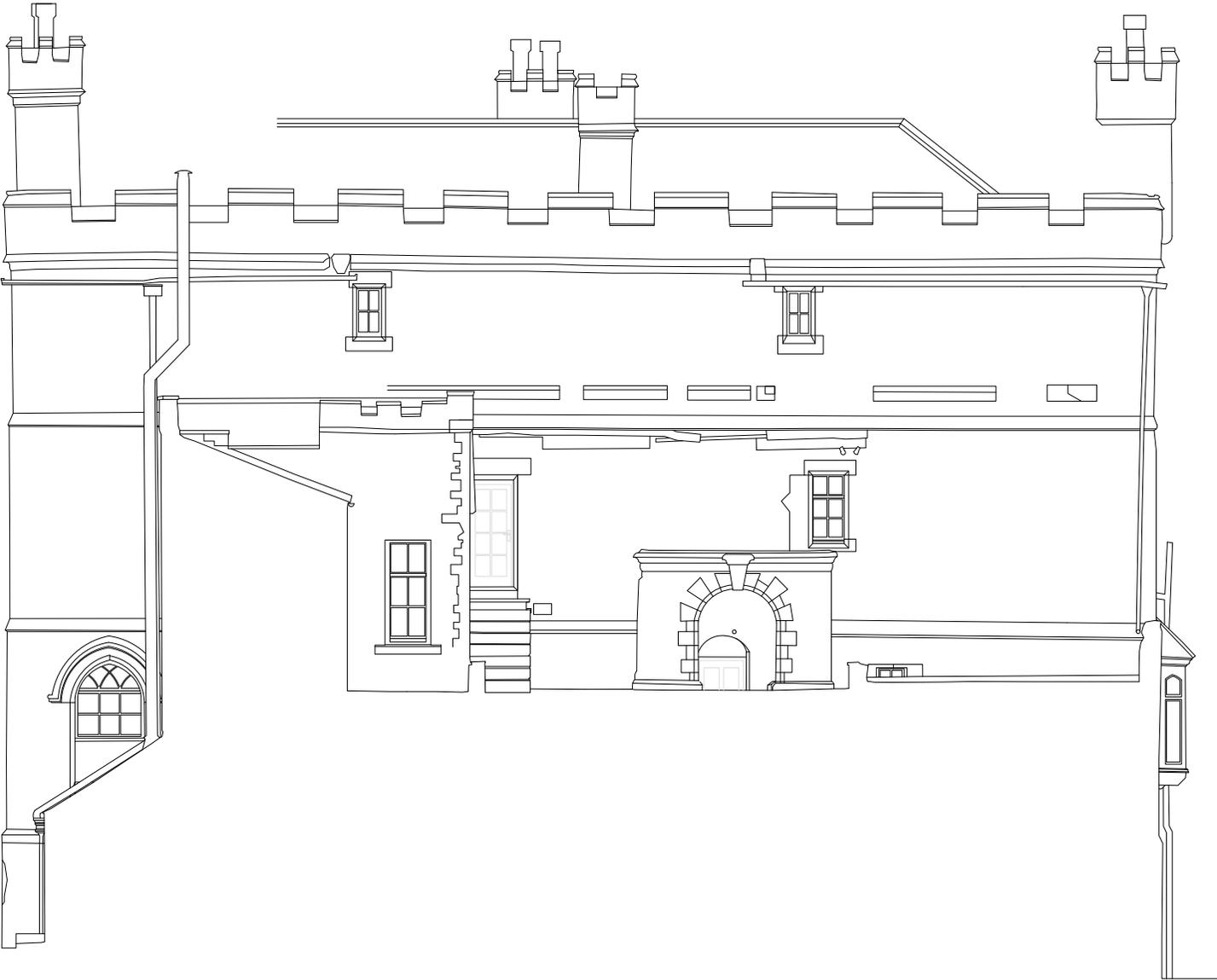


APPENDIX F: MEASURED DRAWINGS

ELEVATION B-B

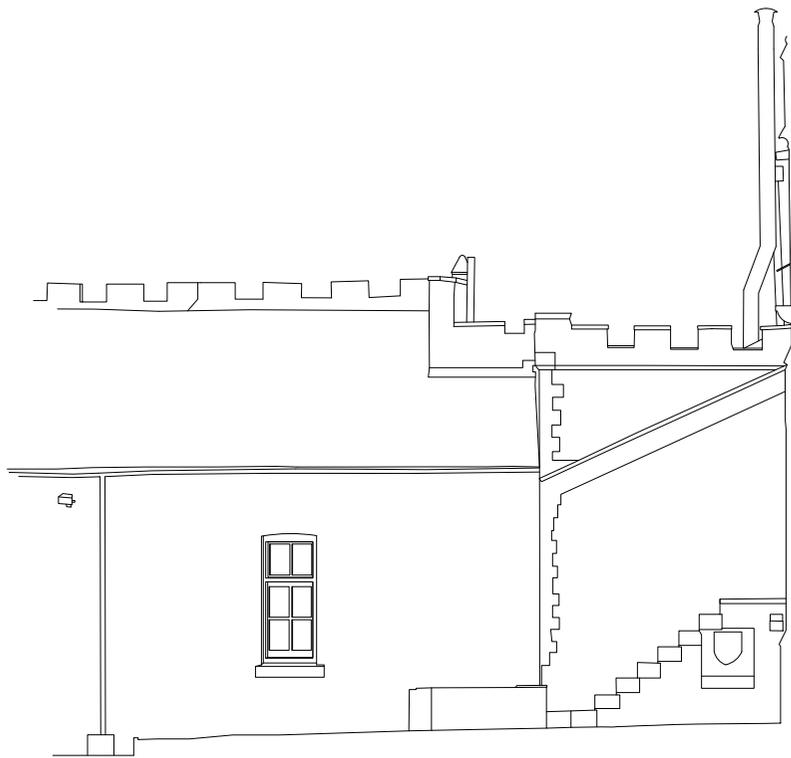


ELEVATION C-C

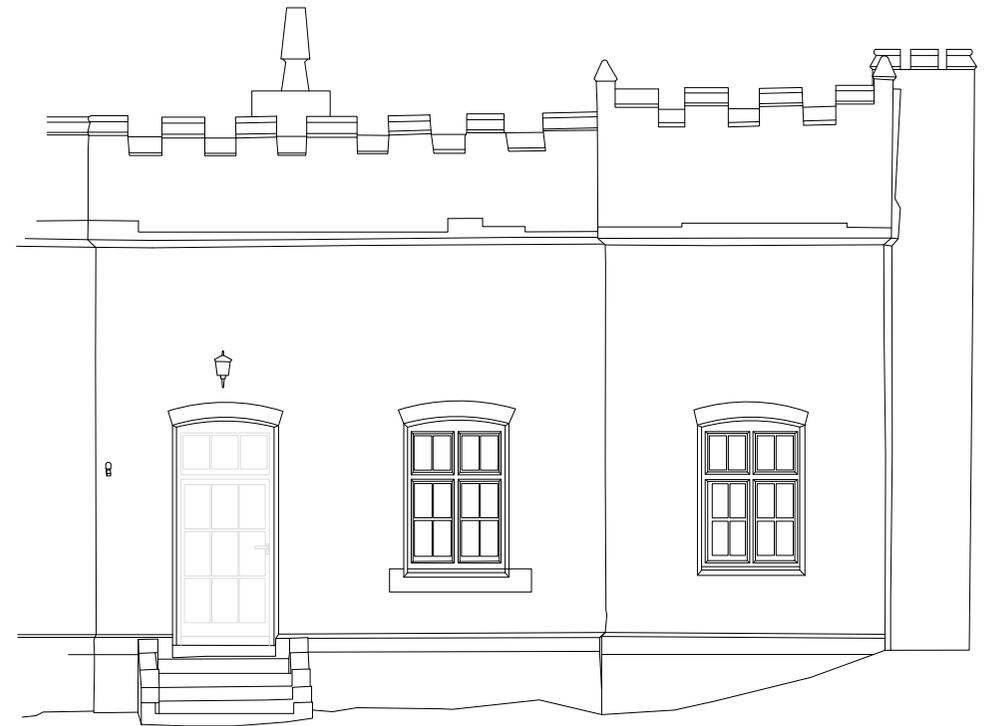


APPENDIX F: MEASURED DRAWINGS

ELEVATION D-D AND E-E



ELEVATION F-F AND G-G



APPENDIX F: MEASURED DRAWINGS

ELEVATION H-H



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