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ARCHAEOLOGICAL DESK BASED ASSESSMENT

ROSE MANOR HOTEL, BROUGHBRIDGE, NORTH YORKSHIRE

LOCAL PLANNING AUTHORITY: HARROGATE DISTRICT COUNCIL

BOROUGH

GRID REFERENCE SE 394 664

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1.0 INTRODUCTION AND SCOPE OF STUDY

1.1 This archaeological desk-based assessment has been researched and prepared by Rob Bourn of CgMs Consulting on behalf of McCarthy & Stone (Developments) Ltd.

1.2 The assessment considers land at Rose Manor Hotel, at grid reference SE 394 664 . It is c.1ha and is bound Roecliffe Lane to the north and Horsefair to the east (Figs. 1 and 2).

1.3 In accordance with government guidance on archaeology (PPG16), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the potential of the site.

1.4 The assessment comprises an examination of evidence in the North Yorkshire Sites and Monuments Record (SMR) and North Yorkshire County Record Office. Additionally, the assessment considers the results of nearby archaeological evaluations and excavations, incorporates published material and charts historic land-use through a map regression exercise.

1.5 As a result, the assessment enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and/or archaeological solutions to the potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 In November 1990 the Department of the Environment issued Planning Policy Guidance Note 16 (PPG16) "Archaeology and Planning", providing guidance for planning authorities, property owners, developers and others on the preservation and investigation of archaeological remains.

2.2 In considering any proposal for development, including allocations in emerging development plans, the local planning authority will be mindful of the policy framework set by government guidance, in this instance PPG16, of existing development plan policy and of other material considerations.

2.3 In this instance, the strategic development plan policy framework is provided by the North Yorkshire County Structure Plan (adopted 1995). The Plan contains the following policy relating to archaeology:

POLICY R3
OUTSIDE THE AREAS IDENTIFIED IN POLICY E1, PROVISION WILL BE MADE FOR FURTHER RECREATIONAL DEVELOPMENTS IN LOCATIONS WHICH:

(I) SAFEGUARD AGRICULTURAL LAND DEFINED BY THE MINISTRY OF AGRICULTURE, FISHERIES AND FOOD AS GRADES 1, 2 OR 3A;
II) DO NOT ADVERSELY AFFECT AREAS OF NATURE CONSERVATION SIGNIFICANCE;
III) AVOID SITES OF ARCHAEOLOGICAL SIGNIFICANCE;
IV) ARE ACCEPTABLE ON GROUNDS OF LANDSCAPE QUALITY AND CHARACTER;
V) MINIMISE CONFLICTS WITH OTHER RECREATIONAL USES;
VI) DO NOT ADVERSELY AFFECT LOCAL AMENITY;
VII) CAN ABSORB PARTICIPANTS AND OTHER VISITORS WITHOUT SUFFERING SERIOUS ENVIRONMENTAL DAMAGE.

DEVELOPMENT WHICH WILL INVOLVE THE APPROPRIATE USE OF PARKLANDS, DERELICT LAND, DISUSED MINERAL WORKINGS, WATER RESOURCES, FORESTS AND WOODLANDS WILL NORMALLY BE PERMITTED. PROVISION FOR ACTIVE OUTDOOR RECREATIONAL FACILITIES WILL NORMALLY BE MADE IN URBAN FRINGE LOCATIONS

2.4 The Local Plan framework is provided by the Harrogate Local Plan Deposit Draft, (October 2000) which contains the following policies which provide a framework for the consideration of development proposals affecting archaeological features:

POLICY HD4

PERMISSION FOR DEVELOPMENT ON, OR ADJACENT TO, SCHEDULED ANCIENT MONUMENTS AND OTHER SITES OR ARCHAEOLOGICAL IMPORTANCE WILL NOT BE PERMITTED WHERE IT IS CONSIDERED THAT THE DEVELOPMENT WOULD HAVE AN ADVERSE EFFECT EITHER ON THE SITE OR, WHERE RELEVANT, THE SETTING OF IMPORTANT ARCHAEOLOGICAL REMAINS. ARCHAEOLOGICAL SITES OR NATIONAL IMPORTANCE, INCLUDING SCHEDULED ANCIENT MONUMENTS, WILL BE GIVEN THE STRICTEST PROTECTION.

WHERE DEVELOPMENT COULD AFFECT REMAINS OF ARCHAEOLOGICAL IMPORTANCE AN ARCHAEOLOGICAL EVALUATION MAY BE REQUIRED PRIOR TO THE DETERMINATION OF A PLANNING APPLICATION.

POLICY HD5

WHERE EXCEPTIONALLY DEVELOPMENT IS PERMITTED ON SITES OF ARCHAEOLOGICAL IMPORTANCE AND PRESERVATION IN SITU IS NOT POSSIBLE, ANY EFFECT ON ARCHAEOLOGICAL INTEREST WILL BE EXPECTED TO BE MINIMISED. PERMISSIONS FOR DEVELOPMENT PROPOSALS ON SITES OF ARCHAEOLOGICAL INTEREST MAY BE THE SUBJECT OF CONDITIONS, OR A SECTION 106 LEGAL AGREEMENT, WHICH WILL PROVIDE FOR ARCHAEOLOGICAL INVESTIGATION TO TAKE PLACE PRIOR TO, OR DURING, DEVELOPMENT IN ACCORDANCE WITH A SCHEME OF WORKS PREVIOUSLY SUBMITTED BY THE APPLICANT AND AGREED BY THE LOCAL PLANNING AUTHORITY.

POLICY HD6

DEVELOPMENT AFFECTING HISTORIC BATTLEFIELD SITES, AS IDENTIFIED ON THE PROPOSALS MAP, WILL ONLY BE PERMITTED WHERE THE PROPOSAL:

A DOES NOT ADVERSELY AFFECT THE HISTORIC, ARCHAEOLOGICAL AND LANDSCAPE INTEREST OF THE SITE; AND

B. DOES NOT PREJUDICE ANY POTENTIAL FOR INTERPRETATION OF THE SITE.

3 GEOLOGY AND TOPOGRAPHY

3.1 Geology

3.1.1 The underlying geology is Boulder Clay.

3.2 Topography

3.2.1 The site is essentially flat at c. 23m OD with a slight drop in slope to the south of Rose Manor Hotel. The surrounding area slopes from north to south toward the River Tutt with Roecliffe Lane running approximately along the top of the slope. To the north of Roecliffe Lane the land slopes gently toward the River Ure.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND Including Map Regression Exercise.

4.1 Timescales used in this report.

Prehistoric

Palaeolithic	450,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	2,200 BC
Bronze Age	2,200	-	700 BC
Iron Age	700	-	AD 43

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	Present

4.2 Examination of data in the North Yorkshire Sites and Monuments Record (SMR) and various published sources indicates that the site is in an area that is considered to be of high archaeological potential for Neolithic, Iron Age and Roman remains. This report, while considering all of the evidence, will concentrate on these periods but will draw upon relevant evidence for all periods.

4.3 Neolithic/Early Bronze Age

4.3.1 The site lies in close proximity (c. 120m to the west) to the southern most standing stone of the Devil's Arrows (Fig. 3). This monument is a Late Neolithic/Early Bronze Age stone alignment 174n long lying in a NNW – SSE alignment and is a Scheduled Ancient Monument (28221). There are currently three stones of the

alignment standing, the southern one (closest to the site) is the tallest and stands 110m from the central stone, which in turn stands 60m from the most northern one. A fourth stone once stood 2.1m from the middle stone but was reported as lying prone by the end of the 16th century and is thought to have been broken up and used in the foundations of a bridge over the River Tutt built in 1621. The Devil's Arrows are three of the largest stones of any stone alignment in the country.

4.3.2 The function of the monument is not known precisely, but is most likely to have been used during religious and spiritual rituals and ceremonies at certain times of the year. The linear arrangement of the stones implies that such rituals would most likely have involved processions and possibly significant solar, lunar or stellar sightings/events. Such a monument will have been sited at an extremely important and sacred part of the landscape that is likely to have been sacred or revered for some time before the stones were erected. This monument is probably related to other ritual monuments (3 henges, a cursus, several pit alignments and Bronze Age barrows) of a similar age to the north in the Vale of Mortimer. Collectively, these monuments are indicative of a relatively large population living in this area of North Yorkshire.

4.3.3 The prevalence of ritual monuments in the area of the site is emphasised by two pit alignments recorded during excavations in advance of the construction of the A1 (M) c. 800m – 1km to the north west of the site. These pits would have originally have contained large wooden posts serving a similar function as the Devil's Arrows.

4.3.4 Although the Devil's Arrows and the two post alignments are clear indications of significant settlement and activity in the area during the later Neolithic/early Bronze Age, there has as yet been evidence of this associated settlement within vicinity of the site. This however, does not preclude its presence. Neolithic society was largely semi-nomadic and as such the houses people lived in were not necessarily particularly substantial and may not have required earth fast foundations. Archaeological remains of such buildings will have been particularly vulnerable to damage and destruction during c. 4,000 years of agriculture that has followed, consequently, many such

settlements are only manifest as collections of flint and stone tools within the subsoil and/or topsoil.

4.3.5 Although no evidence of the remains of further ritual monuments or associated settlements are not recorded in close proximity of the site, the presence of the Devil's Arrows indicates a medium/high potential for Neolithic period.

4.4 Late Iron Age/Roman

4.4.1 There is not much evidence for later Bronze Age, early and mid-Iron Age settlement or activity in the area of the proposed development site. However, by the early Roman period, the picture is somewhat different. When the A1 (M) was constructed in 1993 the area to the west of the site was found to contain evidence of occupation dating from the late Iron Age and Early Roman period. Close to the site, within the A1 (M) road corridor, a complex of ditches, pits and part of a cremation cemetery was recorded. A number of these ditched features appeared to be orientated to extend into the field immediately to the west of the proposed development site.

4.4.2 Following being allocated for housing in the consultation draft of the Harrogate Local Plan, on the strength of the results of the A1 (M) investigations and the close proximity to the southern most stone of the Devil's Arrows, the field immediately to the west of the site was evaluated (Fig. 4). Firstly, a geophysical survey revealed a series of linear features, an enclosure and number of other features largely within the northern half of the field (i.e. adjacent to the proposed development site). This was followed up by trial trenching, which in the northern part of the site was targeted on the features recorded by the geophysical survey. The results of the evaluation consisted of an enclosure in the northwestern corner of the site, which was post-dated by a post-built structure. A large east west orientated ditch crossed the northern part of the site which if extended beyond Trench 3 would cross the south western corner of the proposed development site. Trench 3 (located immediately to the west of the site) revealed the large east west ditch, 2 other linear features and 17 pits or postholes

suggestive of a post built structure at this location. The artefacts recovered during the evaluation largely comprised a small assemblage of Iron Age/1st millennium BC pottery. As some of the samples recovered from the ditches and post-built structure produced carbonised cereal grain, it is possible that the features revealed by the evaluation are part of a small settlement/farmstead located within a field system. On the basis of the results of this evaluation, it is likely that this settlement and field system will extend into the proposed development site. It is a clear indication that the site was located within an organised agricultural landscape during the end of the first millennium BC and the start of the 1st millennium AD.

4.4.3 The A1(M) archaeological investigations have lead to a re-interpretation of the development of the Roman military occupation and the subsequent development of the Roman town at Alborough. Geophysical survey and excavation revealed the remains of a previously unsuspected early Roman fort and an associated settlement on the eastern bank of the River Ure west of the proposed development site (Fig. 5). The fort appears to have been established sometime after AD71 (the year in which Petillus Cerealis began his campaign in the territory of the Brigantes) to guard a crossing of the river. The settlement lay to the east and north of the fort within which there was evidence for industrial activities such as metal working. Both the fort and the settlement have been designated as a Scheduled Ancient Monument. The fort was abandoned in AD 85 following which a replacement fort was possibly constructed on the site of the Roman town at Aldborough. This shift was probably caused by the need to guard a new crossing of the Ure following the building of Dere Street (from York to Hadrian's Wall) further to the east. The Roman town at Alborough, known as Isurium, was founded during the early – mid-2nd century as the administrative town of the Brigantes. This walled town lies to the east of the site. The proposed development site will have been within the immediate hinterland of the town which would have been an organised agricultural landscape with relatively numerous farmsteads and other settlements scattered within these fields. The features revealed by the evaluation immediately to the west of the site are a clear indication of this. After the end of Roman rule in this country, the town would have gradually

fallen into disrepair and the road pattern went out of use and the town was eventually replaced by the medieval village of Aldborough which acted as the primary settlement in the immediate vicinity of the site until Boroughbridge was founded in the 12th century.

4.4.4 In the light of the above, the proposed development site is considered to have medium/high potential for Iron Age/Roman remains.

4.5 Medieval

4.5.1 Boroughbridge was founded in the early 12th century. It was planted beside a new crossing of the Ure, which coincided, with the head of navigation of the river. A charter of Newburgh Priory indicates that the town was well established by 1145. It is first mentioned as Poteburc in 1155 but this may actually refer to the bridge not the town. However, by 1169 the Burgesses of the town are recorded as paying tax, showing that the town was clearly becoming successful with its prosperity based on the east water river traffic and the north south road traffic. The town is sub-rectangular with three market areas and a centrally located church.

4.5.2 In 1318 Yorkshire was invaded by the Scots and during this invasion Boroughbridge was attacked, plundered and burnt down and it is possible that the town never really quite recovered from this attack. The result of this invasion lead to the uprising against Edward III lead by Thomas Earl of Lancaster who was defeated and captured at the Battle of Boroughbridge (just to the north of the town) in 1322. Even if the town did not fully recover from this attack, it clearly remained fairly prosperous throughout the rest of the Medieval as witnessed by the granting of the right to hold two fairs by Henry VII in 1503.

4.5.3 The proposed development site lay immediately to the south west of the Medieval town and, as during the Roman period, is likely to have been within the agricultural

hinterland of the town. As a consequence, the site is considered to have low potential for Medieval remains.

4.6 Post-Medieval

4.6.1 Due to it's position on the north south/east west trade routes, Boroughbridge remained prosperous throughout the post-medieval period. The site, however, has remained on the edge of the town throughout most of this period. The earliest map at a reliable scale showing the site is a plan of the Township of Aldborough in 1808 on which the site is depicted as within a field running from Roecliffe Lane to the River Tutt owned by the Duke of Newcastle (Fig. 6). The site is not shown on the Boroughbridge or Aldborough Tithe Maps but the 1st edition OS 25" scale map (1855) as unchanged from 1808 (Fig. 7). By the time the 1898 OS 25" map is published, Arrowfield House (later Rose Manor Hotel) has been constructed. The house is smaller than the current hotel complex. The 1909 OS 25" shows that a nursery has been constructed within the grounds of the house and the pond and terrace to the south of the house had been created (Fig. 8). By 1951 Arrowfield House had been extended and was the same as the hotel complex is currently (Fig. 9).

4.6.2 As the site appears to have been part of an agricultural field until the construction of the earlier parts of the current hotel complex, it is considered that it has low potential for Post-Medieval archaeological remains.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

5.1 Site Conditions

5.1.1 The site was inspected on 18th June 2001. It is currently occupied by the Rose Manor Hotel and gardens. The hotel complex buildings occupy the majority of the centre of the site with the driveways and car park on the northern side and the gardens to the south. The hotel buildings are 2-3 storeys. The area to the south and east of the hotel has been terraced and a pond excavated.

5.1.2 Site details are shown on Fig. 2.

5.2 The Proposed Development & Potential Archaeological Impact

5.2.1 The proposed development comprises the demolition of the existing link building between the east and west ends of the existing buildings, refurbishment of the retained hotel buildings and the construction of a two/three storey block of residential units to the south of the retained buildings (Fig. 10).

5.2.2 The site has been established as having medium/high potential for late Neolithic/early Bronze Age remains possibly associated with the Devil's Arrows and medium/high potential for late Iron Age/Roman remains associated with the probable settlement and field system revealed by the evaluation on the field immediately to the west of the site. The evaluation demonstrated that the features had been badly plough damaged and that they were fairly shallow. Figure 4 shows that at least one of the large ditched features is likely to extend into the southwestern corner of the site. Trench 3 also revealed 17 pits/post holes that are indicative of post-built structures immediately to the west of the site. A second post-built structure was found within an enclosure further to the west. In the basis of this evidence it appears that the ridge overlooking both the River Ure and River Tutt along which Roecliffe Lane runs, may have been occupied by an Iron Age/Roman settlement. It is possible that this

settlement extended up to the eastern end of the ridge, which is currently occupied by the Rose Manor Hotel.

5.2.3 The refurbishment of the existing hotel buildings will have no archaeological impacts. The three storey eastern end of the new building will be in the existing terraced area. The excavation of the terrace will have destroyed any archaeological remains formerly located there. The 2 storey western end of the new block will be within c. 5m of the western boundary of the site and so therefore in close proximity to the known archaeological remains in the adjacent field. The map regression exercise demonstrates that this area of the site appears to have been largely gardens of Arrowfield Hose and the hotel and before that part of a field. It is therefore likely that archaeological remains are still present within this area. If this is so, these remains are likely to be relatively shallow and probably already plough damaged. As such, they are vulnerable to damage. The western end of the proposed new building will have a significant impact on any such remains located within its footprint.

5.2.4 In order to clarify both the archaeological potential of this area and the archaeological impact of the extension it is recommended that the garden of the hotel be evaluated. The evaluation of the adjacent field has demonstrated that geophysical survey is successful in this area and so therefore it is recommended that this be used first. The results of the survey should highlight the general potential of this part of the site and will enable an assessment of the need and targeted of any subsequent trenching. It will also not be disruptive to the hotel and will avoid or at the least limit any unnecessary damage to the hotel gardens. If the results of this evaluation are positive, there may be a requirement for mitigation excavation and recording prior to the construction of the western extension. There are no indications that there are remains requiring preservation in situ on the site.

6.0 SUMMARY AND CONCLUSIONS

6.1 The desk-based assessment has established that the site lies in close proximity to the late Neolithic/early Bronze Age standing stone alignment called Devil's Arrows. This is a ritual monument that is likely to have had associated settlement and activity during this period. The Devil's Arrows are a Scheduled Ancient Monument. An evaluation of the field between the Devil's Arrows and the proposed development site revealed late Iron Age/Roman remains of probable settlement and field system. The results of the evaluation indicate that at least parts of this probable settlement extend into the site. These Iron Age/Roman remains fit into a wider pattern of settlement in the area. Excavation prior to the construction of the A1(M) to the west of the site revealed the remains of a hitherto unsuspected 1st century AD fort and settlement to the north west of the site. The fort was moved to the site of the Roman town of Aldborough to guard a new crossing of the River Ure by Dere Street. This fort was replaced by the planned walled Roman town on Isurium in the 2nd century. The site would have been within the agricultural hinterland of the town. Following the collapse of the Roman occupation of Briton the town went into decline and was eventually replaced by the medieval village of Aldborough. This was the primary settlement of the area until the founding of Boroughbridge in the 12th century. The site was on the southwestern periphery of the town and remained as a field until Arrowfield House was constructed in the late 19th century. Arrowfield House was extended and converted into a hotel in the post WWII period.

6.2 The proposed development comprises the refurbishment of the hotel and construction of a new block to the south of the hotel. The refurbishment of the existing hotel buildings will have no archaeological impact. The eastern end of the new building will be in an area that has been terraced, the excavation of which will have destroyed any archaeological remains, consequently, this part of the new building will have no archaeological impact. The western end will be in close proximity to the known archaeological remains in the adjacent field. It is therefore likely that archaeological

remains are still present within this area. The western extension will therefore have a significant impact on any such remains located within its footprint.

6.3 In order to clarify both the archaeological potential of this area and the archaeological impact of the extension it is recommended that the garden of the hotel be evaluated. In order to reduce inconvenience to the hotel and also to limit any damage to its garden, the evaluation should consist of geophysical survey to highlight the general potential of this part of the site thereby enabling an assessment of the need and targeted of any subsequent trenching. If the results of this evaluation are positive, there may be a requirement for mitigation excavation and recording prior to the construction of the western extension. There are no indications that there are remains requiring preservation in situ on the site.

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