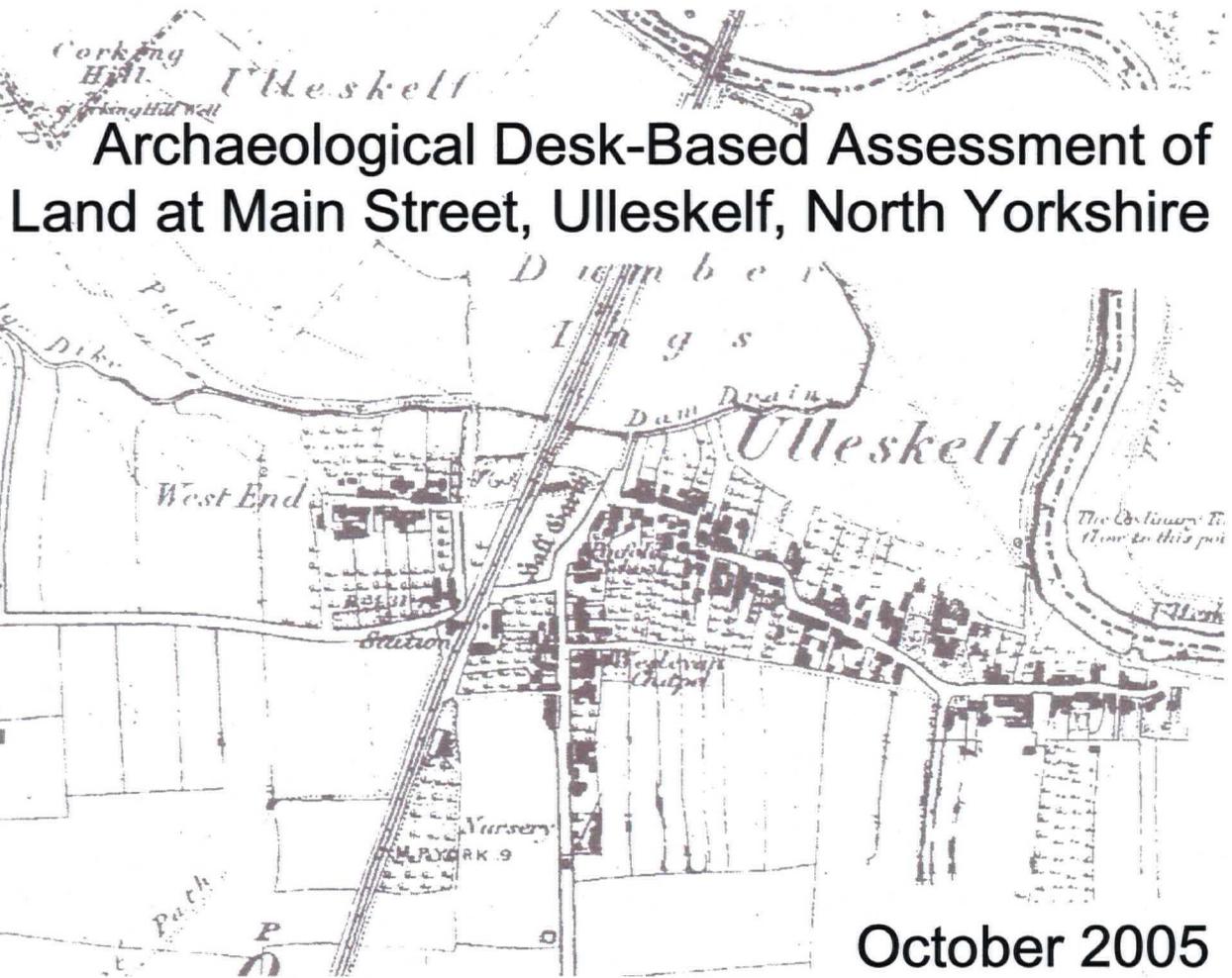




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NON-TECHNICAL SUMMARY

In September 2005, ARCUS were commissioned by Antler Homes to undertake an archaeological desk-based assessment of land at Main Street, Ulleskelf, North Yorkshire (centred on SE 520 401). The assessment was requested in relation to a planning application for the residential redevelopment of the site, and comprised a site visit and walk-over survey, along with documentary and cartographic research.

The desk-based assessment revealed that the proposal area does not contain any previously known sites or find-spots of significant archaeological interest. However, a number of such sites and find-spots lie within 1km of the proposal area. These include a Bronze Age hoard found between Ulleskelf and Towton, potentially prehistoric ring ditches and field systems to the north-west, along with Roman pottery and glassware from The Rampart to the north-east and the River Wharfe to the north. A series of ninth-century coin hoards have been located in the area, including a hoard of silver coins discovered at Ulleskelf Mires to the south. No features of immediate archaeological potential were observed within the site during the walk-over survey. The desk-based assessment indicated that no intrusive archaeological investigations or detailed surveys have been conducted within the proposal area and knowledge of the site's potential buried archaeology is currently minimal.

The site comprises a rectangular plot running south from Main Street, with an adjacent sub-rectangular plot to the south-west. Documentary and cartographic sources indicate that the northern part of the site has been developed from at least the mid-nineteenth-century, with the remaining land to the south having contained trees, walled or fenced enclosures and a grassed paddock during this period. Following the recent demolition of Marlborough House, a series of nineteenth- and twentieth-century agricultural outbuildings are the only standing structures within the site. Substantial structure may have been located at the north-west of the proposal area prior to the mid-nineteenth century, with the agricultural buildings subsequently being constructed partly on the site of this feature.

The nature and form of the main plot is strongly reminiscent of the layout of medieval burghage plots. Many of the surrounding properties along Main Street also follow this pattern, perhaps suggesting that the modern perimeters may largely respect plot boundaries that were established during the medieval period. The lack of known archaeological sites and find-spots in the immediate area, coupled with the apparently undeveloped nature of the majority of the site itself, suggests that the archaeological potential for surviving sub-surface deposits is moderate to good, although previously unknown deposits cannot be discounted. Further archaeological evaluation would be required to establish the extent and condition of any surviving archaeological deposits.

Checked by:	Passed for submission to client:
Date:	Date:
Mark Stenton Assistant Archaeologist	James Symonds Executive Director

1 INTRODUCTION

This document presents the results of an archaeological desk-based assessment of land at Main Street, Ulleskelf, North Yorkshire. The assessment was recommended by North Yorkshire County Council Heritage Section and was requested by Antler Homes in relation to a planning application for residential redevelopment.

ARCUS were commissioned by Antler Homes to undertake the assessment. Research and fieldwork were carried out by Mark Stenton.

2 AIMS AND METHODOLOGY

2.1 Aims

The aims of the desk-based assessment were to establish the archaeological and historical background of the site, and to assess the potential for the survival of sub-surface archaeological features. The impact of the development proposals on buried archaeological deposits was also noted.

2.2 Data Collection

Data was collected from the following sources:

- North Yorkshire County Council Historic Environment Record (HER);
- North Yorkshire County Council Archives;
- West Yorkshire Archaeology Service Advice Service (WYASAS) Registry of Deeds, Wakefield;
- ARCUS archives.

2.3 Site Visit

A site visit was made on 25th October 2005 by Mark Stenton. This involved a walk-over survey of the proposal area, to discover if any features of archaeological interest were visible. Land use and areas of previous disturbance that would affect the survival of sub-surface archaeology were also noted.

2.4 Planning and Legislative Framework

Planning Policy Guidance Note 16 (PPG 16) 'Archaeology and Planning' was issued in 1990 by the Department of the Environment to provide a statement of current legislative designations/protections for archaeological remains, and guidance for planning authorities, property owners, developers, and other relevant bodies on the appropriate action of the investigation and preservation of such remains. PPG 16 states:

Paragraph 21

Where early discussions with local planning authorities or the developer's own research indicate that important archaeological remains may exist, it is reasonable for the planning authority to arrange for an archaeological field evaluation to be carried out before any decision on the planning application is taken.

Paragraph 22

Local planning authorities can expect developers to provide the results of such assessments and evaluations as part of their application for sites where there is good reason to believe there are remains of archaeological importance.

3 SITE LOCATION AND LAND USE

The proposal area (centred on SE 520 401) covers an area of 0.25 hectares and is located approximately 1.25km south-east of Tadcaster, North Yorkshire (**Illustration 1**). The site lies on a very gentle north-south slope and comprises a rectangular plot running south from Main Street to a public footpath, with an adjacent sub-rectangular plot to the south-west. Marlborough House has recently been demolished; agricultural outbuildings are located at the north-west of the site.

The proposal area is located within Ulleskelf's designated development limits but does not lie within a Conservation Area. The ground cover comprises grass, scrub, shrubbery and areas of overgrown vegetation. Several mature trees have recently been felled throughout the site although a number of others remain, particularly at the south. A variety of fences, hedges and the brick walls of adjacent properties demarcate the site perimeters.

The underlying geology of the area consists of Shales, Culm Measures and Millstone Grit.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

This section summarises the known archaeological and historical background of the proposal area and its immediate vicinity. Historic maps and plans of the area from the early nineteenth century to the present day were consulted, along with relevant documentary and secondary published sources. The North Yorkshire Historic Environment Record (HER) was consulted and a list of archaeological sites and find-spots within 1km of the proposal area was compiled. This is presented in Appendix 1 with the locations of the sites shown in **Illustration 2**.

4.1 Prehistoric to Roman

The HER search indicated that no known prehistoric or Romano-British sites or find-spots were located within the proposal area. However, prehistoric activity in the wider area is indicated by a hoard of Bronze Age artefacts discovered to the south of Ulleskelf in 1847 (Site 1). A series of ring ditches and field systems (Sites 2 and 3) situated to the north-west may also be prehistoric, although there is currently no archaeological evidence to support this proposition.

During the Iron Age and early Romano-British period, North Yorkshire was the tribal territory of the Brigantes and the proposal area is situated in a region that was part of the prosperous and wealthy hinterland of Eboracum, Roman York. However, there is currently no archaeological or historical evidence of Iron Age or Romano-British activity at Ulleskelf itself. Due to the proximity of York, several important roads, including Ermine Street and Watling Street, crossed the region during this period. Tadcaster, to the north-east, was the site of a Roman fort, perhaps the station Calcaria, while forts and villas have also been discovered in the vicinity of Kirkby

Wharfe, also to the north-east.

A glass bottle dating from the Roman period was found to the north of Ulleskelf, close to the point at which the York to Manchester railway line crosses the River Wharfe (Site 4), while a Roman mortarium, or ceramic grinding vessel, was discovered at a trackway called The Rampart near Bolton Ings to the north-east (Site 5).

4.2 Early Medieval

During the sub-Roman and early medieval periods, the proposal area was part of the British kingdom of Elmet, whose northern boundary may have been formed by the River Wharfe to the north of the site. Elmet was subsequently incorporated into the seventh-century Anglo-Saxon kingdom of Deira and later that of Northumbria. Despite the presence of Old and Middle English place-names in the area, such as Kirkby and Bolton, and the high incidence of 'Ing' elements in field names, there is currently no archaeological evidence of Anglo-Saxon occupation at Ulleskelf itself. However, a number of ninth-century coin hoards have been discovered in the wider area, including one close to the Wharfe, to the north-east of the village (Site 6) and one at Wood Hill (Site 7), north of the railway line. A hoard of ninth-century silver coins was discovered at Ulleskelf Mires to the south (Site 8). These hoards may perhaps be associated with the conquest of York by Vikings under Ivor the Boneless in 867.

For administrative purposes, the area was included in the upper division of the wapentake of Barkston Ash. Organisation into wapentakes rather than hundreds indicates that the site was located within the Danelaw, thus reflecting an Anglo-Scandinavian presence or influence in the region. The proposal area had probably been included within the various Danish and Norwegian kingdoms based on York during this period. Place-name evidence suggests that 'Ulleskelf' may have derived its name from the Old Norse *ulfri* and *skjalf* (or Old English *scelf*), meaning a shelf or bank of land belonging to a man named Ulfr.

Late Anglo-Saxon occupation was recorded at 'Oleschel'. The village was then part of a manor held by Ealdred, archbishop of York (Martin 2000, 799), although the extent of the eleventh-century settlement is unknown.

4.3 Medieval

There are no known medieval sites or find-spots within the proposal area. Following the Norman Conquest, Ulleskelf was retained by the archiepiscopate of York and was held at the time of the Domesday survey by Thomas of Bayeux, the first Norman to be appointed to an English archbishopric. *Domesday Book* recorded sixty acres of meadowland and areas of woodland pasture at Ulleskelf, while listing William de Verly as the principal manorial tenant. The 1086 survey noted the presence of a church within the manor, although there is no evidence to indicate whether this was an Anglo-Saxon or Norman foundation and its location is not known archaeologically. While Ulleskelf had been valued at 100 shillings prior to 1066, its value had been reduced to £4 by the time of the Domesday survey twenty years later (Martin 2000, 799).

Ecclesiastical documentation dating from 1154-1164 recorded a mill at 'Ulskelf' that was owned by the Preceptory of York. Elements of property boundaries established within the village during the medieval period may have been retained until the early twentieth century. Maps and plans of the area around Main Street showed numerous plots featuring structural development along narrow street frontages, with long rectangular gardens to the rear (**Illustrations 3, 4 and 5**), thus reflecting the typical

form of medieval burghage plots. The main plot within the proposal area was described in Ulleskelf's 1853 enclosure award as an 'Old Inclosure' containing an 'ancient messuage or cottage', perhaps suggesting that the bounds of the plot had been established at a considerably earlier date. Documentary evidence confirming the 'right of Common' attached to the cottage may even imply a medieval or early post-medieval origin for the larger of the plots within the site. Although there is no archaeological evidence to support this proposition, similar plot boundaries have produced medieval artefacts at Tickhill and Thorne, South Yorkshire (Stenton 2005, 9).

It is possible that during the medieval period, the largest of the proposal area's two plots may have been attached to buildings located on the site of the present-day Willow House, with the proposal area subsequently becoming detached from the developed street frontage following the construction either of Marlborough House or the large structure shown to the west on the 1849 Ordnance Survey map (**Illustration 3**). Unfortunately, the paucity of surviving documentation does not allow us to resolve this issue and the medieval status of the site remains unclear.

The HER search indicated that there are no known medieval archaeological sites or find-spots within 1km of the site.

4.4 Sixteenth to Eighteenth Centuries

The proposal area does not contain any known sixteenth- to eighteenth-century archaeological sites or find-spots. Little is known of the development of Ulleskelf during this period and the site itself does not appear to have been depicted clearly on any contemporary maps or plans. Thomas Jeffery's 1775 map of Yorkshire covered the region but its generalised nature does not allow us to determine the status of the proposal area or the extent to which it may have contained structural development at that date. Although the dwelling within the site was described as 'ancient' in the 1853 enclosure award, this was not a literal description but a standard legal term for a property that had an established association with the plot of land on which it stood. Similarly, the name of Marlborough House may imply an association with a series of celebrated military campaigns undertaken by John Churchill against Louis IV of France during the first decade of the eighteenth-century, which resulted in Churchill being created Duke of Marlborough. However, there is no direct evidence for the derivation of the name Marlborough House and it cannot safely be used to infer its period of origin.

Indirect evidence may suggest that the smaller of the two plots within the proposal area had been manorial land during this period. Ulleskelf Old Hall was built by the Squires of York in 1650 and it is possible that this family had acquired the area's manorial lands at that time. Documentary evidence shows that their successors, the Shillito family, were Ulleskelf's principal landowners during the eighteenth century, and at the time of the 1853 enclosures, the plot in the south-west of the site was owned by the trustees of John Shillito, who was then recently deceased. The land could have been among that acquired by the Shillitos from the Squires and may thus enable us to trace its ownership at least to the seventeenth century, when it may have been manorial land. In contrast, the majority of the site was freehold property at the time of the enclosure plan. The dearth of documentary sources relating to the proposal area does not allow us to determine the process by which the two adjacent plots came to be held under different forms of landholding or to identify the period in which this occurred.

There are no known sixteenth- to eighteenth-century archaeological sites or find-spots within 1km of the site. However, a number of listed buildings within Ulleskelf

date from this period, including Church View, Main Street, which contains seventeenth-century structural elements and is Grade II listed, while the adjoining property is a mid- to late eighteenth-century structure and is also Grade II. Rosedene, Main Street, and Manor Farm Cottages, Ings Road, are both Grade II listed buildings dating from the early to mid-eighteenth-century.

4.5 Nineteenth to Twentieth Centuries

The 1849 Ordnance Survey map (**Illustration 3**) was based on surveys undertaken three to four years previously and appears to have been the first map to depict the site in detail. Structures were marked at the north of the site but the majority of the proposal area was shown as undeveloped land with a dense covering of trees. The site perimeters at the south and east were in accord with those that are extant at the present day, suggesting that the trees were contained within established bounds and may have been an orchard or garden, rather than woodland.

The main plot's western perimeter was depicted as a path or trackway that ran north to Main Street from the public footpath at the south. The present-day western perimeter of this plot is located several metres to the east of this feature, indicating that the current boundary post-dates the 1849 map and so does not mark an earlier, possibly medieval, perimeter. The path that formed the western boundary on the 1849 map would have been located within what is now the smaller of the site's two plots, before entering the grounds of the present-day Orchard House.

The 1849 map marked an entry into the proposal area from Main Street along the same alignment as the present-day entry, and a wall situated at or very close to that which marks the site's present-day northern perimeter. Two areas of structural development were shown at the north of the site, with the smaller of these apparently being Marlborough House. A sub-circular feature appeared to be attached to the west face of the building, resulting in the house projecting significantly further into the courtyard than it appeared to do on subsequent maps and plans. Similar structures such as the semi-circular features attached to the rear of Owston Hall, Doncaster, South Yorkshire, have been interpreted as late eighteenth-century kennels or animal pens (Holderness 2005, fig.2). Unfortunately, the 1849 map did not reproduce structural features with the accuracy of later Ordnance Surveys and the form and function of this building cannot be determined with certainty.

The relative lack of clarity on the 1849 map may skew interpretations of other key features. A sub-rectangular feature shown at the north-west of the proposal area was the largest development within the site at that date and appeared to be a substantial building, or perhaps an agglomeration of smaller buildings whose distinguishing features were obscured by the cartographic conventions employed at that time (**Illustration 3**). It is possible that the marked development depicted the early phases of the agricultural outbuildings that were located in the north-west of the site on subsequent maps. However, the west face of the structure, which appeared to contain two square projections separated by a long passage, was located several metres beyond the later site perimeter (**Illustration 3, inset**). This suggests that the 1849 map depicted earlier buildings that were demolished prior to the re-alignment of the main plot's western site boundary. In that case, the agricultural buildings shown on plans from 1853 appear to occupy only the eastern half of the development marked on the 1849 map. However, the evidence is insufficient to form a definitive conclusion.

Joseph Cawood, an innkeeper of Tadcaster, owned the freehold of the main plot within the proposal area at the time of Ulleskelf's 1853 parliamentary enclosures. This is probably the man of that name who was listed as the proprietor of the Falcon,

Chapel Street, Tadcaster, in trade directories from 1822 to 1837. The enclosure award did not give the date at which Cawood had acquired the site, but did reveal that it had been owned previously by James Taylor and that at the time of the award Marlborough House was 'now or late in the occupation of George Littlewood.' Contemporary West Riding postal directories do not contain listings for Marlborough House and it is not known if Cawood occupied or rented out the property after he assumed ownership.

Joseph Cawood acquired the field immediately to the south of the public footpath during the 1853 enclosures and the plan showed the boundaries of the site's main plot to be in direct alignment with those that demarcated this field. The current position of the main plot's western perimeter thus appears to have been established during Cawood's tenure. The 1853 plan did not show the large development that had apparently been situated at the north-west of the site on the 1849 Ordnance Survey map. On the enclosure plan, this location contained a narrow rectangular building along the re-aligned perimeter, with smaller structures abutting its northern and southern faces. These buildings appeared to be early phases of the agricultural outbuildings that were observed in this area during the site visit. Marlborough House was shown as a rectangular building with a walled enclosure, perhaps a garden, along the street frontage, but without the sub-circular feature that had been marked at the rear on the 1849 map. Cawood's acquisition of the site may provide a plausible context for the various structural alterations that had occurred since the earlier plan.

The 1893 Ordnance Survey map (**Illustration 4**) showed a gateway and an internal dividing wall within the walled garden along the street frontage of Marlborough House. Two small sub-rectangular enclosures, perhaps animal pens, had been constructed at the south face of the house, and a small square structure abutted the site's eastern perimeter. A rectangular feature stood on the site of the three adjoining structures shown on the 1853 enclosure plan, which appeared to be a single building at this date. This suggests that the earlier structures had been remodelled or demolished. A small walled area containing two open entries projected from the south face of the building and may have been animal stalls. To the south, a larger, sub-rectangular enclosure, perhaps a further stock pen, abutted the western perimeter. South of this feature, the site remained undeveloped land that retained its covering of trees.

Greater structural detail was shown on the 1908 OS (**Illustration 5**). Marlborough House had acquired the form that it retained on subsequent twentieth-century maps, with the walled pens having been replaced by a small square structure apparently attached, or closely abutting, the southern face of the house. By this date, the developed part of the main plot was demarcated by a wall that ran north-west across the site from the southern tip of the stock pen. The area between the latter structure and the agricultural buildings to the north contained a small square enclosure with a central, internal division. This structure may have contained further animal stalls.

The next available map, the 1950 Ordnance Survey (**Illustration 6**), showed little detail. Development remained restricted to the northern half of the proposal area, with buildings apparently standing on the site of those that had been depicted on the 1908 map. The site visit indicated that a number of agricultural structures had replaced many of the nineteenth-century buildings during this period. The late nineteenth-century sub-rectangular enclosure that was situated at the western perimeter remained extant at this date, while the proposal area remained an undeveloped, tree-covered plot from the south of this feature to the public footpath. The site appeared unchanged on the 1958 map (**Illustration 6**).

The northern section of the proposal area remained the only developed part of the site at the time of the 1966 OS (**Illustration 7**). The north-west/south-east wall that

formed the site perimeter in this area had been slightly modified and abutted the north-east corner of the agricultural buildings, while the stock pen at the west had been removed and trees covered its former location. The wall that ran across the site from the south of Marlborough House had been modified and now veered more sharply to the south-east than previously.

To the west, the site of the present-day Orchard House was then occupied by land associated with White House Farm. The southern half of the farm plot had been divided into two sections, comprising a tree-covered area in the shape of a reverse 'L', and a rectangular area that had been cleared of trees. The smaller of the site's two plots included areas that were within both the cleared and tree-covered sections at that date. Little had changed by the time of the 1968 map (**Illustration 7**), although structures were shown between the south face of Marlborough House and the wall that ran across to the western perimeter. No development was shown in this area on subsequent maps and it is not clear if these were actual but temporary structures or the result of a relative lack of cartographic detail on these mid-twentieth-century maps.

The wall that separated the developed and undeveloped parts of the site remained extant at the time of the 1986 Ordnance Survey map (**Illustration 8**). However, the small, square building at the wall's eastern extremity had been demolished and, to the south, the site had been cleared of trees. Local information suggests that the southern part of the proposal area's main plot may have been a paddock at this time. This is supported by evidence observed within one of the buildings at the north-west during the site visit, including drinking troughs, mangers and tethering rings, which indicate that horses had been stabled within the site. The 1988 Ordnance Survey (**Illustration 8**) suggested development at the site's north-eastern perimeter, with a large open entry between Marlborough House and Corner House to the north. However, lack of detail again makes this identification problematic and the wall crossing the site immediately below Marlborough House was one of the few clearly distinguishable features marked on the 1988 map. South of that point, no structures or features were marked within the proposal area.

The HER search indicated that there are no nineteenth- to twentieth-century archaeological sites and find-spots within 1km of the proposal area.

5 CURRENT CONDITION OF THE SITE AND EXISTING FEATURES

Marlborough House has recently been demolished. Its former location at the north-east of the site is marked by an area of disturbed, muddy ground containing occasional brick rubble (**Plates 1 and 2**). No structural remains appear to be extant, with the exception of brickwork located at ground level where the site boundary abuts the Main Street footpath (**Plate 3**). This appears to be the former garden wall that was first depicted on the 1853 enclosure plan; a smaller, east-west length of brickwork marks an internal division within this garden and was first shown on the 1893 Ordnance Survey map (**Illustration 4**).

The north-east boundary of the proposal area is demarcated by Corner House and its western garden wall. Several construction phases are indicated by the variety of building styles and materials, including handmade brick, while a number of structural scars and impressions mark the locations of former features (**Plates 2 and 4**). The latter were probably the buildings and enclosures shown along this perimeter on late nineteenth- and early twentieth-century maps. A small stretch of brickwork with an associated floor surface may represent the small square structure shown abutting the

eastern boundary on the 1893 and 1908 maps (**Illustrations 4 and 5**). An adjacent area of demolition rubble contains numerous bottles, jars and ceramics dating from this period (**Plates 4 and 5**).

The remainder of the site's eastern perimeter is marked by a wooden post, panel and wire mesh fence. Areas of dense vegetation overgrowth are present along much of the length of this boundary (**Plate 6**). A metal gate leading to a public footpath is situated in the south-east corner of the site, while a variety of fencing, including sections containing felled trees, marks the remainder of the southern perimeter. Several trees are located in this area, particularly at the south-west within the smaller of the site's two plots. Numerous others, including mature trees and those along the boundary between the two plots, have been recently felled. The ground cover throughout these undeveloped areas is grass, scrub and an overgrowth of vegetation (**Plate 7**). Local information suggests that asbestos may have been buried within the site during the latter half of the twentieth century. The location and extent of this dumped material is unknown, although broken asbestos sheeting is stacked in the centre of the southern third of the main plot and is almost covered by the overgrowth of vegetation. A number of roof tiles are also stacked nearby.

A modern wooden fence demarcates the south-west of the proposal area from Orchard House to the north. This property division runs north to the series of former agricultural buildings and pens at the north-west of the site. These consist of three units showing evidence of multiple phases of construction. The northernmost structure is the largest of the group and appears also to be the oldest, although the pitched roof contains late twentieth-century tiles, along with plastic guttering and downpipes (**Plate 8**). Constructed of handmade bricks, this block contains three ground floor rooms and a first floor loft. Access into each room is available via doorways along the block's east face.

Room 1 is situated at the north of the building and contains a narrow, square chimney stack in the north-west corner (**Plate 9**). This was an integral feature rather than a later insertion, suggesting that the local description of these buildings as 'barns' may be incorrect. The base of the stack and the unit in which material was burned has been removed. Externally, the stack is topped by a decorative chimney pot. A window in the north wall of Room 1 is topped by a segmental brick arch identical to those over the doorways in the east wall. The room currently contains a large pulley suspended from a wooden beam set into the walls, a tap located on the east wall immediately inside the doorway, and a number of old fridges and freezers.

An internal doorway leads into Room 2, which is smaller and has a floor constructed from handmade bricks. A manger runs the length of the west wall, standing above two drinking troughs (**Plate 10**). These features, along with tethering rings and bales of hay, suggest that Room 2 functioned as a stable until relatively recently. A channel running north-south across the floor leads to a drain located at the base of the partition wall separating this space from Room 3. This partition is not tied in to the external walls of the building and contains later brickwork, suggesting that it is a later addition and may thus be evidence that the interior appears to have been remodelled. This is supported by the continuation of the floor channel under the partition wall and into Room 3. The latter is a smaller space that may have been used for storage. Several swallows' nests are present on various wooden beams within Rooms 2 and 3. Room 4 is located on the first floor and is situated above Rooms 2 and 3. Access is available via an external metal stair and platform. The area along the east face of this block is overgrown with vegetation and contains dumped building material.

The central block is a later structure than the northern building, which it abuts but is not tied in, and is constructed from machine-cut, frogged bricks. This block has a

pitched roof that stands approximately 1.25 metres lower than the earlier building, although the two structures appear to have been re-roofed with the same materials. The central block contains two rooms accessible via doorways in the east face. Room 1 contains an animal stall or pen, although the majority of the space appears to have been used for storage and contained numerous gas bottles at the time of the site visit. An access hatch in the partition wall leads to a loft space above the smaller Room 2.

The southernmost of the former agricultural buildings is an open-fronted breezeblock structure, with a mono-pitched roof apparently containing asbestos sheeting. These elements are extensions that have been added to two brick animal stalls which abut the south wall of the central block (**Plate 11**). The stalls are similar in design to the structures shown in this vicinity on the 1893 Ordnance Survey map, but are constructed from twentieth-century brickwork, indicating that they are later replacements for earlier animal pens. A small paddock appears to have been created at the south of this block, by the installation of a fence that runs parallel with the western site boundary for several metres, with a wooden gate connecting the two features (**Plate 12**). A modern wooden post and panel fence and gateway mark the perimeter at this location.

6 ARCHAEOLOGICAL POTENTIAL AND PRESERVATION

No previous archaeological evaluation is known to have taken place within the proposal area. Cartographic evidence indicates that although historically the site's two plots were under separate ownership, each was regarded as an 'Old Inclosure' at the time of Ulleskelf's 1853 parliamentary enclosures. The 1849 Ordnance Survey map showed the site, along with the majority of plots in the area, with boundaries that were strongly reminiscent of those that typically demarcate medieval burghage plots. The southern and eastern site perimeters were extant at the time of the 1849 map and may, along with a path that formed the boundary between the two plots, have respected property divisions established during the medieval period. Although there are no known medieval deposits within the proposal area, unknown sub-surface deposits cannot be ruled out and the archaeological potential relating to the medieval period is thus considered to be **moderate to good**.

Marlborough House was marked at the north-east of the proposal area on the 1849 Ordnance Survey map. Described in the 1853 enclosure award as 'an ancient messuage or cottage', the house may, according to local information, have contained structural elements dating from at least the eighteenth century, but was recently demolished. Brickwork remaining at ground level at the north-west of the proposal area appears to relate to a garden wall constructed along the street frontage of the house during the nineteenth century. It is unclear if the house contained cellars and the extent of any subsurface deposits is unknown; the archaeological potential relating to Marlborough House is thus deemed to be **low**.

Brickwork and an associated floor surface located along the eastern perimeter may be the small square structure shown in this area on the 1893 Ordnance Survey map. An adjacent dump of brick rubble contains items of late nineteenth- and early twentieth-century ceramic and glassware. South of this feature, the site has been shown as undeveloped land on all available maps and plans dating back to the second quarter of the nineteenth-century. No obvious indications of subsurface features were observed in these areas during the site visit and the potential for the presence of subsurface features relating to earlier periods may thus be deemed to be **low**. Conversely, the very lack of development within these areas may suggest that any previously unknown deposits may be relatively undisturbed. The archaeological

potential for such deposits, if they exist, is therefore likely to be **good**.

The series of former agricultural buildings along the north-west perimeter of the proposal area are multiple-phase structures, the majority of which appear to date from the twentieth century. The northernmost building is the oldest of the group, although it is unclear if this is one of the initial structures depicted at this location on the 1853 enclosure plan as various phases of remodelling and rebuilding appear to have occurred within this north-west corner of the site. However, this building is constructed of handmade brick and can be dated to the nineteenth century, although it displays evidence of twentieth-century additions and appears to have been re-roofed wholly during the latter half of that period. The remaining buildings are largely twentieth-century structures that may retain a modicum of earlier material. These stand on the site of agricultural buildings shown at this location from the time of the 1853 plan, although it is not clear to what extent, if any, the earlier phases may survive as sub-surface archaeological deposits.

Development had been indicated in this area on the 1849 Ordnance Survey map. However, the large structure, or possibly a group of smaller buildings whose distinguishing features were obscured by that map's lack of clarity and detail, do not appear to correspond with the structures shown on the 1853 enclosure plan which appear to be the predecessors of the present-day group. The extent to which the earlier buildings were removed and the site was cleared is unknown. No obvious traces of any earlier structures underlying the present buildings were observed during the site visit, although previously unknown deposits may survive. The archaeological potential relating to these structures is considered to be **moderate**.

7 CONCLUSIONS

The desk-based assessment and walk-over survey indicate that the site is located in an area of documented medieval settlement and contains boundaries that are strongly reminiscent of those that typically demarcate medieval burghage plots. Although the western boundary of the main plot was re-aligned during the mid-nineteenth century, the earlier perimeter was located within what is now the smaller of the two plots within the site. The southern and eastern site boundaries were extant on the earliest map of Ulleskelf and may have respected property divisions established during the medieval period.

The planned development scheme proposes the creation of an access road and the construction of several residential dwellings. This would create substantial ground disturbance and impact upon potential archaeological deposits, although the majority of the proposal area has remained undeveloped from at least the mid-nineteenth-century and there may thus be little potential for the presence of such features. However, previously unknown deposits cannot be ruled out and the lack of development within the south of the site suggests that such deposits, if they exist, may be relatively undisturbed.

Marlborough House has now been demolished. It is not known if the structure contained cellars and the extent of any surviving subsurface deposits is unknown. Brickwork located along the Main Street frontage appears to be associated with the house's mid-nineteenth-century garden wall.

The largest structure in the series of former agricultural buildings at the north-west of the site is constructed of handmade brick and appears to date from the nineteenth-century. Substantial remodelling and rebuilding has occurred throughout this area and it is not clear if the main building represents part of the original phase depicted at this location on the 1853 enclosure plan. The remainder of the group appear to be

primarily twentieth-century structures, built on the site of nineteenth-century predecessors that had been marked on the 1893 Ordnance Survey map. It is not clear to what extent, if any, the earlier phases may survive as sub-surface archaeological deposits.

The original structures may have been built on the site of an earlier feature that was demolished prior to the re-alignment of the site boundary in this area. A sub-rectangular structure shown at this location on the 1849 Ordnance Survey did not appear to correspond with the later buildings, although the nature and form of the feature is obscured by that map's lack of clarity and detail. The west face of the structure appeared to contain two square projections separated by a long passage, although these were located several metres to the west of the present-day site perimeter. If the 1849 map is accurate, the agricultural buildings shown on plans from 1853 would occupy only the eastern half of the earlier development. The extent to which the site was cleared of any earlier buildings is not known and the survival of subsurface archaeological deposits relating to previous structures at this location cannot be ruled out. Further archaeological evaluation would be required to establish the extent and condition of any surviving sub-surface archaeological deposits.

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1966 OS 1: 2500 map. Sheets SE 5140-5240

1968 OS 1: 10, 560 map. Sheet SE 54SW

1986 OS 1: 2500 map. Sheets SE 5140-5240

1988 OS 1: 10,000 map. Sheet SE 54SW

11 APPENDIX 1: HER SITES AND FIND-SPOTS

Locations shown on **Illustration 2**.

Site no	Description	NGR	HER no
1	Bronze Age hoard. No description.	SE 5041 3988	MNY 10848
2	Ring ditches and field systems. Undated.	SE 5117 4032	MNY 17301
		SE 5125 4029	MNY 17302
		SE 5127 4023	MNY 17303
3	Ring ditches and field systems. Undated.	SE 5102 4047	MNY 17297
		SE 5102 4043	MNY 17298
		SE 5109 4030	MNY 17299
4	Roman mortarium. Pottery vessel. Undated. No description.	SE 520 405	MNY 17307
5	Roman glass bottle. No description.	SE 53 41	MNY 17329
6	Silver coin hoard. Ninth century. No description.	SE 52 39	MNY 17106
7	Coin hoard. Ninth century. No description.	SE 5216 4065	MNY 17292
8	Coin hoard. Ninth century. No description.	SE 522 411	MNY 17290

12 ILLUSTRATIONS AND PLATES