

BOLTON PERCY GATEHOUSE,  
BOLTON PERCY, NORTH YORKSHIRE

ARCHAEOLOGICAL OBSERVATION,  
INVESTIGATION AND RECORDING

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Report no: 2009/346.R03  
Version: Final  
Date: February 2010  
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## EXECUTIVE SUMMARY

In May 2009 Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Peter Gaze Pace, architect, on behalf of the Vivat Trust to carry out a programme of archaeological observation, investigation and recording at Bolton Percy gatehouse, Bolton Percy, near Tadcaster, North Yorkshire (NGR SE 53146 41239). The surviving parts of the gatehouse underwent extensive conservation during the early 1970s, but they were beginning to deteriorate again, and further remedial works were required as part of converting the building to holiday accommodation.

The archaeological project, which involved observations and recording on both above and below-ground works, as well as some architectural survey and the examination of an important archive of material relating to earlier conservation works, was required as a condition of planning permission and Scheduled Monument Consent. The scope of the recording work was defined by an initial architectural and archaeological assessment, and a Written Scheme of Investigation. The archaeological project was funded by the Vivat Trust.

The regional and national significance of Bolton Percy gatehouse as a rare surviving example of a timber-framed late medieval gatehouse has long been recognised. There were once almost certainly a substantial number of other timber-framed gatehouses which controlled access to manorial and ecclesiastical complexes in the region, and further examples of such could be identified through documentary research. The extant ornate timberwork is also a rare survival in a rural Yorkshire setting and bears comparison with surviving examples in important medieval urban centres. One might also point to similarities with wholly or partly timber-framed gatehouses at castle and monastic complexes.

The current survey work has uncovered no evidence to counter previous suggestions that the gatehouse dates to the late 15th century, and indeed on stylistic grounds such a date seems more likely than the very early 16th century indicated by the dendrochronological samples (now no longer considered to be accurate). In its original form, the gatehouse had a cobbled central passageway flanked by wider ground floor rooms, with at least two chambers to the first floor. The structural evidence indicates that a very large single harr-hung gate was positioned at the south end of the central passageway, allowing the passage of carts or wagons into the rectorial complex, or entry by those on horseback. The opposed doorways in the north and south walls of the gatehouse's east part suggests a separate access for pedestrians. The west part of the structure was provided with a part-sunk cellar and there may also have been porter's accommodation here. The two first floor chambers may have been accessed by an internal staircase in the west part. The quality of the surviving timberwork to the extant first floor chamber over the east part is a clear demonstration of the status of its builder, as are the ornate external carvings.

The adjacent rectorial complex was clearly undergoing significant changes by the end of the 17th century, when an earlier house was replaced (or was incorporated into) the existing Old Rectory. By the mid 18th century, the first floor of the gatehouse was in use as a granary, with a stables and cow house on the ground floor. The east part of the adjacent Crown Inn public house, which stands immediately to the south of the former west part of the gatehouse, is dated to 1799, and the complete obscuration of almost half the gatehouse marks a significant downturn in its visual importance; it may be that the west part was reduced to a single storey immediately before or just after the extension to the Crown Inn was built.

The gatehouse seems to have survived, when all other above-ground elements of the medieval complex were demolished, because it was retained as an entrance to the Rectory grounds, which were both extensive and landscaped by the mid 19th century. It is likely that the timber-framing of the north elevation, rising over ornamental planting to the foreground, formed a

handsome addition to the grounds when viewed from the Rectory, and it is noticeable in the historic photographs that this elevation seems to have been better maintained than the others.

The gatehouse no longer formed the entrance to Rectory's grounds by 1938, when the central passageway had been blocked up by a brick wall, although parts may have been retained for storage. However, its condition continued to deteriorate throughout the mid 20th century, and its poor state is amply demonstrated by photographs taken immediately prior to the 1972-74 works; the surviving material held in York City Archives forms a valuable record of the gatehouse before these works were undertaken. The 1972-74 works were extensive and involved the replacement of substantial parts of the timber-frame, as well as the infill panels and other features. The planned restoration of the west part of the gatehouse was never undertaken, and parts of what remained of the timber-frame here appear to have continued to decay into the 1990s, eventually collapsing and becoming overgrown.

# 1 INTRODUCTION

## Reasons and Circumstances of the Project

- 1.1 In May 2009 Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Peter Gaze Pace, architect, on behalf of the Vivat Trust to carry out a programme of archaeological observation, investigation and recording at Bolton Percy gatehouse, Bolton Percy, near Tadcaster, North Yorkshire (NGR SE 53146 41239). The surviving parts of the gatehouse underwent extensive and careful conservation during the early 1970s, but they were beginning to deteriorate again, and further remedial works were required as part of converting the building to holiday accommodation.
- 1.2 The archaeological project, which involved observations and recording on both above and below-ground works, as well as some architectural survey and the examination of an important archive of material relating to earlier conservation works, was required as a condition of planning permission and Scheduled Monument Consent (see below). The scope of the recording work was defined by an initial architectural and archaeological assessment (Richardson & Dennison 2009), and a Written Scheme of Investigation (Dennison 2009; see Appendix 5). The archaeological project was funded by the Vivat Trust.

## Site Location and Description

- 1.3 The gatehouse lies to the west of the centre of Bolton Percy village, some 30m south-west of All Saints Church, while the village itself lies some 4km to the east of Tadcaster (see figures 1 and 2). The village is located on a peninsula of land created by the junction of the rivers Ouse and Wharfe, and due to the lack of nearby modern river crossings, it maintains a rural character. As one moves eastwards out of Tadcaster, the low-lying landscape surrounding the village is characterised by pasture fields, low rises, small wooded areas and some marsh, and has in general maintained a more enclosed character than the arable landscape between Tadcaster and York. There are discrete areas of well preserved earthworks around the village, principally relating to former field systems and agricultural practices, while the layout of the village itself also provides information relating to its historic development.
- 1.4 The gatehouse formerly comprised the principal entrance to a courtyard rectorial holding. Although the other contemporary parts of this former holding no longer exist above ground, they are known to have comprised a medieval house, a large timber-framed barn and the other structures that might be expected in such a complex including a dovecote, stables and outbuildings. The house was replaced by the existing Old Rectory at the very end of the 17th century, while the other contemporary buildings were demolished prior to the mid 19th century. However, it is probable that the overall layout of the complex could be reconstructed through documentary research, survey of any surviving earthworks and geophysical survey, together with further architectural study of the interior of the Old Rectory, which may preserve elements of the earlier house.
- 1.5 The position of the gatehouse has been encroached upon by vegetation, particularly by a large yew tree to the immediate south-east, which obscures much of the south front. To the north, there are a group of three smaller yew trees, while to the north-west is a small area of dense scrub partly given over to aviaries housing owls and other predatory birds. The derelict west part of the gatehouse is partly hidden by the adjacent Crown Inn public house, part of which is dated to

1799. To the east, there is the open expanse of the churchyard, although this too has encroached on the eastern end of the gatehouse, the raised ground level of the church now set over 1.0m above the stone plinth of the building; the building itself is set at c.10m AOD. The access to the gatehouse is now provided by a partly metalled trackway leaving the main north-south road through the village and running north-west between the churchyard and a row of terraced houses (see figure 2); the juxtaposition of the track and the gatehouse suggests that this preserves the historic line of approach. Due to encroachment by trees and later buildings, and changes in ground level, it is now difficult to appreciate the former striking appearance of the gatehouse as it would have been when first completed. Some idea of this original setting can be gained from surviving early photographs of the gatehouse, such as that reproduced by Harrison (2000, 132) (see plate 1), which shows the building when the existing yew trees were still relatively small.

- 1.6 The gatehouse is a Grade II\* Listed Building (see Appendix 3) and a Scheduled Monument (although the SM legislation will take precedence), and it lies within the Bolton Percy village Conservation Area. The building is owned by the Bolton Percy Gatehouse Trust, who will lease it to the Vivat Trust as part of the conversion to a holiday let.

### **Planning Background**

- 1.7 Full planning permission for the conversion of the existing gatehouse to holiday accommodation was given by Selby District Council on 19th August 2009 (application 2009/0589/FUL). The planning permission was subject to a number of conditions, one of which related to archaeological issues. Condition no. 4 stated: *“No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority”*.
- 1.8 A Written Scheme of Investigation was subsequently produced (Dennison 2009), and this was approved by Selby District Council on 9th February 2010 (application 2009/1099/DPC) (see Appendix 5).

### **Scheduled Monument Consent**

- 1.9 As the Bolton Percy gatehouse is a Scheduled Monument (North Yorkshire No 90), Scheduled Monument Consent (SMC) needed to be obtained prior to any conversion or other works which might affect the structure and fabric of the gatehouse. This consent as obtained from the Secretary of State for the Department for Culture, Media and Sport on 27th April 2009 (ref HSD 9/2/11066) was subject to a number of conditions. These conditions required at least two weeks advance notice of the works to be given to English Heritage, the North Yorkshire County Council Heritage and Environment Section, and the English Heritage Historic Environment Field Advisor, and that these people/organisations were given the opportunity to inspect the works as they are being carried out.
- 1.10 Other conditions stipulated by the SMC required that those involved in the works must be made aware of the fact that the site was legally protected as an Scheduled Monument, that equipment or machinery was not to be used which might damage the monument (other than for those works for which consent had been given), that any levelling or infill material must be sourced from outside the scheduled area, and that excavations for footings should not exceed 250mm in depth. Another condition stated that any ground and/or fabric disturbance works must be

supervised by EDAS, and that a report on the archaeological recording must be provided to the people/organisations named above, as well as the National Monuments Record, within three months of the completion of the work.

### **Survey Methodology**

- 1.11 As noted above, the scope of the archaeological project was defined by an assessment of the proposed remedial conservation works prepared by EDAS (Richardson & Dennison 2009), followed by a Written Scheme of Investigation (Dennison 2009) (see Appendix 5).

#### *Aims and Objectives*

- 1.12 The primary aim of the archaeological work was to provide a photographic, drawn and written record of any new archaeological information that might be uncovered during the remedial conservation and conversion works. This was achieved through a combination of archaeological and architectural recording, an archaeological watching brief, and further archival and documentary research. The resulting record equates to a Level 3 survey as defined by English Heritage (2006, 14).

#### *Archaeological and Architectural Recording, Observation and Investigation*

- 1.13 The archaeological and architectural recording was undertaken in two main phases. The first phase involved the clearance of old timbers from the former western part of the gatehouse by the main contractors (Historic Property Restoration Ltd). These timbers were required to be removed so that the chamfered plinth of this part of the building could be rebuilt and repaired, and an assessment was made to see if any of the timbers were suitable for re-use, for example, in a more sympathetic replacement of an existing 1970s steel fire escape. The timbers had lain in the western part of the building, exposed to the elements, for almost 30 years and were therefore in very poor condition. They were carefully moved by hand and stored elsewhere on site, but in the process of being moved several inevitably fell to pieces. A dimensioned sketch was made of each timber, together with a written description and colour photographic record. An attempt has also been made, using records relating to the gatehouse prior to its restoration, to “re-locate” the timbers within the original structure. The removal of the timbers and their subsequent recording was undertaken on 17th November 2009.
- 1.14 The second phase of work involved the production of a new architectural survey of the gatehouse, comprising drawn, photographic and written records. The on-site drawn and photographic recording was undertaken mainly on 26th November 2009, with subsequent observations made in the following week.
- 1.15 The drawn record comprised the production of a complete new ground floor plan of the building at a scale of 1:20. Following the removal of the timbers from the western part of the gatehouse described above, the remaining detritus was also taken out by the contractors and the interior cleaned. The plan of the western part was made on 26th November 2009, assisted by Chris Mace and Chris Robinson of the South Ainsty Archaeological Society; they also undertook additional cleaning of the brick surfaces exposed in the western part of the building. The resulting plan shows all significant detail such as inserted or blocked openings, original fixtures and fittings, and details of items relating to original and subsequent uses. More detailed drawings were also made where necessary of features exposed in the



western part of the ground floor. The information for the drawn record was captured using both traditional hand-held and also remote measurement techniques. Final inked drawings were then produced by hand to publication standard using conventions established by English Heritage (2006, 19-21); reduced versions of the full sized drawings are presented in this report.

- 1.16 The photographic records were achieved using a Lumix Panasonic digital camera with 10 megapixel resolution. Subject to access, all photographs contain a graduated scale, and artificial lighting was used where necessary, in the form of electronic flash. Each photograph has been catalogued and indexed (see Appendix 4).

#### *Archaeological Watching Brief*

- 1.17 An archaeological watching brief was maintained during the excavation of a new French drain around the outside of the eastern part and central passage of the gatehouse, together with excavations for an associated soakaway and connection to existing services. The excavation was done by hand, by the main contractor. It had originally been proposed that the 1970s quarry tile floor inside the east part of the gatehouse was to be removed, reduced and replaced with a stone flag floor with underfloor heating, but this work was subsequently not carried out.
- 1.18 The watching brief was undertaken from the 27th to the 30th November 2009, with a final visit to view the interior made on 19th January 2010. All below-ground works were monitored either by being present when they were being excavated or, where appropriate, by examining them as soon as they had been finished. Following standard archaeological procedures, each discrete stratigraphic entity (e.g. a cut, fill or layer) was assigned an individual context number and detailed information was recorded on pro forma context sheets. A total of six archaeological contexts were recorded; these are all described in the following text as three digit numbers (e.g. 005). In-house recording and quality control procedures ensured that all recorded information was cross-referenced as appropriate. The positions of all monitored excavations were indicated on a site plan, and more detailed drawings were made of each area as necessary. A photographic record was also maintained using digital colour photography. As part of the watching brief work, the removal of the 1970s infill panels between the studs in the gatehouse was also monitored, in case any historic infill material was exposed. A photographic record was also made of the interior of the building once the removal of the 1970s material was complete.
- 1.19 A detailed written record of the building was subsequently produced from all the observations made on site, and cross-referenced to the drawn and photographic record. This describes the surviving structure, and analyses its form, function, history and sequence of development, and places the building in its various contexts, as far as possible using the available documentary and secondary evidence.

#### *Archival and Documentary Research*

- 1.20 No new documentary research was required by English Heritage as part of the project. However, Mr Chris Mace, one of the two South Ainsty Archaeological Society volunteers assisting EDAS in the architectural survey (see above) had kindly supplied details of documentary records held in York City Archives and the Kings Manor in York. The material held in York City Archives comprised a bundle of drawings, supplemented by some typescript sheets and photographs, relating to the 1970s restoration of the gatehouse. Although these had been examined

previously by Peter Gaze Pace, they were re-examined by EDAS as they contain valuable information on the structure and appearance of the gatehouse prior to restoration.

- 1.21 In addition to the above, further background information relating to the site and its environs was obtained from secondary sources held at the Yorkshire Archaeological Society in Leeds. Other historic photographs of the gatehouse were kindly supplied by Catrina Appleby of the South Ainsty Archaeological Society.

*Project Archive*

- 1.22 On completion of the project, the survey archive, which includes field notes and drawings, photographic records and prints, and documentary material was deposited with the Yorkshire Museum in York (EDAS site code BPG 09).

## 2 BACKGROUND INFORMATION

### Historical Background

- 2.1 A summary of the historical background to the site, and the gatehouse in particular, was produced for the previous assessment report (Richardson & Dennison 2009, 2-3). This is repeated here for convenience, and is expanded as necessary following additional documentary and other research.

#### *The Medieval Period*

- 2.2 The parish of Bolton Percy once contained five other townships; Harrison suggests that the early English name of the settlement “Bodelton”, meaning a dwelling house or enclosure with buildings within a village or estate, can signify a mother settlement with outlying settlements, and that the arrangement of the parish may reflect this (Harrison 2000, 6). The manor was held by the Percy family from soon after the conquest and a “house of a Robert de Percy” is referred to in an inquest of 1218 (Harrison 2000, 7). This may be the same manor house which received a licence to crenellate in 1293 granted to Robert de Percy III and which also applied to a house at Sutton on Derwent (Emery 1996, 335; Harrison 2000, 8). A stone hall erected upon “stakes” (piles) is noted in 1335 (Harrison 2000, 8). The exact location of the manor house is uncertain but there is clear documentary evidence for the site of a hall adjacent to the north side of the churchyard in 1596, and also for the presence of a moated complex in the same area (Harrison 2000, 8).
- 2.3 However, the existing gatehouse does not relate to this complex, but rather to the rectorial holding to the west of the church. As has already been noted, this took the form of an enclosed courtyard complex, with the main entrance in the southern side through the gatehouse. The gatehouse was traditionally thought to have been built in 1467 by Thomas Pearson, at various times Commissary to the Chancellor of the University of Oxford, Commissary to the Archdeacon of Richmond and sub-Dean of York (Pace 2008, 3). However, dendrochronological dating work undertaken on the roof timbers in 1975 produced a felling date of 1501 (VAG 2000), suggesting that it was built by a later rector such as Robert Wellington or Henry Trafford (Harrison 2000, 16; Emery 1996, 315). If this were to be the case, then it may have been an addition to an existing complex, rather than forming part of a wholly new development, as Pearson’s will of 1490 suggests that a substantial rectory building was already present at this date, and as such is unlikely to have existed in isolation (Harrison 2000, 16). Nevertheless, the matter remains unresolved, and there are also problems with the dendrochronological dating. It appears that only three samples were taken in 1975, all with very few rings using chunks of wood apparently recovered from the refurbishments which were underway at that time (Ian Tyers, Dendrochronological Consultancy Ltd., *pers. comm.*). As a result, the 1501 date cannot be supported using current data and quality criteria.
- 2.4 Michelmore (1980) notes that the scale and decoration of the gatehouse reflects the status and wealth of the rectors during the late medieval and early post-medieval periods, when they were usually senior ecclesiastics with additional duties in the diocese beyond the parish. Harrison also suggests that the form, size and decoration of the gatehouse may indicate that it also served other uses, for example to house vestry meetings, to be the home of a religious guild or perhaps forming domestic accommodation for priests, or acting as a school (Harrison 2000, 16).

## *The Post-medieval Period*

- 2.5 An early map of the manor, dating to 1596-97, survives in the Borthwick Institute for Historical Research in York (BIHR PR BP 15; Chris Mace, *pers. comm.*), although it shows no details of the rectorial holding. The Borthwick Institute also holds glebe terriers of various dates from 1716 to 1890 containing descriptions of the rectorial complex, and those of 1825 and 1890 place a particular emphasis upon the gatehouse; they also make reference to a large timber-built and thatched barn measuring 120 feet long by 48 feet wide (Chris Mace, *pers. comm.*), which had presumably been used to store the crops collected as part of the rectorial tithes. The earlier house noted above forming part of the rectorial holding was demolished at the very end of the 17th century, and was replaced by (or perhaps was incorporated into) the existing Old Rectory located to the north of the gatehouse. By the mid 18th century, the first floor of the gatehouse was in use as a granary, with a stables and cow house on the ground floor (Ryder 1982, 143). As has already been noted, part of the adjacent Crown Inn public house is dated to 1799 by a semi-circular stone set into the apex of the north-east gable.
- 2.6 The Bolton Percy tithe map and award of 1843 (BIHR TA 307M; Chris Mace, *pers. comm.*) do not cover the centre of the village, and the remaining buildings of the complex, including the very substantial barn, are suggested to have been demolished before the mid 19th century (Harrison 2000, 16-17). However, when the first edition Ordnance Survey 6" map (sheet 209) was published in 1849, a substantial north-south aligned building stood to the immediate north of the east side of the gatehouse, running parallel to the very straight west boundary of the churchyard (see figure 3). This is certainly large enough to have been the barn, suggesting that it might have survived slightly longer than has previously been supposed.
- 2.7 Comparison of the boundaries shown on the 1849 map with those depicted on the modern Ordnance Survey 1:1250 survey indicate that in the mid 19th century, both parts of the gatehouse to either side of the central passage were still roofed. The main access to the gatehouse, along Church View, is as existing. In the mid 19th century, the grounds of the Rectory were extensive, extending west from their eastern boundary along the main street for a considerable distance (see figure 3). There was an ornamental layout to the south and west of the Rectory, comprising respectively a large oval bed and cross walks. The character of the western half of the grounds is more reminiscent of parkland, and this area is separated from the more ornamental eastern half by a long north-south aligned linear pond, fed by a watercourse bringing water in from some distance to the north. Interestingly, the main coach access to the Rectory at this date may have been through the gatehouse itself and then around the south-western side of the oval bed; writing in 1938, Jackson (1938, 17) stated that in the 19th century a "drive" led through the gatehouse and into the Rectory grounds. Alternatively, a wooded drive to the north-east may have formed the main entrance. It is also noticeable that the Rectory itself has a more complex plan than the existing building, reminiscent of a hall and cross-wing.
- 2.8 A photograph of the gatehouse taken in c.1900 includes much interesting detail (Harrison 2000, 132) (see plate 1). The photograph shows the building from the north-east, from within the churchyard, at a time when there was far less vegetation in the churchyard than now currently exists; the cast-iron railings between the churchyard and the Rectory grounds are also clearly visible. The tree to the immediate south of the gatehouse is obviously much smaller than it is today, although there is another tree, apparently set at the north-east corner, which is no

longer existing. The east gable of the gatehouse is jettied, rendered and painted, although the paint had flaked off in many places. There was a c.30 pane casement window to the first floor, possible fixed or of horizontal sliding sash form. The studwork to the north elevation is clearly visible, and it appears to be better maintained than the east gable, perhaps because it faced the Rectory. The eastern part of the gatehouse has a steeply pitched roof, covered with pantiles but with several courses of stone slates to the base of the north slope. The photograph also provides the first clear evidence that the western part of the gatehouse had been reduced in height, as it can just be seen beyond the eastern part at its lower level. The large building, possibly the barn, shown to the immediate north-east of the gatehouse in 1849 had been demolished by the time that the photograph was taken.

- 2.9 The former presence of the barn, and the appearance of the gatehouse, led to some confusion between the two structures in the early 20th century, when the building was described as “the Tudor tithe-barn” (Jackson 1938, 17). By the late 1930s, the gatehouse was described as being “serviceable until recent times, but at present the roof and floors are insecure, and funds are urgently needed for its preservation”. Furthermore, the entrance was described as being bricked-up, with access only through the garden of the rectory (Jackson 1938, 17). A real photographic postcard taken at about 1915 (image supplied by Chris Robinson) shows the gatehouse from within the Rectory garden, incorrectly labelled as the “tithe barn”. There is a large curving herbaceous border to the fore (north) of the gatehouse, with a narrow strip of lawn to the front which might lead to the gatehouse itself. Only the first floor studding of the eastern part of the gatehouse is clearly visible, and there is a substantial growth of ivy over the west end of the roof; the lower, western, part cannot be seen.

### **Restoration and Subsequent History**

- 2.10 The research undertaken for this report has uncovered little information on the gatehouse in the period between c.1940 and c.1960. It might be assumed that the gatehouse continued to decay during this period, although a photograph supplied by Marjorie Harrison of South Ainsty Archaeological Society, probably taken in the early 1960s, may suggest otherwise (see plate 2). In this photograph, the gatehouse is shown looking south, from within the Rectory gardens, and it appears that some external works had been undertaken since the photographic postcard described above was produced. The deep herbaceous border shown on the latter had been largely lawned over and the ivy removed from the west end of the roof. The north elevation of the eastern part is almost fully visible, as is the central passage. The western part is largely obscured by vegetation, although it is still standing and roofed; the north wall appears to be of brickwork, perhaps with some render. The infill between the studs of the eastern part is also of brick and interestingly, the ground floor doorway is blocked with three studs, aligned with those above the doorway. In addition, a sash window or small doorway is shown to the west end of the first floor, as well as a small window to the apex of the east gable; the former may be obscured by ivy on the photographic postcard but the latter had definitely been created after the c.1900 photograph was taken.
- 2.11 However, when the early 1960s photograph is examined carefully, although some minor remedial work may have occurred externally, it is clear that the gatehouse was no longer in good condition. Just how parlous a state it had reached by the late 1960s is shown by two photographs forming part of the bundle of material, comprising drawings, typescript sheets and photographs, held in York City Archives (YCA B46/1 shelf O4F). The first photograph is a black and white print from the

NMR (BB68/1120), possibly dating to 1968, and is a close-up of the east gable of the building which is clearly in a poor condition. Vegetation has begun to encroach upon the base, as has the now large yew tree to the immediate south-east. Render is falling away in several places, revealing laths between the studs of the gable apex. There was also an inner skin of laths in the position where a window is shown on the early 1960s photograph. The first floor window retains part of its frame but no glass. It is also possible that the western part had already partly collapsed by 1968, as its south plinth wall can just be glimpsed in the photograph, heavily overgrown with ivy. The second photograph was taken by Keith Gibson of Keighley, in c.1970. This was evidently one of a number of such photographs taken by Mr Gibson both before and during the repairs (Kvarud 1991, 66), but it is the only one now forming part of the archive held in York. This photograph shows the first floor chamber over the eastern part of the gatehouse, looking east from the central bay towards the east end. The lath and plaster ceiling of the chamber was in poor condition and had completely collapsed in several places. The window in the east gable was without most of its frame, while to the immediate north a stud had either completely decayed away and fallen out or been deliberately removed to create a doorway. It is not clear at that time how the chamber was reached, but a projection on the left hand side of the photograph might suggest some kind of access rising to the north side of the west bay.

- 2.12 Initial interest in the possible restoration of the gatehouse began early in 1968, when a survey was undertaken by the architects F W B Charles and Mary Charles. Frederick William Bolton Charles (1912-2002) (known as Freddie Charles) was an architect, based in Worcester, and a leading expert on timber-framed buildings and their conservation (Charles 1984). He was both Chairman of the ICOMOS-UK Wood Committee and a member of the ICOMOS International Wood Committee, travelling across the world to advise on matters relating to the conservation of timber-framed buildings (Feilden 2003). Mary Charles, his wife, was also an architect. They appear to have undertaken the survey of Bolton Percy gatehouse on behalf of the Avoncroft Museum of Buildings in Worcestershire, presumably because there were plans to dismantle the structure and re-erect it there. The drawn material held at York City Archives includes what is labelled as the "First Survey", comprising seven A3 dyeline copies of dimensioned sketches dated 27th February 1968. A report was produced as a result of the survey (Charles 1968) and was evidently consulted during research undertaken for a 1991 MA thesis (Kvarud 1991). Unfortunately, the thesis does not give the location of the report in the accompanying bibliography, and it has not been possible to locate a copy during the period of research undertaken for this report. It may be that at that date, it was still in the possession of F W B Charles. Following Charles' death in 2002, material belonging to his architectural practice was deposited at Stafford County Record Office, and it is a possible that a copy of the report has been preserved there. Alternatively, a copy may be held by the Avoncroft Museum of Buildings.
- 2.13 Neither the Charles' nor the then owners, Mr and Mrs Francis Charlesworth, considered the building to be in a suitable state for re-erection (Kvarud 1991, 63). The 1968 report concluded that: "*The removal of this building, however, an asset to Avoncroft is out of the question. The best service the Museum could do would be to call attention to its architectural value and most serious structural condition and so help to raise funds locally for its proper restoration where it stands*". (reproduced in Kvarud 1991, 67).
- 2.14 In 1968, a Campaign Committee was set up to raise money to commence the restoration works on the gatehouse. They published a booklet outlining their

intentions, and the draft text and illustrations survive amongst the material held at York Archives - the text is as follows:

*The Gatehouse at Bolton Percy is a building unique in the North of England, is scheduled as an ancient monument and listed as a building of special architectural and historic interest.*

*The Gatehouse, which is completely oak-framed, is a five bay two-storey structure with a jettied upper floor supported on two dragon posts in the north gable wall.*

*At ground-floor level there is a central carriageway flanked by rooms whose original use is obscure. A small staircase leads to the upper floor, three bays of which form the largest and most important chamber in the building (A).*

*Originally there existed another room on the upper floor at the southern end of the Gatehouse and although this has now been partially destroyed sufficient evidence remains to give a reasonable indication of its construction. This end of the building appears also to have contained a mezzanine floor, but this has been destroyed apart from a small section adjacent to the staircase.*

*It is estimated that the cost of the building work will be in the region of £36,000.*

*The building is quite exceptional in the richness of its carved detail, most of which has fortunately survived. In the main chamber on the upper floor the cambered and moulded tie beams are supported by knee-braces robustly carved with Tudor roses, fruits and foliage (C). This main room is separated from the smaller chamber by a screen with doorways at either end.*

*The principal ground-floor entrance has an oak doorhead in the form of a three-centred arch carved with foliage (D).*

*Carved plaques were nailed to the corbels beneath the jettied first floor, but not all have survived. One depicts a Green Man (E).*

*The finest carving is found on the broad heads of the dragon posts at the north end. These are moulded and carved with a lion's mask, human faces and foliage (F).*

*The rail below the jetty on this gable is battlemented, and above the deep coving of the jetty there was an oriel window lighting the main chamber.*

*The Gatehouse was built in about 1490 to provide an imposing entrance to a courtyard originally surrounded by half-timbered buildings. The complex is described in surveys of glebe land made in the 18th and 19th centuries, by which time the Gatehouse was used as a granary and the ground-floor chambers as cowhouse and stables.*

*The medieval rectory was replaced in 1698 when William Pearson built the present Old Rectory; the large thatched tithe barn was demolished sometime between 1781 and 1825 when the courtyard was turned into a garden and the arch of the Gatehouse was blocked up. Having no practical use the building fell into disrepair, making the present restoration necessary.*

*The Gatehouse would have been familiar to Andrew Marvell, the poet, who worshipped in the church, and to Ferdinando Lord Fairfax, the parliamentarian general, who is buried there.*

*Bolton Percy, though now a small and secluded country village, has played its part in English history. Saxon coin hoards found in 1846 and 1967 suggest a Viking incursion in the ninth century and two Saxon dials indicate an early stone church on the site. After the Norman Conquest the village was held by the great Percy family, from which it takes its name.*

*Picot de Percy granted Bolton Percy church in the 12th century to the Augustinian canons of Nostell Priory, who in 1249 gave it to Walter de Grey, the Archbishop of York whose remains were uncovered in 1967 in a painted coffin (I) beneath the floor of York Minster.*

*Despite the small size of the village, its rectors enjoyed a large income which enabled them to beautify it with a number of exceptionally fine buildings. The present church was built by Thomas Parker, was consecrated 8th July 1424 and is considered by experts to be possibly the finest church of its period in Yorkshire (H).*

*In conserving the building it is proposed to remove all inserted post-medieval additions, including windows and doors, to carry out all necessary repairs and to restore the complete structure to its original form, including the two southern bays.*

*In order to do this the Gatehouse will be reduced to its timber skeleton and extensive work will be done to the roof timbers and covering and to the timber framing. The wall panels, floors, staircases and windows will then be replaced where necessary and heating, lighting and plumbing installed. The interior will be completely redecorated.*

*It is important that the building should not only be preserved but that should serve a useful purpose. After careful consideration of the size of the Gatehouse and the disposition of the rooms it is felt to be ideally suited to use as a public hall where dinners, weddings, conferences and similar functions can be held.*

*The large upper chamber will be the main hall or dining room while the smaller chamber will provide a lounge with small bar, a kitchen, cloakrooms and a storage space. The grounds will include a car park.*

*There can be no doubt that the restored Gatehouse, situated as it is centrally between York, Harrogate, Leeds and Selby will be a cultural asset and improve the local environment.*

- 2.15 In York City Archives, there also exists material labelled as the "Second Survey", dated 8th November 1969 and comprising seven A3 dyeline copies of drawings. They are all dimensioned sketches, some with conservation proposals annotated onto them, and presumably relate to the proposal to repair the gatehouse *in situ* rather than to move it to Avoncroft. There are no initials on the drawings but they may also be by the Charles'. Amongst these, there are dyelined copies of a set of notes, as below:

*First floor large chamber. 36 x 18 of 3 bays.*

*The roof is partly purloined but above the line of the collar there is a collar purlin which may conceal small crown posts when the ceiling is taken down.*

*The posts and tie-beams are richly carved with flowered motives in the spandrel formed by knee braces.*

*There is full evidence for the reconstruction of the oriel bay window which looks out on to the church porch.*

*There is one other window and 2 doors with very finely shaped heads off this room.*

*There is a concrete floor which should be retained.*

*The carpenters marks are exceptionally fine.*

*Ground floor*

*Rooms off either side of the main carriageway and evidence of a pedestrian screen opposite to the staircase.*

*The screen door heads have small brackets similar to the main carriageway but the staircase doorhead is carved.*

*Mezzanine*

*There is evidence of a mezzanine floor between the ground and first and there is just about enough room for it and 2 high level windows which no one could see out of on 1 floor.*



*What is needed*

*Stripping the roof replacement of timbers.*

*Reconstruction of the two lowered bays making 5 in all.*

*Removal of the peeling rendering and brick infilling between the timbers and structural repairs to the oak where necessary. Now this requires a detailed survey and 2 some drawings which is the next stage of the work.*

*The dragon posts are cut out of huge oaks almost 3' 0" square carved with faces, 2 lady with 2 tongues, 1 is 2 faced person. An ugly man.*

*The gate bracket still exists suggesting 1 huge gate.*

- 2.16 The detailed survey and drawings mentioned in the notes reproduced above formed the "Third Survey", itself divided into two parts. The first part, labelled "Third Survey" comprises ten A3 dyeline copies dated 28-29 July 1969 and initialled "MP BD". They show detailed dimensioned sketches of the frame, designed to be worked up into full drawings. These comprise the second part, labelled "Survey no. 3" although puzzlingly they are dated 26-28 July 1969, earlier than the sketches; perhaps the date refers to that on which the information was gathered. There are six in all, all stamped "F W B Charles, B Arch. FRIBA, 53/54 High Street, Worcester". The drawings show the east side of the central passage, the west face of the frame forming the west side of the passage, a typical roof truss in the first floor chamber of the eastern part, the east gable of the gatehouse and two long sections, one facing north-east and the other south-west.
- 2.17 In 1970, the ownership of the Gatehouse was taken over by the Bolton Percy Gatehouse Trust, as a result of the £36,000 needed for the repairs having been raised by the Campaign Committee (Kvarud 1991, 69). The earliest drawings held at York relating to actual restoration work date to February 1970 and were produced by the architectural practice of Brierley, Leckenby and Keighley whose offices were at 10 Lendal in York. These drawings comprise a scheme to convert the gatehouse into a restaurant, with a kitchen on the ground floor and a dining area in the first floor chamber of the eastern part. There are further drawings made by the same practice but dated slightly later to July 1970, apparently as existing elevations and plans, and show the western part of the gatehouse to be formed by a single storey structure, timber-framed and rising from a stone plinth (see plate 3).
- 2.18 The initial stage of the restoration works to the gatehouse took place between 1972 to 1974, and concentrated on the relatively well-preserved eastern part (Michelmore 1980); details are given by Kvarud (1991, 69-72). There are publicity drawings in the York archive showing the gatehouse as it would be in its final form, were the planned alterations to the western part to be undertaken. The eastern part and central passage have "Phase 1 – Completed" over them in bold lettering, while the western part is outlined in red, bearing the caption "Please support the reconstruction of Phase 2". The only known photograph of this western part dating from this period was reproduced by Kvarud (1991, 68), apparently taken by Historic Building Services Ltd in 1973. This photograph shows the north side of the western bays with four posts, small knee braces and other elements still standing.
- 2.19 As part of the 1972-74 repairs, a small archaeological investigation was carried out in the ground floor chamber of the gatehouse by Bartlett and Michelmore, to try and determine the date of construction. The floor was seen to be composed of a depth of 12.7mm of plaster, laid over a layer of cobbles between 0.07m-0.10m in diameter, below which was a dark-brown sticky clay with limestone chippings. Beneath the former pedestrian passageway, beside the main carriageway, the layer of cobbles was bound with a light sandy layer subsoil from which two pieces of pottery, dated between AD 1400-50, were recovered (Thorpe 1975, 6).

- 2.20 There must have been plans for further works in 1979, as the York material includes a roll of c.20 drawings dated to November of that year and by the same architectural practice as before (although now Brierley, Leckenby, Keighley and Groom). These show the gatehouse with the western part fully restored to two storeys in height, and there may have been further works planned to those parts repaired previously (see plate 4). It appears that preparations for the new work began, the surviving timberwork of the western part being partially dismantled by 1980 to await further works (Michelmore 1980).
- 2.21 Medieval fairs were held in Bolton Percy during the late 1970s and early 1980s to raise funds for the conservation of the gatehouse, with a different replica medieval craft being demonstrated each year, including charcoal burning and pottery production (Moorhouse 2003, 205). The Bolton Percy Gatehouse Preservation Trust also started an occasional publication series, presumably to be sold to raise funds, but it is thought that only one volume was produced (Moorhouse 1980). A brief guide pamphlet was also produced in 1980 (Michelmore 1980), together with a reconstruction drawing. However, funds were always limited and the works to the western part never took place; as the salvaged timbers were stored largely in the open, their condition deteriorated. Photographs of this part of the gatehouse taken in 1991 by Kvarud show it to be heavily overgrown. There are several large timbers lying across the surviving walls, which appear to have collapsed here rather than having been dismantled and stored. Kvarud (1991, 72-76) also provides a commentary on the repairs that were undertaken in 1972-74.
- 2.22 It appears that no further detailed survey work has been undertaken on the gatehouse since the late 1970s, although it does feature in a number of regional surveys of medieval structures in Yorkshire (e.g. Ryder 1982; Emery 1996). On the other hand, the holdings of the de Percy family of Bolton Percy, where relevant to properties and estates in West Yorkshire, have been described in detail by Michelmore (1981, 415-6), while Harrison covers the medieval history of the township of Bolton Percy (Harrison 2000).

### 3 ARCHITECTURAL DESCRIPTION

#### Introduction

- 3.1 It should be noted that there was no requirement to produce a completely new architectural survey of the gatehouse as part of the current project, and so the following chapter either highlights new evidence or contrasts previous suggestions to the information gained from the material in the York City Archives, for example. More importantly, it allows the newly-recorded west part of the gatehouse to be put into context.
- 3.2 The gatehouse is described below in a logical sequence, drawing upon the account given by Michelmores in 1980, supplemented by other sources and by observations made on site, both as part of the present project and by the previous EDAS assessment (Richardson & Dennison 2009). The plan form, structure and architectural detailing is described first, followed by the external elevations and a circulation description of the interior, from the lowest to the uppermost floor level. A more detailed separate description of the west part is then provided. Reference should also be made to the ground floor plan (figure 4) and the various plates. Appendix 4 provides a catalogue of all the photographs taken as part of the project.
- 3.3 The gatehouse is actually set on a shallow north-east/south-west alignment, although for the purposes of this description it is assumed to be aligned east-west. Unless otherwise noted, the terms used to describe surviving timber-framing and roof structures are taken from Alcock *et al* (1996) and Campbell (2000). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, “modern” is used to denote features or phasing dating to after c.1945.

#### General Structural Description

##### *Plan Form and Materials*

- 3.4 The gatehouse is slightly sub-rectangular in plan, with maximum external dimensions of 16.70m east-west by 5.10m north-south. In total, the gatehouse is five bays wide at ground floor level, with a central single-bay passageway flanked by east and west parts both of two bays; at just over 7.40m long (east-west) by 5.10m wide (north-south), the west part is slightly larger than the east part (see figure 4). However, at first floor level, the east part has a three-bay chamber extending over the central passageway below, while the first floor of the west part no longer exists. The gatehouse is a tall two storeys in height, with a steeply pitched pantiled roof, with three courses of stone slates to the base of the north and south slopes; this is the arrangement shown on all historic photographs of the gatehouse (see plate 2). There is, or was once, structural evidence for what have been described as mezzanine floors to the east and west parts, while the west part has a part-sunken cellar or basement.
- 3.5 Both parts of the gatehouse rise from a load-bearing chamfered stone plinth, largely constructed in squared coursed limestone and sandstone but with some variation across different elevations; these are described below. Several of the larger blocks bear the same relatively complex mason’s mark. Above, the structure of the gatehouse is entirely of pegged oak timber-framing, although a substantial proportion of the original frame was replaced during the 1972-74 works. It is suggested that the original infill of the panels between the timber-framing was wattle and daub (Kvarud 1991, 69), although it is clear that a proportion of this had

been replaced with brick prior to the 1972-74 works, and the original infill might well alternatively have been boards rather than wattle and daub (Moorhouse 1981, 808-809). The west part of the frame has now completely collapsed or been removed, although historic drawings and photographs allow its form to be reconstructed. Internally, as noted above, the east part is of two-bays to the ground floor and three to the first floor over, with a dog-leg staircase, inserted in 1972-74, placed against the interior west wall. Prior to this, the access to the first floor chamber of the east part may have been via an internal staircase positioned at the east end of the west part, although this is not entirely clear.

### *External Elevations*

- 3.6 The principal elevation of the gatehouse faces south, and comprises the central passageway and the east part; the collapsed west part is now obscured by the east end of the adjacent pub (see plate 6), and is described separately below.
- 3.7 The passage is floored with cobbles, now only partly visible through a later gravel surface. Towards the north end of the passageway, a line of bricks running across its width represent the remains of the blocking noted in 1938. The passage is flanked by tall posts rising from chamfered stylobates which project slightly beyond the line of the plinth. Small braces at the heads of the posts support the substantial lintel. Immediately adjacent to the lintel, at the south-west corner of the passage, one of the original harrs which held the upper pivot of the large external gate still survives (see plate 10). There are also iron pintles set half way up the posts flanking the south end of the passage (and at the north end), but these appear to be later introductions. However, a wrought-iron eye set into the west side of the passage may be an early feature, perhaps used to secure a gate here. The width of the passage shows that a single-leaf gate at the south end, hinged on the west side, could have opened against the west side of the passage without blocking the original doorway there (see below).
- 3.8 The passage itself is crossed by six timbers, joists supporting the floor of the first floor chamber above; some of these have wrought-iron bolts and wrought-iron eyes on plates fixed to them. The plinth to the base of the east side of the passage is not chamfered, and is much lower than the plinth around the rest of the building. Above the plinth, a sill beam supports close studding with downward braces to either end. The studs rise to a mid rail, above which there is further close studding and the same arrangement of downward braces as below. The west side of the passage is similarly constructed, but has downbraces only above the midrail, and a doorway towards the north end. This doorway has a very shallow arched head with spandrels to the passage enriched with foliate carving (see plate 8). It formerly lead into a staircase rising to the first floor of the west part.
- 3.9 The chamfered plinth to the south elevation is broken by a doorway, now blocked, but which formerly led into the east part of the gatehouse (see plate 6); one of the February 1968 "First Survey" sketches shows a six-panelled door in the doorway (YCA B46/1 shelf O4F). As elsewhere, close studding rises from a sill beam resting on the plinth; the space between two of the ground floor joists has been partly glazed to create narrow slit lights. Both the studding and the posts flanking the doorway bear regularly spaced braces which support the jetty bressumer of the first floor. The projecting end of each brace was originally decorated with a carved nailed-on plaque but only two of these survive to the south elevation, a king's head and an acanthus leaf. Further close studding rises from the bressumer, and the first floor has a slightly projecting window of five narrow lights to its west end, a

product of the 1972-74 works. A long section prepared by the Charles' in 1969 as part of their "Survey No. 3" shows a lower window in this position, with a smaller three-light window to the east end.

- 3.10 The top of the chamfered plinth of the east gable is set slightly higher than that to the south or north elevations. It is of coursed squared rubble, slightly stepped out to either end, and incorporating a rectangular dressed stone object towards the centre (see plate 7). The object is 2.10m long, stands 0.60m high and projects from the base of the plinth at a slight angle. The interior has been filled with rubble. The object appears most likely to be a trough, although given that the plinth of the west part of the gatehouse incorporates part of a grave slab (see below), the possibility that the object is a stone coffin cannot be totally discounted. It is not known when this object was introduced into the footings.
- 3.11 Above the chamfered plinth, there is a sill beam supporting close studding, flanked at either end by ornately carved dragon posts; there is a lion's head and the head of a man grimacing or gurning to the south-east post, and an acanthus leaf and two heads within a wimple or other textile to the north-east post. A small high ground floor window formerly lit the ground floor interior of the east part. No window is apparently shown here on the c.1900 photograph (see plate 1), but a three-light window is drawn here on one the Charles' July 1969 "Survey No. 3" drawings. There are covings beneath the first floor jetty bressumer, secured by brattished rails; Michelmore notes that each first floor wall stud formerly coincided with a rosette carved on the jetty bressumer, and this decoration can just be seen on the c.1900 photograph. Above, the first floor close studding flanks a slightly projecting oriel window of seven lights. This dates from the 1972-74 works and was apparently reconstructed based on the evidence recorded during the "Second Survey" as the notes accompanying this in York City Archives state that there was "full evidence" for its form and some of the "Survey No. 3" drawings show details as dashed lines, presumably indicating a feature which had gone but whose form could be inferred from surviving evidence at that date. This earlier window was later replaced a c.30 pane casement window to the first floor, possible fixed or of horizontal sliding sash form, shown in c.1900. This later window appears to have endured into the early 1960s, but by the time that Keith Gibson took a photograph of the first floor chamber on c.1970 it had largely gone; no details are shown on the Charles' July 1969 "Survey No. 3" drawing of the gable. Above the window, there is further coving beneath the projecting apex of the gable, and this once carried around the north and south elevations at eaves level. The apex of the gable appears blank in c.1900 but by the early 1960s a small window was present towards the lower part.
- 3.12 The north elevation of the gatehouse comprises the central passage and the east part (see plate 5). As at the southern end, the passage is floored with cobbles, now only partly visible through a later gravel surface. The passageway is flanked by tall posts rising from chamfered stylobates or padstones which project slightly beyond the line of the plinth. Small braces at the heads of the posts support the substantial lintel. The chamfered plinth to the south elevation is broken by a doorway, fitted with studded doors built in 1972-74, and forming the only existing access to the interior of the east part at the time of the present survey. As elsewhere, close studding rises from a sill beam resting on the plinth. The early 1960s photograph of this elevation shows the doorway to be blocked by three studs in line with those set above (see plate 2), as done the drawing of Huly 1970 (see plate 3). Both the studding and the posts flanking the doorway bear regularly spaced braces which support the jetty bressumer of the first floor. The projecting end of each brace was originally decorated with a carved nailed-on plaque but only

one of these survives to the north elevation, a green man; this has been compared to examples formerly present in the York Guildhall but which was destroyed by bombing in 1942 (Marks 1972; surviving Guildhall examples illustrated by Morrell (1948, 93)). Further close studding rises from the bressumer, and the first floor has a slightly projecting window of five narrow lights to its west end, again inserted as part of the 1972-74 works; the early 1960s photograph shows a sash window set at a low level here (see plate 2).

### *Interior*

- 3.13 As noted above, the only existing access to the extant east part of the gatehouse is through the rear (north) doorway in the north elevation. This leads into a small stair hall, with stairs inserted in 1972-74 rising to the first floor. However, the door originally stood at one end of a cross-passage through the building. The internal timber-framing suggests that this passage was high, and that it may have had a screen or partition of some kind on the east side, separating it from the ground floor chamber to the east. This east chamber was a bay and a half in length internally, and displays evidence for a mezzanine floor level; the presence of a mezzanine floor would explain why the window to the east wall is set at such a high level. Within the full bay at the east end of the chamber, the central area of ceiling joists run at right angles to the beam but the outer areas are angled. There appears to be no structural reason why this should be so, and so the form of the ceiling may have some other purpose relating to the status of whatever took place in the space below.
- 3.14 The inserted dog-leg stairs lead up to the first floor chamber, although originally this may have been reached via the stairs in the gatehouse's west part, and through the doorways at either end of its west wall. These doorways were both described as having "very finely shaped heads" in the notes accompanying the "Second Survey" but on the relevant "Survey No. 3" drawing the heads are quite different. That of the south (wider) doorway is slightly curved, while that of the north (narrower) doorway is flat, suggesting that they are possibly of different dates or even holding a different status in terms of entrance. The chamber was formerly floored with limeash on split oak lathes, but this was removed in 1972-74 and replaced with the existing oak floorboards over the original joists (Kvarud 1991, 69).
- 3.15 The first floor chamber is an impressive space, of three bays and crossed by two trusses of post and tie-beam construction, with short principals, a collar purlin and side purlins; Michelmores likens the roof construction to surviving examples in York and Lincoln dating to between 1450 and 1550. The cambered tie-beams are moulded, as are the posts. The knee-braces between the posts and tie-beam retain carved decoration. On the east face of the east truss, the south brace has a thistle and the north brace three berries surrounded by leaves, while the west face has a flower and an acanthus leaf in the same positions. On the east face of the west truss, the south brace has three berries with foliage and the north brace a rose, while the west face has five berries with foliage and a thistle in the same positions. A small number of carpenters' marks were noted on the first floor timbers, and there are splayed scarf joints visible in the wall plates.

## The West Part

### *Historical Background*

- 3.16 As has been noted above, the c.1900 photograph shows that the west part of the gatehouse had already been reduced to a single storey by this date, but that it was still roofed and presumably still occupied. Given that the portion of the Crown Inn which projects in front of the west part is dated 1799, this may provide a rough idea as to when this part of the gatehouse became less important and was perhaps reduced in height. The west part remained standing and roofed into the early 1960s, but it might have been partly encased/replaced in brick by that date.
- 3.17 A sketch made by the Charles' in February 1968 as part of their "First Survey" appears to show the west gable of the west part still standing. There is a cellar level doorway at the north end of the west wall, which is marked as being built of stone. Above, a sill beam supports two downward braces from the outer posts, and a pair of inner posts are also sketched in. There appears to be a small ground floor window or other opening at a low level, and the notes indicates that much timber-framing between the main structural members had been replaced with brick. Both wall plates are described as "original". The roof structure over is shown as common rafters supported by two purlins, one described as "hanging" and the other "unsupported". An accompanying long-section depicts the surviving structure as of two bays, formed by posts rising from a sill beam. The central post has a brace from its head to a surviving floor beam. Peg holes are shown to the bottom of the side of the former mid-rail, indicating that there were once as many as five studs between each of the posts, although by the late 1960s these had all been replaced by brick infill. The partial remains of a mezzanine floor are shown at the east end, and apparently also a gap for stairs rising to this and perhaps also descending to the cellar. The mezzanine floor and stairs rising to it are shown in more detail on the measured drawings comprising the "Survey No. 3" of July 1969, which also depicts a stop-splayed scarf with vertical butts in the wall plate in line with the first post from the west end. The mezzanine appears only to have occupied the easternmost bay.
- 3.18 A drawing made by Brierley, Leckenby and Keighley in July 1970 shows an inserted brick wall running across the cellar, splitting the east bay into two parts. Above, the plans suggest the presence of a "gallery" on the same alignment at first floor level. The arrangement of timbers shown on the Charles' late 1960s drawings survived as late as 1973, and can be seen on the photograph reproduced by Kvarud (1991, 68). As has been already noted in Chapter 2 above, there were plans by the late 1970s to fully restore the western bays and it appears that preparations for the new work began, the surviving timberwork being partially dismantled by 1980 to await further works (Michelmore 1980). However, photographs taken in 1991 (Kvarud) show the western part to be heavily overgrown, with several large timbers lying across the surviving walls having apparently collapsed here rather than having been dismantled and stored.

### *Structural Description*

- 3.19 At the beginning of the archaeological survey, the interior of the west part of the gatehouse was choked with debris, principally stacked pantiles, stone and fallen timbers, through which ash saplings were growing; the removal of the timbers is described below. Following their removal, the remaining debris was carefully cleared by hand by the main contractors and the exposed surfaces were cleaned again by the two volunteers from the South Ainsty Archaeological Society.

- 3.20 The west part of the gatehouse survives only to plinth level, and appears to have formed a half-sunk cellar beneath the ground floor. It is slightly sub-rectangular in plan, measuring a maximum of 7.40m long (east-west) by 5.10m wide (north-south) externally. However, due to leaning and splaying of the long walls in particular, internally the west part is only 6.90m long and 3.60m wide. The walls stand a maximum of 1.50m in height at the north-west corner.
- 3.21 The majority of the north, south and east walls are below ground level externally, and only the west wall stands to any height to its external face (see plate 12). Here, the wall survives to c.1.50m, and is built of coursed squared limestone rubble, with some cobbles to the upper part. There is a doorway, blocked with red handmade brick at the north end of the west wall; this is shown much the same in a photograph taken by Kvarud (1991, figure 7.9). To the south of the doorway, the wall face is butted by a c.2m tall wall of roughly coursed and squared limestone rubble. This may once have formed a boundary of a small enclosed yard to the rear of the public house, but was later used as the base for a rear extension. To the east of the doorway, a short distance along the north external wall, the west part of the gatehouse is butted by another limestone rubble wall, set on a north-west/south-east alignment. The face of this wall is largely obscured by either aviaries or vegetation, but it forms the rear side of a range of outbuildings formerly extending here. These are shown on one of the November 1969 "Second Survey" sketches and comprised four conjoined single cells of uncertain function. They open towards the public house and so appear to have been associated with it rather than the Old Rectory; they are not shown on the 1849 Ordnance Survey map and it is assumed that they were demolished when the aviaries were erected. The same "Second Survey" sketch plan marks a "buttress" at the north-west external corner of the gatehouse's west part. This has now gone, although the wall is still thickened at this point. A sloping external buttress of limestone rubble does survive at the south-west corner of the west part. This butts not only the gatehouse wall but also the adjacent brick wall of the public house to the west.
- 3.22 Following clearance, the interior of the west part of the gatehouse was revealed to be largely paved with brick, and preserves clear evidence for it being used for either stabling or as a cow house (see plate 12). There is a c.1m wide strip at the east end of the floor where the brick paving is missing; this equates roughly to the area shown to the east of the inserted brick wall on the July 1970 plan, although there is no trace of the wall itself. One of the February 1968 "First Survey" sketches shows the floor level as being raised in line with the gap in the paving, stepping up by as much as 1m to support the brick wall shown in July 1970. It therefore appears that after 1970 this "step" in the floor level was dug out, perhaps as part of the 1972-74 works.
- 3.23 The majority of the floor is paved with north-south aligned red hand-made bricks (average dimensions 230mm by 115mm by 75mm). The brick paving incorporates a shallow east-west aligned drain set to the north of centre (see plate 12). The drain has been partly blocked, but where the blocking has been removed, similar bricks to the paving form the base. The drain is edged with stone, some of it re-used on the south side. At the east end, there are three pieces of chamfered stone, followed by six pieces of stone with a filleted and hollow moulding; the placement of the moulded edge indicates that several of the pieces would have formed one side of an opening at least 2m in height. Modern ridged machine-made non-slip bricks (average dimensions 230mm by 110mm by 75mm) have been set at an angle along the south side of the floor. Slight scarring to the south wall indicates that the interior was once partitioned into three stalls or double stalls



averaging 1.90m in width. There is also a small square hole to the north of the drain that might have been used to house a fixture or fitting.

- 3.24 Internally, the walls of the gatehouse stand between 1.20m and 1.50m in height. The south wall is built of roughly coursed and squared limestone rubble. There appears to be a break in the wall c.0.50m above the internal floor level; below the break, the rubble used is generally better coursed and squared, and some of the pieces much larger. There is a blocked opening, perhaps a former window, at the wall's west end. The tops of the wall are formed by the partly surviving remains of the chamfered plinth. The plinth is in fact chamfered only for c.1.20m from its surviving east end, the chamfer then dying out. This appears to be an original feature; although the plinth course is partly missing, surviving unchamfered blocks to the west are set at exactly the same height as the chamfered blocks.
- 3.25 The west wall appears to preserve a similar change in the stonework at a similar level to that noted in the north wall. The brickwork blocking of the doorway at the north end is rendered to the interior, while a large dressed block projects from the top of the wall on the north side of the doorway. The north wall is probably the most altered of the four walls forming the gatehouse's west part. Again, there are larger, better squared, blocks to the lower part, although the division is not as clear as to the south and west walls. A doorway at the west end has splayed jambs, partly rebuilt in brick, although the brickwork seems to replicate the earlier stone splays. The worn, stone threshold of the doorway is in two parts. East of the doorway, there may be a straight joint, and beyond this, the remains of a deeply splayed window opening survive. The upper part of the surround has been hacked back and a later lintel inserted, although the rebates survive. The window has been blocked with stone, and now lies well below ground level, and the sill of the window has been rebuilt in reddish-brown neatly moulded hand-made bricks. This window is not shown on a February 1968 "First Survey" drawing, although the doorway to the west is. Both features appear on one of the "Survey No.3" drawings made in July 1969, as does a small square feature above to the ground floor, possibly another window. There is more brickwork to the north-east corner of the interior, butting the rectangular stone projection here which projects into the interior. The top of the north wall is surmounted by the remains of the chamfered plinth. The plinth has collapsed or been removed above the doorway but once ran the full length of the wall. One of the plinth blocks has been created from a fragment of cross slab grave cover (see plate 9). In addition, at the time of the survey, an *ex situ* piece of tracery with a deeply moulded profile was placed against the exterior of the plinth. While the tracery may have come from the nearby church, its appearance is very fresh, suggesting that it could have been left over from one of the fund raising events of the late 1970s or early 1980s when there were demonstrations of medieval crafts, perhaps including masonry.
- 3.26 There is a similar projection to the south-east corner of the interior, at the south end of the east wall. The outer ends of this wall are of coursed squared limestone but the central section is more disturbed. There is a low gap or recess to the north of centre, and an area of brick blocking to the south of centre.

## 4 RESULTS OF THE WATCHING BRIEF

### Removal of Timber from Western Part of Gatehouse

- 4.1 As has already been noted in Chapter 1 above, the loose timbers in the western part of the gatehouse were carefully removed and stored on site so that they could be recorded and assessed as to their suitability for re-use. Each timber was assigned an individual number to enable identification in the accompanying record, and a dimensioned sketch made, together with a written description and colour digital photographs. With some of the timbers, it was not possible to positively identify their upper and lower surfaces, and so in the following text the larger timbers have had these assigned based on the evidence of surviving mortices, pegs and other features. All of the recovered timbers were of hardwood, apparently oak.
- 4.2 A total of 14 timbers that remained substantially whole during removal were recorded as part of the watching brief (see plate 11). Once these had been taken out of the west cell, it became clear that a significant proportion of the remaining detritus in this area had once also been whole timbers (probably of small scantling only) but that they had since rotted beyond recognition. During the clearance work, it was noted that further timbers, perhaps the heads of posts, had been placed on the clean brick floor of this part of the gatehouse and covered in polythene and then chicken-wire, presumably so that they could be re-used at a later date. Unfortunately, this protection had proved inadequate, and these too had rotted away to the extent that their original form was lost.
- 4.3 Details of the 14 recorded timbers appears as Appendix 1, with the following providing a summary of the main results.
- 4.4 The profile of one end of Timber 1 was reminiscent of a post head, while one of the surfaces contained the remains of two mortices - the relative placing of these mortices might suggest that they housed an aisle tie and aisle principal or rafter, although a brace to a jetty bressumer is more likely, given that such features are shown in this position on the c.1973 photograph reproduced by Kvarud (1991). One of the ends of Timber 2 was slightly splayed or angled, and might represent the remains of a scarf joint. This timber also had two wrought-iron brackets attached to it, presumably to provide a binding for later timbers which had been strapped to it. Timber 3 appears to form part of a mid-rail, with the very decayed remains of either a stop-splayed or possibly a face-halved and bladed scarf joint at one end. It had 14 mortices for studs in the top, and a group of four peg holes at one end of one side, and two peg holes at the opposite end of the same side. The length and form of this timber suggest that it may be the west part of the jetty bressumer with a stop-splayed scarf at one end in the west part of the gatehouse, as shown on one of the "Survey no. 3" drawings.
- 4.5 Timber 4 contained the remains of a mortice to one surface, and one end of Timber 6 was slightly jowled to the wider end and had a well preserved top and soffit. Timber 7 contained four mortices, and resembled a stud or part of a common rafter - if so, it seems to have been re-used from an earlier structure. Timbers 8 and 10 may also have been studs or parts of a common rafter, while Timber 9 may be part of a top-rail or a sill beam; it had the remains of a stop-splayed scarf at one end and various peg holes. Timber 11 had four mortices for studs in the top and a group of four peg holes at one end of one side, together with the remains of a much longer mortice or perhaps a slot.

- 4.6 Timber 12 formed the remains of the upper part and head of a post, presumably one of those shown here on the c.1974 photograph of the gatehouse reproduced by Kvarud (1991). On the top of the post, there was a cut-out for a horizontal timber, presumably the former jetty, with two peg holes and a corresponding mortice below. The position of the peg holes and the angle of the mortice suggest that an upward sloping timber such as an aisle principal joined the post here, although a brace to a jetty bressumer is more likely, given that such features are shown in this position on the c.1973 photograph reproduced by Kvarud (1991). Timber 13 was slightly jowled at one wider end, and a cut out at this end almost certainly once housed an arcade or wall plate, suggesting that the timber was the remains of a post. Timber 14 contained three mortices for studs in the top, and a group of three peg holes to one end of one side, corresponding to the mortices, with a further two peg holes to the opposite end where the timber is very decayed - it may form the remains of a sill beam.

### **Observations made during Drainage Works**

- 4.7 As has been noted in Chapter 1, the majority of the groundworks were external, with only very limited investigations being carried out internally. Prior to the ground works commencing, most of the immediate area surrounding the gatehouse was covered with a layer of gravel; one of the drawings held in York City Archives suggests that this was put down in 1974 and that the retaining wall to the east was built or rebuilt at the same time. The ground surface was relatively level around the building when the watching brief commenced, varying between 9.88m to 10.00m AOD.
- 4.8 The external groundworks comprised a trench excavated around the outside of the east part of the gatehouse and the central passageway (see figure 5). The trench housed a new drainage pipe for internal features and also acted as a French drain; due to the jettying of the first floor, the trench was set on average between 0.40m and 0.90m away from the chamfered plinth, and so opportunities for observing the footings were limited. All parts of the trench were excavated by hand and it had an average width of 0.50m, although some parts were as narrow as 0.35m; the depth varied, and the different sections are described below.
- 4.9 The trench around the north, east and south sides of the east part of the gatehouse was excavated on the 27th November 2009. The trench was commenced c.2m to the east of the doorway in the north elevation, and was excavated to a maximum depth of 0.35m below ground level (BGL) (9.54m AOD). It then ran east to the north-east corner of the gatehouse and returned to the south for c.6.50m along the east gable, reaching a maximum depth of 0.60m BGL (9.55m AOD) at the south-east corner; a short spur ran back to the plinth approximately half way along the gable. The trench then returned to the west for 2.80m along the south elevation, maintaining a depth of 0.55m (9.53m AOD). On the 30th November, the western arms of the trench to the north and south of the gatehouse were excavated as far as existing downpipes on the west side of the central passageway, giving a total length of c.10.30m for the east-west aligned parts. On the south side of the passageway, the trench was excavated to an average depth of 0.40m BGL (9.41m AOD at the east end). On the north side, the trench was of the same depth, and reached a maximum depth of 9.58m AOD at the east end. The existing trench at the south-east corner of the gatehouse was also increased in depth to a maximum of 9.37m AOD, and a small spur was dug south to link up with an existing pipe; the reduced height of the base of the spur was also 9.37m AOD.

- 4.10 In all parts of the trench, a similar sequence of deposits was observed. A mixed deposit of black sandy silt topsoil and fine gravel (001) in equal proportions averaged 0.05m in depth. In the east part of the trench adjacent to the east gable this material overlay a compacted gritty mid-brown clean sand (002) which extended to 0.10m BGL. The sand overlay a stiff rich brown sandy clay with orange mottling (003), which extended below the base of the trench on the north and east sides of the gatehouse. Towards the southern end of the east side of the trench, the mottled sandy clay (003) overlay a compacted orange/brown silty sand (004), which extended from 0.30m BGL beyond the base of the trench. This was very disturbed and markedly drier in the very south-east corner, and produced a small amount of disarticulated human bone, including a skull. Local information had suggested that there was a "burial" in this corner (Peter Pace, *pers. comm.*) and this appears to relate to a memory of human remains being previously uncovered here, almost certainly during the repair of the adjacent churchyard revetment wall in c.1974.
- 4.11 In the west arm of the southern trench, running across the line of the central passage, cobbles (005) were exposed beneath the topsoil and gravel (001), their surface set at between 9.86m and 9.97m AOD. The cobbles were of the same form as those visible within the passageway and some proved to be very substantial when lifted, measuring over 0.30m long, 0.20m wide and 0.20m deep. They were set directly onto the surface of the stiff brown sandy clay (003). The west arm of the northern trench, again running across the line of the central passageway, contained a spread of compacted lime and gravel (006) set at between 0.05m and 0.13m BGL between contexts 001 and 002. At the very west end of this arm, the decayed remains of concrete over a previously excavated soakaway were visible; this soakaway was re-used for the new drainage scheme.
- 4.12 The trench exposed little in the way of new structural information relating to the gatehouse. Where it left the north elevation of the west part, it revealed a concrete footing set beneath the chamfered stone plinth. The top of the concrete footing was set at ground level and it extended for 0.20m BGL, and to the east and west of the trench. In the east arm of the trench, the short spur running to the plinth of the east gable revealed hard packed pieces of angular stone rubble up to 0.10m across beneath the stone trough/coffin here. To the south, a close inspection of the base of the plinth revealed further concrete footings extending 2.0m to the north and west of the south-east corner, suggesting that extensive underpinning was undertaken in 1972-74.
- 4.13 Internally, two holes 0.15m in diameter were drilled using a hand-held drill with a toothed bit, to link up with the short spurs of the trench dug beneath the chamfered plinth and already described. The hole on the north side was to serve a toilet and that to the east a sink. Both exposed concrete beneath the 1972-74 tiled floor but no other deposits were encountered.

#### **Observations made during Works to the Gatehouse**

- 4.14 The internal stairs in the east part of the gatehouse were removed, as were all infill panels throughout the east part. The interior of the gatehouse was carefully inspected after these works, but no new structural information was noted. No early infill material survived to any of the panels, which was presumably all removed in 1972-74. What appeared to be slight grooving to the sides of some of the studs might provide evidence that the original infill was of boards rather than wattle and daub (see above), but this might equally have resulted from the insertion of the 1972-74 panels.

- 4.15 As part of the conservation works, the east part of the gatehouse was also fully scaffolded. Again, the opportunity was taken to inspect those parts of the structure that were previously inaccessible. This allowed aspects of the 1972-74 works, such as the lead flashing added to the base of the infill panels to be more closely examined, but no new structural information was noted.

## 5 DISCUSSION AND CONCLUSIONS

- 5.1 The regional and national significance of the Bolton Percy gatehouse as a rare surviving example of a timber-framed late medieval gatehouse has long been recognised. There were almost certainly once a substantial number of other timber-framed gatehouses which controlled access to manorial and ecclesiastical complexes within the region, and further examples of such could be identified through documentary research. The extant ornate timberwork is also a rare survival in a rural Yorkshire setting (Ryder 1982, 143) and bears comparison with surviving examples in important medieval urban centres; Michelmore (1980) likens the roof trusses to other examples in York and Lincoln for example, while the external walls bear some resemblance to the later 15th century St William's College, also in York (Morrell 1948, 44). On a national level, the Bolton Percy gatehouse can be compared to other surviving examples of timber-framed gatehouses, such as those at Stokesay Castle in Shropshire or Lower Brockhampton House in Herefordshire, for example. One might also point to similarities with wholly or partly timber-framed gatehouses at monastic complexes, such as the 14th century inner gatehouse at Wigmore Abbey in Herefordshire (Morant 1995, plate 29 & 168-169).
- 5.2 The survey work has uncovered no evidence to counter previous suggestions that the gatehouse dates to the late 15th century, and indeed on stylistic grounds such a date seems more likely than the very early 16th century indicated by the dendrochronological samples; as has been noted previously, the 1501 felling date given by the samples is no longer considered to be secure. The watching brief carried out during the limited drainage works around the gatehouse uncovered no evidence that it had replaced an earlier structure in the same position, although if this was always the main point of access into the rectorial complex, then an earlier structure was almost certainly once present here. The layer of clay (003) recorded in the drainage trench might have been associated with the construction of the gatehouse, while the silty sand beneath (004) is probably a natural deposit.
- 5.3 The probable original form and functioning of the gatehouse is discussed below, but in terms of constructional techniques, it is possible that the original infill between the studs was of boards, rather than wattle and daub as suggested by Kvarud (1991). It is assumed that Kvarud's suggestion is taken from the Charles' survey report or another contemporary observer, although documentary and structural evidence indicates that in West Yorkshire boards were often used as an infill in 15th century buildings (Moorhouse 1981, 809); it is not certain if the boards were left exposed, or if they were rendered over or otherwise covered. It is possible that the roof was originally covered with stone slates; again, documentary evidence from West Yorkshire indicates that they were commonly used in the western part of the county (Moorhouse 1981, 810). The gatehouse also made use of re-used materials, as evidenced by the fragment of cross slab grave cover incorporated in the chamfered plinth of the west part.
- 5.4 In its original form, the gatehouse was formed by a cobbled central passageway flanked by wider ground floor rooms, with at least two chambers to the first floor; the addition of flanking rooms, resulting in a broader form, was a development that had taken place during the 14th century at monastic gatehouses (Morant 1995, 72). The primary function of a gatehouse was to control entry to and exit from the complex it served, and this access may have taken several different forms. The structural evidence indicates that a very large single harr-hung gate was positioned at the south end of the central passageway. This would have been opened to allow the passage of carts or wagons into the Rectorial complex, or entry by those

on horseback. The opposed doorways in the north and south walls of the gatehouse's east part suggest a separate access for pedestrians, one that could be used without the need to open the main gate; such dual access has been recorded in a number of monastic gatehouses (Morant 1995, 103). Entry into the complex would have been controlled by a porter or similar official, and he may well have needed accommodation within the gatehouse, although there is a notable lack of evidence for heating throughout the whole structure. The porter might have been accommodated in the ground floor of the east part, although it is difficult to explain why there needed to be a mezzanine floor here. Alternatively, it is significant that the gate could be opened and secured against the west wall of the central passageway without blocking the doorway at the north end, i.e. this doorway needed to remain in use when the main gate was open. Perhaps this indicates that the porter was accommodated on the ground floor of the west part, with some means, now lost, in the south wall to observe those approaching the gatehouse.

- 5.5 The surviving structural evidence demonstrates that a cellar or lower space, if not an actual undercroft, was an original feature of the gatehouse's western part. As well as any internal access that might have existed, there was a separate external access through the doorway at the west end of the north wall, while the interior was lit by a window in the same wall. Although there is evidence for a mezzanine floor at the east end of the ground floor shown on the late 1960s drawings of F W B and Mary Charles (like that apparently formerly existing to the east part noted above), it is not certain if this was original or a later insertion. Indeed, even with the Charles' valuable record of the gatehouse made prior to alteration, it is difficult to reconstruct the former internal arrangement of the west part. It was clearly timber-framed and of two storeys, and what timber-framing survived into the late 1960s indicated that the posts were set at the same centres as those to the east part, with similar studding between. The c.1973 photograph (Kvarud 1991) indicates that on the north elevation at least, there was a jetty bresummer to the first floor, while the arrangement of the then surviving part of the west gable is recorded on the Charles' "First Survey" sketch. If Timbers 1 and 12 recovered from the west part of the gatehouse do represent the heads of posts, then these ground floor posts were of a different form to those surviving to the east part, and indeed slightly more elaborate.
- 5.6 The structure of the first floor chamber of the gatehouse's west part has been completely lost, as has the means of access to it. It is feasible that the doorway at the north end of the west wall of the central passageway, as well as giving access to any porter's accommodation that might have existed here, lead into a small vestibule perhaps half a bay in width, from which a stair rose to the first floor. The mezzanine stairs shown here on the Charles' drawings might have formed a remnant of such. If these stairs had continued to rise as far as the first floor, then they would have reached a point close to the doorway at the south end of the west wall of the surviving first floor chamber. As has already been noted, on late 1960s drawings this doorway has a slightly more elaborate head than that to the north end of the same wall, and so could have formed the principal or higher status entrance to the chamber. The north doorway may have linked directly to the first floor chamber over the west part of the gatehouse, which could possibly have acted as a service room to whatever was taking place in the former. In this regard, Harrison's suggestion that the surviving first floor chamber might have been used by a religious guild or a school is an interesting one. It is also possible that the first floor chamber served a number of different purposes at different times, including functions associated with the administration of the parish. The quality of the surviving timberwork is a clear demonstration of the status of its builder, as are the

ornate external carvings. When the west part stood to its full height, the gatehouse would have formed an impressive entrance to the Rectorial holding and it is interesting that the carving continues partly around the north (essentially the original rear) face of the building; again, ornamentation to the front and rear faces is a characteristic of many monastic gatehouses (Morant 1995, 79-96). One might further pursue the iconography of the carved decoration; for example, the gurning or grimacing man with the protruding tongue on one of the dragon posts may be a representation of a fool, but this gesture can also have religious connotations in connection to the Mocking of Christ (Jones 2002, 115).

- 5.7 It has not been possible to establish what affect the Dissolution may have had on the Rectorial complex, but it was clearly undergoing significant changes by the end of the 17th century, when an earlier house was replaced (or incorporated into) the existing Old Rectory. There may also have been some changes undertaken to the gatehouse during this period. For example, the early 1960s photograph shows the doorway in the north elevation of the east part to be blocked by studs, although given the apparent importance attached to the north side of the gatehouse in the 19th century as a feature of the Rectory grounds, this blocking might represent bogus historicism. By the mid 18th century, the first floor of the gatehouse was in use as a granary, with a stables and cow house on the ground floor. The clearance and recording of the west part of the gatehouse has revealed evidence for the former presence of the cowhouse / stables. A new doorway associated with the accommodation of the beasts was created in the west wall of the west part; the former original doorway in the north wall went out of use after 1849 when an adjacent angle range was built. Additional windows were created in the first floor chamber over the east part, probably also during the 18th century.
- 5.8 The east part of the adjacent Crown Inn public house, which stands immediately to the south of the former west part of the gatehouse, is dated "1799" by a semi-circular stone set into the apex of the north-east gable. The complete obscuration of almost half the gatehouse by the inn marks a significant downturn in its visual importance, and it may be that the west part was reduced in height to a single storey either immediately before or just after the extension to the inn was built. The large rectorial barn appears to have survived to after 1849, but had been demolished by c.1900. It is noticeable that there is a very marked change in ground level between the churchyard and the grounds of the Rectory at the point where the large building, possibly the barn, is shown on the first edition Ordnance Survey map of 1849; the intervening retaining wall would be worthy of clearance and further inspection from inside the Old Rectory grounds to see if it incorporates part of the large building. Similarly, detailed recording of the interior of the Old Rectory might reveal evidence for any earlier house that was incorporated, and also shed light on the development of the complex as a whole. For example, the moulded pieces of stone used to form the drain in the floor of the west part of the gatehouse may have been taken from a part of the Old Rectory which no longer exists, such as the projections shown in 1849.
- 5.9 The gatehouse seems to have survived when all other above-ground parts of the medieval complex were demolished, purely because it was retained as an entrance to the Rectory grounds, which were both extensive and landscaped by the mid 19th century. One would imagine that the timber-framing of the north elevation, rising over ornamental planting to the foreground, formed a handsome addition to the grounds when viewed from the Rectory, and it is noticeable in historic photographs that this elevation seems to have been better maintained than the others. The gatehouse no longer formed the entrance to the grounds by 1938, when the central passageway had been blocked up by a brick wall. The line of this brick wall can



still be partly traced across the passage, and interestingly it is positioned so that the doorway at the north end of the passage's west wall can still be reached from inside the Rectory grounds. This implies that the west part of the gatehouse was still in use for something, perhaps storage of tools. However, its condition continued to deteriorate throughout the mid 20th century, and its poor state is amply demonstrated by the photographs taken immediately prior to the 1972-1974 works. The works themselves were extensive and involved the replacement of substantial parts of the timber-frame, as well as the infill panels and other features. The planned restoration of the west part of the gatehouse was never undertaken and parts of what remained of the timber-frame here appear to have continued to decay into the 1990s, eventually collapsing and becoming covered by undergrowth.

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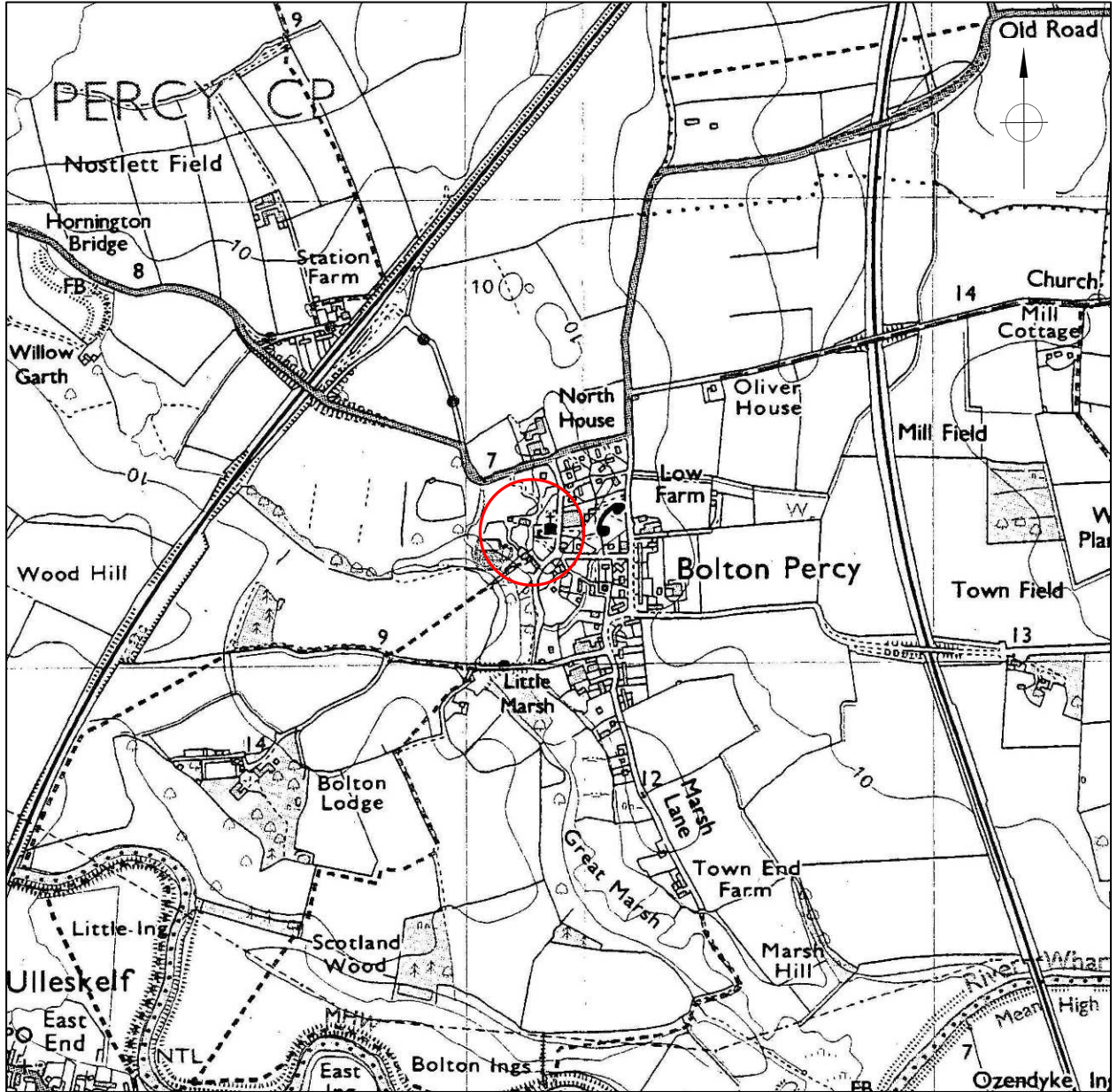
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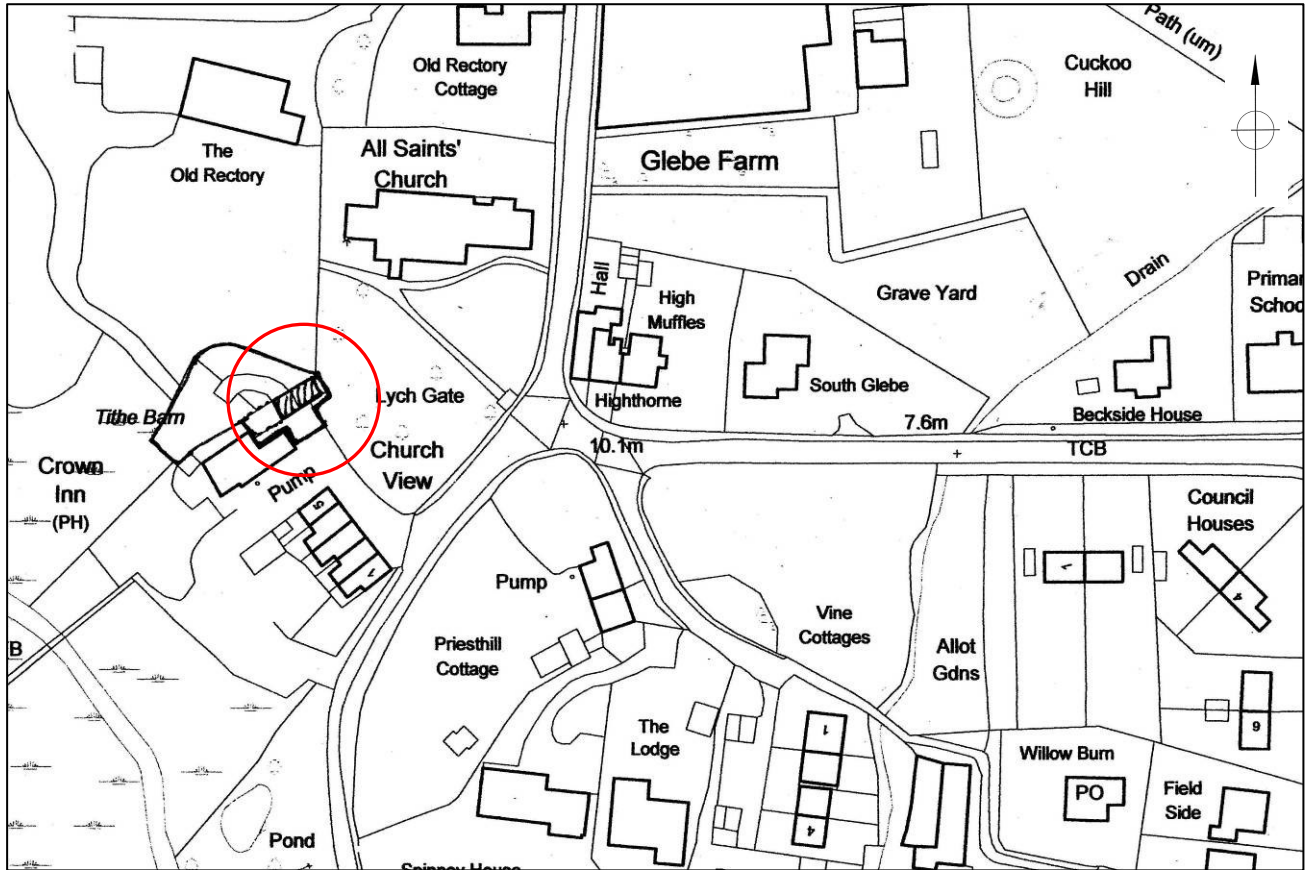
## 7 ACKNOWLEDGEMENTS

- 7.1 The programme of archaeological observation, investigation and recording at the Bolton Percy gatehouse was commissioned by the Vivat Trust, through their architect Peter Gaze Pace. EDAS would like to thank Alice Yates of the Trust and Peter Pace for their help and co-operation in carrying out the archaeological recording. Thanks are also due the main contractors, Historic Property Restoration.
- 7.2 The architectural recording was undertaken by Shaun Richardson, Richard Lamb and Ed Dennison, with the assistance of Chris Mace and Chris Robinson of the South Ainsty Archaeological Society; Catrina Appleby provided the liaison between the Society and EDAS. Shaun Richardson also undertook the archaeological watching brief and documentary research, and took the site photographs and produced the site archive. Additional documentary material was provided by Marjorie Harrison, Chris Mace, Chris Robinson and Catrina Appleby. The final report was produced by Ed Dennison of EDAS, with whom the responsibility for any errors remains.



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PROJECT		BOLTON PERCY GATEHOUSE	
TITLE		GENERAL LOCATION	
SCALE	NTS	DATE	FEB 2010
EDAS		FIGURE	1



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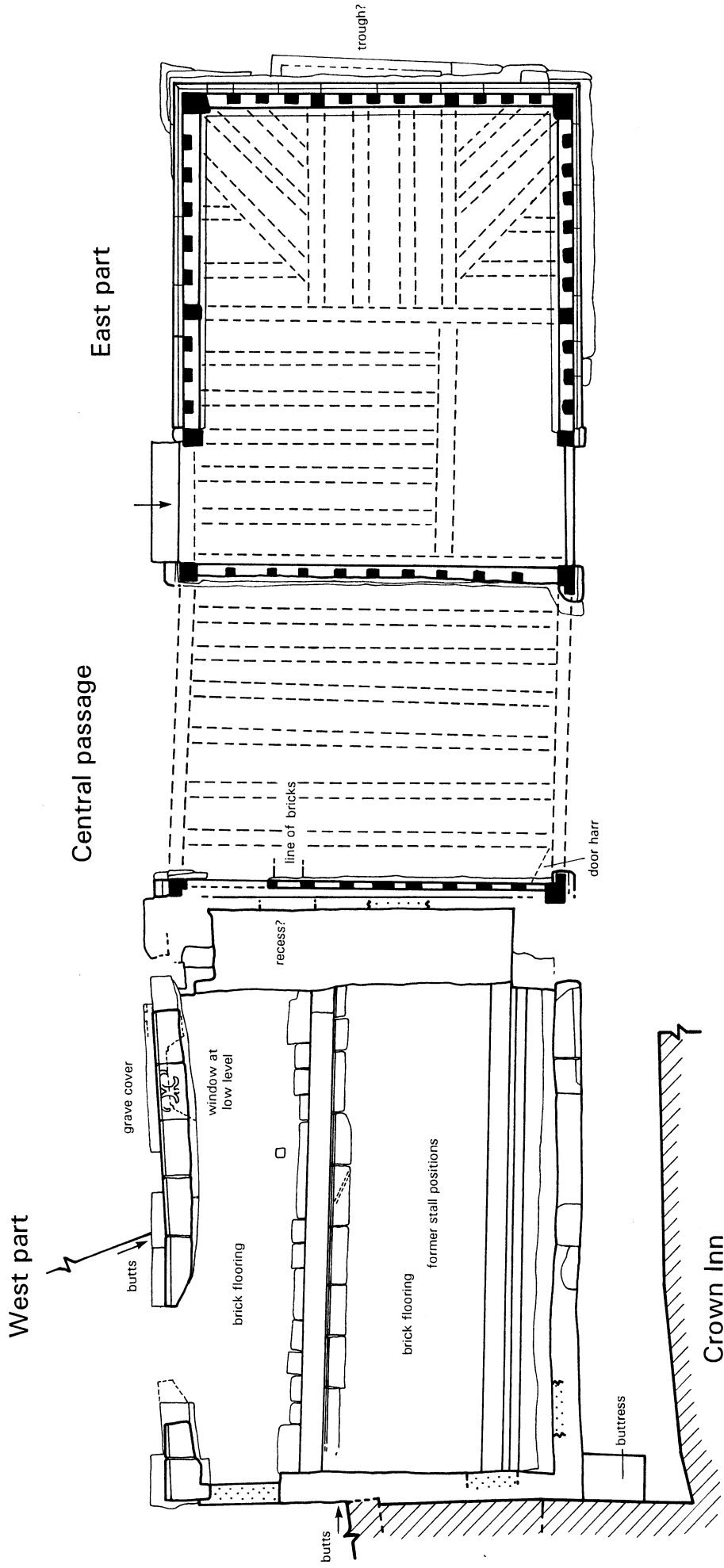
PROJECT		BOLTON PERCY GATEHOUSE	
TITLE		DETAILED LOCATION	
SCALE	NTS	DATE	FEB 2010
EDAS		FIGURE	2



Source: Ordnance Survey 1849 6" map sheet 205.

PROJECT		BOLTON PERCY GATEHOUSE	
TITLE		1849 MAP	
SCALE	NTS	DATE	FEB 2010
EDAS		FIGURE	3

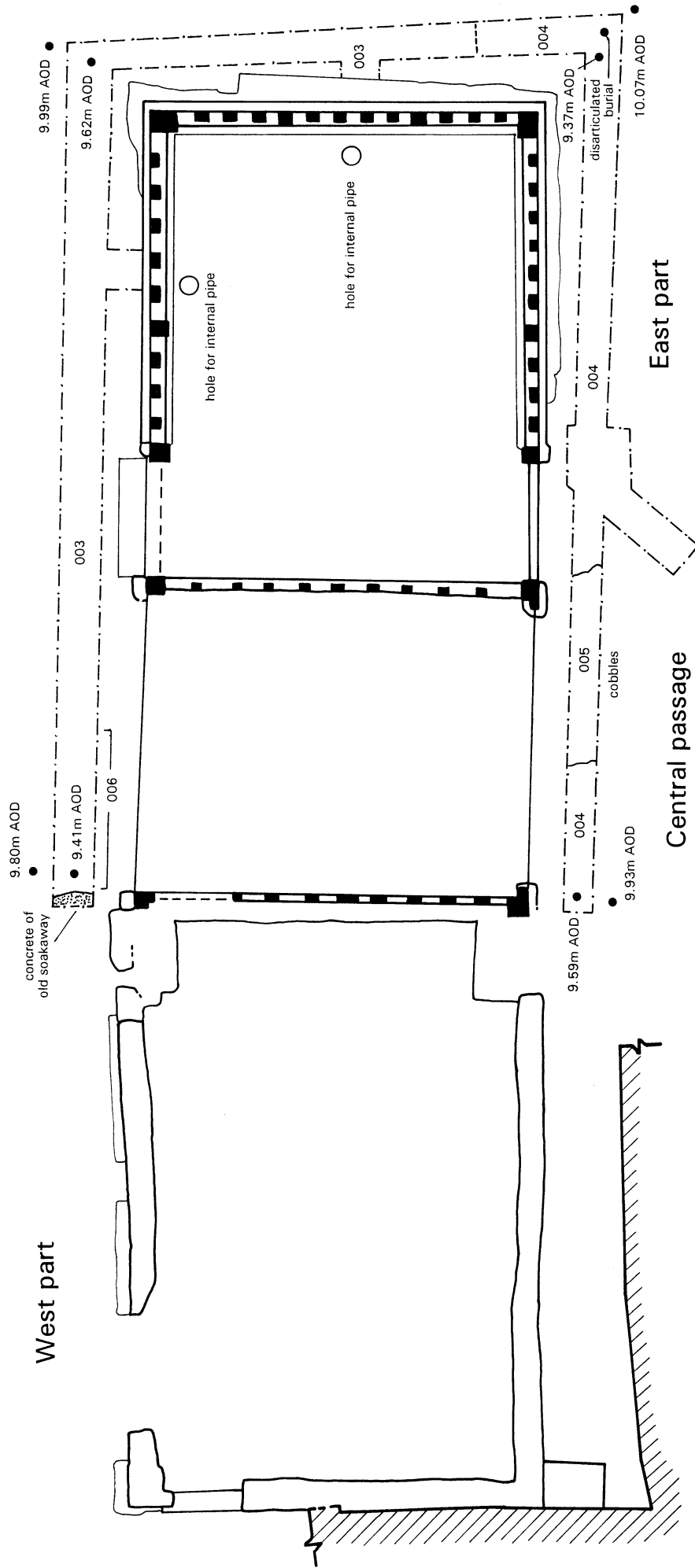
PROJECT	BOLTON PERCY GATEHOUSE		
TITLE	GROUND FLOOR PLAN		
SCALE	AS SHOWN	DATE	FEB 2010
	EDAS	FIGURE	4



 BLOCKING







PROJECT	BOLTON PERCY GATEHOUSE		
TITLE	WATCHING BRIEF RESULTS		
SCALE	AS SHOWN	DATE	FEB 2010
	EDAS	FIGURE	5

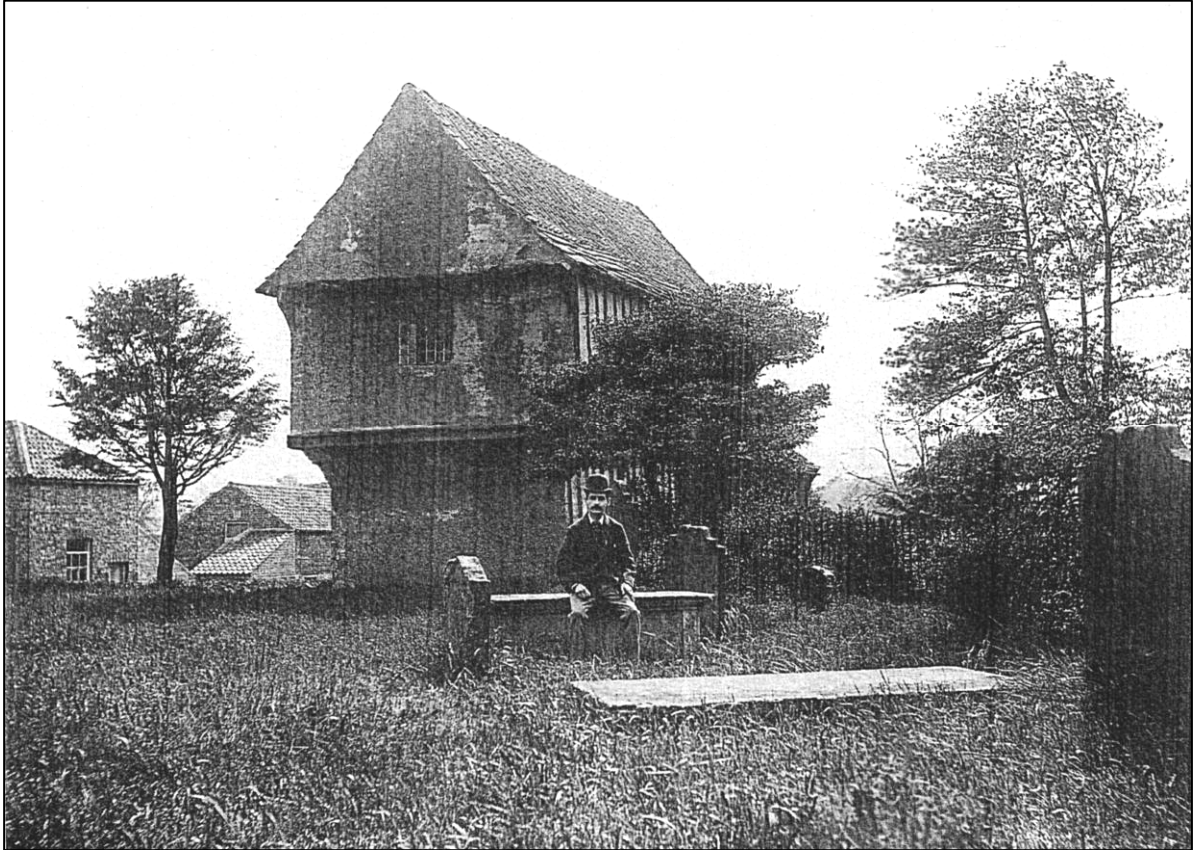


Plate 1: Bolton Percy Gatehouse, c.1900, looking south-west  
(Source: Harrison 2000, 132).



Plate 2: Bolton Percy Gatehouse, early 1960s, looking south  
(image supplied by Marjorie Harrison).

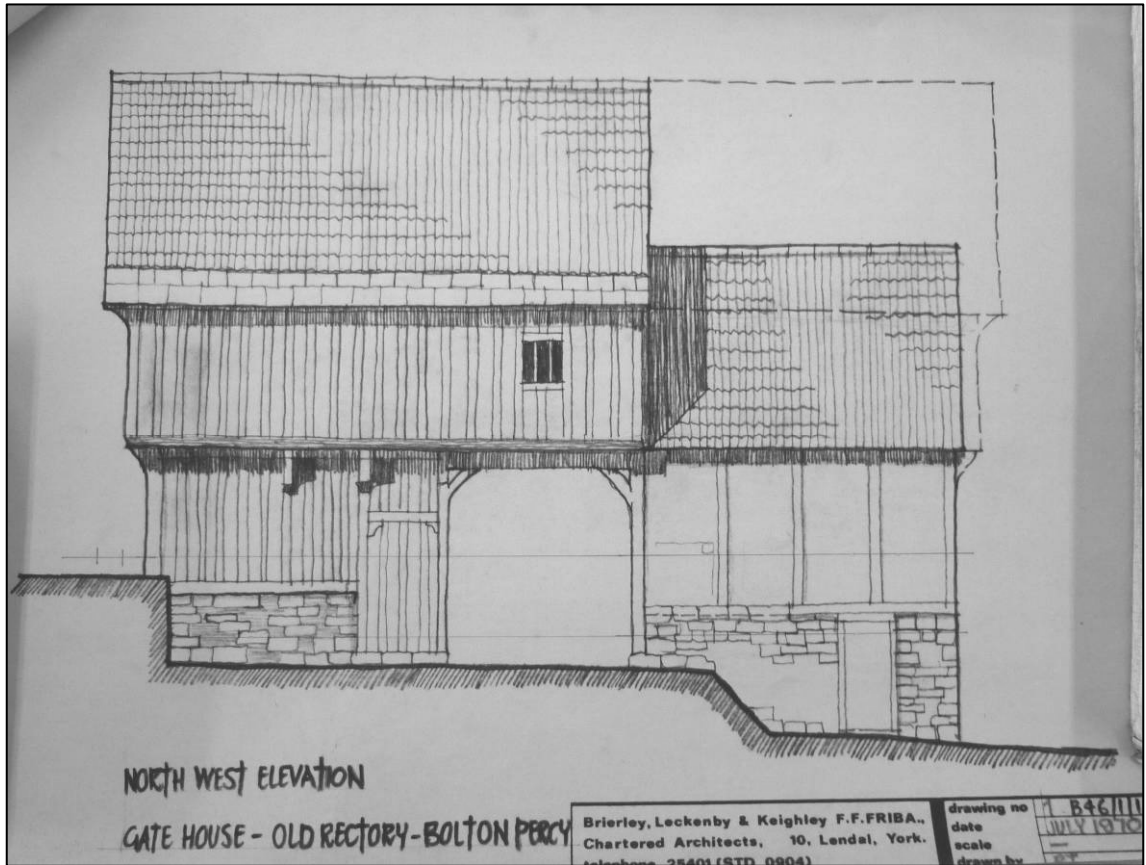


Plate 3: Brierley, Leckenby & Keighley's drawing of the north elevation of the gatehouse as existing, July 1970 (York City Archives B46/1 shelf O4F).



Plate 4: Brierley, Leckenby, Keighley & Groom's sketch design for the complete restoration of the gatehouse, November 1979 (York City Archives B46/1 shelf O4F).



Plate 5: North elevation of gatehouse prior to repairs, looking south-east.



Plate 6: South elevation of gatehouse prior to repairs, looking north-west.



Plate 7: Chamfered plinth, east end of gatehouse, looking north.



Plate 8: Doorway at north end of west side of central passage, looking south-west.



Plate 9: Reused grave slab on chamfered north wall of west cell of gatehouse, looking south-west.



Plate 10: Harr for harr-hung gate over south-west corner of central passage.



Plate 11: General view of old timbers after removal from west cell of gatehouse.



Plate 12: West cell of gatehouse after clearance, looking south-west.

## **APPENDIX 1**

## APPENDIX 1: CATALOGUE OF RECORDED TIMBERS

### Timber 1

This timber measures 2.65m in length, 0.14m in width and has a maximum depth of 0.41m, although for the majority of its length it is only 0.21m deep. The profile of one surface of the wider end is reminiscent of a post head (see figures A1/1); although the timber seems rather narrow for this purpose, it could have been split down from a larger piece or simply just rotted into several pieces. On the opposite surface, there are the remains of two mortices; if the timber did form the remains of the head of a post, then the relative placing of these mortices might suggest that they housed an aisle tie and aisle principal or rafter, although a brace to a jetty bressumer is more likely, given that such features are shown in this position on the c.1973 photograph reproduced by Kvarud (1991).



Photo 2/452: Timbers 1 & 2 - general view.



Photo 2/453: Timbers 1 & 2 - general view.



Photo 2/455: Timbers 1 & 2 - general view.



Photo 2/465: Timber 1 - detail of mortices.



Photo 2/466: Timber 1 - detail of mortices.



## Timber 2

This timber measures 2.75m in length, 0.08m in width and 0.18m in depth. One end is slightly splayed or angled, and might form the remains of a scarf joint. There are two wrought-iron brackets attached to the timber. Each is formed by a pair of flattened straps, slightly raised from the surface of the timber, and once joined by bolts running through the timber; these are or were secured by square nuts. At their base, the straps joint to form a thicker (circular section) piece, which projects beyond the timber. The thicker pieces to both brackets have an eye at the project end, through which a thick wrought-iron bolt is placed. These brackets are sometimes seen where a timber has later timbers strapped on to it in order to provide extra support.



Photo 2/452: Timbers 1 & 2 - general view.



Photo 2/453: Timbers 1 & 2 - general view.



Photo 2/454: Timbers 1 & 2 - general view.



Photo 2/467: Timber 2 - general view.



Photo 2/468: Timber 2 - detail of wrought-iron brackets.

### Timber 3

This timber measures 5.40m in length, 0.15m in width and 0.21m in depth. It appears to form part of a mid-rail, with the very decayed remains of either a stop-splayed or possibly a face-halved and bladed scarf joint at one end. There are 14 mortices for studs in the top, spaced at equal centres and averaging 0.20m in length, although two slightly wider examples may once have housed braces (see figure A1/1). There are a group of four peg holes at one end of one side, and two peg holes at the opposite end of the same side. The condition of the soffit was so poor that it was not possible to tell if there were any corresponding mortices for these peg holes in the soffit. The length and form of the timber suggest that it may be the west part of the jetty bressumer with a stop-splayed scarf at one end in the west part of the gatehouse on one of the "Survey no. 3" drawings.



Photo 2/456: Timber 3 - general view.



Photo 2/457: Timber 3 - detail of mortices.



Photo 2/459: Timber 3 - detail of mortices.



Photo 2/460: Timber 3 - detail of splayed scarf.



Photo 2/461: Timber 3 - detail of splayed scarf.



Photo 2/464: Timber 3 - detail of mortices.

#### Timber 4

This timber measures 1.28m in length, 0.13m in width and 0.25m in depth. There may be the remains of a mortice to one surface.

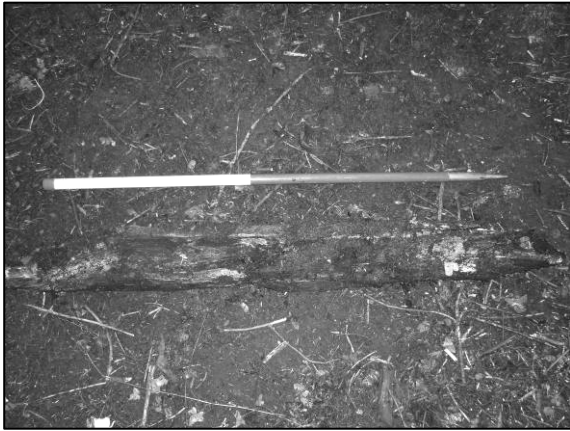


Photo 2/473: Timber 4 - general view.



Photo 2/474: Timber 4 - general view.

#### Timber 5

This timber measures 2.26m in length, 0.17m in width and 0.20m in depth. It is very decayed and preserves no other features.



Photo 2/475: Timber 5 - general view.



Photo 2/476: Timber 5 - general view.

## Timber 6

This timber measures 2m in length, 0.10m in width and a maximum depth of 0.25m, although for the majority of the length the depth is only 0.15m. The timber is slightly jowled to the wider end, and has a well preserved top and soffit. There are no other features.



Photo 2/477: Timber 6 - general view.

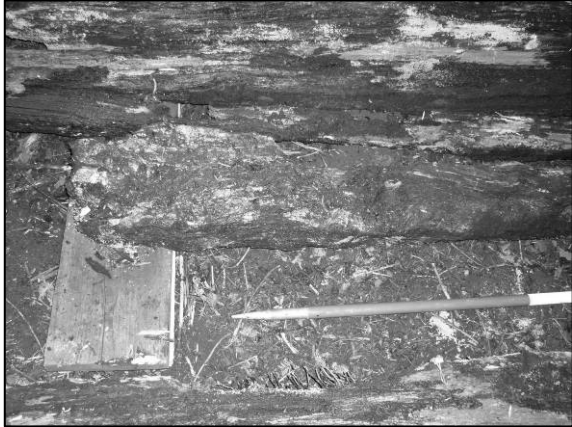


Photo 2/478: Timber 6 - jowled end.



Photo 2/479: Timber 6 - general view.

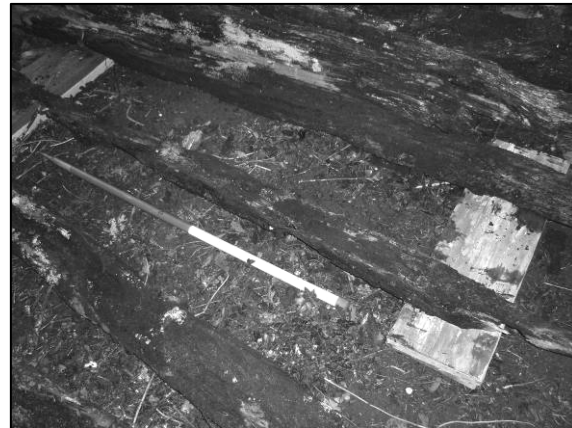


Photo 2/480: Timber 6 - general view.

### Timber 7

This timber measures 2.30m in length, 0.11m in width and 0.11m in depth. There are four mortices spaced at equal centres to one surface, averaging 0.05m in length. The timber resembles a stud or part of a common rafter; if so, then it seems to have been re-used from an earlier structure.



Photo 2/482: Timber 7 - general view.

### Timber 8

This timber measures 2.90m in length, 0.10m in width and 0.12m in depth. It may be a stud or part of a common rafter. There are no other features.



Photo 2/483: Timber 8 - general view.



Photo 2/484: Timber 8 - general view.

## Timber 9

This timber measures 2.73m in length, 0.15m in width and 0.22m in depth. It may be part of a top-rail or a sill beam. There may be the remains of a stop-splayed scarf at one end, while the other end is sawn off (see figure A1/1). There are four peg holes to one end of one side, with a single peg hole at the opposite end of the same side; each peg corresponds with an empty mortice in the surface forming the top or soffit.



Photo 2/485: Timber 9 - general view.



Photo 2/486: Timber 9 - detail of peg holes.



Photo 2/487: Timber 9 - detail of scarf.

## Timber 10

This timber measures 2.83m in length, 0.15m in width and 0.22m in depth. It may be a stud or part of a common rafter. There are no other features.



Photo 2/488: Timber 10 - general view.



Photo 2/489: Timber 10 - detail of peg holes.

## Timber 11

This timber measures 4.64m in length, 0.20m in width and 0.23m in depth. There are four mortices for studs in the top, spaced at equal centres and averaging 0.20m in length. There are a group of four peg holes to one end of one side, corresponding to the mortices, with a mortice of the same length to one end of the same side. At the opposite end, there are the remains of a much longer mortice or perhaps a slot (see figure A1/1).



Photo 2/490: Timber 11 - general view.



Photo 2/491: Timber 11 - general view.



Photo 2/492: Timber 9 - detail of mortice and peg hole.



Photo 2/493: Timber 11 - detail of mortices at one end.

## Timber 12

This timber measures 2.20m in length, 0.20m in width and has a maximum depth of 0.46m, although for the majority of its length it is only 0.18m deep. It forms the remains of the upper part and head of a post, presumably one of those shown here on the c.1974 photograph of the gatehouse reproduced by Kvarud (1991). On the top of the post, there is a cut-out for a horizontal timber, presumably the former jetty, with two peg holes and a corresponding mortice below (see figure A1/2). The position of the peg holes and the angle of the mortice suggest that an upward sloping timber such as an aisle principal joined the post here, although a brace to a jetty bressumer is more likely, given that such features are shown in this position on the c.1973 photograph reproduced by Kvarud (1991).



Photo 2/494: Timber 12 - general view.



Photo 2/495: Timber 12 - general view.



Photo 2/498: Timber 12 - detail of joint.



### Timber 13

This timber measures 3m in length, 0.25m in width and a maximum of 0.30m in depth, although the majority of the length is only 0.20m deep. The timber is slightly jowled to the wider end; a cut out at this end almost certainly once housed an arcade or wall plate, suggesting that the timber is the remains of a post.



Photo 2/500: Timber 13 - general view.



Photo 2/501: Timber 13 - general view.

### Timber 14

This timber measures 2.60m in length, 0.15m in width and 0.22m in depth. There are 3 mortices for studs in the top, spaced at equal centres and averaging 0.20m in length. There are a group of three peg holes to one end of one side, corresponding to the mortices, with a further two peg holes to the opposite end where the timber is very decayed. It may form the remains of a sill beam.

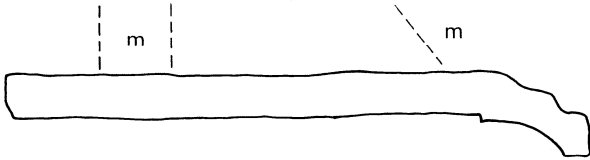


Photo 2/502: Timber 14 - general view.

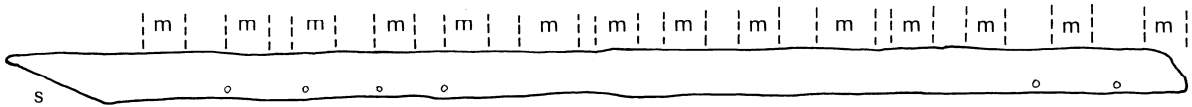


Photo 2/504: Timber 14 - general view.

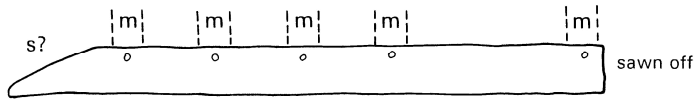
PROJECT BOLTON PERCY GATEHOUSE	
TITLE RECORDED TIMBERS	
SCALE AS SHOWN	DATE FEB 2010
EDAS	FIGURE A1/1



Timber 1

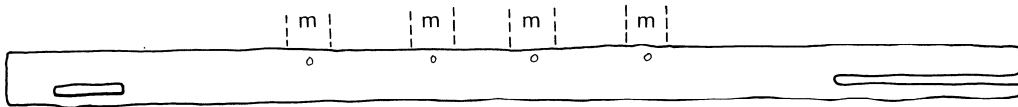


Timber 3



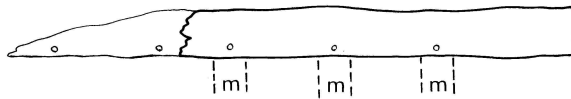
m = mortice  
s = scarf

Timber 9



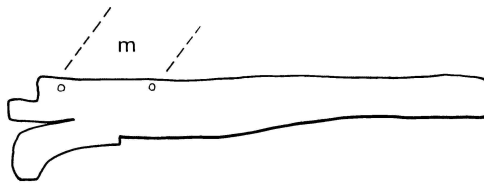
Timber 11





Timber 14

m = mortice  
s = scarf



Timber 12



PROJECT		BOLTON PERCY GATEHOUSE	
TITLE		RECORDED TIMBERS	
SCALE	AS SHOWN	DATE	FEB 2010
	EDAS	FIGURE	A1/2

## APPENDIX 2

## APPENDIX 2: LIST OF CONTEXTS

<i>Context</i>	<i>Description</i>
001	Friable/loose black sandy silt (50%) with loose grey-brown gravel (50%), average 0.05m thick - disturbed topsoil.
002	Compacted mid-brown sand, average 0.05m thick.
003	Stiff rich brown sandy clay with orange mottling, average 0.30m thick.
004	Compacted orange brown silty sand, at least 0.30m thick - natural deposit.
005	Surface of smoothed cobbles, average 0.30m thick.
006	Compacted cream/white lime (50%) with compacted grey-brown gravel, 0.08m thick - construction layer associated with 1972-74 works.

## APPENDIX 3

### APPENDIX 3: LISTED BUILDING DESCRIPTION

IoE Number: 326402

Location: Gatehouse, Gatehouse Lane (north side), Bolton Percy, Selby, North Yorkshire

Date listed: 29 January 1980

Date of last amendment: 29 January 1980

Grade: II\*

Gatehouse. C15 with later alterations including roof structure and restorations including those of late C20. Timber-framed with rendered infill, rubble and hammer-dressed magnesian limestone plinth and pantile roof with lower 3 courses of stone slates. 2 storeys, 3 bays including central carriage arch, the range to the left side derelict at time of resurvey. Close-studded frame with tension braces. Former entrance to left range has hollow-chamfered, basket-arched opening with carved spandrels. Steps to 2 further C20 fire exits to first floor within probably original openings. Present entrance by C20 studded door to rear. First floor jettied to end and sides with carved dragon posts with brattishing and carved grotesques. Windows are C20 replacements. Jettied gable end. Left range: chamfered plinth to height of 0.75 metres with 3 jowled posts and wall plate with splayed scarf joints standing, tie beam and other timbers lying on ground at time of resurvey. Interior. First floor. Jowled posts and cambered tie beams with hollow chamfers. Arch braces with Tudor rose and other carved motifs. Wall plate shows several splayed scarf joints. Trenched and collar purlin roof. Pevsner N, Yorkshire, the West Riding, 1979, p 117.

Source: Images of England website ([www.imagesofengland.org.uk](http://www.imagesofengland.org.uk))

## APPENDIX 4



## APPENDIX 4: PHOTOGRAPHIC CATALOGUE

Film 1: Colour digital photographs taken 26th February 2009

Film 2: Colour digital photographs taken 17th November 2009

Film 3: Colour digital photographs taken 26th November 2009

Film 4: Colour digital photographs taken 27th November 2009

Film 5: Colour digital photographs taken 30th November 2009

Film 6: Colour digital photographs taken 15th December 2009

Film 7: Colour digital photographs taken 18th December 2009

Film	Frame	Subject	Scale
1	399	N elevation, looking S	-
1	400	N elevation, looking S	-
1	401	Doorway at E end of N elevation, looking SE	-
1	402	Doorway at E end of N elevation, looking S	-
1	403	Dragon post, NE corner, looking SW	-
1	404	E internal face of passageway, looking SE	-
1	406	Dragon post, NE corner, N face, looking SE	-
1	407	Green man plaque, N elevation, looking SE	-
1	408	W internal face of cart passage, looking S	-
1	409	Fallen timber in former W part of gatehouse, looking W	-
1	410	1F chamber, looking SW	-
1	411	N knee-brace, E face, E truss, looking W (berries)	-
1	412	N knee brace, E face, W truss, looking W (rose)	-
1	413	1F chamber, detail of roof structure, looking E	-
1	414	1F chamber, detail of roof structure at E end, looking E	-
1	415	GF chamber, detail of ceiling structure over E end, looking E	-
1	416	Fallen timber in former W part of gatehouse, looking NW	-
1	417	S elevation, looking N	-
1	421	Chamfered plinth and possible trough, E end of gatehouse, looking N	-
1	422	Dragon post, SE corner, looking N	-
1	423	Dragon post, SE corner, E face, looking W	-
1	424	Fallen timber in former W part of gatehouse, looking W	-
2	452	Timbers 1 & 2 - general view	1m
2	453	Timbers 1 & 2 - general view	1m
2	454	Timbers 1 & 2 - general view	1m
2	455	Timbers 1 & 2 - general view	1m
2	456	Timber 3 - general view	1m
2	457	Timber 3 - detail of mortices	1m
2	458	Timber 3 - detail of mortices	1m
2	459	Timber 3 - detail of decay	1m
2	460	Timber 3 - detail of splayed scarf	1m
2	461	Timber 3 - detail of splayed scarf	1m
2	462	Timber 3 - detail of mortices	1m
2	463	Timber 3 - detail of mortices	1m
2	464	Timber 3 - detail of mortices	1m
2	465	Timber 1 - detail of mortices	1m
2	466	Timber 1 - detail of mortice	1m
2	467	Timber 2 - general view	1m
2	468	Timber 2 - detail of wrought-iron brackets	1m
2	469	Interior GF E cell, W wall after removal of modern staircase, looking W	1m
2	470	Interior GF E cell, W wall after removal of modern staircase, looking W	1m
2	471	Interior GF E cell, W wall after removal of modern staircase, looking S	1m
2	472	Interior GF E cell, W wall after removal of modern staircase, looking W	1m
2	473	Timber 4 - general view	1m
2	474	Timber 4 - general view	1m
2	475	Timber 5 - general view	1m
2	476	Timber 5 - general view	1m
2	477	Timber 6 - general view	1m
2	478	Timber 6 - jowled end	1m
2	479	Timber 6 - general view	1m
2	480	Timber 6 - general view	1m

2	481	Timber 6 - general view	1m
2	482	Timber 7 - general view	1m
2	483	Timber 8 - general view	1m
2	484	Timber 8 - general view	1m
2	485	Timber 9 - general view	1m
2	486	Timber 9 - detail of peg holes	1m
2	487	Timber 9 - detail of scarf	1m
2	488	Timber 10 - general view	1m
2	489	Timber 10 - detail of peg holes	1m
2	490	Timber 11 - general view	1m
2	491	Timber 11 - general view	1m
2	492	Timber 11 - detail of mortice and peg hole	1m
2	493	Timber 11 - detail of mortice to one end	1m
2	494	Timber 12 - general view	1m
2	495	Timber 12 - general view	1m
2	496	Timber 12 - general view	1m
2	497	Timber 12 - detail of joint	1m
2	498	Timber 12 - detail of joint	1m
2	499	Timber 13 - general view	1m
2	500	Timber 13 - general view	1m
2	501	Timber 13 - general view	1m
2	502	Timber 14 - general view	1m
2	503	Timber 14 - general view	1m
2	504	Timber 14 - general view	1m
2	505	GF W cell during clearance, looking E	1m
2	506	GF W cell during clearance, looking N	1m
2	507	GF W cell during clearance, looking NW	1m
2	508	GF W cell during clearance, looking W	1m
2	509	GF W cell during clearance, looking S	1m
2	510	GF W cell during clearance, looking SW	1m
2	511	GF W cell during clearance, looking SW	1m
3	542	GF W cell after clearance, looking SW	1m
3	543	GF W cell after clearance, looking W	1m
3	544	GF W cell after clearance, looking W	1m
3	545	GF W cell after clearance, looking N	1m
3	546	GF W cell after clearance, detail of drain and brick paving, looking SE	1m
3	547	GF W cell after clearance, detail of drain and brick paving, looking SE	1m
3	548	GF W cell after clearance, looking S	1m
3	549	GF W cell after clearance, looking SW	1m
3	550	GF W cell after clearance, detail of drain and brick paving, looking SE	1m
3	551	GF W cell after clearance, detail of brick kerb, looking SE	1m
3	552	GF W cell after clearance, E end of S wall, looking SE	1m
3	553	GF W cell after clearance, central part of S wall, looking SE	1m
3	554	GF W cell after clearance, W end of S wall, looking SE	1m
3	555	GF W cell after clearance, W wall, looking SW	1m
3	556	GF W cell after clearance, blocked doorway at N end of W wall, looking W	1m
3	557	GF W cell after clearance, doorway at W end of N wall, looking NW	1m
3	558	GF W cell after clearance, threshold of doorway at W end of N wall, looking NW	1m
3	559	GF W cell after clearance, blocked window at W end of N wall, looking NW	1m
3	560	GF W cell after clearance, blocked window at W end of N wall, looking NW	1m
3	561	GF W cell after clearance, N end of E wall, looking NE	1m
3	562	GF W cell after clearance, E wall, looking NE	1m
3	563	GF W cell after clearance, S end of E wall, looking NE	1m
3	564	GF W cell after clearance, chamfered plinth to N wall, looking SW	1m
3	565	GF W cell after clearance, chamfered plinth to N wall, looking S	1m
3	566	GF W cell after clearance, chamfered plinth to N wall, detail of re-used grave slab	1m
3	567	GF W cell after clearance, chamfered plinth to S wall, looking W	1m
3	568	GF W cell after clearance, chamfered plinth to S wall, looking W	1m
3	569	GF W cell after clearance, buttress to S wall, looking SW	1m
3	570	GF W cell after clearance, buttress to S wall, looking SW	1m
3	571	GF W cell after clearance, blocked doorway to exterior face of W wall,	1m

		looking NE	
3	572	GF W cell after clearance, blocked doorway to exterior face of W wall, looking NE	1m
3	573	GF W cell, wall butting exterior face of W wall, looking SE	1m
3	574	GF W cell after clearance, blocked drain to floor, looking SW	1m
3	576	GF W cell after clearance, blocked drain to floor, looking S	1m
3	577	GF W cell after clearance, blocked drain to floor, looking S	1m
3	578	GF W cell after clearance, blocked drain to floor, showing re-used moulded jambs, looking SE	1m
3	579	GF W cell after clearance, typical brick paving, looking E	1m
3	580	GF W cell after clearance, E end of S wall, looking SE	1m
3	581	GF W cell after clearance, central part of S wall, looking SE	1m
3	582	GF W cell after clearance, W end of S wall, looking SE	1m
4	583	Drainage trench, N side of E cell, looking NE	1m
4	584	Drainage trench, N side of E cell, looking NE	1m
4	585	Drainage trench, N side of E cell, looking E	1m
4	586	Exposed concrete underpinning, drainage trench, N side of E cell, looking SE	1m
4	587	Drainage trench, E side of E cell, looking S	1m
4	588	Drainage trench, stone trough/coffin?, E side of E cell, looking SE	1m
4	589	Drainage trench, stone trough/coffin?, E side of E cell, looking SE	1m
4	590	Exposed footings?, drainage trench, E side of E cell, looking W	1m
4	591	Exposed footings?, drainage trench, E side of E cell, looking W	1m
4	592	Drainage trench, E side of E cell, looking NW	1m
4	593	Drainage trench, E side of E cell, looking NW	1m
4	594	Drainage trench, E side of E cell, looking SE	1m
4	595	Drainage trench, E side of E cell, looking SE	1m
4	596	Interior GF E cell after stripping out, N wall, looking N	1m
4	597	Interior GF E cell after stripping out, N wall, looking NW	1m
4	598	Interior GF E cell after stripping out, E wall, looking E	1m
4	599	Interior GF E cell after stripping out, S wall, looking S	1m
4	600	Interior GF E cell after stripping out, W wall, looking W	1m
4	601	Interior GF E cell after stripping out, W wall, looking W	1m
4	602	Interior GF E cell after stripping out, W wall, looking W	1m
4	603	Interior 1F after stripping out, E wall, looking E	1m
4	604	Interior 1F after stripping out, SE corner post, looking E	1m
4	605	Interior 1F after stripping out, NE corner post, looking E	1m
4	606	Interior 1F after stripping out, N wall, looking NW	1m
4	607	Interior 1F after stripping out, N wall, post detail, looking W	1m
4	608	Interior 1F after stripping out, S wall, looking SE	1m
4	609	Interior 1F after stripping out, W wall, looking W	1m
4	610	Interior 1F after stripping out, W wall, looking W	1m
4	612	Drainage trench, E side of E cell, looking NW	1m
5	627	Drainage trench, S side of passageway showing cobbles 005, looking NE	1m
5	628	Drainage trench, S side of passageway showing cobbles 005, looking NW	1m
5	629	Drainage trench, S side of passageway showing cobbles 005, looking NW	1m
5	630	Drainage trench, S side of passageway showing cobbles 005, looking NW	1m
5	631	Drainage trench, S side of passageway showing cobbles 005, looking NW	1m
5	632	Drainage trench, N side of passageway, looking W	1m
5	633	Drainage trench, N side of passageway showing section, looking SE	1m
5	635	Drainage trench, E side of E cell beneath trough/coffin, finished depth, looking S	1m
5	636	Drainage trench, E side of E cell, finished depth, looking SE	1m
5	638	Drainage trench, S side of E cell to link up to existing pipe, finished depth, looking SW	1m
5	639	Drainage trench, S side of passageway, finished depth, looking SW	1m
6	902	Harr for harr hung gate over SW corner of passageway, looking SE	0.30m
6	903	Harr for harr hung gate over SW corner of passageway, looking SE	0.30m
6	904	Ferramenta to joists over passageway, looking W	0.30m
6	905	Joists over passageway, looking SE	-
6	906	Joists over passageway, looking S	-

6	907	Green man plaque to N elevation, looking S	0.30m
6	908	Scarf joint to N elevation, looking S	0.30m
6	909	Foliage to N face of NE corner dragon post, looking S	0.30m
6	910	Faces to E face of NE corner dragon post, looking W	0.30m
6	912	Brattished rail beneath coving of E Gable, looking SW	-
6	913	Lion to E face of SE corner dragon post, looking SW	0.30m
6	914	Lion to E face of SE corner dragon post, looking SW	0.30m
6	916	Face to S face of SE corner dragon post, looking N	0.30m
6	917	Face to S face of SE corner dragon post, looking N	0.30m
6	918	Leaf plaque, S elevation, looking N	0.30m
6	919	Kings head plaque, S elevation, looking N	0.30m
6	920	1972-74 lead flashing to infill panels of N elevation, looking N	0.30m
6	921	Roof during conservation, looking W	-
6	922	Roof during conservation, looking SW	-
6	923	SE corner of 1F showing 1972-74 repairs, looking NW	-
7	950	Nov 1979 plan for complete restoration of gatehouse	-
7	951	Nov 1979 plan for complete restoration of gatehouse	-
7	952	Nov 1979 plan for complete restoration of gatehouse	-
7	953	Nov 1979 plan for complete restoration of gatehouse	-
7	954	Nov 1979 plan for complete restoration of gatehouse	-
7	955	Nov 1979 plan for complete restoration of gatehouse	-
7	956	Nov 1979 plan for complete restoration of gatehouse	-
7	957	'First survey' sketch Feb 1968 F W B & Mary Charles	-
7	958	'First survey' sketch Feb 1968 F W B & Mary Charles	-
7	959	'First survey' sketch Feb 1968 F W B & Mary Charles	-
7	960	'First survey' sketch Feb 1968 F W B & Mary Charles	-
7	961	'First survey' sketch Feb 1968 F W B & Mary Charles	-
7	962	'First survey' sketch Feb 1968 F W B & Mary Charles	-
7	963	'First survey' sketch Feb 1968 F W B & Mary Charles	-
7	964	'First survey' sketch Feb 1968 F W B & Mary Charles	-
7	965	Notes accompanying 'Second survey' sketch Feb 1968 F W B & Mary Charles	-
7	966	Notes accompanying 'Second survey' sketch Feb 1968 F W B & Mary Charles	-
7	967	'Second survey' sketch November 1969	-
7	968	'Second survey' sketch November 1969	-
7	969	'Survey No 3' July 1969 F W B & Mary Charles	-
7	970	'Survey No 3' July 1969 F W B & Mary Charles	-
7	971	'Survey No 3' July 1969 F W B & Mary Charles	-
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7	996	Photo of 1F chamber prior to restoration by K Gibson	-
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## **APPENDIX 5**

## **APPENDIX 5: WRITTEN SCHEME OF ARCHAEOLOGICAL INVESTIGATION**

### **1 INTRODUCTION**

- 1.1 A scheme to convert Bolton Percy gatehouse to holiday accommodation has been proposed by The Vivat Trust. An Initial Architectural and Archaeological Assessment was previously undertaken by Ed Dennison Archaeological Services Ltd (EDAS), which provided an outline historical background and structural description of the gatehouse (drawing upon earlier works and observations made during a site visit) and an assessment of the archaeological implications of the proposed works (Richardson & Dennison 2009). This document also put forward a series of recommendations to mitigate these implications.
- 1.2 Planning permission for the conversion of the gatehouse was approved by Selby District Council, subject to a number of conditions. One of these conditions required the production of a "Written Scheme of Investigation" which details the scale and scope of any archaeological recording. This document forms that Written Scheme of Investigation.

### **2 SITE LOCATION AND SUMMARY DESCRIPTION**

- 2.1 Bolton Percy gatehouse lies to the west of the centre of Bolton Percy village, c.30m to the south-west of All Saints Church (NGR SE 531 442). Bolton Percy itself lies some 4km to the east of Tadcaster, in North Yorkshire. The access to the gatehouse is now provided by a partly metalled trackway which leaves the main north-south road running through the village and turns north-west to pass between the churchyard and a row of terraced houses. The juxtaposition of the track and the gatehouse suggest that this preserves the historic line of approach.
- 2.2 The gatehouse formerly defined the entrance to a courtyard rectorial holding, and was built in c.1500. It is a rare surviving example, both in the north of England and nationally, of a timber-framed gatehouse of this period. The gatehouse is a Grade II\* Listed Building and a Scheduled Monument (although the SM legislation will take precedence), and it lies within the Bolton Percy village Conservation Area.
- 2.3 The previous EDAS assessment contains a detailed structural description of the gatehouse (Richardson & Dennison 2009, 4-6). In summary, it comprises a timber-framed structure rising from a chamfered stone plinth, formerly of five bays to the ground floor, with two bays placed to either side of the central single-bay passage. The passage and the two bays to the east are well preserved, as is the impressive three-bay first floor chamber above them. However, the two western bays now survive only to the height of the stone plinth, and this itself has been subject to some alteration while the interior is overgrown. A number of poorly preserved timbers remain within the ruined western end, which are assumed to originate from various dismantling works which took place between 1972-74 and 1980. The surviving parts of the gatehouse underwent extensive and careful conservation during the early 1970s, but these are now beginning to deteriorate again, and further remedial works are required.

### **3 PLANNING BACKGROUND**

- 3.1 The current planning application (2009/0589/FUL) was given full permission on 19th August 2009. The planning permission was subject to a number of conditions, one of which relates to archaeological issues. Condition no. 4 states:
- "No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority".
- 3.2 As noted above, this document represents the "written scheme of investigation" referred to in this planning condition.

## 4 SCHEDULED MONUMENT CONSENT

- 4.1 The Bolton Percy gatehouse is a Scheduled Monument (North Yorkshire No 90). In addition to any planning permission, Scheduled Monument Consent (SMC) needs to be obtained prior to any works being done to, or affecting, a Scheduled Monument.
- 4.2 SMC for the conversion of the gatehouse was obtained from the Secretary of State of the Department for Culture, Media and Sport on 27th April 2009 (ref HSD 9/2/1 1066), subject to a number of conditions. These conditions require at least two weeks advance notice of the works to be given to English Heritage, the North Yorkshire County Council Heritage and Environment Section, and the English Heritage Historic Environment Field Advisor, and that these people/organisations are to be given the opportunity to inspect the works as they are being carried out.
- 4.3 Other conditions state that those involved in the work must be made aware of the fact that the site is legally protected as an Scheduled Monument, that equipment or machinery is not to be used which might damage the monument (other than for those works for which consent has been given), that any levelling or infill material must be sourced from outside the scheduled area, and that excavations for footings should not exceed 250mm in depth. Another condition states that any ground and/or fabric disturbance works must be supervised by EDAS, and that a report on the archaeological recording must be provided to the people/organisations named above, as well as the National Monuments Record, within three months of the completion of the work.

## 5 SCHEME OF ARCHAEOLOGICAL INVESTIGATION

- 5.1 Only those elements of the proposed conversion works which may have archaeological implications are included in the following scheme of investigation. Full details of all the proposed conservation works are contained in the project architect's specification (Pace 2009).
- 5.2 In order to mitigate the archaeological implications of the conversion works, it is appropriate that several stages of archaeological investigation are carried out prior to and during the works. These investigations will be undertaken by EDAS, who will be appointed and commissioned by The Vivat Trust. Where possible and appropriate, and subject to health and safety considerations, some of the archaeological recording works may be undertaken with assistance from members of the South Ainstey Archaeological Society.
- 5.3 Advice previously issued by the Institute of Field Archaeologists in relation to watching briefs (IFA 1999) will be followed, as well as the "Standard Written Scheme of Investigation (WSI) for Archaeological Watching Brief" produced by North Yorkshire County Council's Heritage Section. Contact will also be made with the receiving museum (York Museum), English Heritage and the North Yorkshire SMR in advance of the start of the project.

### **Clearance and Retention of Timbers from the West Part of the Gatehouse: Photographic and Written Recording**

- 5.4 It is proposed that the former western part of the building will be cleared out and the timbers currently therein salvaged and secured to the west side of the building under a new oak staircase. However, as a result of the EDAS site visit (26th February 2009), it is considered that these timbers are now in such a poor condition that salvage will not be possible. Nevertheless, they do merit some sort of more detailed inspection prior to being discarded, accompanied by an appropriate level of recording.
- 5.5 It is not possible to record the timbers in their current location, due to health and safety issues. The timbers will therefore be carefully removed from the building footprint by the main contractors and laid out on the adjacent ground, so that they can be seen and recorded individually. This recording will comprise a photographic record with an appropriate written description. Colour digital photographs will be taken (10m megapixel resolution) of the timbers from all angles and square on to each face, both collectively and individually, using appropriate photographic scales. The photographic guidelines produced



by English Heritage (2006, 10-12) will be followed, where appropriate. The written descriptions will include dimensioned sketches where necessary; based on what could be seen during the site visit, it is not envisaged that detailed scaled drawings of individual timbers will be required, although this may be revised when the timbers can be inspected more closely. A photographic catalogue will also be produced.

- 5.6 Once the west part of the gatehouse has been cleared of vegetation and rubbish by the main contractors, a 1:50 plan of the ruined structure will be made at plinth level, accompanied by an appropriate written description and colour digital photographs. This recording work will be carried out prior to laying a new gravel bed to this area and any consolidation of the ruined walls.

#### **Alterations to the Building: Photographic and Written Recording**

- 5.7 The conversion works propose that the 1970s infill panels between the studs are removed and replaced with more sympathetic and efficient examples. However, until the full extent of the 1970s restoration work becomes clear, it is not certain if all the infill panels were replaced at this date. It is therefore possible that historic infill material might be exposed, and so a periodic archaeological watching brief will be maintained during the works to cover any such eventuality. If historic material is revealed or uncovered, an appropriate photographic and descriptive record will be produced.

#### **Below-ground Works: Archaeological Monitoring**

- 5.8 It was originally proposed that the 1970 quarry tile floor in the east part of the gatehouse was to be dug out and replaced with a stone flag floor with underfloor heating. However, this work is no longer considered to be necessary, and no ground works will be undertaken inside the roofed part of the gatehouse.
- 5.9 Externally, it is proposed that a new foul water drain with three inspection chambers is excavated around the outside of the east part of the gatehouse, which will then connect with an existing drain. Other excavations will be undertaken around the outside the building to investigate and if necessary replace any existing French Drain; any new French drain will lead to a c.1m square and 0.6m deep soakaway positioned within the ruined west end of the gatehouse. These groundworks may well expose structural information relating to the history and use of the building, and so excavation will be subject to constant archaeological monitoring (a watching brief), possibly with the assistance of members of the South Ainstey Archaeological Society, subject to appropriate Health and Safety considerations.

#### *Archaeological watching brief methodology*

- 5.10 The aim of the archaeological watching brief will be to record and recover information relating to the nature, date, depth, and significance of any archaeological features and deposits which might be affected by the conversion works.
- 5.11 Any trenches, pits, ground reducing works etc will be subject to archaeological monitoring as they are being dug, so that any archaeological deposits that might be uncovered can be immediately identified and recorded. Where mechanical equipment is to be used for the excavations (e.g. JCB or mini-digger), the main contractor will use a toothless bucket, to facilitate the archaeological recording.
- 5.12 If it becomes clear during the monitoring work that little of archaeological interest is likely to survive in specific parts of the site, the recording work may be halted in that part of the site. However, if structures, features or finds of archaeological interest are exposed or disturbed, the archaeologists will be allowed time to clean, assess, and hand excavate, sample and record the archaeological remains, as necessary and appropriate according to the nature of the remains, to allow the archaeological material to be sufficiently characterised.
- 5.13 All observed archaeological contexts (deposits, fills, cuts, structural remains etc) will be recorded by written records giving details of location, composition, shape, dimensions,

relationships, finds, samples, and cross-references to other elements of the record and other relevant contexts, in accordance with best industry practice and following EDAS recording guidelines. All contexts, and any small finds and samples from them, will be given unique identifying numbers.

- 5.14 A full written, drawn and photographic record will be made of all material and features revealed during the course of the observations. The position of each area of ground disturbance, relative to the structure of the gatehouse, will be produced at a scale of 1:100 or 1:50. Other individual plans will be completed at a scale of 1:50 or 1:20 (as appropriate), whilst section drawings will be at a scale of 1:10. All sections, plans and elevations will include spot-heights related to Ordnance Datum in metres as correct to two decimal places. Colour digital photographic records (10m megapixel resolution) will be taken, using appropriate scales and identifiers.
- 5.15 All non-modern artefacts recovered by the works will be treated as small finds, will be recorded three dimensionally, and will be retained and removed from the site for processing and analysis. Non-modern artefacts will also be collected from the excavated topsoil and subsoil, where practicable. The following categories of finds may be predicted: pottery, ferrous and non-ferrous metalwork, glass, ceramic building materials, clay pipes, worked bone, flint and/or worked stone. Any artefacts recovered and retained from the evaluation will be packed and stored in the appropriate materials and conditions to ensure that minimal deterioration takes place. The guidelines laid out in the IFA Guidelines for Finds Work will be followed, and conservation work, if required, will be undertaken by approved conservators following UKIC guidelines (UKIC 1990).
- 5.16 If, in the professional judgement of the archaeologist on site, unexpectedly significant or complex discoveries are made that warrant more recording than is covered by this WSI, immediate contact will be made with the project architect and English Heritage. This will allow appropriate amendments to be made to the scope of the recording work, in agreement with all parties concerned; these amendments might, for example, including the necessity for the sampling of archaeological and/or environmental deposits. The possibility of temporarily halting work for unexpected discoveries has already been discussed with the Client and main contractor, and sufficient time and resources will be made available to ensure that proper recording is made prior to any removal.
- 5.17 The terms of the Treasure Act (1996) will be followed with regard to any finds which might fall within its purview. Any such finds will be removed to a safe place, and reported to the local coroner as required by the procedures laid down in the Code of Practice. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft. A finds recovery and conservation strategy will also be discussed and agreed with the project architect in advance of the project commencing.
- 5.18 The scale and nature of the proposed investigations suggest that a soil-sampling programme for the recovery of carbonised and waterlogged remains, vertebrate remains, molluscs and small artefactual material etc will not be necessary for this project. However, such a programme will be initiated should the need be identified. EDAS will also make provision for the recovery of samples suitable for scientific dating, as necessary.
- 5.19 The archaeological recording work should not cause undue delay to the overall programme of site works, and much can be achieved through liaison and co-operation with the main contractor. However, the main contractor and client should ensure that the archaeologists have sufficient time and resources to ensure compliance with this WSI. It is likely that the archaeological recording will be accomplished through a number of separate site visits, the number and duration of which will be determined by the speed of the development and/or excavations. Access to the site will therefore be afforded to the archaeologists at all reasonable times.

## Reporting and Archive

### *Project archive*

- 5.20 On completion of all the archaeological fieldwork, any samples taken will be processed and any finds will be cleaned, identified, assessed, spot dated, marked (if appropriate) and properly packaged and stored in accordance with the requirements of national guidelines. The level of post-excavation analysis will be appropriate to the quality and quantity of the finds recovered, and specialists would be consulted as necessary.
- 5.21 A fully indexed and ordered field archive will be prepared, in accordance with published guidance (e.g. MGC 1994) and the requirements of the recipient museum. The archive will comprise primary written documents, plans, sections and photographs, and an index to the archive. With the exception of human remains and finds of treasure (as defined under the 1996 Treasure Act) (see above), all finds are the property of the landowner. However, it is generally expected that the finds will also be deposited with the site archive. A finds recovery and conservation strategy will be agreed in advance of the project commencing, and this will include contingency arrangements for artefacts of special significance. Any recording, marking and storage materials will be of archival quality, and recording systems will be compatible with the recipient museum.
- 5.22 Subject to the agreement of the landowner, the site archive including finds will be deposited with the Yorkshire Museum in York. A copy of the Archive Index and the name of the recipient museum will also be sent to English Heritage and the North Yorkshire SMR.

### *Reporting*

- 5.23 All of the artefacts, ecofacts and stratigraphic information recovered from the site investigations will be assessed as to their potential and significance for further analysis. If necessary, a post-excavation assessment will be undertaken, which will conform to the requirements defined by English Heritage (1991); if further post-excavation work is recommended, an outline research design will be prepared and costed.
- 5.24 Within ten weeks of the completion of the site work, a report on the site investigations will be produced. This report will include the following (as appropriate):
- A non-technical summary;
  - Site code/project number;
  - Planning reference number and other reference numbers;
  - Dates for fieldwork visits;
  - National grid reference;
  - A location plan, with scale;
  - A copy of the developer's plan showing the areas monitored;
  - Sections and plan drawings with ground level, Ordnance Datum and vertical and horizontal scales;
  - General site photographs, as well as photographs of any significant archaeological deposits or artefacts that are encountered;
  - A written description and analysis of the methods and results of the archaeological investigations, in the context of the known archaeology of the area;
  - Specialist artefact and environmental reports, as necessary.
- 5.25 Five copies of the final report will be supplied, for distribution to the Client, the project architect, English Heritage, North Yorkshire SMR and the National Monuments Record. A copy of the final report will also be included within the site archive.
- 5.26 EDAS also subscribe to English Heritage's OASIS (Online Access to Index of Archaeological Investigations) project, and all EDAS projects are fully OASIS compliant. Prior to the start of the fieldwork, an OASIS online record will be initiated and key fields completed on Details, Location and Creators forms. All parts of the OASIS online form will be subsequently completed for submission to English Heritage. This will include an uploaded pdf version of the entire report.

## Other Considerations

### *Health and Safety*

- 5.27 EDAS would comply with the Health and Safety at Work Act of 1974 while undertaking the work. A full copy of their Health and Safety Policy is available on request. All archaeological work on site will be carried out with due regard for all Health and Safety considerations, and Health and Safety will take priority over archaeological matters. As some of the recording work will be carried out at the same time as the main contractor's work, EDAS will also have regard for any constraints or restrictions imposed by the Main Contractor.
- 5.28 The archaeologists undertaking the investigations will be equipped with a mobile phone that will be switched on at all times during fieldwork operations to enable contact to be made between the site and other interested bodies.
- 5.29 EDAS will also undertake a Risk Assessment detailing project-specific Health and Safety requirements, which all members of staff are made aware of prior to on-site work commencing.

### *Insurance*

- 5.30 The site is privately owned and EDAS would indemnify the landowner in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the archaeological investigations, to the extent of EDAS's Public Liability Insurance Cover (£5,000,000).

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