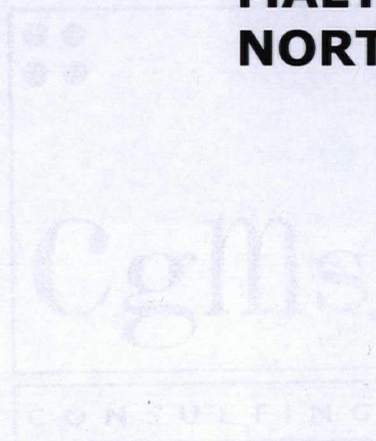


**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

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ENY	3562
CNY	6018
Parish	3083
Rec'd	30/11/06

**BARTON COTTAGE
CASTLE HOWARD WAY
MALTON
NORTH YORKSHIRE**



**ROB BOURN BA MA MIFA &
SALLY DICKS BA AIFA**

NOVEMBER 2006

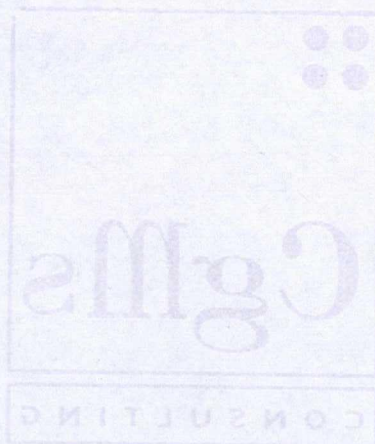
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**ARCHAEOLOGICAL
DESK BASED
ASSESSMENT**

**BARTON COTTAGE
CASTLE HOWARD WAY
MALTON
NORTH YORKSHIRE**

**LOCAL PLANNING AUTHORITY:
RYDALE DISTRICT COUNCIL**

SITE CENTRED AT: SE 782 716

**ROB BOURN BA MA MIFA &
SALLY DICKS BA AIFA**

NOVEMBER 2006

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1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched and prepared by Rob Bourn and Sally Dicks of CgMs Consulting on behalf of McCarthy & Stone (Developments) Ltd.
- 1.2 The assessment considers land, also referred to as the study site, off Castle Howard Way, Malton, North Yorkshire. The site is c.1 hectare in extent and is bounded to the south by Castle Howard Way and Barton Cottage, to the west by the rear of properties off Russett Road, to the north by the rear of properties off Pippin Road and to the east by land attached to Langdale House (Figs. 1 & 2). The site is centred at Grid Reference SE 782 716.
- 1.3 In accordance with government guidance on archaeology and planning (PPG16) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site. In addition, this study accords with the standards and guidance issued by the Institute of Field Archaeologists (IFA).
- 1.4 The assessment comprises an examination of evidence held by the North Yorkshire Site and Monuments Record (SMR), incorporates published and unpublished material, and charts historic land-use through a map regression exercise. A site inspection was undertaken during November 2006.
- 1.5 As a result, the assessment enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and/or archaeological solutions to any potential identified.

2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

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

- Protect Scheduled Ancient Monuments and Listed Buildings
- Protect the settings of these sites
- Protect nationally important un-scheduled ancient monuments
- Has a presumption in favour of in situ preservation
- In appropriate circumstances, requires adequate information (from field evaluation) to enable informed decisions
- Provides for the excavation and investigation of sites not important enough to merit in situ preservation.

2.2 In considering any proposal for development, the local planning authority will be mindful of the policy framework set by government guidance, in this instance PPG16, by current Development Plan policy and by other material considerations.

2.3 In this instance, the strategic development plan policy framework is provided by the North Yorkshire Structure Plan (adopted October 1991). The Plan contains the following policy relating to archaeology:

POLICY E5

DEVELOPMENT PROPOSALS WHICH COULD RESULT IN DAMAGE TO, OR THE DESTRUCTION OF, SITES OF ARCHAEOLOGICAL IMPORTANCE WILL NORMALLY BE REFUSED.

2.4 The Local Plan framework is provided by the Rydale District Local Plan (adopted March 2003). The Plan contains the following policies:

POLICY C13 - ARCHAEOLOGICAL EXCAVATION OF SITES

WHERE DEVELOPMENT PROPOSALS AFFECT SITES OF LESSER OR POTENTIAL ARCHAEOLOGICAL IMPORTANCE, THE DISTRICT COUNCIL MAY REQUEST DESK-TOP ASSESSMENT OR FIELD EVALUATION AS PART OF A PLANNING APPLICATION, TO PROVIDE ADEQUATE ASSESSMENT OF THE NATURE, EXTENT, AND IMPORTANCE OF THE REMAINS PRESENT AND THE DEGREE TO WHICH THE DEVELOPMENT IS LIKELY TO AFFECT THEM. WHERE PHYSICAL PRESERVATION IN SITU WITHIN DEVELOPMENT PROPOSALS IS NOT POSSIBLE OR JUSTIFIED, THE DISTRICT COUNCIL IN GRANTING PLANNING PERMISSION WILL REQUIRE THE IMPLEMENTATION OF A PROGRAMME OF ARCHAEOLOGICAL INVESTIGATION, RECORDING AND PUBLICATION AS PART OF THE DEVELOPMENT SCHEME.

POLICY C14-ANCIENT MONUMENTS AND ARCHAEOLOGICAL SITES

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THAT ANCIENT MONUMENTS AND OTHER IMPORTANT ARCHAEOLOGICAL SITES ARE PROTECTED BY EXERCISING A PRESUMPTION IN FAVOUR OF:-

(I) THE PHYSICAL PRESERVATION OF NATIONALLY IMPORTANT ARCHAEOLOGICAL REMAINS AND THEIR SETTINGS, WHETHER SCHEDULED OR NOT, AND AGAINST DEVELOPMENT ADVERSELY AFFECTING SUCH SITES;

(II) THE PHYSICAL PRESERVATION OF ARCHAEOLOGICAL REMAINS IN SITU WITHIN DEVELOPMENT PROPOSALS FOR OTHER IMPORTANT SITES.

- 2.6 The study site is located c.700m from the Roman Fort of *Derwentio* and c.600m from the site of Malton Castle. The site of the fort and castle are Scheduled Ancient Monuments. However, in view of their distance from the study site there will be no impacts on the settings of these monuments. Thus part of Policy E5 of the Structure Plan and Policy C14 does not apply. Therefore, this assessment seeks to clarify the presence/absence, extent and significance of any other archaeological remains within the study site and thus clarifies the relevance of Structure Plan Policy E5 (part) and Local Plan Policy C13.
- 2.7 Part of the study site is located within the bounds of Malton Conservation Area and therefore the Local Plan Policy C1 regarding development within a Conservation Area applies.
- 2.8 Barton Cottage is a Listed building (Grade II). The significance of the building and any impacts arising from the proposed development are not addressed as part of this study.

3.0 GEOLOGY AND TOPOGRAPHY

3.1 Geology

- 3.1.1 The 1:50,000 scale Geological Survey (Sheet 20) indicates that the site is underlain by oolitic limestone.
- 3.1.2 Geotechnical investigations undertaken at the site confirmed the local geology (see Appendix 1). The borehole logs record between 0.35m and 0.60m of made ground across the site. The presence of made ground suggests the site has been levelled. This may have occurred as part of the site's development as a tennis ground in the 1920's (see paragraph 4.8.2).

3.2 Topography

- 3.2.1 The study site is located on undeveloped land to the rear of Barton Cottage, within a residential area of Malton.
- 3.2.2 The site is located on the upper slopes of the Derwent Valley. Within the site, levels rise from the southern boundary at c.40m AOD to the northern boundary at c.50m AOD.
- 3.2.3 The study site drains southwards towards the River Derwent, which lies c.150m south of the study site.

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Timescales used in this report.

Prehistoric

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

Historic

Roman	43 – 410 AD
Saxon/Early Medieval	410 – 1066 AD
Medieval	1066 – 1485 AD
Post-Medieval	1486 – 1800 AD
Modern	1800 – Present

4.2 The Derwent Valley, within which the study site lies, forms the base for an archaeological landscape well known for its wealth of prehistoric, Roman and Medieval settlement. The Roman Fort of *Derwentio*, a Scheduled Ancient Monument, is located c.700m east of the study site and the site of Malton Castle, also a Scheduled Ancient Monument, is located c.600m to the east of the site. Additionally, there are a number of sites recorded on the North Yorkshire SMR dating to the prehistoric, Roman, Medieval and Post-Medieval periods within the vicinity of the study site.

4.3 Accordingly, this assessment aims to examine broader patterns evident in the data and, by looking at the character, distribution and extent of archaeological material and supplementing this with cartographic evidence, provides a predictive model for the archaeology of the study site.

4.4 Prehistoric

4.4.1 There are no sites or finds dating to the Palaeolithic within 1km of the study site. The topography of the study site and the area generally is likely to have been subject to solifluction, which will have transported soil, rock and any artefactual material down slope. Therefore, because of the location of the study site on higher ground a low potential is identified for in-situ evidence of the Palaeolithic period.

4.4.2 There are no sites or finds dated to the Mesolithic period within the 1km of the study site. Here, as elsewhere in lowland Britain, sites tend to occur close to rivers or other water sources. Generally, Mesolithic material is spread sparsely across the landscape

and as a result, a low potential has been identified for the occurrence of Mesolithic lithics (worked and waste flint) on the site.

4.4.3 During the Neolithic and Bronze Age, the pace of woodland clearance to create arable and pasture-based agricultural land undoubtedly varied, depending on a wide variety of climatic, topographic, social and other factors, but the trend was one of a slow, but increasing pace of forest clearance. The SMR records a number of Neolithic finds described as 'coming from the area of Malton'. The finds include a polished stone axe found within Malton drift close to the River Derwent c.500m southwest of the study site (SMR MNY2923 at SE 78 71) and two axes discovered during gravel extraction c.800m northeast of the study site (SMR MNY3015 & SMR MNY2922 at SE 7872 7251). However, the presence of axe finds has been interpreted as evidence for woodland clearance rather than for settlement (Hall and Coles 1994).

4.4.4 The SMR records seven finds of Bronze Age date 'coming from the area of Malton'. These include 3 mace heads (SMR MNY219, MNY2921 and MNY3056), a winged axehead (SMR MNY3059), a spear (SMR MNY3060), a dagger (SMR MNY3058) and an urn (SMR MNY3057).

4.4.5 A 'Round Cairn' was discovered c.900m east of the study site (SMR MNY2916 at SE 792 718). The burial is thought to have been the remains of one of three barrows levelled in the early 19th century.

4.4.6 The Iron Age is characterised in this region by settlement stability and the large-scale organisation of the landscape, developments that began in the late Bronze Age. Aerial photographic survey identified cropmarks of at least six possible square barrows on the southern slopes of the Derwent Valley some 600m southwest of the study site (SMR MNY2946 at SE 7823 7114). Although, the remains of Iron Age settlement has not be identified within the town the presence of these burials suggests occupation nearby.

4.4.7 In view of the evidence, a low potential is identified for late prehistoric sub-surface features on the study site and a low-moderate potential is identified for one or two lithics (worked and waste flint).

4.5 Roman

4.5.1 During the Roman period the study site was located c.700m west of the Roman Fort of *Derventio*. Excavations were conducted in the 1960's on the *vicus* outside the South

gate of the fort. The excavations revealed the presence of 14 *vicus* buildings arranged along two roads of limestone rubble leading south to the River Derwent, some 950m east of the study site.

- 4.5.2 The foundations of the Roman town walls have been identified during excavations for cellars to the rear of buildings off Market Place (SMR MNY2539 at SE 785 717: c.100m east of the study site). A large ditch, thought to relate to the Roman town defences, was identified during drainage operations on Yorkersgate c.100m southwest of the study site (SMR MNY2533 at SE 7845 7160).
- 4.5.3 During the construction of a well, also to the rear of properties off Market Place, the remains of buildings were identified (SMR MNY2541 at SE 785 717). These remains were thought to be of Medieval or Roman date. Evidence of a major fire at the site, similar to that found at a site on Wheelgate (see paragraph 4.7.1) suggests a Medieval date for these remains.
- 4.5.4 In view of the study site's location outside the Roman town Walls a low potential is identified for Roman settlement remains. However, due to the close proximity of the Roman town a moderate potential is identified for the remains of field systems and for stray finds within topsoil and subsoil horizons.

4.6 **Saxon**

- 4.6.1 The character, extent and detailed location of post-Roman/Saxon settlement in the immediate vicinity is almost completely unknown. The settlement and communication pattern that replaced the Roman one remains obscure, but a complete abandonment of the town seems inconceivable.
- 4.6.2 There are no sites or finds dated to the Saxon period. As a result, a low potential is identified for sub-surface deposits evidencing settlement within the study site.

4.7 **Medieval**

- 4.7.1 The present church of St Michael (SMR MNY2527: c.200m east of the study site) and the present church of St Leonards (SMR MNY 2528: c.400m east of the study site) contain fabric dating to the mid 12th century. Archaeological investigations at a site off Wheelgate recorded the remains of a postholes and structures dating to the 13th century, boundary walls with lean-to structures dating to the late 13th/early 14th century. A major fire appears to have occurred in the 15th/16th century (SMR

MNY23456 at SE 78707 71700). At a second site on Wheelgate the remains of a medieval floor and wall were indented (SMR MNY23873 at SE 78686 71817).

4.7.2 The remains of the Medieval Town Walls have been recorded at five locations around the town; the nearest site being c. 300m east of the study site (SMR MNY 2530 at SE 7865 7175).

4.7.3 It is likely that the study site lay beyond the limits of the Medieval town therefore a low potential is identified for settlement evidence on the site. However, in view of the proximity to the Medieval town, a moderate-high potential is identified for evidence of agricultural activity and for the presence of stray finds within topsoil and subsoil horizons is identified.

4.8 **Post Medieval & Modern**

4.8.1 The 1st edition Ordnance Survey (1892: Fig. 3) shows the site encompassing part of the front garden of Barton Cottage, containing a greenhouse or outbuilding, and a field to the rear of the property.

4.8.2 By 1928 (Fig. 4) the greenhouse had been removed and the field to the rear of Barton Cottage was in use as a tennis ground. The 1928 Ordnance Survey shows an additional boundary crossing the site.

4.8.3 The 1938 Ordnance Survey shows an outbuilding on the site of the removed greenhouse and additional boundaries within the site. The site is no longer recorded as a Tennis ground.

4.8.4 Little changed on the site between the 1930's and the present day.

5.0 SITE CONDITIONS AND THE PROPOSED DEVELOPMENT

5.1 Site Conditions

5.1.1 The site was inspected on 21st November 2006. It comprises part of the front garden of Barton Cottage and a piece of open ground to the rear of the property. Figure 2 show the site details.

5.1.2 The development of the site in the 1920's as a tennis ground with have resulted in a degree of below ground disturbance which may have at least partially damaged any remains that may be present.

5.2 The Proposed Development & Potential Archaeological Impact

5.2.1 The proposed scheme comprises the demolition of the existing structures followed by the construction of sheltered accommodation for the elderly with car parking, access and landscaping (Fig. 9).

5.2.2 The site is considered to have low-moderate potential for prehistoric lithics and a moderate potential for evidence of Medieval and Roman agricultural activity. A low potential is identified for all other periods.

5.2.3 In view of the evidence it is anticipated that North Yorkshire County Council will not raise an objection to planning permission on archaeological grounds. However, as the site is located close to the Roman and Medieval settlement at Malton and has remained relatively undeveloped, it is anticipated that they may request an archaeological evaluation in accordance with Policy E5 of the Structure Plan and C13 of the Local Plan on the site. Should the evaluation have positive results further archaeological investigation in the form of excavation and recording or a watching brief may be required.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 Land off Castle Howard Way, Malton is being considered for residential development.
- 6.2 This desk-based assessment has established that the setting of the Roman Fort and Medieval Castle at Malton will not be impacted on by the proposed development.
- 6.3 The site is considered to have low-moderate potential for prehistoric lithics and a moderate potential for evidence of Medieval and Roman agricultural activity. A low potential is identified for evidence of all other periods.
- 6.4 It is anticipated that North Yorkshire County Council will not raise an objection to planning permission on archaeological grounds. However, it is anticipated that they may request an archaeological evaluation in accordance with Policy E5 of the Structure Plan and C13 of the Local Plan on the site. Should the evaluation have positive results further archaeological investigation in the form of excavation and recording or a watching brief may be required.

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General

North Yorkshire Sites and Monuments Officer (SMR) –Nick Boldrini

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Northallerton County Records Office

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Cartographic

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1928 Ordnance Survey 1:2,500 scale

1938 Ordnance Survey 1:2,500 scale

1969/1970 Ordnance Survey 1:2,500 scale

1995 Ordnance Survey 1:2,500 scale