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Land adjacent to Aireville Grange House
Gargrave Road
Skipton
North Yorkshire

SD 9744 5170

Archaeological Desk Based Assessment

Authorised by *KWA*

Date:..... *25/9/2006*

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September 2006

**Land Adjacent to Aireville Grange House
Gargrave Road,
Skipton
North Yorkshire
SD 9744 5170**

Archaeological Desk Based Assessment

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Non-technical Summary

This report has been undertaken by MAP Archaeological Consultancy Ltd under instruction from Indigo Planning Limited, consultants acting on behalf of Skipton Building Society, to evaluate the historical and archaeological background of and to assess the impact of the proposed development of land adjacent to, Aireville Grange House, Gargrave Road, Skipton, North Yorkshire into an office complex with associated car-parks and landscaping.

The site is located on the northern side Gargrave Road, approximately 1.5km to the north-east of the historic heart of the town of Skipton, in the Township of Stirton with Thorlby, in the County of North Yorkshire.

1. Introduction

1.1 This Archaeological Assessment and Report has been undertaken by MAP Archaeological Consultancy Ltd under instruction from Indigo Planning Limited, consultants acting on behalf of Skipton Building Society, to evaluate the historical and archaeological background of, and to assess the impact of the proposed development of land adjacent to, Aireville Grange House, Gargrave Road, Skipton, North Yorkshire (SD 9744 5170) into an office complex with associated car-parks and landscaping.

1.2 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments (including Scheduled Ancient Monument legislation) and by

the archaeology policy issued by the Secretary of State for the Environment that is contained in *Planning Policy Guidance 16 Archaeology and Planning* (PPG 16).

1.3 The Archaeological Assessment was funded by Indigo Planning Limited.

1.4 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, Licence No. AL50453A.

2. Site Description

2.1 The area of the proposed redevelopment consists of a rectangular parcel of land measuring 150m x 200m that is situated on the northern side of Gargrave Road, Skipton, North Yorkshire, at SD 9744 5170 (Figs. 1 and 2). The site fronts Gargrave Road to the south and is bounded to the east by mixed woodland, to the south-west by the A65 Skipton by-pass Road, and to the north and west by agricultural pasture.

2.2 The proposed development area is currently pasture. Access is from Gargrave Road via a 15m wide area of the site that directly fronts the road. The road frontage is flanked to the east by the grounds of Aireville Grange House and to the west by a 20m wide, 100m long strip of woodland.

2.3 The present site levels are between 133m AOD and 144m AOD. The site lies on soils of the Brickfield 2 Association. These are characterised by fine loamy soils that overlie a drift geology of palaeozoic and Mesozoic sandstone and shale (Mackney 1984, 121).

3. Aims and Objectives

3.1 The aim of the Assessment is to:

- Identify recorded features of archaeological significance within the study area.
- Establish the potential for hitherto unrecorded and unknown sites.

- Assess the relative importance of the sites.
- Assess the likely impact of the proposed development on the sites.
- Make recommendations to mitigate the impact of the development on the sites.

4. Methodology

4.1 The site was evaluated using historical information derived from cartographic and pictorial documents, tithe and enclosure awards, parish registers, the Ordnance Survey and the Sites and Monument Records, and also through the consideration of previous Archaeological Excavations, Evaluations and Watching Briefs. A visual inspection of the site was undertaken on the 4th July 2006. Both primary and secondary sources were consulted, including museums, archives, the North Yorkshire Sites and Monument Record and the Yorkshire Dales National Park Historic Environment Record. All the sources consulted are referenced in the bibliography.

5. Results

5.1 Historical Background

5.1.1 The proposed development site lies on the historical border between the township of Skipton and the township of Stirton with Thorlby. Both settlements are mentioned in the Domesday book of 1089, Skipton as '*Scriptone*' and Thorlby as '*Torederebi*'. At the time of Domesday, the monks of Bolton Abbey owned six carucates of land in Skipton, and a further ten carucates in Thorlby (Martin 2002, 870).

5.1.2 The name 'Skipton' is a Scandinavianised form of the Old English '*Scriptun*', meaning 'sheep farm' (Ekwall 1974, 425), whilst 'Thorlby' derives from the Old Scandinavian for '*Thorald's homestead*' (ibid. 467).

5.1.3 A castle was founded in Skipton in the later 11th century by Robert de Romille (Langdale 1822). It was acquired by the Clifford family in 1310 and passed by marriage to the Earl of Thanet in 1629. The castle was held for the king during the Civil War and was surrendered after a long siege, on 20th December 1645. The surviving structure of the castle incorporates much rebuilding that took place in the Tudor period (www.Skiptoncastle.co.uk).

5.1.4 Whilst the castle dominated and influenced the development of the medieval town, focused upon the High Street and Sheep Street area, post-medieval development of Skipton was greatly influenced by the construction of the Leeds and Liverpool Canal in the 18th century. This was finally completed in 1790, with one of the intentions being to transport lime and limestone from quarries in Craven. In the event, many different goods were transported along the canal, including wool, grain, machinery and groceries. The main item transported during the 19th century was coal, 1,000,000 tons of which were carried annually, as opposed to 50,000 tons of limestone (Source: Liverpool and Leeds Canal Society). The last regular transportation of coal, from Plank Lane Colliery to Wigan Power Station, ceased as late as 1972 (ibid.).

5.1.5 The economic impetus of the canal is clearly shown in the establishment of manufacturing mills along its banks in the Broughton Road area. In the later 19th century canal traffic was augmented by the opening of a series of rail links between Skipton and Leeds (1847), Skipton and Ingleton (1849) and Skipton and Ilkley (1888), all of which helped to fuel the development of the town.

5.2 Cartographic Background

5.2.1 The earliest map consulted during the assessment was the 1777 Enclosure Award Act map of Skipton (North Yorkshire Archives MIC 604). This map dealt with the Skipton Ings area to the south-west and Skibeden to the east, and was not concerned with the development area or its immediate environs. The earliest map that depicted the development site was the 1842 Tithe Award Map for the township of Stirton with Thorlby (Fig. 3, North Yorkshire Archives MIC1801/142). The development site is shown as an open rectangular field, marked "216". The south-eastern boundary of the field is shown as a dotted line. This represents the boundary between the Township of Stirton with Thorlby and the Township of Skipton. No information is depicted for that part of the site that falls within the Township of Skipton.

5.2.2 The map shows a small triangular patch of woodland immediately adjoining the north-eastern corner of the site, whilst a second, narrow, strip of woodland is depicted

running in a southerly direction from the southern side of Gargrave Road. However, the strip of woodland that currently runs along the Gargrave Road frontage of the site is not shown, nor is the woodland adjacent to the brook to the east of the site.

5.2.3 Also missing from the map are Aireville House and Aireville Lodge, both of which are thought to have been constructed in 1836 and which were therefore extant at the time the map was compiled. Both properties were clearly located in the township of Skipton and so were not of interest to the compilers of the Stirton with Thorlby map.

5.2.4 The First Edition Ordnance Survey map of 1852/1854 (Fig. 4) shows Aireville House and its grounds, to the south of Gargrave Road, and Aireville Grange to the north of the road. The development site is portrayed as open land, with a plantation of woodland running along the Gargrave Road frontage and further woods running along the lines of the Callow Sike stream to the east. The small triangular plantation to the north-west is again shown, and there also appears to be a line of trees running along the northern boundary of the site.

5.2.5 The First Edition map demonstrates that there had been relatively little development along Gargrave Road by the middle of the 19th century. Apart from Aireville House, the nearest developments to the site are the Union Workhouse and limestone quarries in the vicinity of Bull Ing Plantation, both approximately 1 km to the east.

5.2.6 The 25" Ordnance Survey map of 1909 (Fig. 5) shows the development site as open land, marked '20'. Situated along the northern boundary is a small rectangular building that is almost certainly a field barn serving the development field and the field to the north. The field barn was probably intended for the storage of hay or for use as a milking shed, and indicates that the site may have been under pasture at this date.

5.2.7 It is interesting to note that the band of woodland that was depicted running along Gargrave Road frontage of the First Edition map is no longer shown. Similarly, the small triangular patch of woodland adjacent to the north-western corner of the site has

gone, and the triangular patch of land is now incorporated within the boundary of the site.

5.2.8 To the south-east of the site, Aireville Lodge is shown on the southern side of Gargrave Road as "lodge". This building is not shown on the First Edition map, but was built as the gatehouse to Aireville House and is thought to date to 1836. The cartographic evidence suggests that this building may in fact be of a somewhat later build than has previously been thought.

5.2.9 The map also demonstrates that remarkably little development had taken place along this stretch of Gargrave Road by 1909, the nearest new property to the development site being the house and gardens of "Rockwood", 450m to the east.

5.2.10 The 1938 25" Ordnance Survey map (Fig. 6) shows the establishment of "Gargrave Road Nurseries", consisting of a complex of small buildings and glass-houses, in the field immediately to the west of the development site. On the opposite side of the road are a large rectangular building and several smaller structures that probably represent two semi-detached villas and their associated outbuildings. With these exceptions, the pattern of development is much the same as that shown on the 1909 map.

5.2.11 The 1956 Ordnance Survey map (Fig. 7) is notable in showing modern housing development in the Raikes Road/Raikeswood Drive/Grassington Road area to the east of the development site, and further housing and industrial development in the Broughton Road area, along the southern bank of the Leeds to Liverpool Canal. Again, however, there is no evidence of significant development in the vicinity of the site.

5.2.12 The 1970 Ordnance Survey map (Fig. 8) shows further residential development at Grassington Road and Tam Moor Close, to the east of the development site. To the south of the site, Aireville House is now shown as a school, with a newly-erected swimming pool in its grounds. The former grounds of Aireville House are now marked "Aireville Park".

5.2.13 To the west of the site, the buildings on the southern side of Gargrave Road are now marked as "Garage". The development site itself is still depicted as open land, but a band of woodland is now shown, running along the Gargrave Road frontage.

5.3 Archaeological Background

5.3.1 The following tables summarise the known archaeological sites, finds and interventions within a 1.5km radius of the proposed development site:-

Table 1. North Yorkshire Sites and Monument Register
Ordnance Survey Map Sheet SD95SE: Sites and Monuments Record Listings.

MNY13363	SD 989 517	Tenement. Undated.
MNY 13834	SD 989 518	Com Mill. Undated.
MNY14314	SD 976 521	Aireville Grange. Monument
MNY15217	SD 9892 5150	Findspot: Roman Coin.
MNY15307	SD 9900 5176	Cockpit. Undated
MNY15637	SD 99039 51922	Holy Trinity Church, Skipton
MNY15570	SD 9767 5357	Findspot: Neolithic stone axe-head found during tree planting at High Bam. Now in Craven Museum.
MNY15579	SD 9909 5158	Devonshire Hotel, Skipton. Building. Circa 1700-modern.
MNY15780	SD 990 515	Skipton Town
MNY21623	SD 988 523	Park Hill earthwork. Civil War earthwork, Post-medieval. Scheduled Ancient Monument
MNY23686	SD 987 515	Bell Vue Mills, Skipton 19 th century (circa 1828) industrial complex, incorporating yam mill, combing shed, steam mill, watermill, worsted mill and cotton mill.
MNY23832	SD 9800 5100	High Leat's mill, Skipton. Circa 1450-modern.
MNY23833	SD 9800 5120	Broughton Park, Skipton. Water mill circa 1540-modern
MNY24478	SD 9710 5144	Wayside cross. Medieval - post-medieval.
MNY24479	SD 97060 51500	Revetment- Alcove built into roadside wall. Post-medieval to modern.
MNY24567	SD 96900 52280	Limekiln (destroyed) post-medieval.

Table 2: Yorkshire Dales National Park Authority Historic Environment Record.

YDNPA05-MYD27213	SD 978 528	Milestone.
YDNPA05-MYD27246	SD 963 542	Sandstone Quarry
YDNPA05-MYD27247	SD 963 546	Gravel Pit
YDNPA05-MYD27248	SD 962 548	Three Sandstone Quarries
YDNPA05-MYD27254	SD 9455 5444	Holme House
YDNPA05-MYD27324	SD 942 544	Holme Bridge
YDNPA05-MYD35701	SD 965 528	Bay Horse Farmhouse
YDNPA05-MYD35702	SD 978 541	Guidepost
YDNPA05-MYD35704	SD 966 527	Manor Fair Cottage
YDNPA05-MYD35705	SD 977 544	Milestone
YDNPA05-MYD35707	SD 971 526	Stirton Croft House
YDNPA05-MYD35710	SD 945 543	Toll Bar House
YDNPA05-MYD3939	SD 96445724	Bronze Age round cairn
YDNPA05-MYD3980	SD 960 546	Enclosure and alleged hut circles
YDNPA05-MYD3982	SD 959 546	Alleged cairns (2)
YDNPA05-MYD3983	SD 971 528	Stocks

YDNPA05-MYD3989	SD 961547	Mesolithic flints
YDNPA05-MYD3993	SD 960547	Possible rock shelter
YDNPA05-MYD3994	SD 970 529	Cockpit
YDNPA05-MYD4001	SD 961 516	Roman 'pavement'/ford

Table 3. North Yorkshire Sites and Monument Register
Ordnance Survey Map Sheet SD95SE: List of Archaeological Interventions.

ENY165	SD 98940 51800	36a High Street, Skipton. Watching Brief
ENY512	SD 99072 51949	Skipton Castle restaurant. Watching Brief
ENY580	SD 98950 51780	Land to rear of 38 High Street, Skipton. Watching Brief
ENY618	SD 99086 51930	Skipton Castle Gatehouse. Watching Brief
ENY1496	SD 9755 5299	White House Farm, Stirton. Watching Brief
ENY2903	SD 99083 51773	Thanet's Yard, Skipton. Trial Trenching.

Table 4: English Heritage List of Scheduled Ancient Monuments.

SAM 318	SD 988 524	Civil War defensive earthwork
SAM 29110	SD 9939 4947	Carved rock
SAM 29111	SD 9952 4991	Cup and ring-marked rock in wall. Prehistoric
SAM 29112	SD 9962 5055	Cup-marked rock. Prehistoric
SAM 29113	SD 9984 5053	Cup-marked rock. Prehistoric
SAM 29114	SD 9985 5038	Carved rock
SAM 29115	SD 9994 5062	Cup-marked rock. Prehistoric
SAM 29116	SE 0003 5063	Cup-marked rock. Prehistoric
SAM 29142	SE 0007 5031	Cup-marked rock. Prehistoric
SAM 29151	SD 9965 5047	Horse Close Hill. Defended settlement/earthwork. Iron Age.

5.3.2 As the tables above make clear, there are relatively few archaeological findspots or sites in the immediate vicinity of the development area. The nearest evidence of Prehistoric activity comes from the discovery of a Neolithic stone axe-head at High Bam, Thorlby, approximately 900m to the north of the current site (Table 1, MNY15570, Fig. 9). A subsequent Archaeological Watching Brief on groundworks at the same location did not recover any further finds or features (Table 2, ENY1496, Fig. 10).

5.3.3 Whilst there is thus little evidence of prehistoric activity the immediate vicinity of the site, there is considerable evidence for activity of Mesolithic to Bronze Age date on the higher ground to the north-west of the town (Table 2, YDNPA05-MYD3939, YDNPA05-MYD3980, YDNPA05-MYD3989), whilst to the south-east, a number of examples of Bronze-Age rock art and a probable Iron Age hillfort have been identified in the Horse Close area (Table 4, SAM 29110, SAM 29111, SAM 29112, SAM 29113, SAM 29114, SAM 29115, SAM 29116, SAM 29142, SAM 29151).

Given this spread of activity, it remains possible, but perhaps unlikely, that the proposed development will impact upon archaeological features of prehistoric date.

Potential: low

5.3.4 Roman spot finds within the vicinity are represented by a single coin from Keighley Road, some 1500m from the site (Table 1, MNY15217, Fig. 9). No finds of similar date have been noted in the vicinity of the proposed development area. Nevertheless, Roman occupation in the region has been demonstrated by the discovery of a villa complex at Gargrave, and the roadside location of the current site on a major transport route may have attracted attention during the Romano-British period.

Potential: low

5.3.5 The development site lies outside the medieval core of Skipton. As the cartographic evidence demonstrates, this area of the town was largely undeveloped until the growth of suburban ribbon development along Gargrave Road in the latter part of the 19th century. Consequently, the likelihood of the proposed development impacting upon structural remains of medieval date is thought to be low. However, it is possible that sub-surface features relating the agricultural use of the site in the medieval period may survive (for example, drainage or boundary ditches or evidence of ridge and furrow cultivation) and there also exists the potential for the recovery of medieval finds imported to the site during manuring.

Potential: medium

5.3.6 Evidence of post-medieval activity in the vicinity of the site is dominated by the rare survival of a Civil War earthwork relating to the siege of Skipton Castle in 1645. However, this structure is located at Park Hill, approximately 1300m to the east of the current site and there are no records of Civil War activity in the immediate vicinity of the site. Similarly, the site is also some distance away from the later industrial focus of Skipton around the Leeds and Liverpool Canal. With this in mind, evidence of post-medieval activity on the site is likely to be confined to agricultural features and finds imported to the site via night-soil or manuring.

Potential: low

5.4 Listed Buildings

5.4.1 There are 103 Listed Buildings in Skipton and Stirton with Thorlby. This high number reflects the good survival of medieval and later buildings within the town of Skipton and its environs, together with the structures, such as the canal and mills, that relate to the town's industrial past. A full catalogue of the Listed Buildings was obtained and consulted, but, with the exception of the sites given below, this information is not reproduced here as it is not directly relevant to the proposed development site.

5.4.2 The majority of the listed buildings are clustered around the canal basin and the High Street in the historic heart of the town, some 1400m from the current site. However, an exception to this general pattern is Aireville Lodge. This Grade II listed building is located to the south-east of the development area, on the southern side of Gargrave Road, and is thought to date to 1836. The listing entry is reproduced below:-

DNY2123: Aireville Lodge, Gargrave Road SD97606 52119. IoE No: 915, 2, 51
Grade II. Circa 1836. Was originally the lodge to Aireville Hall. Single storey, stone, with steep slate roof and tall chimney. Tudor doorway with shield of arms in the gable above, with carved and shaped bargeboards. 2-light windows with moulded stone mullions and small leaded panes. An oriel window facing the road. Type and date: 1836. LODGE.

5.4.3 Also of significance is Aireville Hall, situated in grounds to the south of Gargrave Road, approximately 200m to the south of Aireville Lodge:-

DNY29051: Former Aireville Hall at Aireville School, Gargrave Road, SD 97692 51860. IoE No: 916, 1, 46
Grade II. Former Aireville Hall. Built as the home of the Dewhirst family. Porch dated 1836. Ashlar, in Tudor style, with clustered octagonal chimneys, a porch with 4-centred arch and octagonal turrets. Cross windows with stone mullions and transoms. Garden front has a shallow rectangular bay window, shield of arms in gable with another gable dated 1836. A 4-centred arch attached, which connects the house

with the 2-storeyed stable block which is in similar style. Interior of house has some plaster ceilings, and friezes and stone flagged floors. Type and date: 1836 House.

Type and date: School hall.

Type and date: Arch.

Type and date: Stable.

(NB: Airedale Hall is now part of the campus of Craven College).

5.4.4 Both of the above buildings were constructed at the same time and were originally part of the same estate. Whilst the proposed development might affect the sight lines of Aireville Lodge, the former Aireville House is situated considerably down-slope of the site and is screened from Gargrave Road by mature trees.

5.4.5 Other listed properties in the Gargrave Road area include the Boarding House at Ermysted's Grammar School (DNY2900, SD98648 51885), the nurses' home at Raikeswood Hospital (DNY2121, SD 98473 51993 and the former workhouse, now the administration block of Raikeswood Hospital (DNY1714, SD 98498 51924). These buildings are located over 800m to the east of the proposed development site and will not be affected by it.

5.4.6 The proposed site lies 300m to the west of the Skipton Conservation Area.

5.6 Site Walkover

5.6.1 A comprehensive site walkover was conducted on the 4th July 2006. The development area consisted of open pasture, under a coverage of grass, and sloped from a height of approximately 480m AOD at the north-western corner to 450m AOD at the south-eastern corner (Pl. 1).

5.6.2 The southern site boundary, running along the Gargrave Road frontage, is screened by a plantation of trees, bounded to the west, east and north by a timber and wire fence (Pl. 2). An overhead electricity supply cable runs across the site in a north-east to south-westerly direction, one of the supporting posts carrying a sub-station transformer (Pl. 3).

5.6.3 The eastern boundary of the site lies adjacent to the grounds of Aireville Grange House. The boundary of the latter property consists of a dry-stone wall and timber fence, whilst the boundary of the development area is marked by a timber and wire fence that is situated immediately to the west (Fig. 4) The boundary fence continues in a northerly direction for approximately 45m before turning eastwards along the northern limit of Aireville Lodge House grounds. After approximately 40m, the boundary fence again turns to run in a northerly direction, following the irregular boundary between the development site and the woodland immediately to the east (Pl. 5).

5.6.4 The northern limit of the site is marked by a timber and wire fence that runs along the line of a decayed dry-stone wall. The boundary is also marked by a line of mature trees. Situated along the boundary, approximately 30m from the north-eastern corner of the site, is a stone and brick-built field barn of post 1852 date (Pl. 6). This is a single storey structure, with a carriage entrance on its northern side (Pl. 7) and a doorway in its eastern gable end (Pl. 8). The barn is in a generally good state of repair.

5.6.5 The western site boundary is marked by a timber fence and a screening of mature trees (Pl. 9).

5.6.6 The walkover confirmed the undeveloped nature of the site. With the exception of the field barn, no extant or mined structures were identified on the site and there were no anomalies evident in the topography that may indicate the presence of sub-surface archaeological features (Pl. 10).

5.6.7 The only significant archaeological issue raised by the walkover was the presence of the field barn. An appropriate mitigation scheme will need to be devised should this feature be threatened by the proposed development. (see Section 7.2: Recommendations)



5.7 Potential for Unrecorded Sites

5.7.1 No known sites, finds or aerial photographic evidence are known for the site. However, the evidence for Prehistoric activity in the vicinity of the Skipton, together with the medieval and post-medieval development and expansion of the town, suggests that potential exists for archaeological sites within the proposed development area.

5.8 Evidence of Previous Disturbance

5.8.1 Cartographic evidence suggests that the site has remained open agricultural land from at least the medieval period onwards. There is no evidence of previous disturbance to the site.

6. Impact of the Development

6.1 The previous usage of the site as agricultural land may have impacted to an unknown extent on the archaeological resource

6.2 The following potential impacts upon the archaeological resource are considered:

- Loss of, or damage to, archaeological sites and remains
- Settings and views of and from upstanding remains, Listed Buildings, Scheduled Monuments and other archaeological sites
- Changes to ground conditions as a result of changes to the drainage regime which could affect archaeological remains
- Loss of landscape features, structures and areas with historic and cultural heritage associations
- Other possible impacts such as noise, vibration, compressions and other changed ground conditions.

6.3 Loss of, or damage to, archaeological sites and remains

6.3.1 The proposed development will require groundworks to accommodate the new access road, services and building foundations. These works will have the potential to have a direct impact on any buried archaeological deposits.

6.4 Settings and views of and from upstanding remains, Listed Buildings, Scheduled Monuments and other archaeological sites

6.4.1 The proposed development may have an impact on the setting of Aireville House Lodge.

6.5 Changes to ground conditions as a result of changes to the drainage regime which could affect archaeological remains

6.5.1 The proposed development will possibly have an affect on the prevailing local drainage conditions, although the impact of such a change on any buried archaeological deposits is as yet not known

6.6 Loss of landscape features, structures and areas with historic and cultural heritage associations

6.6.1 The proposed development may lead to the loss of the 19th century field bam.

6.7 Other possible impacts such as noise, vibration, compressions and other changed ground conditions

6.7.1 The groundworks and constmction programme associated with the development proposals will have a short-term impact in terms of noise and vibration in the immediate environment of the application site. It is unlikely that these will have an impact on features of archaeological and historic environment importance

7. Summary and Recommendations

7.1 Summary

7.1.1 The desktop assessment has identified no specific siguificant archaeological deposits of local and regional significance on the development site. However, the undeveloped nature of the site suggests that archaeological deposits dating from the prehistoric to the post-medieval period may survive in situ.

7.2 Recommendations

7.2.1 Detailed recommendations for mitigating the archaeological impact of the proposed development will follow under separate cover.

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Yorkshire Dales National Park Authority
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Skipton Castle (www.skiptoncastle.co.uk)

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