

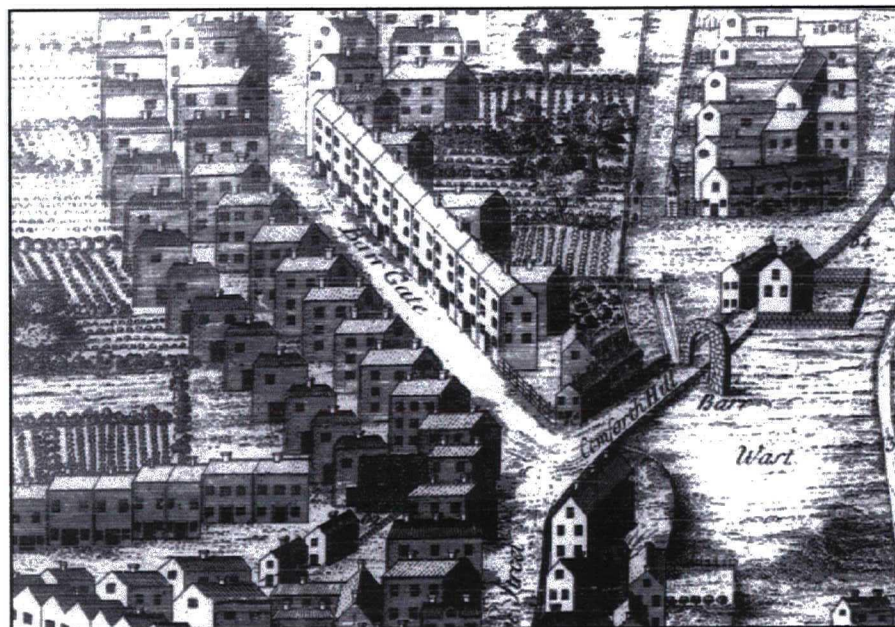
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THE BRIGANTIA ARCHAEOLOGICAL PRACTICE



ARCHAEOLOGICAL ASSESSMENT and HISTORIC BUILDING RECORDING at THE BOARD INN, BARGATE, RICHMOND, NORTH YORKSHIRE

A report to Andrew Long Building Design Ltd.



30th April 2010

THE BRIGANTIA ARCHAEOLOGICAL PRACTICE

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***ARCHAEOLOGICAL ASSESSMENT and
HISTORIC BUILDING RECORDING at
THE BOARD INN, BARGATE, RICHMOND,
NORTH YORKSHIRE***

**In connection with planning consent
(Richmondshire District Council)
1/92W/2037/FULL**

**A report to
Andrew Long Building Design Ltd**

Fieldwork and report: Percival Turnbull & Deborah Walsh

30th April 2010

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***ARCHAEOLOGICAL ASSESSMENT and
HISTORIC BUILDING RECORDING at
THE BOARD INN, BARGATE, RICHMOND,
NORTH YORKSHIRE***

EPITOME

On instructions from Andrew Long Building Design Ltd, on behalf of Mr Randall Orchard, a programme of archaeological works has been carried out in advance of redevelopment at the Board Inn, Bargate, Richmond, North Yorkshire (Fig. 1). This was required in response to a condition attached to a planning consent (Richmondshire District Council, 1/92W/2037/FULL) and Listed Building Consent (1/92W/2037A/LBC) for residential conversion and development, in accordance with *Planning and Policy Guidance Notes 16: Archaeology and Development* and with Policy 40 of the Richmondshire Local Plan.

Work has comprised a rapid desk-top assessment of the site to establish historical background and archaeological potential and a programme of building recording, resulting in the production of this report and of an archive, including black-and-white and colour photography. The archive will be deposited with the Richmondshire Museum.

The site began to acquire its present period shortly before the compilation of Jackson's map of 1773.

A record was made of buildings comprising: a three-bay house, no 11 Bargate, at the southern end of the row, most recently used as the domestic accommodation of the Board Inn; a three-bay premises, no 13 Bargate, to the north of no 11, used as the public house; a barn-like building to the north of no 13; a building projecting to the rear (west) of the barn, which has last been used as a stable; a two-storey house or cottage in the north-west corner of the site; a long, single-storey building south of this, close to the western boundary of the site.

Though much altered, the buildings under discussion show a history which begins in the second half of the 18th century, though it appears that the frontage was developed at least from the early 17th century, and was probably the site of a mediaeval tenement. No 11 Bargate was extended and altered during the 18th century, and underwent further considerable change in the 19th and 20th centuries. No 13 appears to have had a similar history. The barn and stable, especially in the context of the walled yard with its 'horse-trough' and accretion of additional workshops, are interesting in suggesting an agricultural element in the economy.

**ARCHAEOLOGICAL ASSESSMENT and
HISTORIC BUILDING RECORDING at
THE BOARD INN, BARGATE, RICHMOND,
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INTRODUCTION

1. On instructions from Andrew Long Building Design Ltd, on behalf of Mr Randall Orchard, a programme of archaeological works has been carried out in advance of redevelopment at the Board Inn, Bargate, Richmond, North Yorkshire (Fig. 1). This was required in response to a condition attached to a planning consent (Richmondshire District Council, 1/92W/2037/FULL) and Listed Building Consent (1/92W/2037A/LBC) for residential conversion and development, in accordance with *Planning and Policy Guidance Notes 16: Archaeology and Development* and with Policy 40 of the Richmondshire Local Plan. Work was carried out according to a Written Scheme of Investigation prepared by this Practice and agreed with Richmondshire District Council.

2. The site lies at National Grid Reference NZ 169 007, at the lower (southern) end of Bargate, on the western side. It consists of the former Board Inn, which also incorporated a long building on its northern, uphill, end; this has most recently been used as the storehouse of a furniture dealer, P. Olivier. The site also includes the large yard on the western side of these properties, and the several buildings within the yard.

3. Work has comprised:

- (i) rapid desk-top assessment of the site to establish historical background and archaeological potential, and
- (ii) a programme of building recording, resulting in the production of this report and of an archive, including black-and-white and colour photography. The archive will be deposited with the Richmondshire Museum.

4. All work was carried out by Percival Turnbull and Deborah Walsh, of this Practice, during April 2010.

HISTORICAL BACKGROUND

5. The origins of Richmond lie in this original grant of land by William I to Alan, Earl of Brittany:

I, William, surnamed the Bastard, do give and grant to thee Alan, my nephew, Earl of Bretagne, and to thy heirs for ever, all the towns and lands which lately belonged to Earl Edwyn in Yorkshire, with the Knights fees, churches, and other privileges and customs, in as free and honourable a manner as the said Edwyn held them.

6. So vast an estate called for a reliable stronghold from which it could be administered, and the first foundations of Richmond Castle were laid in 1087, on a

site which offered considerable natural advantages. The castle, then, predated the town, and formed the reason for the town's development. The town was designated a borough from its earliest origins, and its townspeople burgesses; it was eventually incorporated by Elizabeth I (in whose reign Richmond first returned Members to Parliament). The large upper and lower parts of the Market Place correspond to the Outer Ward of the castle, round the margin of which the town developed.

7. Without the walls a number of early suburbs developed: Frenchgate is of early origin and has been associated with the settlement of the artisans who constructed the castle; Newbiggin, together with the outer part of Finkle Street, is identifiable as a suburb from at least the 15th century. Bargate certainly existed during the Middle Ages: in 1280 Geoffrey the Fuller committed a felony for which he was required to surrender his house in Bargate, and in 1440 the Earl received 4s. rent from a house in Bargate which had escheated to him. The history of Bargate suburb is economically summarised by the *Victoria County History* (written in 1914):

8. *"Bargate suburb consists of Bargate, the Green and Bridge Street. Bargate is a very steep street opening out of Newbiggin and running parallel with the western side of the market-place down towards the river, the continuation near the bridge being known as Bridge Street. The date of the first building of a bridge at Richmond is unknown. The bridge in Leland's time was 'sumtime chaynid' and was built with four arches. It, or its successor, was much damaged by a flood in 1771, and in 1789 a new bridge of three arches was made. Access to Bargate from the market-place was formerly only through the old gate, which is still standing, down a narrow and very steep channel. A new macadamized road was made parallel to this about 1772. In Chapel Wynd to the north of Bargate Green are some traces of St. James's Chapel, which was already a ruin in 1724. A plain pointed doorway remains in the north wall of no. 6 and a second front on the Wynd further west, but it is doubtful if either is in situ, as the houses in which they are incorporated are both of recent date. At the bottom of the hill west of Bridge Street is the triangular space known as 'the Green.' The southern side of the Green was occupied in the 18th and early 19th centuries by the mansion of the Yorke family. The formal garden of this house lay where York Place now stands, and its grounds were those now attached to the Temple. The Temple or Cumberland Tower was built in commemoration of the battle of Culloden, and stands apparently on the site of the old Hudswell Tower, said to have been built in the reign of Edward II by William de Hudswell. "*

9. *(V.C.H., cont.) "From the north-west corner of the Green Craven Gate climbs steeply northwards to meet Newbiggin; it appears to have originally formed a sort of 'back lane' to Bargate, with which it is roughly parallel. In 1724 the western side of Craven Gate was partly occupied by the Tenter Banks, reminiscent of the mediaeval dye-works. Just beyond the junction with Newbiggin west of the present Wellington Place were the Nuns' Closes, with the old Beast Market on Pinfold Green at their north-east corner. Here stood St. Anthony's Cross and chapel."*

DEVELOPMENT of the SITE

10. The evolution of the site under consideration may be understood by reference to successive maps of the town. The earliest is John Speed's plan of 1610 (Fig. 2) Bargate is signified by the figure 14; number 13 indicates St James's chapel and

number 10 Finkle Street. Number 15 is identified as Bargate Green, now simply 'The Green', which was an industrial area in mediaeval times. Speed's plan shows the frontages of Bargate already fully built up, on both sides; despite some distortion of scale and perspective the pattern is clear. Speed shows the area behind the western frontages of Bargate as gardens, divided into a series of irregular, rectilinear plots rather than into the uniform strips one would expect of burgage apportionments; it is possible that this is merely a convention of Speed's.

11. Further development had taken place by the time of Harman's map of 1724 (Fig. 3). This highly stylised cross between a map and a perspective drawing shows Bargate lined on both sides by identical, three-storey houses; this should not be taken literally; nor should the device by which Harman twists the axis of each house on the western side of Bargate to put it end-on to the street. In other respects, however, the map is convincing; the line of Chapel Wynd may plainly be made out to the south of our site. The gardens shown by Speed to the west of the site are still there, but have been encroached by a line of buildings behind the houses, shown as one to a house and stylised as small structures each with a single window, suggestive of stables or other outbuildings rather than of additional dwellings established by processes of subinfeudation.

12. Jackson's plan of 1773 (Fig. 4) is a more convincing map, and the first to show the individual footprints of the buildings rather than stylistically making them identical. The frontage of our site corresponds to numbers 33-36 (the numbering system is not the same as that now in use). There is one substantial extension to the west, at number 33; a smaller extension is represented at no 36. This plan is also significant in showing the outline of the, roughly square, walled area within which the proposed development site sits, apparently carved out of former garden plots. Further north, and on the other side of the street, the rear parts of the properties are shown as linear strips; though these resemble to some extent burgage plots (though they are far from uniform in their width), in which case they had probably always existed, they might also indicate the redivision and allocation in the 18th century of the complex of gardens indicated by Speed and by Harman. The development site has, by this time, emerged as a distinct geographical entity; if not a single property, it is a group of properties within a distinct boundary.

13. Bradley's map of 1813 (Fig. 5) shows little change since 1773. The rear of the building range continues to be dominated by one large extension. Indeed, this map is so similar to Jackson's that it might be a copy of it, rather than a genuinely new survey.

14. The first edition of the Ordnance Survey, published at 1:10,560, is dated to 1857 (Fig. 6). The frontages of the site appear much the same; the great change is the appearance of a range at the rear of the property, so that the buildings are effectively set around a courtyard, with gaps in the northern and southern sides.

15. By the Ordnance Survey 1:2,500 edition of 1913 (Fig. 7) the southern part of the frontage has for the first time been identified as a public house. It is entirely possible, however, that it had been such for some time: for reasons of space the earlier, smaller scale O.S. map does not identify specific public houses within the

urban area. The arrangement of buildings to the rear is unchanged. The 1928 edition (Fig. 8) is identical.

DESCRIPTION of the BUILDINGS

16. The buildings on the Bargate frontage are Listed, Grade II, for Group Value. The Listing description is as follows:

C18 origin. Two storeys. Slate roof with two brick stacks. Top floor rough rendered. Ground floor modern ornamental coursed rubble. Three windows on first floor, two hung sashes with glazing bars, one three-light without glazing bars. Ground floor has six-panel door in moulded stone surround with small cornice and frieze, and two windows. Modern two-light shop front and one window to right. Cornice between storeys end slight overhang. Right-hand section is C18, roughcast. Slate roof. Loft door on first floor and three windows. One window on ground floor. Door to left, carriage door to the right. Windows have wood lintels.

Nos 1 to 13 (odd) and Premises occupied by P Olivier form a group.

17. In fact, the group consists of a series of buildings, of which this description applies only to the first two. They comprise (Fig. 9):

- i. A three-bay house, no 11 Bargate, at the southern end of the row, most recently used as the domestic accommodation of the Board Inn.
- ii. A three-bay premises, no 13 Bargate, to the north of no 11: used as the public house.
- iii. A barn-like building to the north of no 13.
- iv. A building projecting to the rear (west) of the barn, which has last been used as a stable.
- v. A two-storey house or cottage in the north-west corner of the site.
- vi. A long, single-storey building south of this, close to the western boundary of the site.
- vii. Some other buildings, and some rearward extensions to the main range, apparently of fairly recent date, had been demolished at the time of recording.

These buildings may be considered in order.

No 11 BARGATE

18. This house has been much altered at different times, the 18th century origins of its frontage being masked by a white-painted render throughout the first floor level and by a modern masonry cladding, resembling vertical 'crazy paving' to the ground floor (Fig. 10). The upper storey projects very slightly over the lower, and there are

signs of a string-course or cornice at this level, obscured by later alteration. The roof is of sandstone slates. The eave at the southern end is plain, without watershed or kneeler (it abuts the higher gable of the house to the south, also apparently of 18th century origin). The tall chimney stack at this end, set a little away from the gable end, appears 18th century.

19. The doorcase is original, with its simple cornice and plain frieze, the projecting jambs standing on little pedestals. The six-panel door looks later, with its unfielded panels and lack of mouldings; it may be 19th century. It has a modern knocker and a letterbox in the muntin.

20. The two ground-floor windows or modern (or nearly so) four-light sashes. Above is a centrally-placed twenty-light (4x5) sash, possibly the only window in the house to retain its original proportions.

21. The rear of no 11 shows it to be built of sandstone rubble (Fig. 11). Between it and the building to the south is a narrow section of brick wall, set slightly back from the line of the rear of the building. It has a six-panelled door beneath a simple radial fanlight. This is clearly an insertion. Originally, the street door appears to have led to a narrow passage leading to the rear yard; this was later converted to an internal corridor. The general character of the bricks and of the door suggest a date for this early in the 19th century.

22. At right angles to the rear of the main part of no 11 is a two-storey extension (Fig. 12). It was first built as a single bay, under a roof of pantiles; a second bay with a slightly lower roof, now covered with Welsh slates with sandstone slabs at the eaves, was added later. The extension has formerly stretched westwards by a further bay, recently demolished; a 19th century cast-iron fireplace survives in the surviving wall of the upper room (Fig. 13). The first part of the extension is shown by Jackson's map of 1773; the further extension is of the 19th century, and appears, apparently as it is now, on the Ordnance Survey map of 1857. There is on each side of the 18th century extension a single small fixed first-floor window; that looking down to the south is of six lights and probably original; there may have been a half-pane which could be opened in the upper right corner. To the south of this extension is a later single-storey addition of brick under a pentice roof (now covered with concrete tiles), apparently early- to mid-20th century.

23. The extension contains a few early features, significant mainly for the virtually total absence of surviving early fixtures and details elsewhere. They include, upstairs, a rather thin ledged batten door (fitted to a cupboard) and, at ground level, a group of cupboards constructed from deal tongue-and-groove (Fig. 14). These last are of interest for their distinctive hinges, typologically early (18th century) but possibly reused, or simply of long currency.

24. The rear of no 11 has only a single upper-storey window, which it is a replacement of the original, within an opening with a timber lintel. Immediately north of this opening the wall curves inward in a marked fashion (it is best seen by looking out of the little window in the extension, Fig. 15). The abutting extension has partly masked what is happening, but the most likely explanation of this is as evidence for a former stair turret in the form of a semi-circular bastion containing a spiral stair (Fig.

16). There is a timber lintel at the head of it. To the south, there are some signs of a vertical discontinuity in the masonry at the southern end of this stretch of wall, immediately adjacent to the end of the original (pre-passage) house; this would make sense as the rebuilding of this section to straighten it out after the demolition of a stair turret.

25. The present stair arrangements involve a straight flight with ornate cast-iron balusters of Victorian type, which arises directly from and at right-angles to the internal corridor already described, between the front and back doors (Fig. 17). This cannot, of course, be the original arrangement, as it must post-date the creation of the corridor from the earlier open passage. It seems, then, that the house underwent an extensive change at some time in the early to mid 19th century, when the passage was covered over, the stair turret demolished and the new staircase inserted. The two-storey extension was probably also added at this time, and the rear first-floor window was inserted at the head of the former stair.

26. Apart from the cast-iron staircase, virtually nothing of interest survives in the interior of no 11, which has been subjected to considerable alteration and refurbishment in Victorian times and over recent decades. The 19th century modernisation seems to have included a high, arched ceiling to the corridor which runs along the western side from the top of the stair; it has since been concealed by a false ceiling (Fig. 18). Later changes seem to have involved alterations to the level of the upper floor: the sill of the window seems very high above floor level, and there is now a step up in the corridor between nos 11 and 13.

27. The original fireplace in the principal ground-floor room has been replaced by a modern brick feature.

No 13 BARGATE

28. On some occasion, probably of fairly recent date, nos 11 and 13 have been knocked-through to make a single property. Previously, however, no 13 constituted the property occupied by the Board Inn. Like that of no 11, its frontage is shrouded beneath render above and toffee-coloured, 'crazy paving' masonry cladding below. The door is modern and is flanked on each side by large, *pastiche* bay windows to create a 'shop-front' entrance to the public house.

29. A ground-floor window at the north end has been constructed from an earlier feature; it is scarcely tall enough to have been a door, and probably represents an 'off-sales' hatch of a type once common on public houses in towns. At first-floor level a large window of 20th century type is above the door; at the north end is a twenty-pane sash identical to that in no 11.

30. The rear of no 13 (Fig. 19) is almost entirely concealed by later extensions, under pentice roofs and of relatively late date: they seem mostly to have been stores and services for the public house. All windows are replacements, and a modern door reached by a concrete stairway has been inserted into the first floor (Fig. 20).

31. The interior of no 13 has been much altered from its original state. Upstairs, there are few remaining early features: a Victorian panelled door survives, much

damaged, and the northern room contains a plain Victorian fireplace of polished black stone (Fig. 21). The ground floor consists, effectively, of a single large room, formerly a bar-room, from which all fixtures have been removed (Fig. 22).

THE 'BARN'

32. Though appearing as a single long building, the barn has been built in two stages, distinguished by a vertical discontinuity in the coursing of the sandstone rubble; by a watershed on the roof, and by a small brick chimney-stack on what was originally the gable (Fig. 23). It must have reached its present form, however, by the time of Jackson's map of 1773. Its appearance is that of an agricultural building. The roof is of sandstone flags on the street frontage; of interest in the rear aspect, however, is the roofing material of red clay pantiles with three to four courses of large sandstone slabs at the eaves (Fig. 24); this was a common technique in Richmondshire throughout the 18th and 19th centuries. It is possible that the distinction between the front, roofed entirely with expensive sandstone, and the pantile-covered rears has always existed.

33. There is a door at the extreme southern end of the frontage; this actually gives on to a narrow corridor or lobby which now separates two parts of the former public house, but it will originally have opened straight into the barn. There is a single window on the ground floor, and a loft door and three windows on the first floor (to which access was not obtained). There is also a blocked door near the north end and another, which has been opened and blocked twice, a little further south; all of these are within the second phase of the barn's construction (Fig. 25). All have timber lintels. At the northern end is access to the yard behind; this has been covered over by an extension to the barn roof but it was originally open.

34. The northern gable end of the barn exhibits, as well as considerable damage and dilapidation, roof creases of a series of former lean-to and other additions; these were probably all of fleeting duration and exiguous nature.

35. Within, the southern barn has been used as an additional bar-room by the Board Inn (Fig. 26). The bar and fittings survive, but are of 20th century date and of little interest. The ceiling is supported by heavy beams running the width of the building; these have been supplemented by additional timbers placed beneath them and running with the *length* of the building, and these in turn are supported by two cast-iron pillars, not a matching pair but one quite unlike the other. What function these actually perform is uncertain, since the northern of the two stands on a roughly-squared block of wood.

36. In the north-western corner of the barn is a barrel-vaulted room, the roof having in its soffit a series of four heavy ribs springing from half way up the side walls and running north to south; three are of large, well-wrought sandstone voussoirs and the westernmost is of brick (it looks like a later addition) (Fig. 27). The purpose of this above-ground cellar is uncertain, but seems to have been to support something heavy- perhaps a piece of machinery- on the floor above. Access is now only possible from within the barn, though it is possible that an entrance from the west has been obscured.

THE STABLE

37. This substantial extension perpendicular to the rear of the barn (Fig. 28) has stood at least since Jackson's plan of 1773. It is of the usual sandstone rubble under a roof of pantiles, with heavy sandstone slabs at the eaves. Access is by an entrance some two metres square in the western end: there is a segmental arch of rough sandstone voussoirs, with timber jambs and lintels below, the part between the lintel and the arch filled in with sandstone rubble. It looks as if the arch represents the original form of the entrance, rather than being merely a relieving arch, and that the wooden frame is a later insertion.

38. Within, heavy wooden beams once supported an upper floor, now lost, formerly served by a loft door on the south side. This was presumably a hay loft. Two recesses on the north side retain the frames of mangers or hay-racks, the bars of which have gone though the holes which held them survive (Fig. 29). These fittings indicate the former use of the building as a stable, and it was probably built as such; though it does somewhat resemble a cart- or implement-shed, the entrance does not seem quite large enough for such a use.

THE HOUSE or COTTAGE

39. The north-western corner of the development site is occupied by a two-storey house, very much altered in the recent past and now gutted (Fig. 30). There is a building in this location on the O.S. map of 1857, though it is not shown on the map of 1773. The timbers of the roof are a somewhat *ad hoc* construction of trusses roughly put together from parts of the original frame mixed with later, rather flimsy pieces. The upper part appears to have been added later, and possibly quite recently: this part is covered by a cement render, but the wall is distinctly offset inwards from that of the ground floor, and a change of coursing may be seen from the inside. The windows are all modern, with metal frames. There is a simple brick chimney in the south wall (Fig. 31).

40. It is likely that this house has been converted, probably in the 20th century, from a single-storey building of the 19th century. This may have been a small cottage, but the chimney does not necessarily indicate domestic use, and it may have been an outbuilding or workshop.

THE LONG RANGE

41. South of the cottage and parallel to the western boundary of the site is a single-storey range (Fig. 32) of sandstone rubble, under a roof of Welsh slate, a material which would not be available in Richmond before the arrival of the railway; it looks in any case fairly new. There is a chimney at each end. This building first appears in the map record at the same time as the cottage. It, too, has been greatly altered in recent times, and is presently gutted. The existing openings all have new lintels of sawn sandstone and do not represent the original arrangements, which are shown by voussoirs indicating a former large, arched central entrance and a single window, set high up. The chimneys are of the same form and materials as those in the cottage. Again, an original function as workshops or similar seems likely; the form and size of the original arched entrance makes a domestic use unlikely.

THE YARD

42. The whole of the rear part of the property forms a large, roughly square yard, enclosed by an old wall of mortared rubble. This suggests that the whole site is historically linked, and has functioned, presumably in economic terms, as a single unit.

43. The yard has been subject to considerable disturbance, and nothing remains of its former surfacing. One feature, however, survives; approximately in the centre of the yard is a large stone trough, 1.8 metres long (Fig. 33). This may have been for watering horses or cattle. It is not clear how it was fed; piped water was available in Richmond in the 18th century and the supply was increased in 1837.

DISCUSSION

44. It has been seen that, though much altered, the buildings under discussion show a history which begins in the second half of the 18th century, though it appears that the frontage was developed at least from the early 17th century, and was probably the site of a mediaeval tenement. No 11 Bargate was extended and altered during the 18th century, and underwent further considerable change in the 19th and 20th centuries. No 13 appears to have had a similar history. The barn and stable, especially in the context of the walled yard with its 'horse-trough' and accretion of additional workshops are interesting in suggesting an agricultural element in the economy; the whole looks very like a farmyard, and the barn in particular is a type of building much more to be expected in a village than in a town; certainly, it seems to have been intended neither as stables nor as a warehouse.. The use of part of the premises as a public house may be traced with certainty for almost a century, and may have begun even earlier; it was, however, by no means unusual for the occupations of farmer and innkeeper to be mingled, and the site does sit at the very edge of Richmond's urban area, very close to farmlands over the bridge.



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The Board Inn, Richmond

Fig. 1

Site location (circled)



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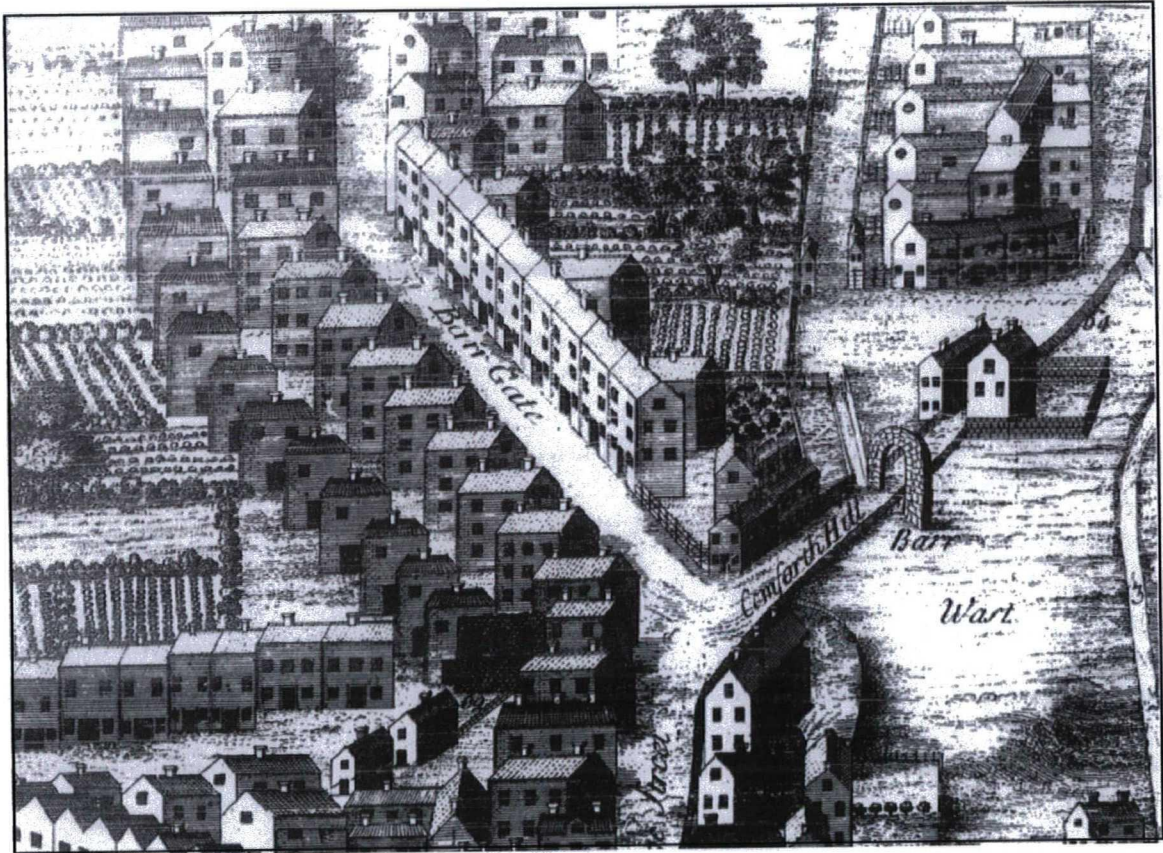
The Board Inn, Richmond

Fig. 2

Speed's map of 1610



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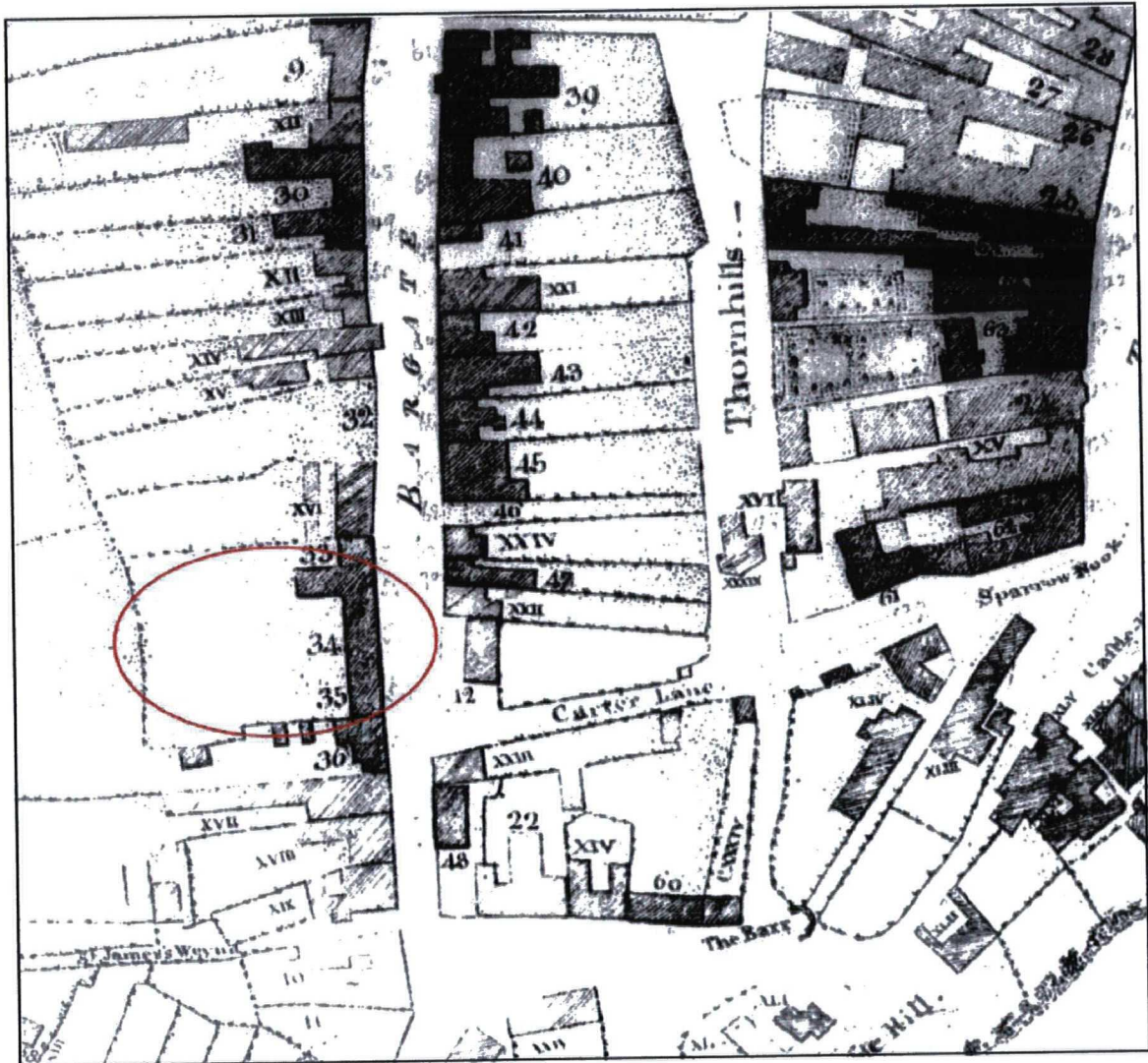
The Board Inn, Richmond

Fig. 3

Harman's map of 1724



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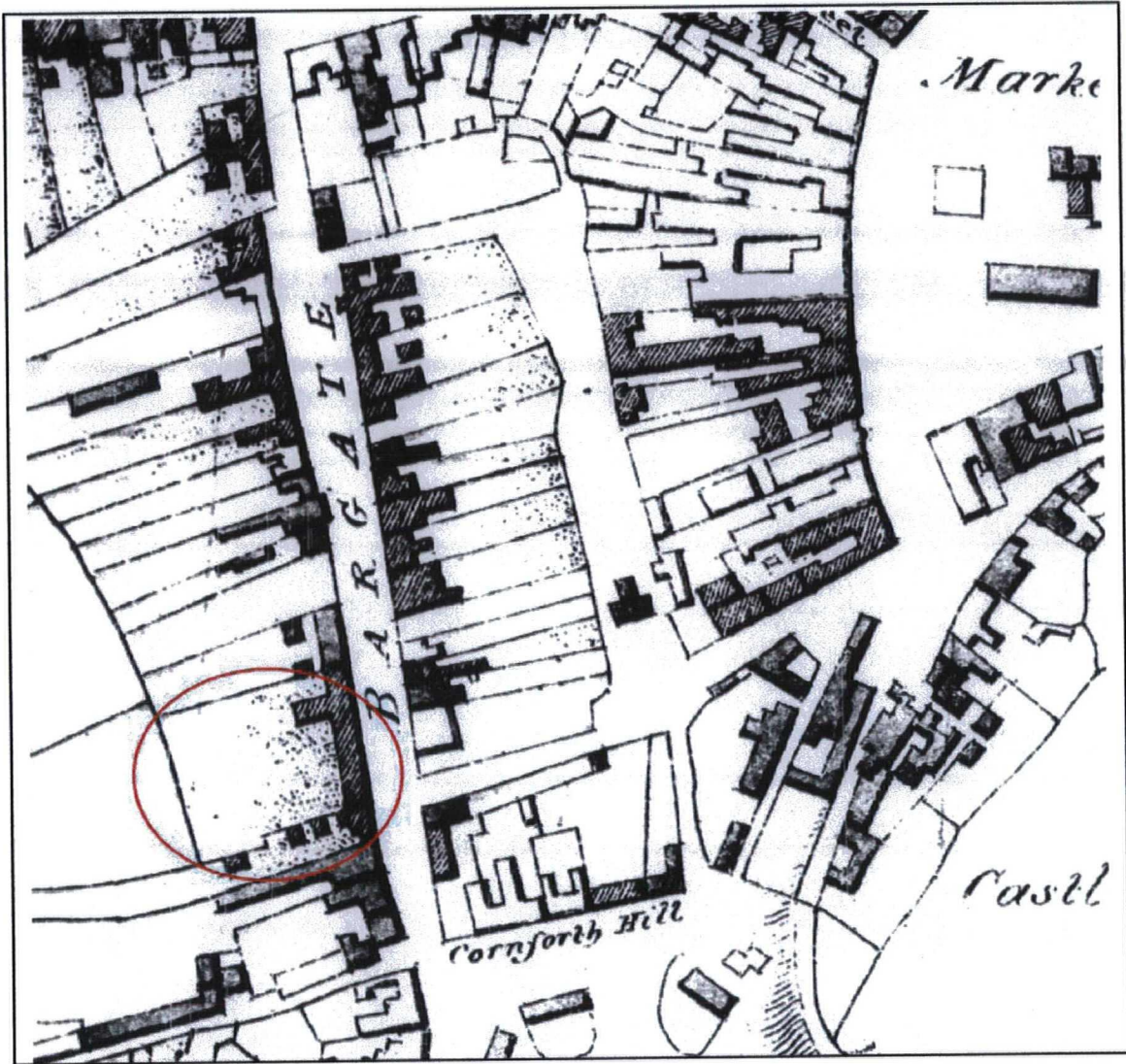
The Board Inn, Richmond

Fig. 4

Jackson's map of 1773



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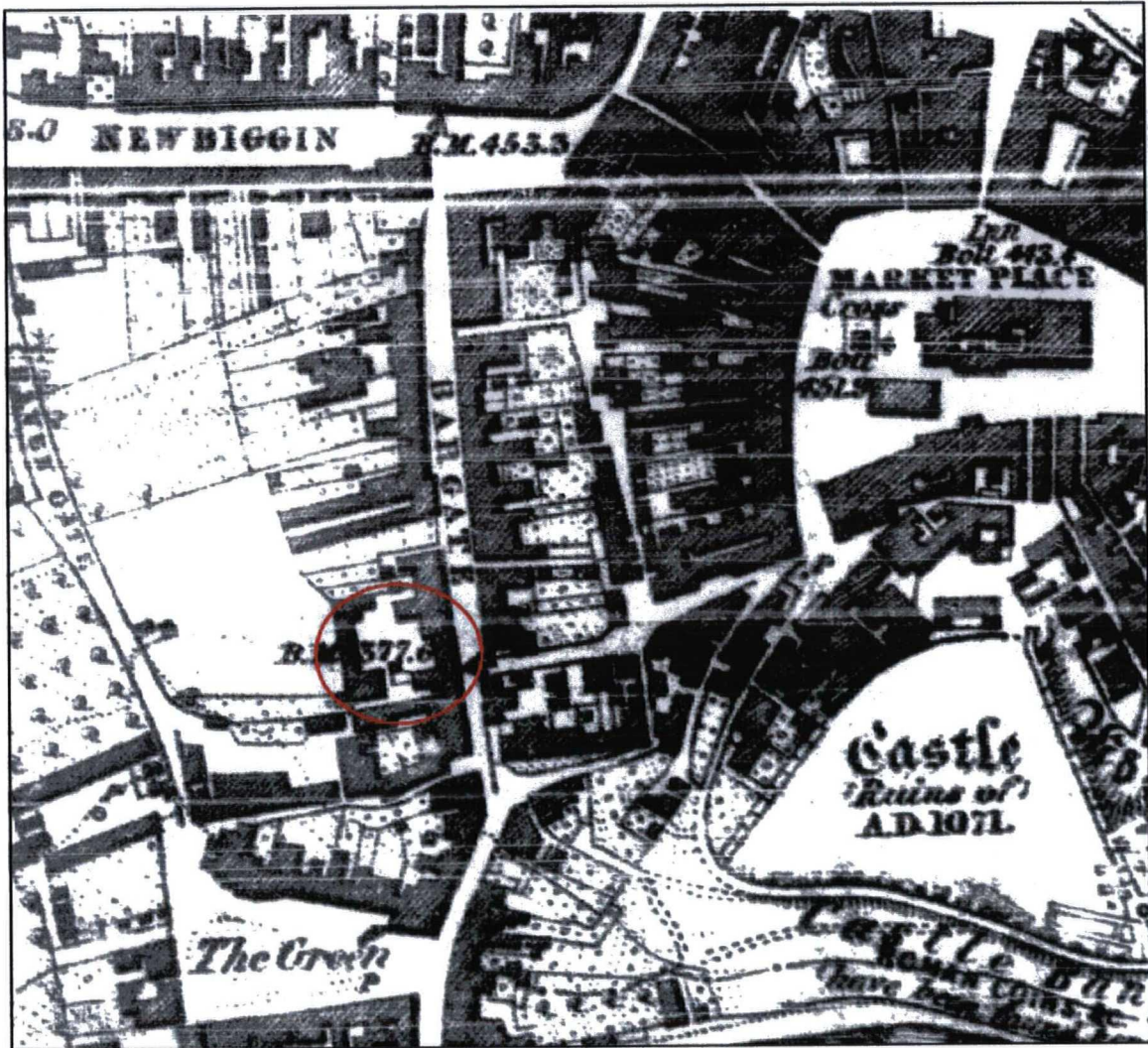
The Board Inn, Richmond

Fig. 5

Bradley's map of 1813



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The Board Inn, Richmond

Fig. 6

Ordnance Survey, 1857



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The Board Inn, Richmond

Fig. 7

Ordnance Survey, 1913



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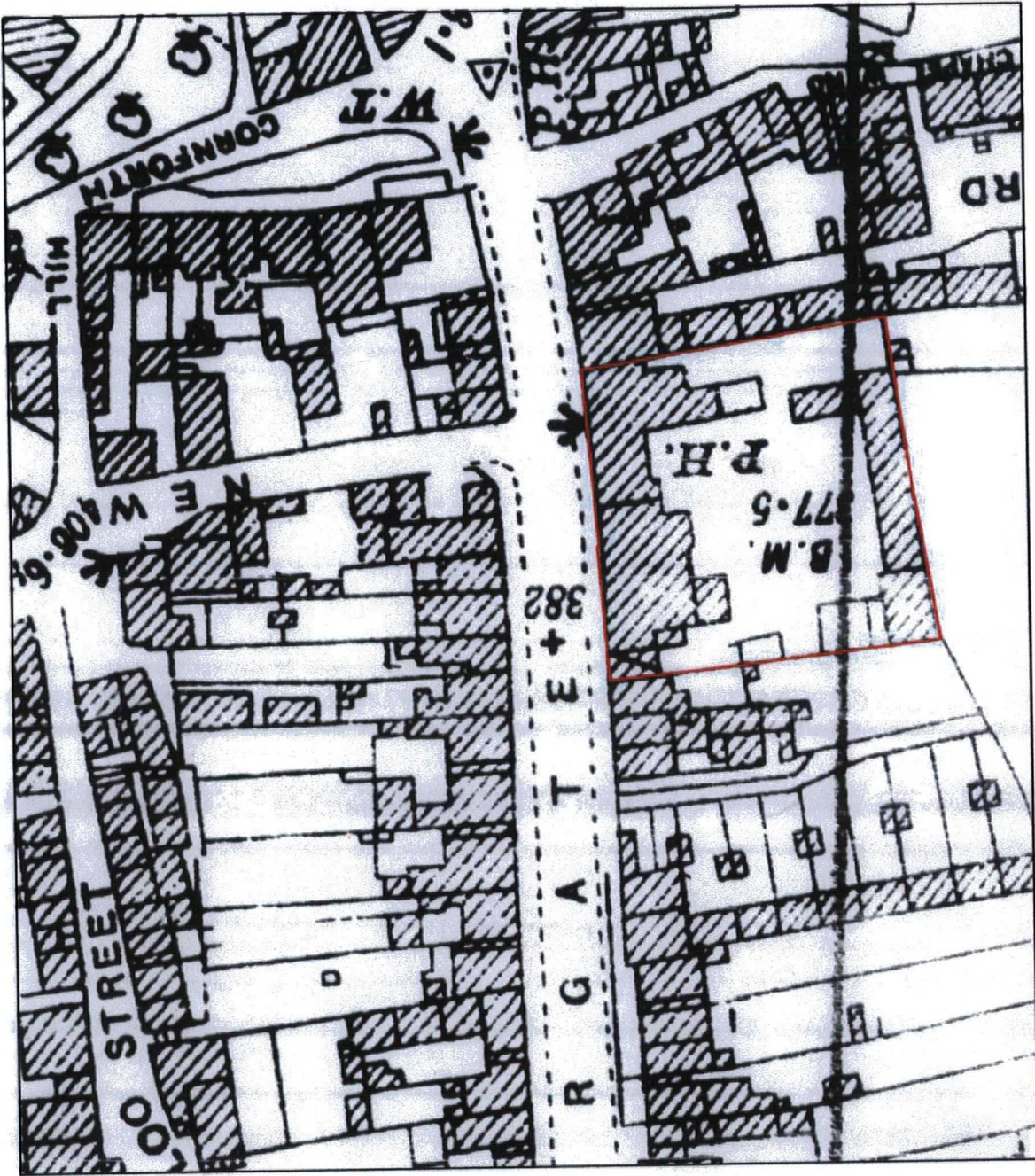


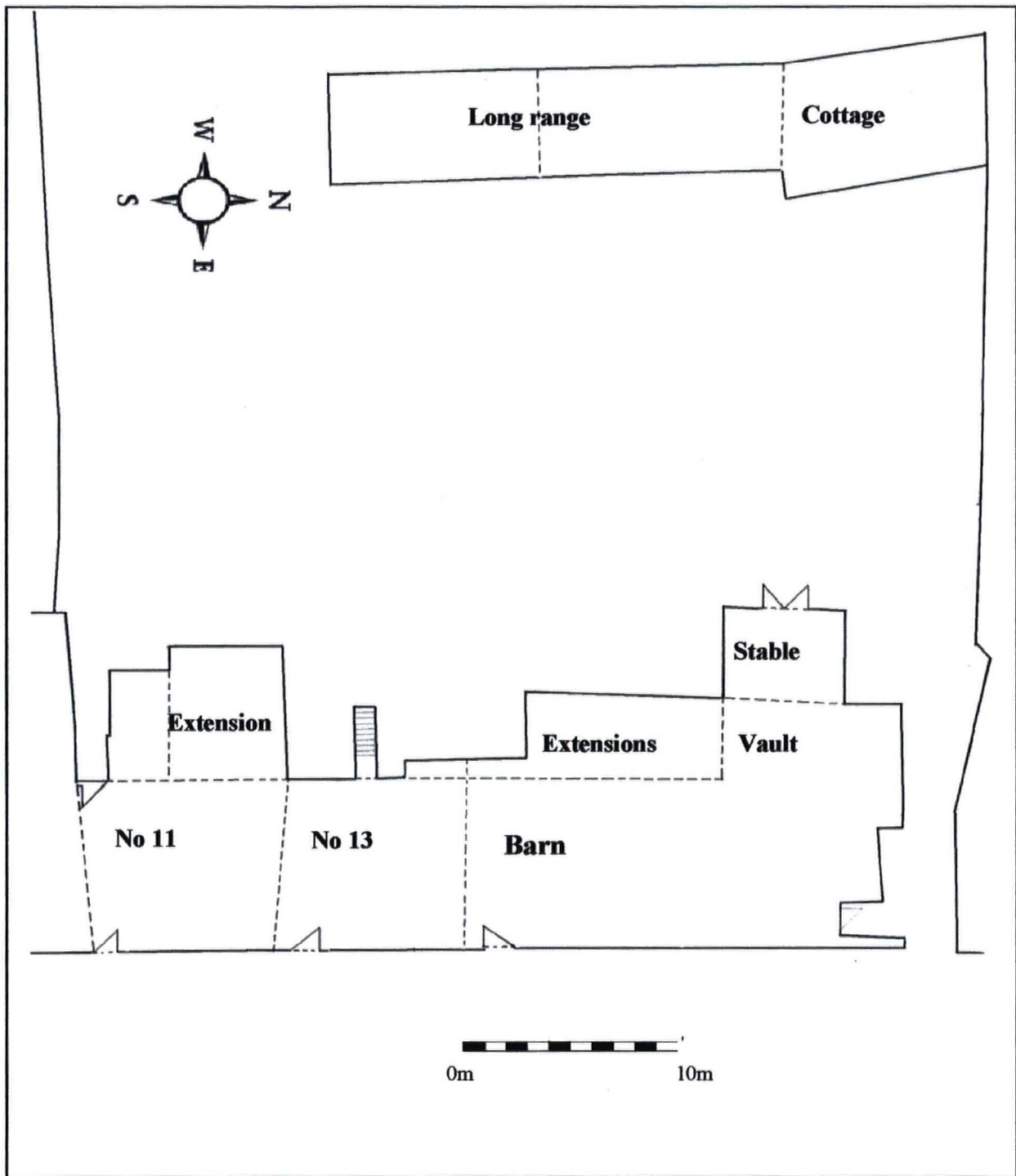
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Ordnance Survey, 1928

Fig. 8

The Board Inn, Richmond





The Board Inn, Richmond

Fig. 9

Plan of the site



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PRACTICE**