
1-7 LEYBURN ROAD, MASHAM, NORTH YORKSHIRE.

AN ARCHAEOLOGICAL DESK BASED ASSESSMENT

OSA REPORT No: OSA10DT08

July 2010.



OSA

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Report Summary.

REPORT NO: OSA10DT08

SITE NAME: 1-7 Leyburn Road, Masham

COUNTY: North Yorkshire

NATIONAL GRID REFERENCE: SE 22375 80922

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1.0 Abstract.

This desk-based archaeological assessment was commissioned by Strutt and Parker and carried out by On-Site Archaeology Ltd in June 2010. The proposed development site lies on the outskirts of the town of Masham, North Yorkshire. This assessment concerns the above area and a wider study area within 500m of the proposed area of development. This assessment has assembled all available material held by the North Yorkshire Historic Environment Record, the North Yorkshire County Record Office as well as additional resources.

Twenty-two known archaeological sites, find spots and selected listed buildings were found within the study area, including the remains of an Anglo-Saxon church and a cemetery of late Anglo-Saxon or Anglo-Scandinavian date.

The assessment shows that the proposed development site has low to medium potential for surviving buried archaeological deposits from medieval and earlier periods as well as a high potential for remains from the post medieval and Victorian/early modern periods.

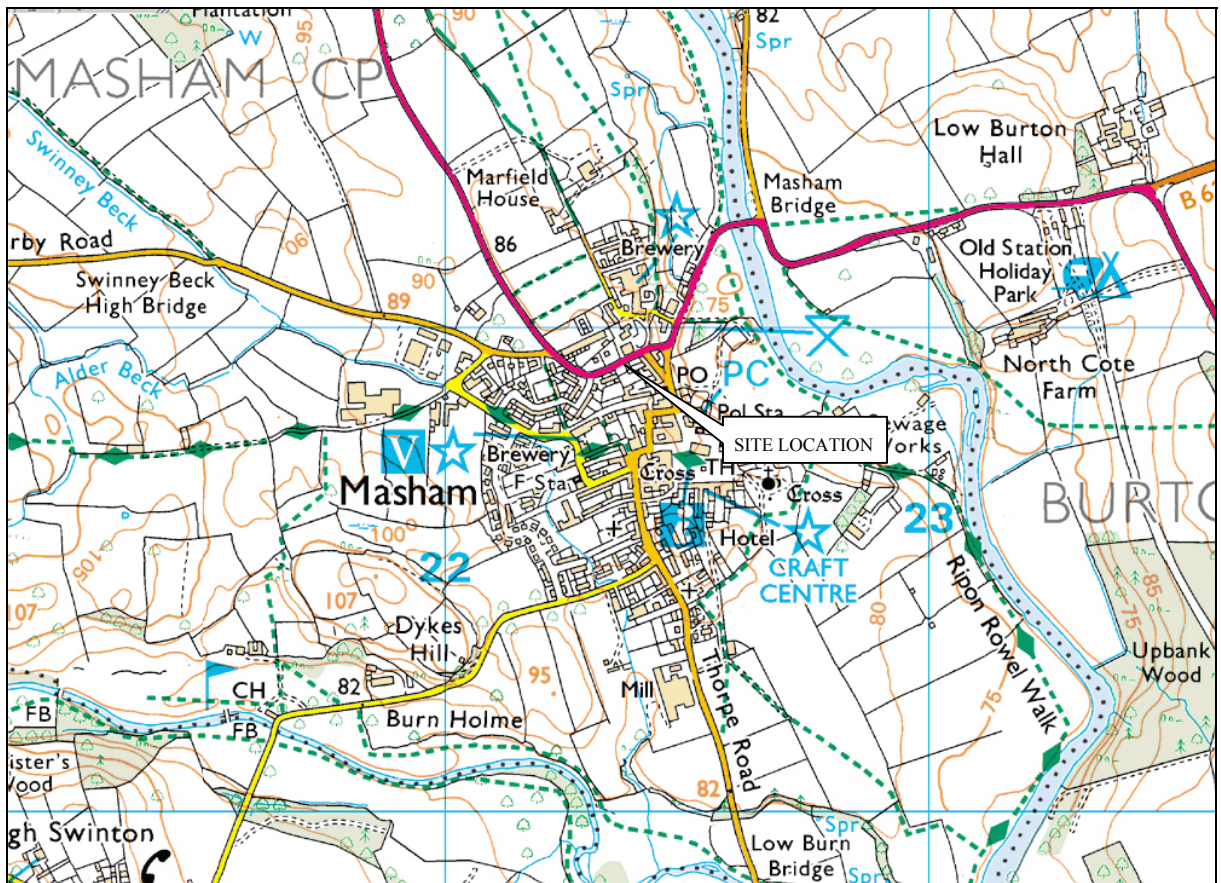


Figure 1. Site location (NGR SE 22375 80922)

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2.0 Introduction.

On-Site Archaeology carried out this desk-based archaeological assessment for W E Jameson and Son Limited in 2010. The assessment includes the area main planning application concerning the erection of a supermarket and associated car parking but also includes the smaller area covered by two concurrent applications for the erection of a dwelling and the conversion of an outbuilding.

The proposed development area lies on the southern side of Leyburn Road (A6108) on the north edge of the historic market town of Masham. The site is centred on NGR SE 22375 80922 (figure 1). This assessment aims to deduce the archaeological potential of the development area according to any known archaeological sites or find spots that fall within the proposed area, and any archaeological sites or find spots that fall within a 500m radius (or less in the case of listed buildings) of the proposed area. It will also use historic maps to trace the development of the site over the last 232 years.

3.0 Methodology.

The assessment concerns an area within 500m of the proposed area of development. A wider archaeological study such as this provides an extensive view of the historical landscape. By doing this, we can view the significance of sites within the proposed area of development in context with their contemporary surroundings.

This assessment has assembled all relevant material held by the North Yorkshire Environment Record (HER) and the North Yorkshire County Record Office including historic mapping. The National Monument Record held by English Heritage was also consulted through the Archaeological Data Service to supplement the HER data. A field inspection was carried out on 30th June 2010.

Where data has been collected from the North Yorkshire HER, the unique reference number is cited in the gazetteer. Where data were collected from the Archaeological Data Service website, the unique National Monuments Record number (NMR) is cited.

The study has identified twenty-two sites, buildings and findspots of importance within a radius of 500m of the proposed development. Because numerous listed buildings from the seventeenth century and later are found in the area, of which most have only passing relevance for the proposed development site, only those within approximately 250m of the site have been recorded. None of the twenty-two sites, buildings or findspots is within the boundary of the proposed development site itself. However, sites and find spots within the wider study area also affect the archaeological potential of the development site insofar as they can highlight the character of potential buried archaeological remains.

The sites, findspots and buildings within the study area are listed in the gazetteer (section 5) and shown graphically (figure 4).

4.0 Site Location, Landuse, Topography and Geology.

Underlying solid geology in this part of Masham consists of Cayton Gill Shell Bed of interbedded silty mudstones, calcareous and siliceous, shelly with beds of siltstone and sandstone. Elsewhere in the town the underlying solid geology is millstone grit. The British Geological Survey shows drift geology as Devensian or Diamicton till (<http://www.bgs.ac.uk/opengeoscience/>).

The proposed area of development comprises an irregularly shaped piece of land occupied by a variety of buildings situated in the southern side of Leyburn Road (A6108). It lies on the northern outskirts of the historic town of Masham just within the boundary of the town's Conservation Area (Harrogate Borough Council 2008).

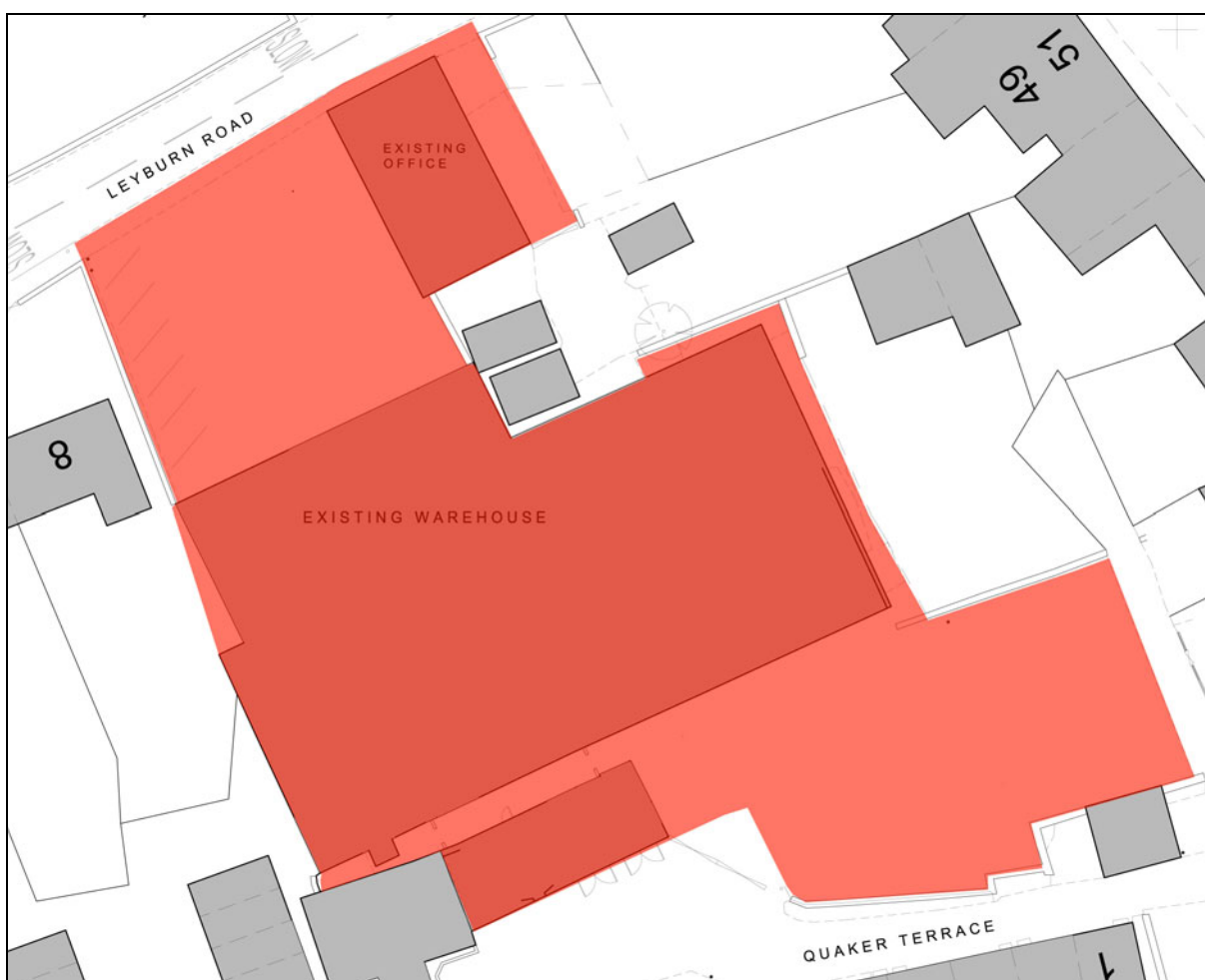


Figure 2. The present-day site layout (area covered by report shown in red)

The site is bounded to the north by Leyburn Road (A6108) and to the south by Quaker Terrace, which opens off Silver Street. The western and eastern boundaries of the site are formed by the boundaries of various adjoining properties including 8 Leyburn Road to the east and the rear boundaries of the properties of Silver Street to the west (figure 2).

The site is presently occupied by three buildings and two open areas: The front forecourt opening onto Leyburn Road; the office building on the east side of the forecourt; the main warehouse itself; the building at the rear of the warehouse; and the rear yard. Of these, the office building is of modern construction, the warehouse is mid-twentieth century in date and the building at the rear of the warehouse is dated to before 1850 in the Masham Conservation Area Appraisal (Harrogate Borough Council 2008) and is considered to be a building of local importance.

The proposed development will involve the demolition of part of the office building and the complete demolition of the existing warehouse. In their place will be built a supermarket and associated car parking. A concurrent planning application proposes the conversion of the building at the rear of the warehouse and the erection of a dwelling on land to the east of the rear of the warehouse (figure 3).



Figure 3. Proposed site layout

5.0 Gazetteer of Sites and Artefacts.

The following section lists the monuments, findspots, interventions of archaeological interest such as excavations or watching briefs and listed buildings that are recorded in the various sources consulted. Except for listed buildings, this includes all information within a 500m radius of the site; only the closest listed buildings are included. The relevant Historic Environment Record (HER) and Listed Building System Unique Identification (LBSUID) numbers are given for monuments and findspots and the Images of England numbers given for listed buildings, together with other bibliographic references where used. The HER listing are supplemented by National Monument Record (NMR) data as necessary. The locations of the recorded sites are plotted on figure 4.

Map No	Name	Period	NGR (SE)	HER or NMR no.	Description
Known monuments or findspots					
1	Town of Masham	Anglo-Saxon	2245 8070	MNY 15740	Massan in Domesday (1). Place name means 'Maessa's homestead' (2)
2	Cross shaft in St Mary's churchyard	Anglo-Saxon	2265 8065	MNY 20690	Scheduled Monument – 26943 (HER listing). A churchyard cross, three metres to the south of the Church of St Mary. It consists of a late 8th-early 9th century shaft on a later base and was developed from early Christian Eastern Mediterranean monuments such as the Ciboricum of Saint Marks, Venice. (NMR listing).
3	Market cross in Masham	Medieval	2253 8070	MNY 21531	Scheduled Monument – 26929 (HER description). It is considered that the base is medieval but that the shaft and finishings are late 18th century. (NMR listing).
4	St Mary, Masham	Anglo-Saxon	22672 80671	MNY 23405	Evidence of Saxon building visible in the church fabric, though much of the church dates to the twelfth century onwards. It was restored in the Victorian period. (HER listing). The Church of St Mary, Masham, has a Norman west tower which can clearly be seen to have been built against an earlier nave. The Saxon features of this nave consist of two western quoins and a square sectioned string-course running along the greater part of the originally external face of the north wall of the nave, now within the much later north aisle. The rest of the church is 14th century with the stone spire rebuilt in 1856. In the church are two fragments of an Anglo-Saxon cross-arm thought to have once formed part of the churchyard cross (NMR listing).
5	Masham Burial Ground	Anglo-Saxon	22562 80758	MNY 23477	Probable Anglo-Saxon/Anglo-Scandinavian period Christian cemetery of unknown extent (see also 10 and 11). Radiocarbon dating indicates that the cemetery is Anglo-Scandinavian in date http://www.brad.ac.uk/archenvi/news/Masham.php
6	Roman (?) Ford at Masham Bridge	Romano-British	226 812	MNY 23642	Based on conjectural evidence. And perhaps a misinterpretation of stone slabs of eighteenth century date seen in the riverbed.
7	Cellar to front of 8 Sliver Street.	Post medieval	22481 80830	MNY 5398	Remains of cellars found due to partial road collapse in 1999.
8	Mill House, Masham	Post medieval	2281 8082	MNY 31042	Post medieval mill house. Surveyed by Yorkshire Vernacular Buildings Study Group. 02/2009.
9	Masham Bridge	Medieval	8849 1097	MNY 32125	The results of the survey showed that the current form of the bridge represents two main phases of construction and subsequent widening. The original bridge survives very well as the northern part of the current bridge. This was a narrower structure with pointed abutments with rounded ends built with three spans crossing the River Ure. There are refuges for foot traffic on both sides of the bridge over each of the abutments. This earlier bridge is eighteenth century with a date stone of 1754 still just visible in one of the refuges. The bridge was subsequently widened in 1908 by removing the

					<p>southern buttresses and extending the structure to the south and then re-using the original buttresses. This has meant that without any examination of the underside of the bridge it looks as if it had been constructed as a single build. The current parapet appears to be a later addition to the widening due to the nature of the dressing of the stonework. However sections of the parapet on either side of the bridge may be earlier due to differences in tool marks and forms of the pillars. The widening of the bridge appears to be dateable to at least 1908 from an inscription in the central refuge on the south side.</p> <p>Only the north-west facing side of the supporting wall for the western approach has any masons' marks and here only two were recorded. The later phase of the bridge did not have any obvious masons' marks, unlike the other bridges recorded by the project, though a number of different types of tool marks could be seen.</p> <p>The riverbed between each of the buttresses had been covered with stone slabs many of which contained Lewis holes for lifting, though none appeared to have been secured with iron straps. This appears to be to prevent erosion of the riverbed and subsequent undercutting of the abutments as seen at West Tanfield Bridge - rather than an earlier ford as suggested elsewhere.</p>
Excavations and watching briefs					
10	Bruce Arms, Masham excavation	Anglo-Saxon	22515 80811	ENY 1040	<p>During the construction of a foundation trench in 1985, burials were uncovered. Excavations of the trenches by archaeologists from North Yorkshire County Council Archaeology Unit from was subsequently carried out.</p> <p>No published or accessible report is known of this intervention, but it appears to be the first time the 'Dixon Keld burial ground' was encountered.</p>
11	Dixon Keld, Masham excavation	Anglo-Saxon	22529 80816	ENY 1062	<p>During construction of a Public Convenience, unexpected remains were encountered leading to a swift excavation of the site. (HER description.)</p> <p>[N.b. the excavation at the public toilets was carried out by Harrogate Museums and Art Gallery Service in 1988. Further work in 1989 was carried out by Kevin Cale during water main replacement and is not recorded separately in the HER.]</p> <p>Kevin Cale. 1989. Dixon Keld Burial Ground, Masham. Archaeological Watching Brief and Excavation</p>
12	Police Station, Little Market Place, Masham watching brief	Unknown	22527 80786	ENY 1075	<p>No significant archaeology was noted during this 2003 (?) watching brief and the level of ground disturbance was negligible (Kevin Cale pers. comm.)</p>
13	Rear of 21/23 Market Place, Masham	Post medieval	22587 80771	ENY 3571	<p>During January 2007, an archaeological watching brief at the rear of 21/23 Market Place, Masham in an area of archaeological significance including the possibility of human remains. The excavations associated with the conversion of the building recovered no evidence of occupation that need be earlier than the building on the street frontage, which appears to be of mid-eighteenth century date. It seems likely that the standing building was re-constructed on the foundations of an earlier structure. The finds within the building were all of late 19th/early 20th century date.</p>
14	The Coal Yard, College Lane, Masham	-	22385 80820	ENY 411	<p>No significant archaeology was noted during this 2001 (?) watching brief (Kevin Cale pers. comm.)</p>
15	Market Place, Masham	Post medieval	22537 80721	ENY 513	<p>Masham 1996. An Archaeological WB for Northern Electric. Clarke, A.</p>
Listed buildings					
16	MASHAM BRIDGE	Post medieval	22612 81213	DNY 6184	<p>Bridge. 1754 (Pevsner). Ashlar. 4 large segmental arches with voussoirs. Triangular-section cutwaters rise into canted pedestrian retreats. To either side walling breaks forward. Band. Parapet. Half the bridge is in the parish of Burton-upon-Ure.</p> <p>Grade II listed LBSUID: 325029</p>
17	BANK VILLA	Post medieval	22450 81000	DNY 6324	<p>House. Early C19. Coursed squared stone with ashlar dressings, graduated stone slate roof. 2 storeys, 5 bays. Chamfered quoins. Central 6-panel door with overlight in stone architrave, consoles and cornice. To either side a canted bay window with projecting</p>

					<p>sill, frieze and cornices. First floor: five 4-pane sashes with plain stone surrounds and projecting sills. Ashlar cornice, kneelers, stone coping. End stacks.</p> <p>Grade II listed LBSUID: 325028</p>
18	POST OFFICE HOUSE	Post medieval	22448 80866	DNY5925	<p>House. Early - mid C19. Ashlar stone with graduated stone slate roof. 3 storeys, 3 bays. Chamfered quoins. To right a 1/2-glazed door in Doric porch with frieze and pediment. All windows have plain stone surrounds and raised sills. To left of door 2 casements. First floor: 3 unequally-hung 8-pane sashes. Second floor: 3 casements. Shaped kneelers and ashlar coping. End stack to left.</p> <p>Grade II listed LBSUID: 3250091</p>
19	ARIGUANE AND THE COTTAGE	Post medieval	22451 80858	DNY6493	<p>2 cottages. Late C18. Coursed squared stone with ashlar dressings, Welsh slate roof. 2 storeys, 3 bays. 2 C20 doors with plain stone surrounds between bays 1 and 2, 2 and 3. All windows are 2-pane casements in plain stone surrounds. End stacks and 1 to ridge. Included for group value.</p> <p>Grade II listed LBSUID: 325090</p>
20	HOUSE AND SHOP OCCUPIED BY L AND M SALTON	Post medieval	22461 80845	DNY5391	<p>House and commercial premises. Early C19. Coursed squared stone with ashlar dressings, graduated stone slate roof. 3 storeys, 3 bays. Quoins. Central 4-panel door with overlight in plain stone surround. To right a late C19 shopfront with pilasters, consoles, frieze and cornice; to left a 4-pane sash. First floor: 4-pane sashes, that to centre blind. Second floor: 6-pane sashes. All windows have plain stone surrounds. Shaped kneelers, stone coping. End stacks.</p> <p>Grade II listed LBSUID: 325089</p>
21	SILVERDALE	Post medieval	22453 80834	DNY4838	<p>House and commercial premises. Early C19. Coursed squared stone with ashlar dressings, graduated stone slate roof. 2 storeys, 3 bays. Plinth, quoins. 4 stone steps with railings lead to central 6-panel door with overlight in chamfered stone architrave with frieze and cornice. To right a late C19 shopfront with frieze and cornice; to left a 16-pane sash. First floor: 4-pane sashes apart from 16-pane sash to right, all windows have lintels and sills. Hipped roof with end stack to left. Left return: windows on left as front.</p> <p>Grade II listed LBSUID:325088</p>
22	PARK HOUSE	Post medieval	22343 80810	DNY698	<p>Includes: Park House BLACK BULL YARD. House. Early C17, altered and extended 1819, further alterations late C19 and C20. Coursed rubble stone with ashlar dressings. Stone flag roofs with external stone stack to left gable, rebuilt above roof in brick; brick stacks at right and centre. 2 storey, 4 window front, left end quoined and projecting, 2 storey, 3 window extension projecting to right. Off-centre pent porch with C20 double glazed doors, to right are two 12-pane sash windows with timber lintels and to left one 3 x 6-pane Yorkshire sash window. Above 4 similar Yorkshire sash windows, all with tooled lintels. Extension, to right, has blocked full height elliptical coach-house arch with quoins, one dated 1819 and initialled IS. Arch now contains 2 tall 12 pane sashes, to left a C20 glazed door with timber lintel and above a 3 x 6-pane Yorkshire sash. Left return has massive quoined external stack with weathering, part cut away at top for inserted loft door. Rear has irregular fenestration mostly C20, with a tall staircase window with an unequal 15-pane sash, and a 16-pane sash to right. Projecting 2 storey wing to left remodelled late C20 with rebuilt brick stack and additional bay with garage. Interior: retains chamfered beams with ogee stops and a number of 6-panel doors. Entrance hall has vertical timber post embedded in the wall to right of the door, and a blocked fireplace of which one quoined jamb and the springing of an elliptical arch survive on the left. Flanked by later alcove cupboards. Rear left room has plain stone fireplace. Room to right of hall has fireplace with egg and dart mouldings, drops, medallions and masks with dentilated wooden cornice, plus panelled shutters. Right end room has marble fireplace. Roof has 4 principal rafter trusses, originally with collars, 2 purlins, chamfered and ogee stopped. Plank door with wooden latch survives between early and late attics.</p>

					Grade II listed LBSUID: 382308
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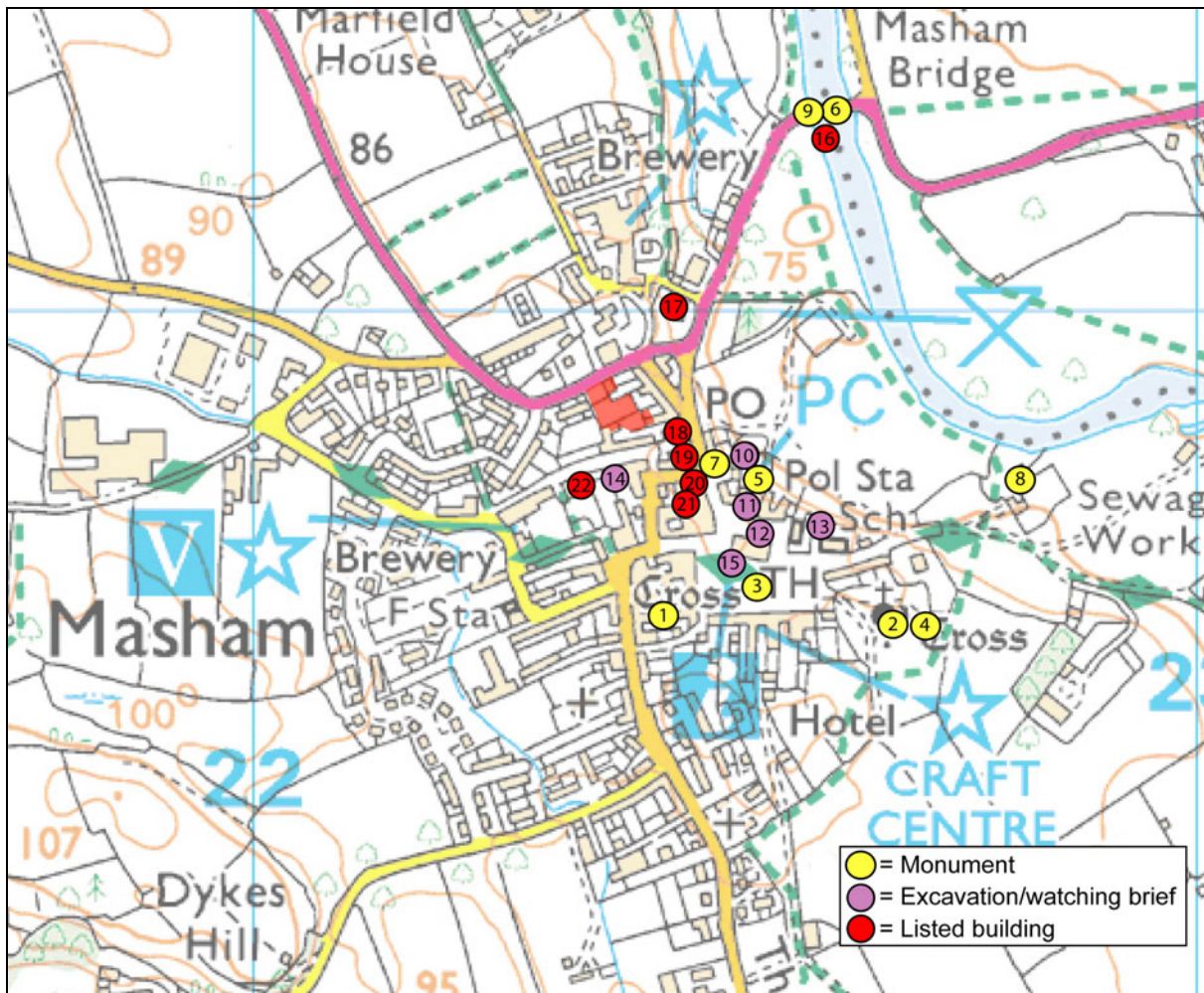


Figure 4. Locations of sites mentioned in the gazetteer

Monuments in yellow, archaeological sites in lilac, listed buildings in red.

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6.0 Archaeological and Historical Background.

Numbers in brackets refer to the gazetteer in section 5 and the accompanying map (figure 4).

6.1 *General History of Masham*

The Romans may have had a presence in the area, but the first permanent settlers were the Saxons who built a church paid for by the Lord of the Manor. The base of an old Saxon Cross stands outside the present church door. The name Masham derives from the Doomsday Book reference to “Massan” or ‘the ham of Maessa’s people’, ham referring to a small settlement. The Book refers to the taxing of “twelve carucates there by eight ploughs. Gospatric had one manor there. Ernegis has now one plough and ten villeins and three borders with five ploughs - there is a church”. (Harrogate Borough Council 2008.)

Feudal lands were granted during William I’s reign to Nigel de Albini whose son, Roger de Mowbray granted Masham Church to the Church of St Peter in York, so establishing a prebend. As a consequence of this the Archbishop of York set up the ‘Peculiar Court of the Prebend of Masham’, a peculiar jurisdiction with its own ecclesiastical court and seal. Markets were established here during the medieval period (Bulmer 1890, Harrogate Borough Council 2008 and Page 1914).

After the medieval period Masham became the crossroads for several packhorse tracks, leading to its development as a busy trading place. Later, some of these were turnpiked (e.g. the Masham to Thirsk road in 1755). In 1754 the present stone bridge over the Ure was built, replacing a succession of earlier wooden structures. The famous name, Theakston, emerged in the mid nineteenth century. Mr Theakston had a brewhouse behind the Black Bull in Silver Street and in 1870 built the new brewery and maltings in Red Lane. The railway arrived at Masham in 1875 and closed in the 1960s. (Harrogate Borough Council 2008.)

6.2 *Prehistoric and Romano-British Period*

No finds of prehistoric or Romano-British date are known from the vicinity of the site. Occasional finds of Romano-British material in the Masham area such as two Roman stone coffins, one containing an inhumation, found in 1835 and 1836 in Mar Field and now in the grounds of Swinton Park, may indicate a Romano-British settlement in the area but no positive remains have been found. A Roman ford at the site of the present bridge over the Ure was postulated (6) but this may be the result of a misidentification of stone slabs laid on the river bed between the bridge buttresses to prevent erosion when the bridge was built in 1754 (9).

6.3 *Early Medieval Period*

The town dates from the early medieval period. The remains of an Anglo-Saxon cross shaft of late eighth or early ninth century date lies in St Mary’s churchyard (2). The fabric of St Mary’s church incorporates Saxon period material and the church contains two fragments of an Anglo-Saxon cross, perhaps relating to the cross shaft in the churchyard (4). The present

church is mainly Victorian in date although elements of the fabric date to the Norman period. It is not clear whether the earlier, Saxon material in its fabric is from an earlier church on the same or a slightly different site.

The possibility of an earlier church in a different position is suggested by the discovery in 1985 of a cemetery dating to the late Anglo-Saxon/Anglo-Scandinavian period and known as the Dixon Keld burial ground (5), named after the local name of the area of land in which it was found (Plate 1).

The cemetery was first uncovered in 1985 during the extension of the cellar at the Bruce Arms Public House and was the subject of emergency excavation by archaeologists from the former Yorkshire County Council Archaeology Unit (10). Subsequent discoveries came in 1988 during the construction of public toilets at Dixon Keld (11). Excavations were carried out by Harrogate Museum and Art Galleries Service and the remains of more than thirty burials were uncovered (Cale 1989). A further 24 burials were uncovered during a watching brief carried out during water main replacement by Yorkshire Water in 1989 (Cale 1989).

In total, 58 burials were recovered during the 1988 and 1989 interventions and probably one additional burial from the 1985 excavation. The majority of the burials were found to be orientated east-west and grave goods were largely absent (apart from a bronze probable shroud pin, a socketed iron axe and a fragment of a large pottery vessel). Coffins were absent although each skeleton was in a separate grave cut and some of the graves were stone-lined. There was some indication that the cemetery may have been sexually-zoned. All the characteristics of the cemetery are consistent with a late Anglo-Saxon or Anglo-Scandinavian date (Neale and Buckberry 2008). According to press reports, radiocarbon dating carried out by Bradford University has subsequently placed the burials to between 679 and 1011AD (Yorkshire Post 2009).

No further early medieval remains have been uncovered in Masham but the potential for remains associated with the cemetery or an accompanying settlement is high.

6.4 Late Medieval Period

Apart from the medieval church of St Mary's, little remains of what was probably a prosperous market town during the later middle ages. The Market Cross in the centre of the Market Place is thought to be medieval in date albeit with eighteenth century alterations (3).

A watching brief carried out in 1996 during work carried out by Northern Electric to relocate overhead electricity cables underground (15) revealed tantalizing glimpses of the late medieval town. Of particular relevance to this desktop was the evidence from a series of trial pits in Silver Street in which potentially early post-medieval or medieval cobbled surfaces and building foundations were seen and late medieval pottery was recovered. The excavator concluded that the evidence pointed to a different layout to the town before the eighteenth century, with buildings in what is now the marketplace and a narrower Silver Street.

6.5 Post Medieval to Modern Periods

The present layout of the town was established in the eighteenth century as reflected in the numerous listed buildings of eighteenth and early nineteenth century dates in the vicinity of the proposed development (17-21). A watching brief at the rear of 21/23 Market Place found evidence for at least two phases of building in the eighteenth century (13) demonstrating the complex history of the buildings in the centre of the town in this period.

7.0 Cartographic Evidence.

A search was made in the North Yorkshire County Records Office for relevant historical maps showing the area of the proposed development. Several early maps were discovered allowing us to trace the development of the site from before 1778 to the present day.

7.1 The earliest maps 1778 to 1839.

The four maps available before the first Ordnance Survey map cover the period of 1778 to 1839. Contradictions between the maps, the nature of some of the maps and the uncertain date of one mean that the details of the development site in this period are a little unclear, although the overall picture is consistent; a relatively undeveloped piece of land with little in the way of buildings.

The earliest map available (1778) shows the area of the proposed development spread over three linear strips of land orientated east-west. These appear to be classic medieval-style burgage plots relating to the properties fronting onto Silver Street, although some subdivision has occurred by this date. Specifically, the northernmost burgage plot has been divided twice on the eastern side of the site forming a small field and a larger area associated with a medium-sized building fronting onto Leyburn Road. The southernmost burgage plot has also been divided and a building lies in the same position as the present building behind the existing warehouse. The essential layout of the various boundaries shown on this map was to remain largely unchanged until the present.

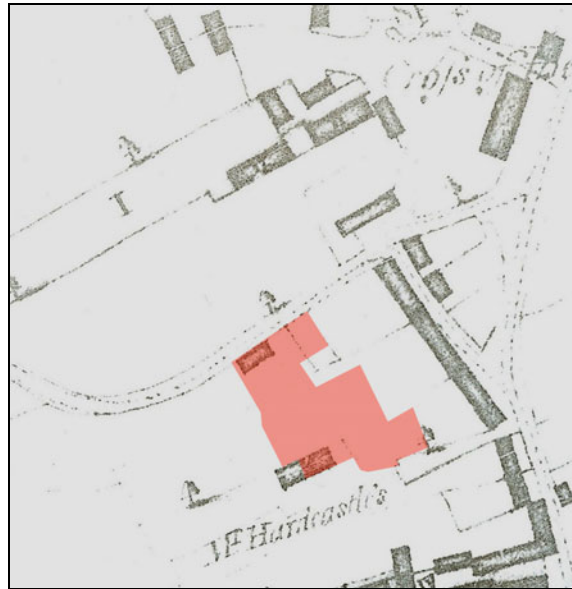


Figure 5. 1778: An actual survey of the glebe lands and copyhold houses &c in Masham

The present building behind the warehouse is also shown on the map from 1801. While the property boundaries are the same, the building on Leyburn Road is no longer shown. In general, this map seems to be fairly reliable and agrees with the 1778 map on many details, so the street front building is likely to have been no longer extant by this time.

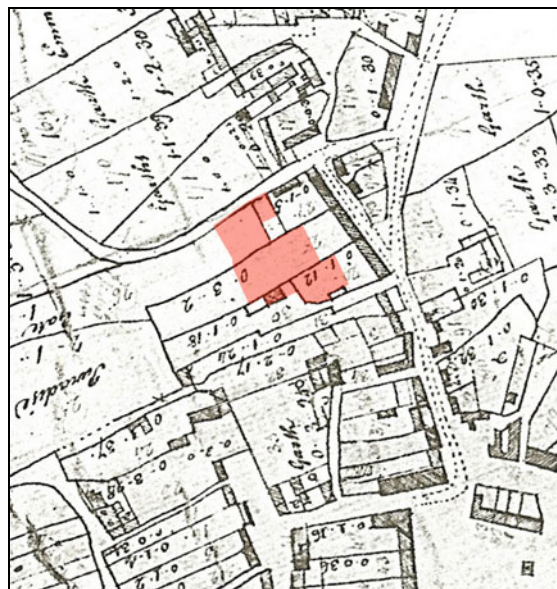


Figure 6. 1801: A plan of the old inclosed lands within the township of Masham

The undated map thought to be early nineteenth century does not show any buildings on the site. Comparison with the 1801 and 1778 maps reveals that, although it shows the buildings on the street frontages, it is much more selective in its coverage of the buildings known to be present in back-plot locations. The purpose or provenance of this plan is unknown, but a clue may lie in its title 'Masham: Plan of Some Properties', indicating that it was not intended to be an exhaustive survey of *all* the buildings in the town. Accordingly, while the lack of any building on the Leyburn Road frontage probably reflects reality, the lack of representation of the present building behind the existing warehouse (shown on the two earlier maps) should not be taken as definitive evidence of absence in this period.



Figure 7. Early nineteenth century: Masham, plan of some properties

A similar story emerges from the Tithe Map of 1839. Again, no buildings are shown on the site and as with the early nineteenth century map discussed above, this is probably an accurate reflection of the lack of building on the street front, but is less conclusive for the building behind the warehouse. The primary concern of the tithe map was the valuation of land in accordance with the Commutation of Tithes Act of 1836, which converted tithes from payment in kind to a monetary payment. Thus it is not surprising that – compared with the map of 1801 and the Ordnance Survey first edition of 1856 – the depiction of buildings on the Tithe Map is somewhat perfunctory, and therefore a degree of caution is needed. However, the cottages of Quaker Terrace are shown for the first time on this map indicating that at least some effort was put into surveying buildings in non-frontage positions.

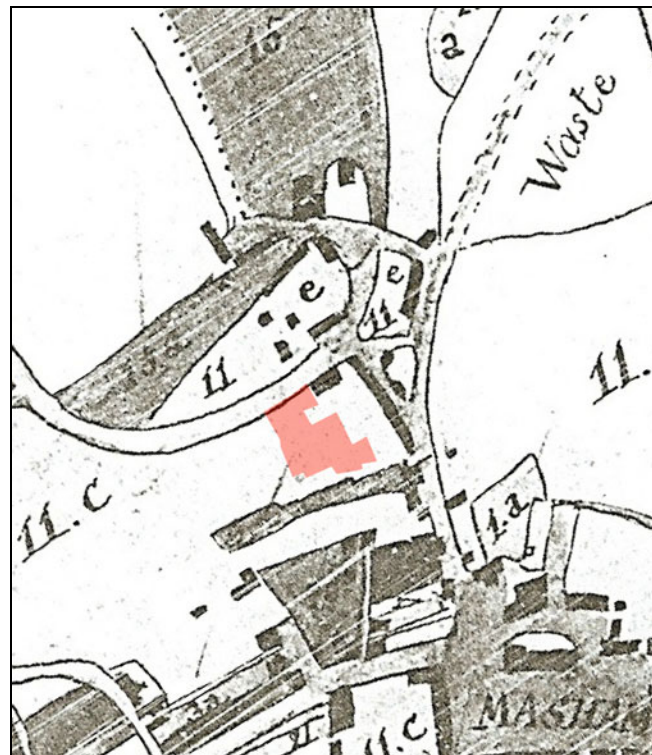


Figure 8. 1839 tithe map

7.2 1856: Ordnance Survey 6" to one mile map.

The 1856 first edition Ordnance Survey (OS) map shows the site with considerably more development. A linear building (probably two 'semi-detached' buildings) lies on the Leyburn Road street frontage spanning the existing property boundary between the western extent of the former burgage plot and the small field. The western part of the northern former burgage plot now has a further subdivision, for the first time marking what was to become the western boundary of the present site.

A further building lies within the small field. Another building – a linear east-west aligned building – lies on the southern edge of the northern former burgage plot, within the footprint of the present-day warehouse. The southern part of the site once more has the building behind the present-day warehouse shown.

The question of whether this is the same building as shown on the maps of 1778 and 1801, but not shown on the early nineteenth century and 1836 map, remains irresolvable. Given that this building is depicted in exactly the same position, it is most likely that it is the same building and that its absence from the other two maps is due to deficiencies in the mapping rather than real absence. However, it is certainly possible that the opposite is true and that the earlier building was demolished and its site was empty for some time. Given the hazy dating of one of the maps, the period during which the building was absent could have been anything from the 55 years between the 1801 map and the OS map to a brief span while the survey for the 1839 Tithe Map was conducted.

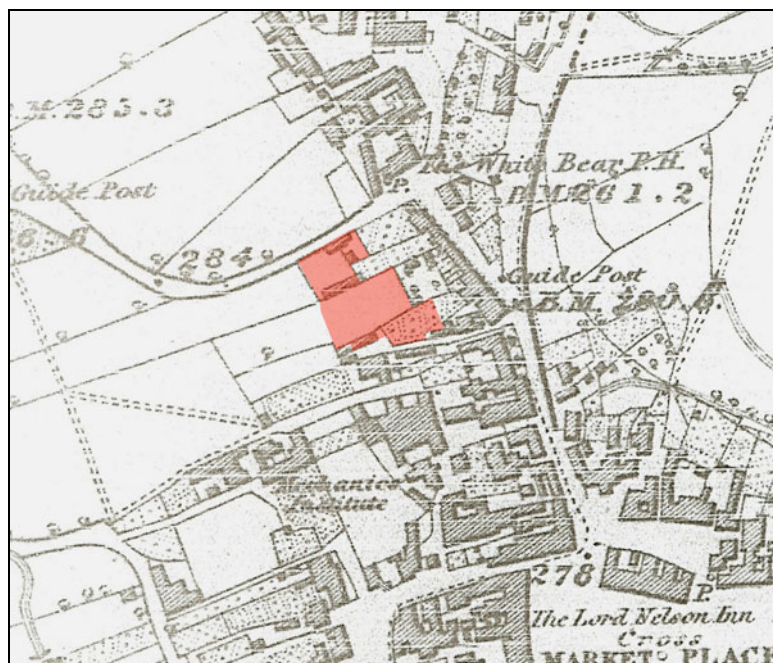


Figure 9. 1856 OS 6" map

7.3 1892: Ordnance Survey 25" to one mile map.

The 1892 OS map shows the continuing development of the site. The same buildings are shown as on the 1856 edition (although the discrete building within the field has now been joined to the Leyburn Road street front building). A further building is shown as a dotted line

in the position occupied by the modern offices. Another small building is shown immediately east of the building at the back of the present-day warehouse, which may be a small store or workshop.

The building adjacent to the building at the back of the present warehouse, and just outside the site, is labelled ‘Methodist Chapel (Primitive)’, evidently a short-lived use as it is not mentioned on any later maps. As a ‘Prim’ chapel, this was separate and distinct from the Wesleyan Methodist chapel, a rival strand of Methodism, built in Park Street on land acquired from Lord Masham in 1891. The history of ‘The Old Chapel Post House’ (Plate 2) at the corner of Quaker Terrace and Silver Street, which is clearly a former chapel, and its relationship with the chapel recorded on the 1892 map is not known.

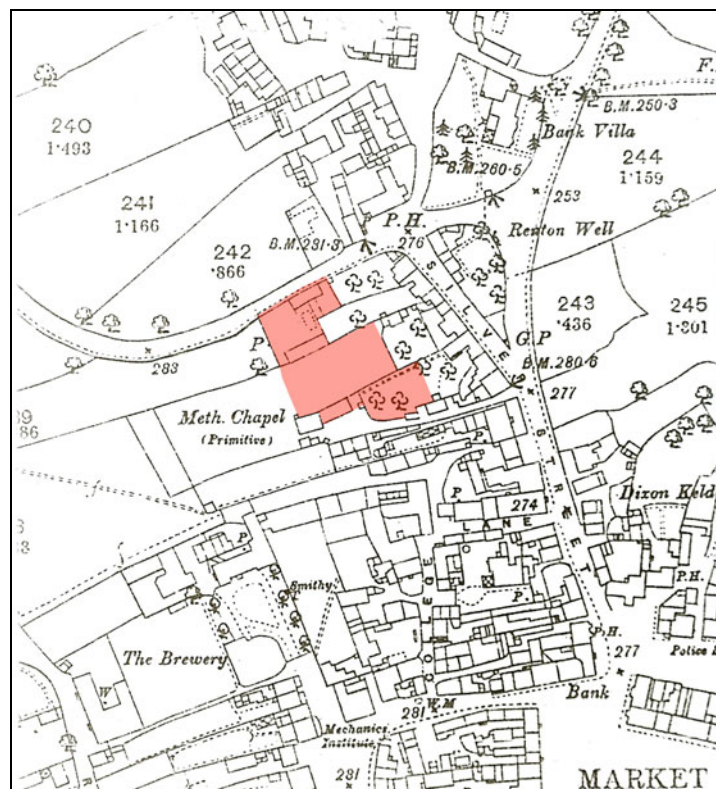


Figure 10. 1892 OS 25" map

7.4 OS maps 1912, 1929 and 1930.

The three OS maps show that the site underwent a series of small changes, but no major new development during this period. The only new additions are a small building at the eastern end of the middle of the site – possibly a workshop or similar – and the expansion of the small building to the east of the building at the rear of the present warehouse. Depicted in 1892 as one small building, this expanded in 1912 to two small buildings and two probable animal pens, in 1929 a third small building was added and in 1930 these had merged to become one building (although this may be the result of a lack of definition in this smaller-scale map). The existence of animal pens means that the buildings are almost certainly to do with livestock management.

In an effort to discover the usage of the building on the street frontage of Leyburn Road, the Kelly's Directory of the North and East Riding of Yorkshire was consulted for the years 1893, 1897, 1909 and 1913. No tradesmen or private individuals are listed for Leyburn Road in any of the years, although numerous trades are identified for Silver Street including coachbuilders, butchers and seedsman. The name 'Jameson' first appears in the 1909 directory, where James Jameson is listed as a 'nurseryman and seedsman' at premises in Park Street. The same entry is replicated in the 1913 directory.

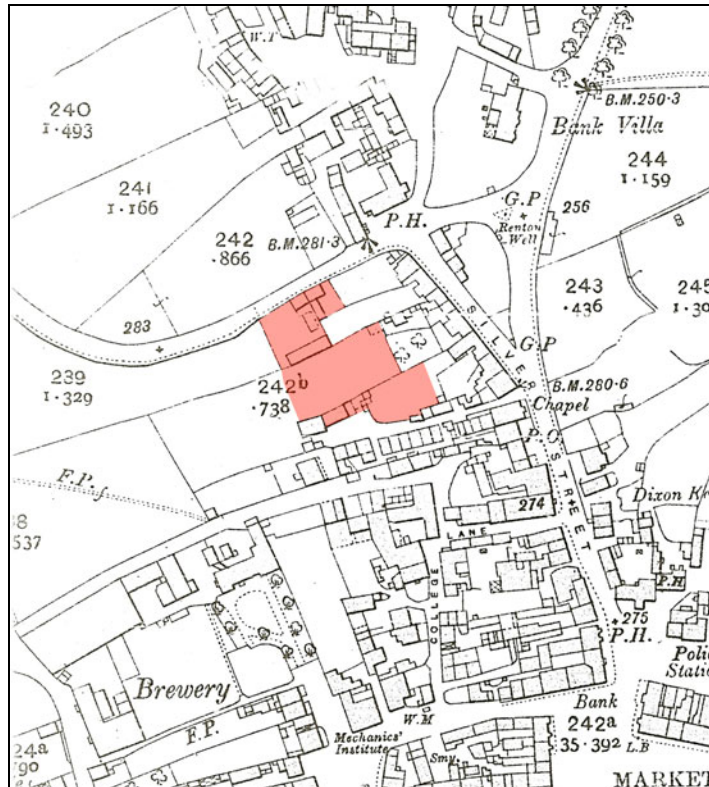


Figure 11. 1912 OS 25" map

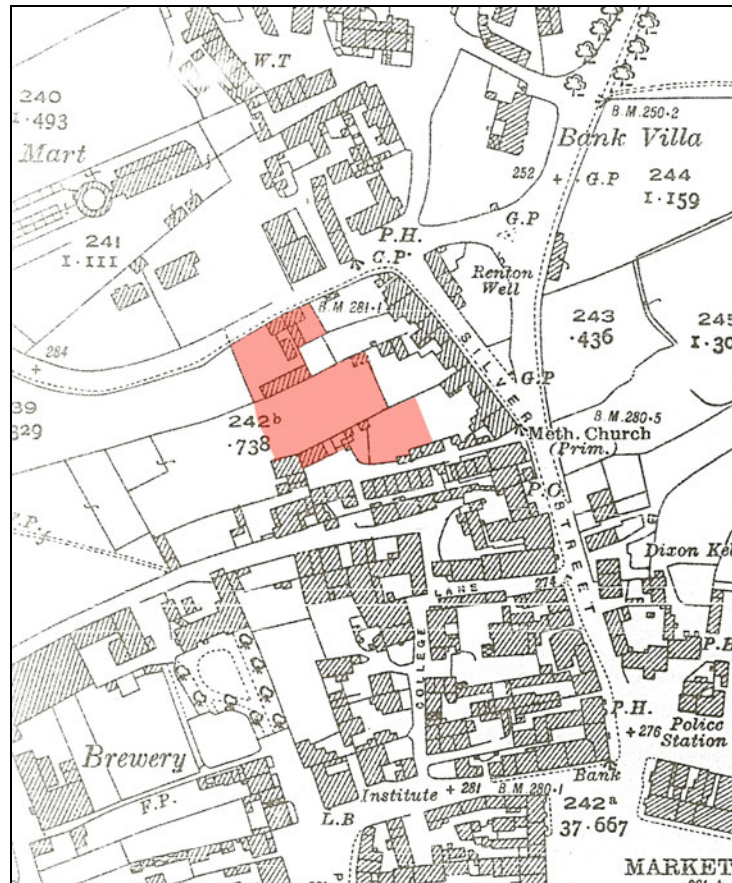


Figure 12. 1929 OS 25" map

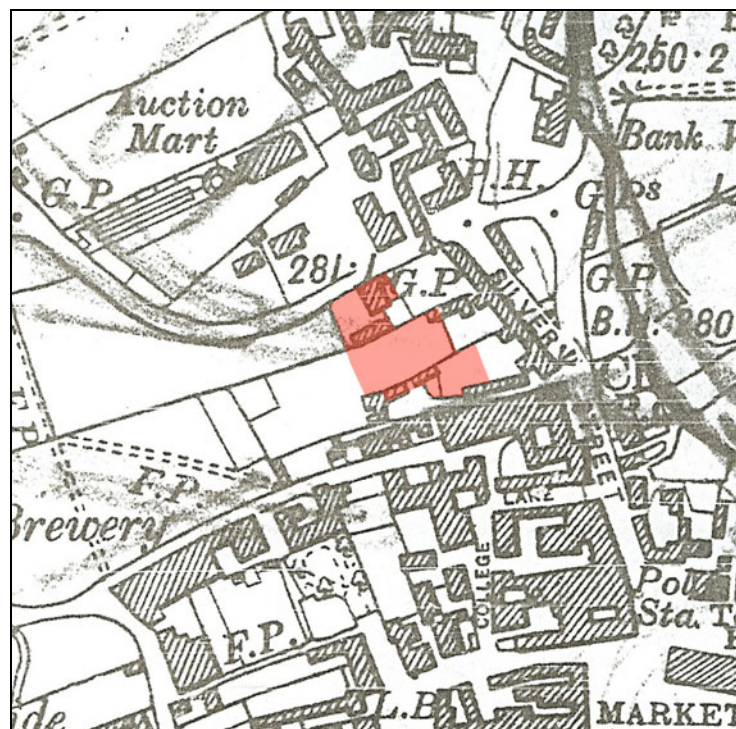


Figure 13. 1930 OS 6" map

7.5 The present day

Between 1930 and the present day, the site has been largely wiped clean and redeveloped. The only building remaining from the 1930 map is the old building to the rear of the present

day warehouse. No trace remains of the animal pens adjacent to it or any of the other buildings shown on the site.

8.0 Notes from a Site Visit.

8.1 *General.*

The site was visited in fine weather on 30th June 2010. Access to the warehouses and part of the old building at the rear of the site was provided by Chris Jameson. Entrance to the site is from Leyburn Road and is also possible via Quaker Terrace at the rear of the site. As described in Section 4 above, the site falls naturally into five areas, the front forecourt opening onto Leyburn Road, the office building on the east side of the forecourt, the main warehouse itself, the building at the rear of the warehouse and the rear yard. The site is flat, although the natural ground surface slopes down slightly from northwest to southeast. The notes below concern both for the nature of the standing buildings and their impact on any buried archaeological remains.

8.2 *The front forecourt.*

Flat and surfaced in tarmac, which is approximately level with the height of the adjacent pavement. Numerous services covers are present suggesting that the forecourt area will have disturbed below the level of the tarmac for the laying of services, which will have had an impact on any buried archaeological remains. Deep drainage and possible tanks running parallel to the front of the warehouse were also observed, as well as further drainage in front of the office building (Plates 3 and 4).

8.3 *The office.*

The office building is a modern stone single-storey building (Plate 5). Entrance was not possible during the site visit but the floor level was viewed from the windows and appeared to be slightly above the level of the front forecourt. There do not appear to be any cellars. The access road on the east side of the offices is tarmaced, with a thin-looking concrete apron at the street frontage.

8.4 *The main warehouse*

This is a mixture of brick, stone and corrugated sheet construction and is of mid-twentieth century date (Plates 6 and 7). The foundations for the building are probably relatively limited in their impact on any buried archaeology. The floor is of very thick concrete in places – at least nine inches thick where it was visible in a borehole at the rear of the warehouse. The depth of disturbance associated with the floor is not known. A diesel pump within the warehouse near the front entrance suggests the possibility of an underground tank, although the location of any such tank is not clear.

8.5 *The building at the rear of the warehouse*

This building is stone built with a corrugated sheet-material roof. It is clearly much older than the rest of the buildings on site (as confirmed by old maps), although it has been altered by blocking up windows, re-roofing etc. It has a concrete floor (Plate 8).

8.6 *The rear yard*

The yard at the rear of the site is surface with a mixture of tarmac and gravel (Plate 9). While the depth of this material is not known, it was noted that there is an abrupt drop of roughly 0.5m between the rear yard and the ground surface of the gardens to the east of the site. This suggests that the eastern half of the rear yard may have been built up from the level of the natural ground surface, potentially sealing any buried or standing archaeological remains below it.

9.0 Geotechnical Investigation.

A geotechnical investigation consisting of twelve window sample boreholes was carried out in 2009. The results indicate that ‘made ground’ was present across the development site and that, “the underlying made ground deposits comprised very loose to very dense clayey sandy gravel with some anthropogenic debris (fragments of brick, concrete, coal and timber) to depths of between c.0.50m up to c.2.35m below current ground levels.” (Evans 2009, 7). The presence of brick in places indicates a degree of survival of earlier buildings.

The geotechnical work was not done under archaeological supervision and is consequently difficult to interpret from an archaeological perspective. However, the borehole logs reveal that the surface deposits of tarmac and concrete range from 0.10m thick to 0.23m thick and that they overlie made-ground. The nature of the made ground is variously described as gravel (sometimes fine gravel) and sand. Without seeing the primary evidence, it is hard to interpret but it is possible that some or all of the ‘made ground’ recorded actually represents buried soil profiles and hence deposits of archaeological interest.

What is recorded as ‘made ground’ was found at relatively shallow depths at the northern part of the site (c. 0.5m BGL) and at surprising depths at the south end of the site, as in the case of WS10 in the rear yard, which recorded sand including brick and wood to a depth of 2.35m or WS5 within the warehouse, which found made ground including flint to a depth of 1.9m below ground level. The greater depth of made ground found to the south of the site tallies with the observations made in the site visit concerning the higher relative ground level of the rear yard compared with the land to the southeast of the site.

The presence of made ground across the whole site indicates the high likelihood of survival of any buried remains. In one or two cases – notably WS8 and 9 – actual archaeological features may have been encountered in the form of cobbled surfaces 0.4 and 0.6m deep.

Significant intrusions were thought to be present in the north central part of the warehouse (inspection pit) and the southern part of the front forecourt (underground tanks).

10.0 Archaeological Potential.

10.1 General.

Observations during a site visit and the results of geotechnical work indicate that there is a high chance that any below ground archaeological remains will survive with the exception of the relatively limited areas where foundations, modern tanks, an inspection pit and drainage and service trenches are expected.

The sections below assess the potential for archaeological remains by period (Low/medium/high) and give an assessment of the significance of any such remains (No significance/local/regional/national/international). This is based upon the currently available information.

10.2 Prehistoric and Romano-British.

No known finds or sites of these dates are present on the proposed area of development or the wider study area. In part this may reflect the lack of recent development – and therefore opportunities for investigation - within Masham. It is possible that any remains will be well-preserved within the footprint of the present development.

There is therefore a low possibility that buried remains from this period may exist within the site. Until the nature of any remains is known, it is not possible to assess their significance.

10.3 Early Medieval Period.

Remains of Anglo-Saxon date are known from St Mary's church and of late Anglo-Saxon or Anglo-Scandinavian date from the extensive cemetery at Dixon Keld. While the limits of the cemetery are unknown, they are unlikely to extend as far as the site of the proposed development. However, the existence of a church – possibly located closer to the site than the current church of St Mary's - and cemetery implies the presence of a settlement, the scale and location of which is unknown. There is therefore a medium possibility of remains from that period. Until the nature of any remains is known, it is not possible to assess their significance.

10.4 Late Medieval Period.

As has been noted above, the layout of medieval Masham may have been different from its present day layout although the church occupied its present position. However very little is known of this period in Masham. There is a low-medium possibility that later medieval remains may be present on the site. Until the nature of any remains is known, it is not possible to assess their significance.

10.4 Post Medieval.

A relatively small amount of development took place on the site during the post medieval period. A building was present on the street frontage to Leyburn Road prior to 1778, although this was absent by 1801. The only other post-medieval building on the site is the standing building behind the present-day warehouse, which, as discussed above, may date to before 1778 or may have been built on the same plot as an earlier building between 1839 and 1856.

Prior to the Victorian period, this appears to have been the extent of building on the site, which was probably otherwise used as agricultural fields.

The site of the Leyburn Road street front building was partly occupied by a later Victorian building, which grew in scale through the early twentieth century. That part of the site is now occupied by the tarmac forecourt and may have been disturbed to some extent by modern services. Groundworks in this area have a medium possibility of encountering the remains of the pre-1778 building. It is likely to be of local significance.

10.5 Victorian/Early Modern.

Several buildings were built on the site in the Victorian period and early modern period. The building(s) on the Leyburn Road street frontage may have been disturbed by the foundations of the modern office building and modern service trenches. However, any groundworks in this area may reveal the remains of these. The foundations of the large and small Victorian buildings in the middle of the site may survive below the modern warehouse and the foundations of the small buildings at the rear of the present-day warehouse may remain below the surface of the rear yard: the likelihood of the survival of their foundations is high and their significance is none to local.

10.6 Table Summarising Potential and Significance.

Nature of the heritage assets	Potential	Significance
Prehistoric/Romano-British below-ground archaeology	Low	Unknown
Early Medieval below-ground archaeology	Medium	Unknown
Late Medieval below-ground archaeology	Low-Medium	Unknown
Post medieval building remains	High	Local
Victorian/Early Modern building remains	High	None-Local

11.0 Impact of the Development.

The exact details of the development are not yet known, but the construction of the supermarket building will involve the demolition of the existing warehouse, the removal of its slab floor and the probable excavation of strip foundations. The car park area will probably involve the lifting of the existing concrete/tarmac surface. In both instances, there is likely to

be an unspecified amount of ground reduction below existing slab/floor and the installation of services. A similar level of disturbance will be associated with the construction of a new dwelling in the eastern part of the site. Given that deposits that are potentially of archaeological interest lie immediately below the present surface there is likely to be significant archaeological disturbance.

12.0 Conclusions and Recommendations.

The research undertaken in the preparation of this assessment has indicated that the site is unlikely to contain archaeological remains of such significance as to prevent development from taking place. However, there is a low possibility of buried prehistoric or Romano-British remains, a medium possibility of buried early medieval remains and a low-medium potential for later medieval remains. The significance of any such remains will be dependent on their nature and degree of presentation. There is a high possibility of encountering post-medieval remains of local significance and a high possibility of Victorian or early modern remains of none-local significance.

As a condition of any planning permission it is likely that an archaeological evaluation by trial trenching would be required in consultation with the local planning authority. This would determine the presence/absence, date, degree of preservation and significance of any potential archaeological remains. An appropriate scheme of mitigation would then be drawn up to minimise damage to any archaeological remains if they are shown to be present, or record the remains if damage is unavoidable.

13.0 Bibliography.

13.1 Published and unpublished documents.

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13.2 Historic Maps.

1778: An actual survey of the glebe lands and copyhold houses &c in Masham (NYCRO ref: M27)

1801: A plan of the old inclosed lands within the township of Masham made in 1801 (NYCRO ref: DN23)

N.d. [prob. Early nineteenth century]: Masham, plan of some properties (NYCRO ref: ZJX 10/53 (iii))

1839: Masham tithe commutation map (NYCRO ref: 1839T).

1856: Ordnance Survey 6" to one mile map

1891: Plan of land sold by the Right Honourable Lord Masham to the Wesleyans. (NYCRO ref: ZDL37).

1892: Ordnance Survey 25" to one mile map

1912: Ordnance Survey 25" to one mile map

1929: Ordnance Survey 25" to one mile map

1930: Ordnance Survey 6" to one mile map

13.3 Historic Trade Directories.

1893 Kelly's Directory of the North and East Riding of Yorkshire.

1897 Kelly's Directory of the North and East Riding of Yorkshire.

1909 Kelly's Directory of the North and East Riding of Yorkshire.

1913 Kelly's Directory of the North and East Riding of Yorkshire.

13.4 Websites.

Archaeology Data Service. <http://ads.ahds.ac.uk/>

British Geological Survey <http://www.bgs.ac.uk/opengeoscience/>

14.0 Plates



Plate 1. Blue plaque commemorating the Dixon Keld cemetery



Plate 2. The Old Chapel Post House



Plate 3. Services and drainage in the forecourt



Plate 4. Services and drainage in the forecourt



Plate 5. The modern office



Plate 6. The warehouse



Plate 7. Inside the warehouse



Plate 8. The old building at the rear of the warehouse



Plate 9. The rear yard