

ARCHAEOLOGICAL
SERVICES
DURHAM UNIVERSITY

on behalf of
Nathaniel Lichfield & Partners
for
Northumbrian Land Ltd

White House
Stokesley
North Yorkshire

archaeological desk-based assessment

report 2556
December 2010

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1. Summary

The project

- 1.1 This report presents the results of an archaeological desk-based assessment, which was conducted in advance of a proposed development at White House, Stokesley, North Yorkshire. The assessment comprised a search of pertinent documentary and cartographic records, records of archaeological interventions, the Historic Environment Record, and a site walk-over survey.
- 1.2 The works were commissioned by Nathaniel Lichfield & Partners for Northumbrian Land Ltd, and conducted by Archaeological Services Durham University.

The archaeological resource

- 1.3 No archaeological resource has been identified which requires preservation *in situ*. There are no historic or statutorily protected buildings in the vicinity of the site. The structures on site are of 19th- and 20th-century date. There are no Scheduled Ancient Monuments on or in the near vicinity of the site.
- 1.4 An enclosure of assumed Iron Age date is present immediately to the north of the proposed development area. A second such enclosure is recorded by the HER directly on the site. However, this latter HER entry is questionable and may arise from an incorrect grid reference. A range of material, dating from the Neolithic to the Saxon periods, has also been recovered by fieldwalking in the vicinity of the proposed development area. Therefore, whatever the true nature of the questionable HER record, there is a high potential for remains of prehistoric to Saxon dates to be present in the proposed development area.
- 1.5 The area lies beyond the edge of the medieval settlement of Stokesley, and it is probable that the area was utilised in the medieval and post-medieval periods as agricultural land. Evidence relating to this, in the form of ridge and furrow cultivation and field boundaries, may survive.
- 1.6 Map evidence shows that the area has remained as undeveloped farmland since at least the middle of the 19th century. Significant archaeological remains of a recent date are therefore unlikely to be present.

Impact assessment

- 1.7 The proposed development has the potential to impact upon the archaeological resource through ground reduction and the construction of foundations and associated services.

Recommendations

- 1.8 No archaeological deposits have been identified which require preservation *in situ*.
- 1.9 It is recommended that the potential of the archaeological resource is evaluated through geophysical survey, followed by the excavation of a series of trial trenches across the site in order to establish the nature and extent of any archaeological resource present which may be impacted upon.

2. Project background

Location (Figures 1)

- 2.1 The site is located on fields immediately west of Stokesley, North Yorkshire (NGR centre: NZ 5169 0854). It is roughly rectangular in plan, and covers an area of approximately 10.5 ha. To the east is a housing estate; to the west is Crab Tree Farm; agricultural fields form the northern boundary and the Stokesley to Hutton Rudby road forms the southern boundary. However, White House Farm to the south is also included in the proposed development area, although other fields this side of the road are excluded.

Development proposal (Figure 2)

- 2.2 It is proposed to develop the fields to the north of the road for housing, with a recreational open space at the northern end. White House Farm is to be redeveloped for commercial use.

Objective

- 2.3 The objective of the scheme of works was to assess the nature, extent and potential significance of any surviving archaeological resource within the proposed development area, so that an informed decision may be made regarding the nature and scope of any further scheme of archaeological works that may be required in relation to the proposed development.

Methods statement

- 2.4 The works have been conducted in accordance with standard Archaeological Services' procedures for desk-based assessments. The works comprised the study of pertinent cartographic and other historical sources, records of previous archaeological interventions, sites listed in the Historic Environment Record (HER) within 1km of the proposed development area, and a site walk-over survey. HER references are referred to in brackets throughout the text of this report, and are shown on Figure 1 and listed in the Appendix.

Planning guidance

- 2.5 This assessment and its recommendations are a considered response to the proposed development in relation to Government policy, as it is set out in *Planning Policy Statement 5: Planning for the Historic Environment*, and the *Historic Environment Planning Practice Guide*.

Dates

- 2.6 The field visit took place on 6th December 2010. This report was prepared for the 10th December 2010.

Personnel

- 2.7 Research was conducted and this report prepared by Andy Platell, with illustrations by Janine Watson. The Project Manager was Daniel Still.

OASIS

- 2.8 Archaeological Services Durham University is registered with the Online Access to the Index of archaeological investigationS project (**OASIS**). The OASIS ID number for this project is **archaeol3-88812**.

Acknowledgements

- 2.9 Archaeological Services Durham University is grateful for the assistance of staff of North Yorkshire County Record Office in facilitating this scheme of works.

3. Landuse, topography and geology

Landuse

- 3.1 At the time of this assessment, the proposed development area comprised two arable fields and a working farm.

Topography

- 3.2 The proposed development area lies on gently sloping ground between the Rivers Leven and Tame, with a mean elevation of 65m to 70m OD.

Geology

- 3.3 The underlying solid geology of the area comprises Triassic strata of the Mercia Mudstone Group, which are overlain by Devensian glacial deposits; these are overlain by post-glacial river terrace and alluvial deposits.

4. Site walk-over survey

- 4.1 A walk-over survey was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was completed.
- 4.2 To the north of the road, the main part of the site consists of a large arable field and part of a second one to the west. The fields were almost level and, although they were covered with snow, no earthworks were visible (Figure 6), except for in the extreme southeast corner of the eastern field. Here an old fence line, marked by a slight mound with parts of a ruinous fence on it, crossed the field from east to west (Figure 7). This continues the line of the fence at the rear of the farmhouse on this side of the road (see below).
- 4.3 The agricultural buildings associated with White House farm are to the south of the road. These are mainly wooden or metal barns of recent construction (Figure 8). However, at the western end of the complex are some slightly earlier brick-built ones of probable early 19th-century date (Figure 9). The farmhouse itself lies on the northern side of the road, slightly to the northeast, in an enclosure divided out of the main field of the proposed development area. The gables of this farmhouse appear to be of 19th-century construction, but all the doors, windows and exposed brickwork (much of the building is rendered, concealing most of the brickwork) is of 20th-century date.

5. Historical and archaeological development

Previous archaeological works

- 5.1 Little archaeological work has been carried out in Stokesley. A collection of finds (MNY23386) were recovered from fields to the northwest of the town, just outside

the current proposed development area, by a local amateur enthusiast (ENY796). Although the finder made numerous claims about the material, later inspection proved that most of it was of modern date. However, the finds included a number of possible Iron Age sherds and one Romano-British sherd from one field. A scatter of medieval material was found in all the fields. The latter was thought to be a result of manuring rather than indicative of medieval settlement. The fields were subsequently evaluated by limited trial trenching (ENY 880); no archaeological features were identified by this work.

- 5.2 Archaeological monitoring has been carried out at 13, High Street (ENY4113), 34, High Street (ENY847), the former bus depot on North Road (ENY2364) and on repairs to the churchyard wall at the Church of St Peter and St Paul (ENY2785). No significant finds or archaeological remains were found by any of these works. A photographic survey has been carried out at the former Oaklands Nursing Home, Thirsk Road, prior to selected demolition works. An archaeological desk-based assessment has been carried out on land at Levenside, to the southeast of the town (ENY5500; Archaeological Services 2010).

The prehistoric and Roman periods (up to 5th century AD)

- 5.3 Two enclosures, both interpreted as Iron Age / Romano-British in date, have been recorded as cropmarks to the northwest of Stokesley. One of these (MNY6137) is visible on a 1972 aerial photograph held by North Yorkshire Historic Environment Record, and lies 500m to the north of the proposed development area. The other (MNY32521) is listed in a gazetteer of Iron Age sites of the area (Still and Vyner 1986) and given a grid reference that places it immediately east of Crabtree Farm, and therefore partly within the proposed development area. However, the source of this entry is not recorded and, since it is named as 'Kirkby' enclosure and there is no such name recorded in this area, the accuracy of the grid co-ordinates can be called into question.
- 5.4 Three other cropmark sites have been identified on aerial photographs to the south of Stokesley. To the southeast of the town, a double-ditched trackway and attendant enclosures (MNY1944) are visible on the site of Stokesley School (incidentally close to 'Kirkby Bridge') on photographs taken before the school was built. These features are likely to have been severely truncated or totally removed by construction of the school. Another trackway or boundary (MNY24502) is present south of the town and appears to cut off a spur of land at the confluence of the River Leven and Eller Beck. Slightly further southwest, a ditched enclosure and field system are known near Bense Bridge Farm (MNY1945). None of these cropmark sites has been investigated archaeologically and their dates are unknown.
- 5.5 Several artefacts have been recovered by fieldwalking to the northwest of the town. A fragment from a Neolithic polished stone axe (MNY24232) has been found within the proposed development area and a second such axe head (MNY24233) was found in fields to the north. A flint spearhead (MNY24471) and a hammer stone (MNY24234), both of unspecified prehistoric date, have also been found in this area. As described above, pottery of probable Iron Age date (MNY 23386), together with a Romano-British sherd, have also been found in this area.
- 5.6 A Roman jug (MNY1912) made of an alloy of half lead and half tin, a mixture that 'resembled modern solder', was recovered from the course of Eller Beck near the

sewerage works when the beck was being dredged and straightened in 1948. Although the material is unusual, finds of a similar nature have been recovered elsewhere, such as at the Roman villa at Brislington, Bristol. The jug was damaged and partly melted by fire when found. It was recovered from around 12 feet (4m) below the modern ground surface in what was thought to be a former channel of the river (Greene 1952).

- 5.7 Whatever the true status of the questionable enclosure recorded within the proposed development area, the existence of an undisputed enclosure immediately outside it, together with the finds of prehistoric and Roman material in this area, demonstrate that an as yet undiscovered resource relating to these periods may survive within the proposed development area.

The medieval period (5th century to 1540)

- 5.8 Beads, thought to be of Saxon or Viking origin (MNY24965), have also been recovered by fieldwalking to the northwest of the town. These are the only pre-conquest artefacts to have been recovered from the area, although the town is thought to have pre-conquest origins (see below).
- 5.9 Stokesley (MNY1921) is first mentioned in the Domesday Book of 1086, where it is named as "*Stocheslage*", an Anglo-Saxon name derived from "*stoc*" – cut remains of trees, and "*leah*" – a woodland clearing (Tyler 1979). The manor of Stokesley was clearly of some importance as it had soke (legal jurisdiction) in the neighbouring manors of Skutterskelfe, Thoraby, Ingleby Greenhow, Little Broughton, Tanton, Kirkby, Dromonby and Great and Little Busby. A church, priest and mill are also mentioned. Hawart had held the manor and six carucates before the Conquest; in 1086 the tenant was Uctred, the king's thegn (Page 1923, 301-8). For the church (MNY1923) and mill (MNY1924) to have been mentioned in this early source, they almost certainly had Saxon origins, however no direct evidence has been found to confirm this. The church is likely to have been close to or under the present one (14th century origins, extensively rebuilt in the 18th century - MNY1925); the mill has traditionally been located towards the east end of the town, on the site of a later mill that was demolished in 1983 and may re-use an earlier mill race.
- 5.10 Around the year 1093 William Rufus granted the manor to Guy de Balliol, ancestor of the Balliol family who later became kings of Scotland. It remained in the possession of this family until the 13th century, when Hugh Balliol gave it to John Fitz-Robert, Lord Eure of Warkworth, as part of the marriage-settlement of his daughter Ada. However, overlordship remained with the house of Balliol until John, sometime king of Scotland, forfeited it in 1296. The Eure family held the manor until it was sold by William Eure to Richard Forster around 1622-23 (*ibid.*).
- 5.11 A major contribution to the future prosperity of the town was the granting of a charter to hold fairs by Henry III in 1223, although there was reputed to have been a regular market held in the town since before the Norman Conquest. This charter allowed Stokesley to formally establish its market and from this time the town developed its role as a local trading centre.
- 5.12 Prosperity led to a population growth; the Lay Subsidy returns for 1301 show there were approximately 300 people living in the town including two fullers and a weaver (Tyler 1979). These latter indicate that the town had a woollen cloth industry at this

time. From the middle of the 14th century or earlier, a pattern of burgage plots was beginning to develop to the rear of the principle houses around the market place. Two instances of burgage tenure are recorded; in 1347 William, son of Simon the smith, quitclaimed his burgage in Stokesley to Sir John Eure, and in 1382 John de Percy of Kildale left his burgages in Stokesley to his son (Page 1923, 301-8).

- 5.13 The medieval town of Stokesley appears to have been sited entirely within the historic core of the modern town, between West Green and the Church. The surrounding land, including the proposed development area, will have been used for agriculture. Evidence for this, in the form of ridge and furrow earthworks, still survives in fields to the north and west of Crabtree Farm. There is a potential for sub-surface remains of such features to survive across the proposed development area.

The post-medieval period (1541 to 1899)

- 5.14 Between 1700 and 1800 Stokesley developed to become the principle market town in Cleveland, aided by its location at the western end of the Kildale and Esk Valley route through the North York Moors to Whitby, then an important sea-port. Many of the Georgian and Regency buildings of this period still survive in the modern town. A number of these have entries on the HER (MNY1927, 1929, 1930, 1931, 1932, 1933, 1934).
- 5.15 During the 17th century a packhorse bridge (MNY1926) was built across the River Leven; this survives today. A Manor House (MNY1928) was constructed in the early 18th century. Although it is sometimes referred to in records as a 'castle', there is no indication that it was ever fortified (Tyler 1979). It is now the town library and court house. A mill is mentioned in 1717 and is said to have contained three water wheels and a gingang (horse-driven engine) in the same building (MNY24927). This is likely to be the same mill as the later one that is known from the east side of the town, on the site of the modern co-op supermarket (MNY23838). The mill was not demolished until 1983 and a restored water wheel now stands close to this spot.
- 5.16 Post-medieval artefacts recovered around Neasham House Farm (to the northeast of the proposed development area) by a metal-detector user include a buckle and a coin (NMNY32488), a second coin (NMNY32489) and a spindle whorl (NMNY32488).
- 5.17 The earliest detailed plan of the area is the 1838 tithe map. This shows no details for the town itself, although the fields around it are carefully plotted (Figure 3). The proposed development area lies in an area of typical post-enclosure rectangular fields some distance west of the town. White House Farm and Crabtree Farm are shown, with a building on the north side of the road to the northwest of the former. An unnamed field barn (or perhaps a small enclosure) is present beyond the eastern edge of the proposed development area.
- 5.18 The first edition Ordnance Survey map of 1856 (Figure 4) shows the town in detail. Development is confined to the historic core of the town, largely within the current Conservation Area boundary. The proposed development area is little altered from the earlier tithe plan and again both White House Farm and Crabtree Farm are shown. However, the building on the north side of the road is now shown to the northeast rather than to the northwest of the main farm. This may indicate rebuilding of the farmhouse on a new site to the east, or else simply reflect an error

in the tithe plan. The assumed 19th-century construction date for the current farmhouse is consistent with the view that it was built between the publication dates of these two maps.

- 5.19 After several earlier abortive attempts, the North Yorkshire and Cleveland Railway Company finally constructed a line (MNY12216) from Picton (where it joined the North East Railway) passing Stokesley to Grosmont (where it joined the Pickering and Whitby branch of the NER). The Picton to Stokesley section was the first part of this line to be constructed, opening in 1857, and is shown on the first edition Ordnance Survey map. It avoids the town completely with the station being situated almost a mile to the south. The part of the line through Stokesley closed to passengers in 1954 and to goods in 1958. It has since been removed.
- 5.20 Stokesley was little affected by industrialisation during the 19th century. In fact the rapid growth of nearby Middlesbrough and Stockton led to a decline in the importance of the port of Whitby and therefore of the traditional route through the Moors from Stokesley to Whitby. Turnpikes and railways from the Tees ports to the south passed west of Stokesley and the town became a quiet backwater. By 1868 it was described as having a much reduced population, with 80 houses being empty, since the most industrious of the population had largely migrated to Middlesbrough (anon. 1868). The population of 2290 (for the whole parish) in the census of 1821 had risen to 2401 by 1861 but fell again to 2183 by 1881. Because of this, there was no large scale rebuilding of properties in the town and it has in many respects changed little in the last two centuries.

The modern period (1900 to present)

- 5.21 Neither the second edition Ordnance Survey plan of 1894 nor later editions until the Second World War (Figure 5) show significant changes to the proposed development area, and very little change to the surrounding area either. The main difference is that a cattle market was built to the northeast of the town on the site of the modern co-op.
- 5.22 Since World War II, Stokesley has been greatly expanded towards the west and northeast, covering the fields that once separated the proposed development area from the town with housing estates. Further south and east, a by-pass was constructed for the A172 in the 1960s and industrial units have been built around the site of the old railway station. Few developments have taken place in the historic town centre. The proposed development area has remained unaltered except for a change in the field boundaries to the south of White House Farm.

The buildings

- 5.23 There are no statutorily protected buildings within the near vicinity of the site. Around 80 buildings are listed in Stokesley. All (except one, just outside it) lie within the conservation area in the centre of the town and are screened from the proposed development area by more recent buildings. They will not be affected by the proposed development. The buildings within the site are of 19th and 20th century date and are not regarded as archaeologically significant.

Scheduled Ancient Monuments and other Designated Heritage Assets

- 5.24 There are no Scheduled Ancient Monuments within the proposed development area, or the near vicinity. The centre of Stokesley is a conservation area, although

this conservation area does not extend as far as the proposed development and will be unaffected by it.

6. The potential archaeological resource

- 6.1 An enclosure of assumed Iron Age date is present immediately to the north of the proposed development area. A second such enclosure is recorded by the HER directly on the site. However, this latter HER entry is questionable and may arise from an incorrect grid reference. A range of material, dating from the Neolithic to the Saxon periods, has also been recovered by fieldwalking in the vicinity of the proposed development area. Therefore, whatever the true nature of the questionable HER record, there is a high potential for remains of prehistoric to Saxon dates to be present in the proposed development area.
- 6.2 The area lies beyond the edge of the medieval settlement of Stokesley, and it is probable that the area was utilised in the medieval and post-medieval periods as agricultural land. Evidence relating to this, in the form of ridge and furrow cultivation and field boundaries, may survive.
- 6.3 Map evidence shows that the area has remained as undeveloped farmland since at least the middle of the 19th century. Significant archaeological remains of a recent date are therefore unlikely to be present.

7. Impact assessment

- 7.1 The proposed development has the potential to impact upon the archaeological resource through ground reduction and the construction of foundations and associated services.

8. Recommendations

- 8.1 No archaeological deposits have been identified which require preservation *in situ*.
- 8.2 It is recommended that the potential of the archaeological resource is evaluated through geophysical survey, followed by the excavation of a series of trial trenches across the site in order to establish the nature and extent of any archaeological resource present which may be impacted upon.

9. Sources

Cartographic sources [North Yorkshire County Records Office]

1838 Tithe apportionment for Stokesley
1856 Ordnance Survey 1st Edition, 6" sheet 28
1894 Ordnance Survey 2nd Edition, 6" sheet 28
1914 Ordnance Survey 3rd Edition, 6" sheet 28
1938 Ordnance Survey 4th Edition, 6" sheet 28

Other sources

Anon. 1868 *The National Gazetteer of Great Britain and Ireland 1868*, Virtue & Co, London

Archaeological Services 2010 *Levenside, Stokesley, North Yorkshire: archaeological desk-based assessment*. Unpublished report **2416**, Archaeological Services Durham University

Greene, D, (ed.) 1952 Roman Yorkshire, *Yorkshire Archaeol J* **38**, 118-9

Page, W, (ed.) 1923 *A History of the County of York, North Riding*: Volume 2, 301-308

Still, L, & Vyner, B E, 1986 Air Photographic Evidence for Later Prehistoric settlement in the Tees valley, *Durham Archaeol J* **2**,17-32.

Tyler, A, 1979 *Historic town studies: Stokesley*, North Yorkshire County Council

Websites

Bing Maps

Google Earth

<http://www.genuki.org.uk/big/eng/YKS/NRY/Stokesley/StokesleyHistory.html>

www.hambleton.gov.uk/Planning/LDF/CAASPDStokesley.pdf

<http://www.stokesleypride.org.uk/>

Aerial photographs [North Yorkshire HER]

SNY2782	Track and enclosures	09/07/49
SNY3833	Ditched enclosure	16/07/72
SNY4181	Track and enclosures	28/07/78
SNY10336	Trackway	02/2005

Geotechnical works

No records of geotechnical works within the proposed development area were identified for this assessment.

Appendix: Historic Environment Record

The tables include sites recorded within the vicinity of the proposed development area (within an approximate radius of 1km from the site).

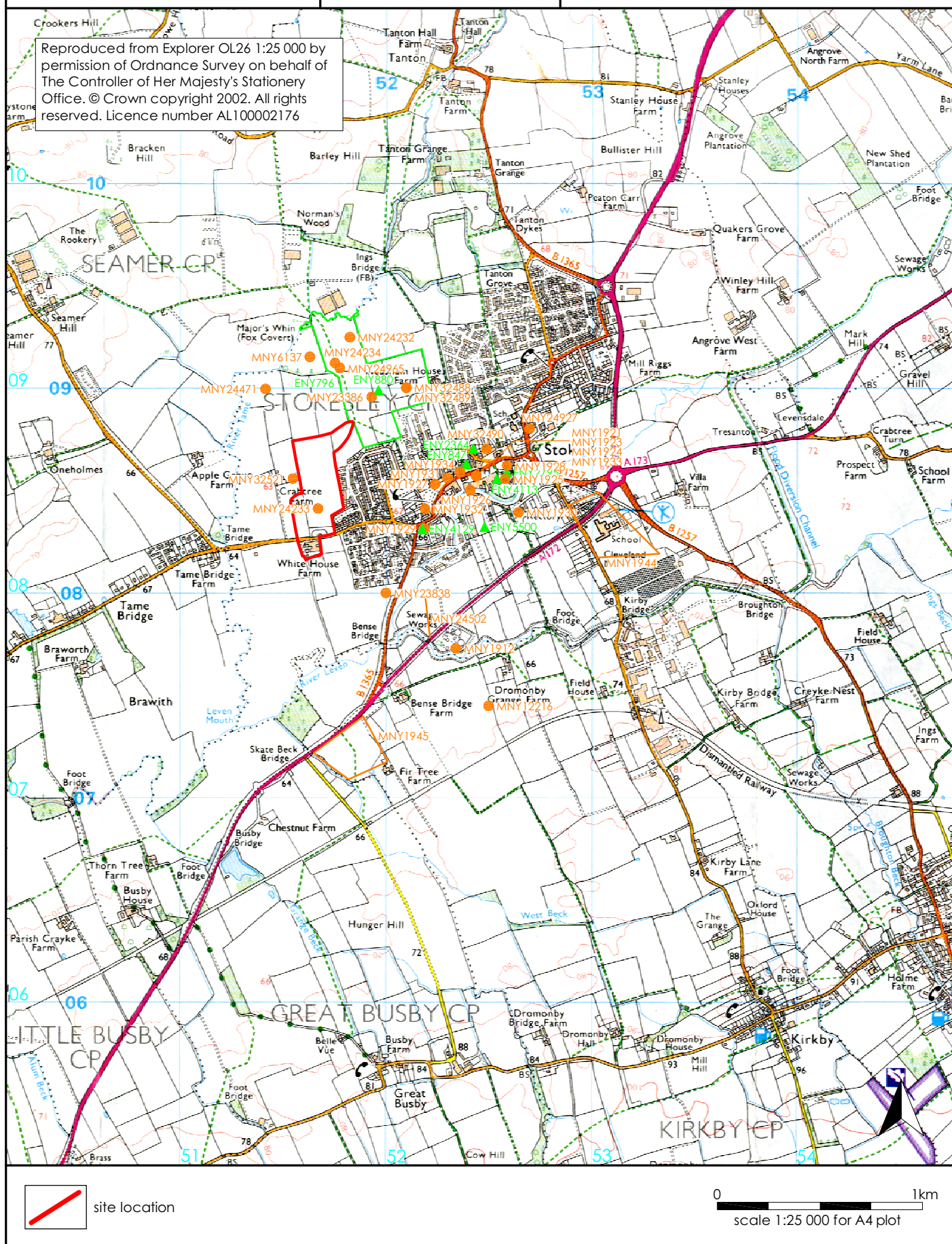
Historic Environment Record

(PRN = Public Record Number)

PRN	Description	Date
MNY1912	Find spot – Lead/tin jug	Roman
MNY1921	Stokesley town	medieval
MNY1923	Church, site of	Saxon
MNY1924	Saxon / medieval mill, documentary record	Saxon / medieval
MNY1925	St Peter's Church	medieval
MNY1926	Packhorse bridge	Post-medieval
MNY1927	Stokesley House	18th century
MNY1928	Manor house	Post-medieval
MNY1929	Oaklands	Post-medieval
MNY1930	Vicarage	Post-medieval
MNY1931	Stone Hall	Post-medieval
MNY1932	Handyside Cottage and Handyside House	Post-medieval
MNY1933	Town Hall	Post-medieval
MNY1934	Barclays Bank	Post-medieval
MNY1944	Ditched trackway and enclosures	unknown
MNY12216	Railway	19th century
MNY23386	Fieldwalking finds	Iron Age / medieval
MNY23838	Stokesley Mill (4 figure grid ref.)	Post-medieval
MNY24233	Find spot – polished axehead	Neolithic
MNY24502	Trackway	unknown
MNY24927	Stokesley Mill (water and horse driven)	Post-medieval
1945	Ditched enclosure / enclosed field system	Unknown
6137	Ditched enclosure	Iron Age?
12965	Find spot – beads	Saxon?
24232	Find spot – axe head	Neolithic
24234	Find spot – hammer stone	Prehistoric
24471	Find spot – flint spearhead	Prehistoric
32488	Find spot – buckle and coin	Post-medieval
32489	Find spot – coin	Post-medieval
32490	Find spot – spindle whorl	Post-medieval
32521	Rectilinear enclosure	Iron Age?

Previous archaeological interventions

PRN	description
ENY796	Land at Stokesley, fieldwalking survey
ENY847	34 High Street, Stokesley; archaeological monitoring
ENY880	Land at Stokesley, archaeological evaluation
ENY2364	Bus depot, North Road; archaeological monitoring
ENY2795	Church of St Peter and St Paul, Stokesley; archaeological monitoring
ENY4113	13 High Street, Stokesley; archaeological monitoring
ENY4129	Oaklands Nursing Home, Stokesley; photographic survey
ENY5500	Levenside, Stokesley; archaeological desk-based assessment



not to scale

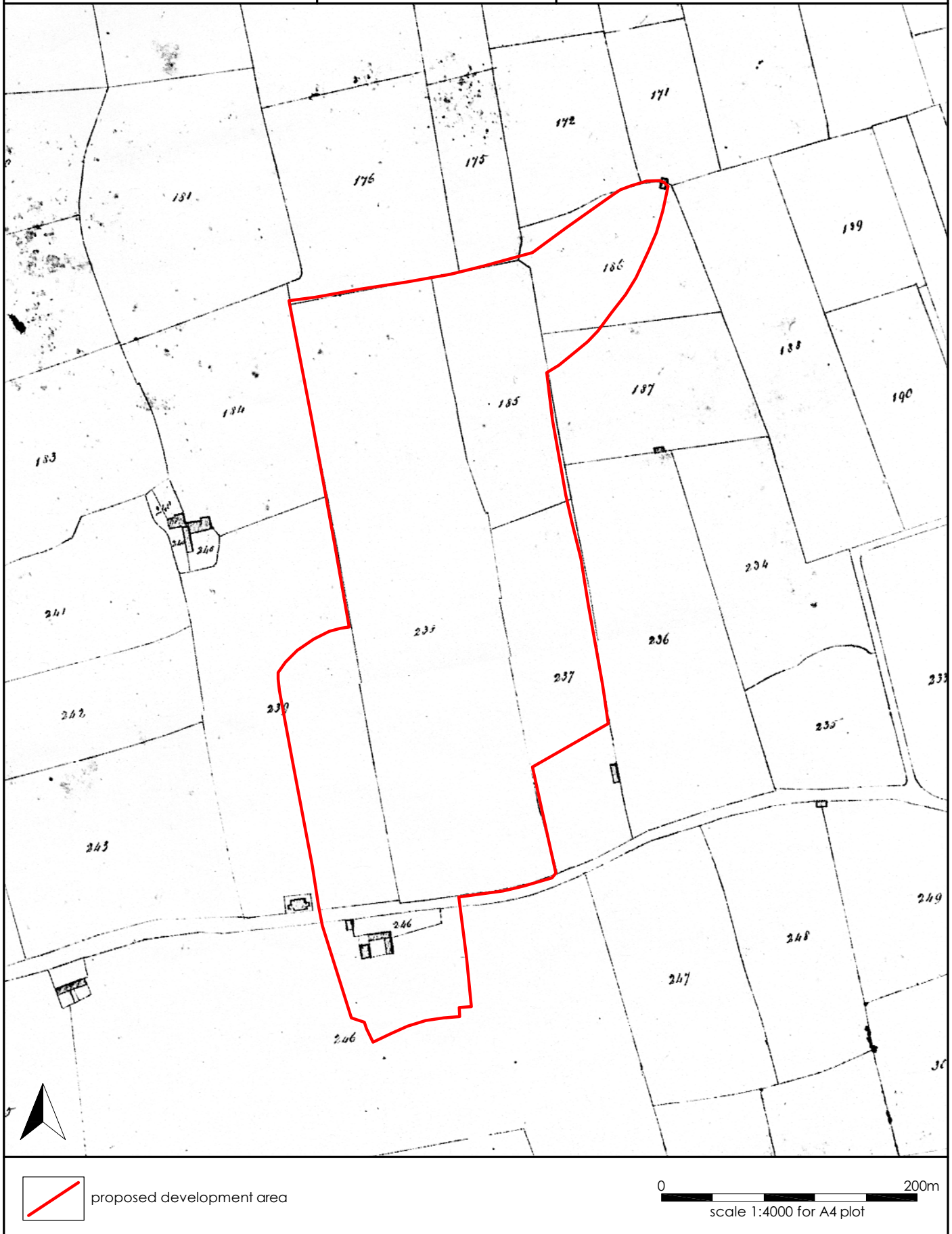


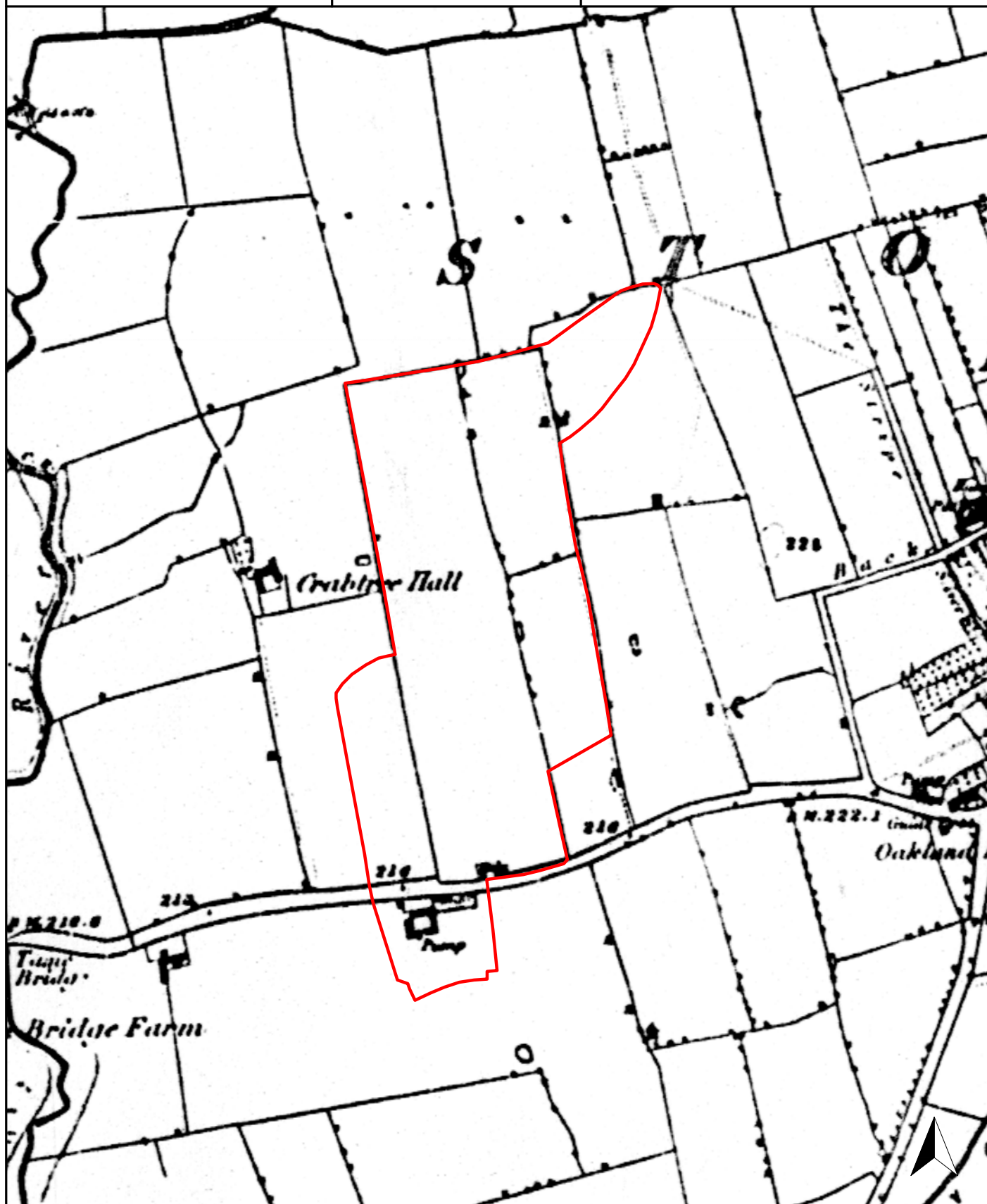
Proposed Typical Mews



View Along North - South Green Swallow

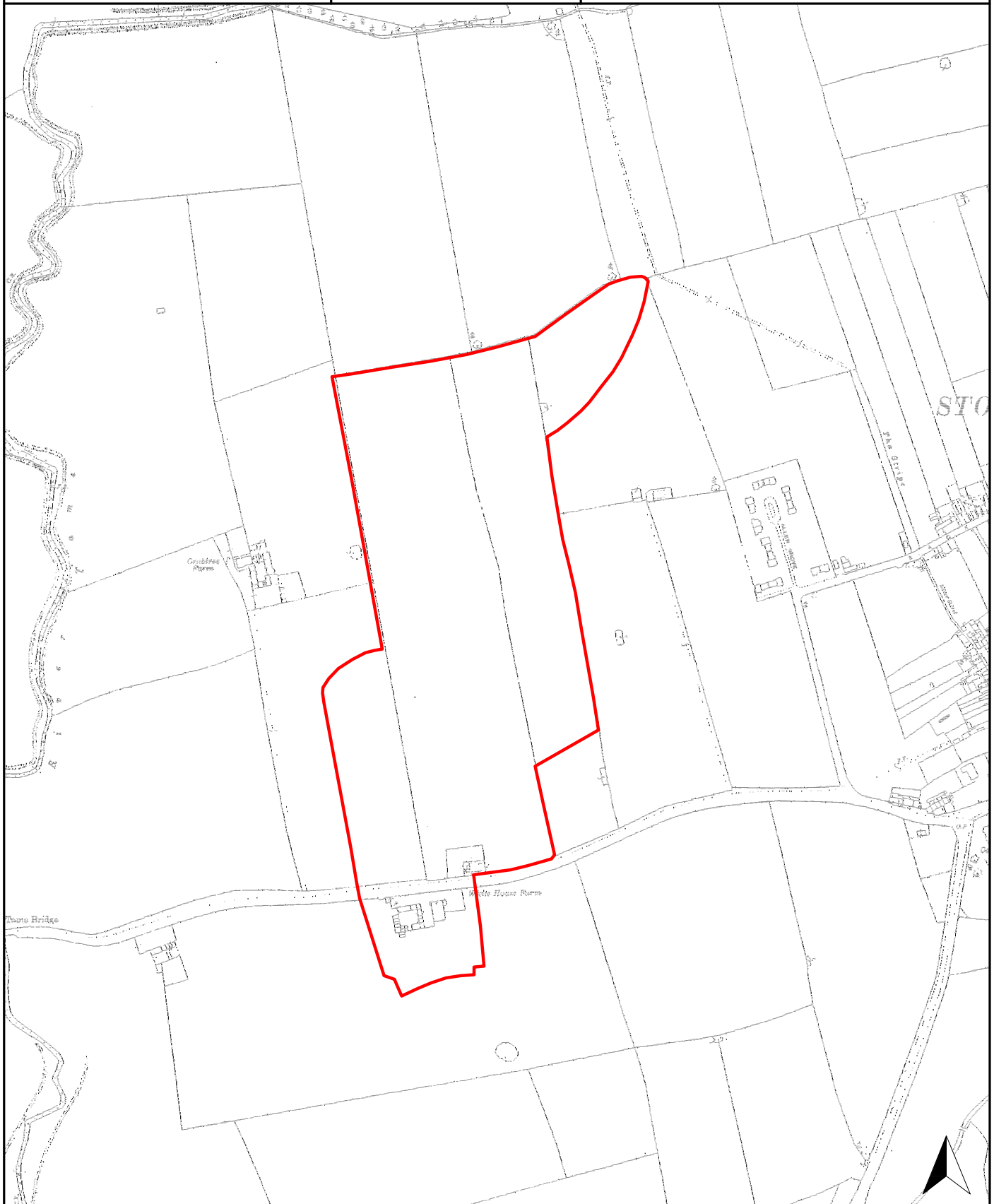
Illasreliva Approach
April 2010





proposed development area

0 250m
scale 1:5000 for A4 plot



proposed development area

0 250m
scale 1:5000 for A4 plot



Figure 6: Proposed development area looking northeast



Figure 7: Proposed development area looking north and showing old fence line



Figure 8: White House Farm agricultural buildings looking west



Figure 9: White House Farm agricultural buildings looking east