

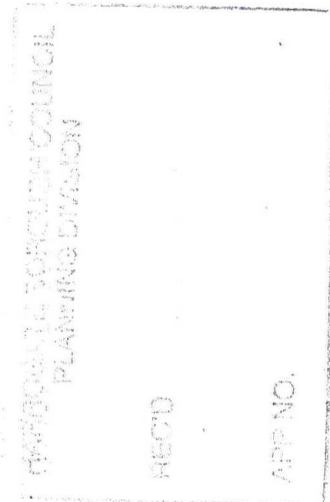
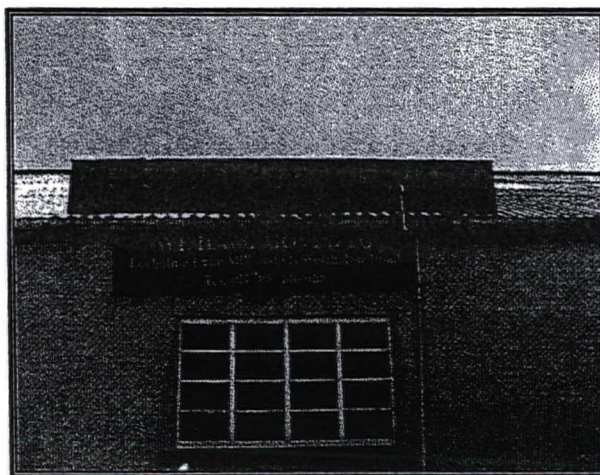
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1-7 LEYBURN ROAD, MASHAM, NORTH YORKSHIRE.

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

COMMISSIONED BY: W E Jameson and Son Limited
c/o Simon Phillpotts
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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.

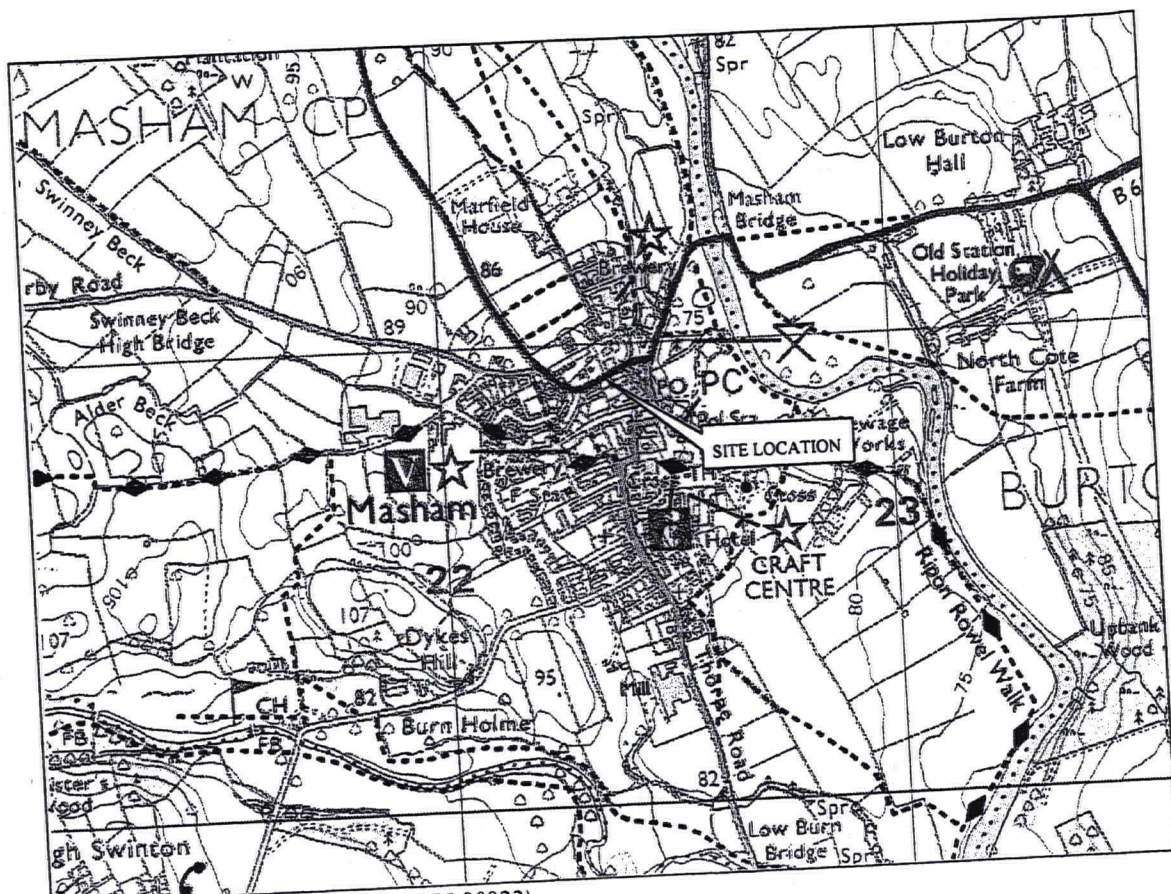


Figure 1. Site location (NGR SE 22375 80922)
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2.0 Introduction.

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).

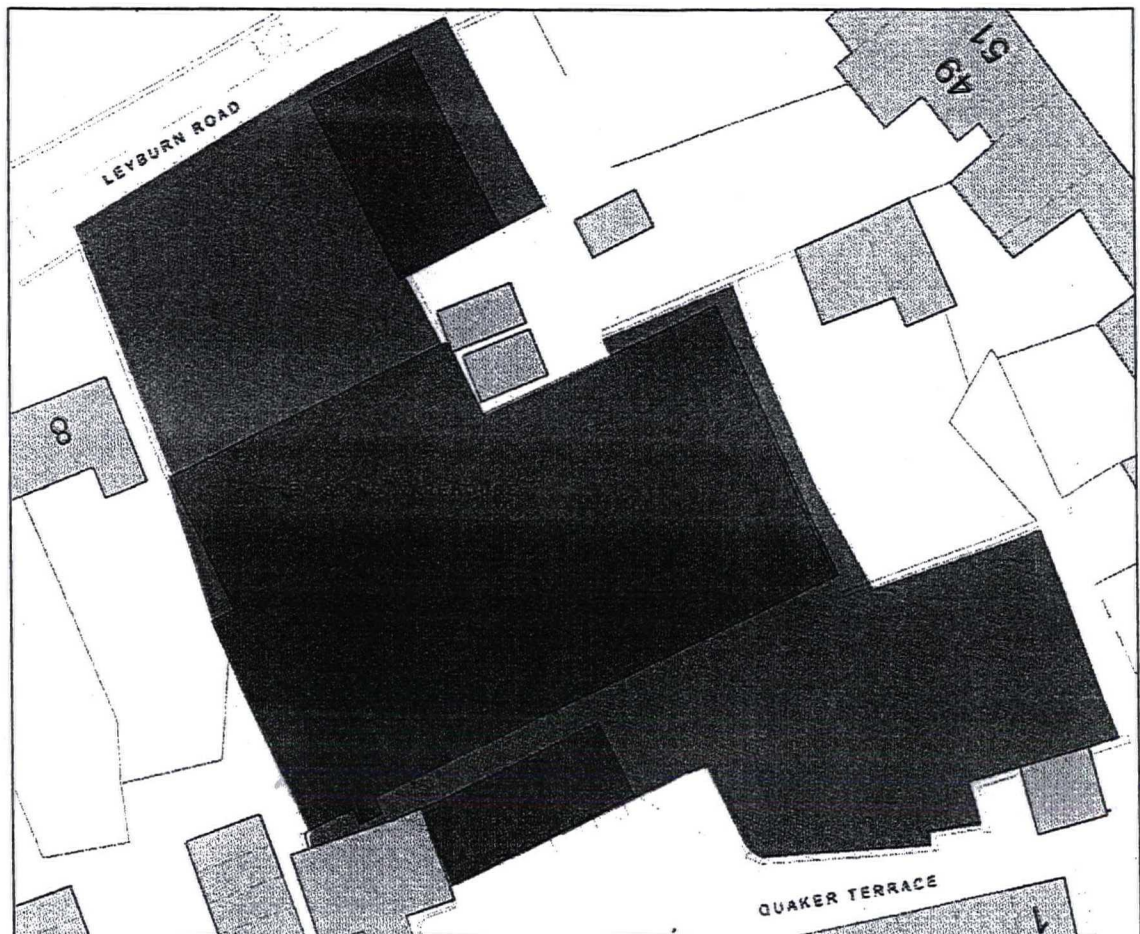


Figure 2. The present-day site layout (area covered by report shown in red)

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).

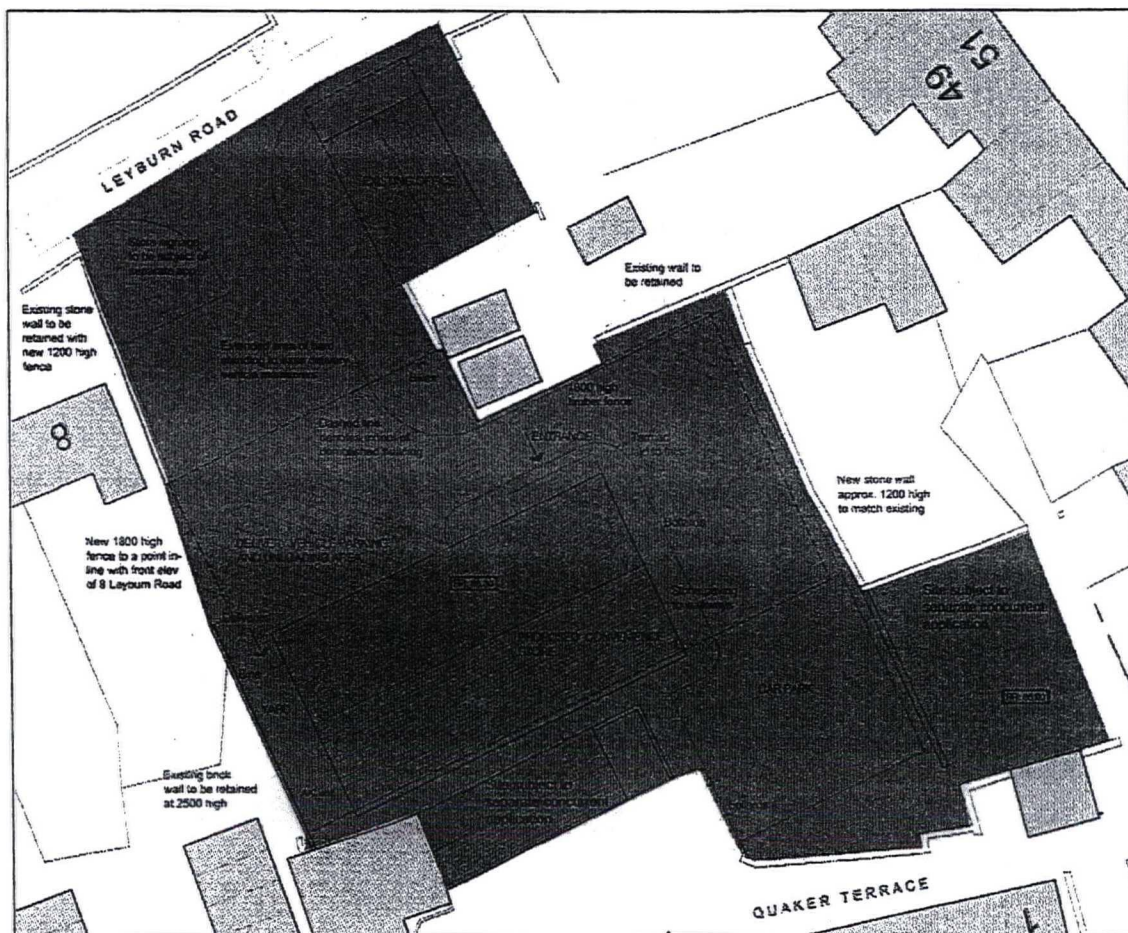


Figure 3. Proposed site layout

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 Ciborium 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	No significant archaeology was noted during this 2003 (?) watching brief and the level of ground disturbance was negligible (Kevin Cale pers. comm.)
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	No significant archaeology was noted during this 2001 (?) watching brief (Kevin Cale pers. comm.)
15	Market Place, Masham	Post medieval	22537 80721	ENY 513	Masham 1996. An Archaeological WB for Northern Electric. Clarke, A.
Listed buildings					
16	MASHAM BRIDGE	Post medieval	22612 81213	DNY 6184	<p>Bridge. 1754 (Pevsner). Ashlar. 4 large segmental arches with vousoirs. 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	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>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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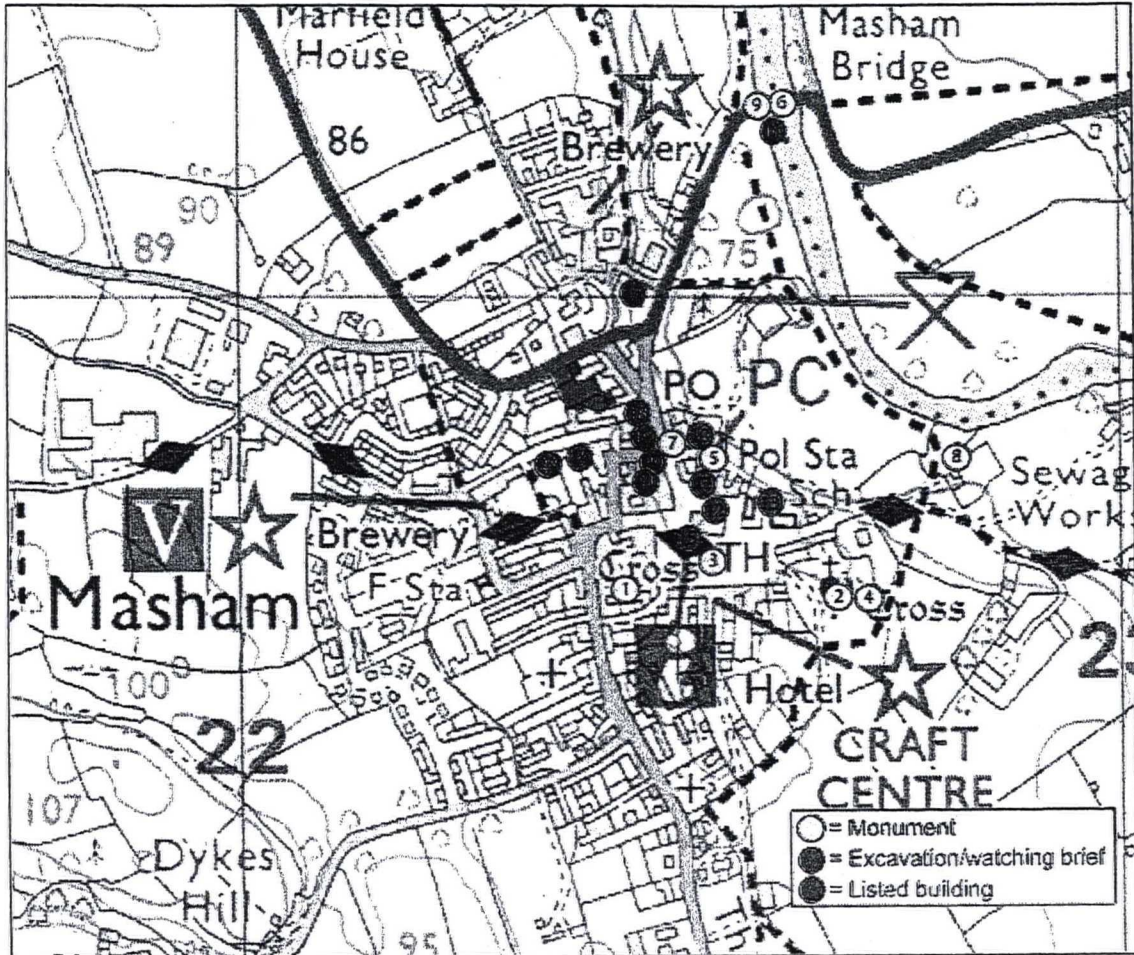


Figure 4. Locations of sites mentioned in the gazetteer

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 Domesday 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.