

MAP
ARCHAEOLOGICAL PRACTICE Ltd.

Mickle Hill Retirement Community
Malton Road
Pickering
North Yorkshire

SE 79963 83364

MAP 5.35.2012

Archaeological Desk Based Assessment

RYSDALE DM

- 9 JAN 2013

DEVELOPMENT
MANAGEMENT

**MAP
ARCHAEOLOGICAL PRACTICE LTD**

**Mickle Hill Retirement Community
Malton Road
Pickering
North Yorkshire**

Archaeological Desk Based Assessment

SE 79963 83364

MAP 5.35.2012

Report Prepared By	Report Authorised By
Date: 05/07/2012	Date: 05/07/2012

**Mickle Hill Retirement Community
Malton Road
Pickering
North Yorkshire**

Desk Based Assessment

SE 79963 83364

MAP 5.35.2012

Contents	Page
Figure List	2
Plate List	3
Non Technical Summary	4
1. Introduction	5
2. Site Description	5
3. Aims and Objectives	6
4. Methodology	7
5. Policy Context	8
6. Significant Criteria	8
7. Results	10
8. Impact of the Development	30
9. Conclusions and Recommendations	33
10. References and Bibliography	35
11. List of Contributors	37

Figure List	Page
1. Site Location. Scale 1:50,000.	38
2. Area of Proposed Development. Scale 1:10,000.	39
3. Designated Sites on the North Yorkshire HER. Scale 1:12,500.	40
4. Non-designated Sites on the North Yorkshire HER. Scale 1:12,500.	41
5. Historic Landscape Characterisation on the North Yorkshire HER. Scale 1:12500.	42
6. Extract from the 1789 Enclosure Award Map of Pickering and Newton.	43
7. Extract from the 1839 Tithe Award Map for Pickering	44
8. Extract from the 1854 First Edition Ordnance Survey Map. Scale 5 foot to 1 mile.	45
9. Extract from the 1890 Edition Ordnance Survey Map. Scale 6 inches to 1 mile.	46
10. Extract from the 1912 Edition Ordnance Survey Map. Scale 1:5000.	47
11. Extract from the 1913 Edition Ordnance Survey Map. Scale 1:5000.	48
12. Extract from the 1928 Edition Ordnance Survey Map. Scale 1:5000.	49
13. Extract from the 1930 Edition Ordnance Survey Map. Scale 1:10560.	50
14. Extract from the 1938 Edition Ordnance Survey Map. Scale 1:2500.	51

Plate List**Page**

1.	View of Crossgates Lane. Facing South-west.	52
2.	View of Site. Facing South.	52
3.	View of Site. Facing South.	53
4.	View of Site. Facing East.	53

**Mickle Hill Retirement Community
Malton Road
Pickering
North Yorkshire**

Desk Based Assessment

SE 79963 83364

MAP 5.35.2012

Non Technical Summary

This report has been prepared by MAP Archaeological Practice Ltd under instruction from Karl Hallows on behalf of Methodist Homes to assess the Historical and Archaeological background of, and the impact of a proposed retirement community on land at Mickle Hill, Malton Road, Pickering, North Yorkshire.

The site currently consists of 0.7 hectares of garages, farm buildings, arable and pasture farmland.

The Proposed Development Area is located south-west of the Medieval Town of Pickering.

The site has earthworks suggesting Medieval Ridge and Furrow. These earthworks form part of the Cultural Heritage Landscape of Medieval Field Systems around Pickering as noted in Ryedale District Council Local Development Framework (2010).

It is unlikely that any national important archaeological remains are located on the site to prevent development but further archaeological evaluation will be required in order that an appropriate mitigation can be proposed.

1. Introduction

- 1.1 This Archaeological Desk Based Assessment and report has been undertaken by MAP Archaeological Practice Ltd under instruction from Karl Hallows on behalf of the Methodist Homes, to evaluate the Historical and Archaeological background of, and assess the impact of a proposed retirement community, on the land at Mickle Hill, Malton Road, Pickering (SE 79963 83364: Figs. 1 & 2).
- 1.2 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments (including World Heritage Statue, Scheduled Ancient Monument Legislation, Listed Buildings, Designated Conservation Area, National Planning Policy Framework (March 2012) and The Ryedale Plan – Local Plan Strategy (January 2012) – Section 7 : SP12 Heritage and SP13 Landscape).
- 1.3 There are no Designated Heritage Assets: Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, Registered Parks and Gardens or Registered Battlefields within the Proposed Development Area.
- 1.4 The Archaeological Desk Based Assessment was funded by the Methodist Homes.
- 1.5 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, Licence No. AL50453A.

2. Site Description

- 2.1 The Proposed Development Area comprises c. 2.05 hectares (5.06 acres), and stands at heights of between 29m and 34m AOD.
- 2.2 The Proposed Development Area is the site of the farmland located east of Malton Road (the A169), and south of Crossgates Lane and

Outgang Road. To the east and south of the Proposed Development Area are agricultural fields (Figs. 2 and 14, Pls. 1-14).

- 2.3 The site lies on soils of the Badsey 2 Soil Association, "*well drained calcareous fine loamy soils over limestone gravel*" (Mackney *et al.* 1984).

3. Aims and Objectives

- 3.1 The Desk Based Assessment has been prepared in accordance with best practice guidelines issued by the Institute of Field Archaeologists Standard and Guidance for archaeological desk-based assessment, 3.2.7 (IFA 2001).

- 3.2 An assessment is required that will (1) consider the likely survival of buried archaeological deposits on the site, the likely significance of such deposits and the impact on them of the proposal and (2) assess the historic interest of the standing buildings and their contribution to the area's historic character and will consider the impact of the development proposal.

- 3.3 The aim of the Desk Based Assessment is to:

- Identify recorded features of historical and archaeological significance within the study area
- Establish the potential for hitherto unrecorded and unknown sites
- Assess the relative importance of the sites
- Assess the likely impact of the proposed development on the sites
- Make recommendations to mitigate any impact of the development on the sites

4. Methodology

4.1 The assessment comprised the evaluation of historical information derived from cartographic and pictorial documents, Tithe awards, parish registers, the Ordnance Survey and the Historic Environment Records, and secondly by consideration of previous Archaeological Excavations, Evaluations and Watching Briefs and covered an area of 500m from the centre of the proposed development area.

- National Archives
- National Monument Register
- North Yorkshire County Record Office
- North Yorkshire Historic Environment Register
- Pickering Library Local Studies

4.2 The following data sources were utilised for assessment:

- I. North Yorkshire Historic Environment Record (HER) entries for 1km around the site;
- II. National Monuments Record;
- III. Listed Building/Conservation records;
- IV. Aerial Photographs;
- V. Scheduled Monuments List;
- VI. English Heritage Register of Historic Parks and Gardens and Register of Battlefields;
- VII. Visual inspection of the site;
- VIII. Plans and maps of the site and its environs, including historical pictorial and surveyed maps and including pre- and post war Ordnance Surveys up to the present day;
- IX. Place and street name evidence;
- X. Trade and Business Directories;

- XI. Historical documents and photographs; and
- XII. Appropriate archaeological and historical journals and books.

5. Policy Context

- 5.1 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments (including Scheduled Ancient Monument Legislation, National Planning Policy Framework (March 2012) and by the Ryedale Plan – Local Plan Strategies (January 2012).

5.2 National Planning Policy Framework – 12. Conserving and enhancing the historic environment

- 5.2.1 NPPF -12 sets out the Government's objectives for the historic environment and rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The NPPF also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly important consideration in planning. Conserving this resource for future generations accords with the principles of sustainable development. Government places a priority on its conservation and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.

5.3 Ryedale Plan – Local Plan Strategy (January 2012)

- 5.3.1 The Ryedale Plan -Strategy Local Plan Strategy (January 2012) Section 7 states the criteria for the Heritage and Landscape for the Vale of Pickering: Policy SP12 for Heritage and Policy SP13 for Landscape.

6. Significant Criteria

- 6.1 The principal aims of the Heritage Assessment are:-

- I. To identify known cultural heritage and archaeological sites within or in the vicinity of the proposed development;
- II. To identify areas within the application boundary with the potential to contain any previously unrecorded archaeological remains;
- III. To assess the physical and visual effects of the proposed development upon historic buildings or archaeological sites and their settings;
- IV. To propose appropriate mitigation measures which could be built into the development proposals to avoid, reduce or remedy any potential adverse effects identified; and,
- V. To assess the acceptability of the development proposals with respect to cultural heritage and archaeology in relation to local plan policies and national planning guidance.

6.2 Criteria of Sensitivity

6.2.1 The criteria of sensitivity has been assessed in accordance with the following principles:

Table 1: Criteria of Sensitivity

Sensitivity	Type of Heritage Asset
Very High	World Heritage Sites – sites of universal value, importance and significance
High	Designated Heritage Assets as defined in NPPF such as Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area
Medium	Undesignated Heritage Sites, such as listed on the County Historical Environment Register
Low	Sites or Buildings which may have some potential interest or significance but which have not been identified by the Local Authority
Negligible	Buildings or sites of no architectural, historical, aesthetic or communal significance

6.3 Significance of Impacts

6.3.1 The significance of impacts has been assessed in accordance with the following principles:

Table 2: Significance of Impacts

Magnitude	Factors in the assessment
Substantial	Very significant impact. <i>Adverse Impact-</i> when the development proposals would destroy or significantly compromise the integrity of a regionally or nationally important archaeological site or historic building and mitigation could not remove or modify such effects. <i>Beneficial Impact-</i> The proposals would result in effects that improve the historic landscape character and the quality of the archaeological record by detailed recording and increased interpretation and public dissemination.
Moderate	Significant impact. <i>Adverse Impact-</i> development proposals would partially damage or compromise but not destroy the integrity of a regional or national important archaeological site or historic building. Adequate mitigation measures can be specified. Impact on the setting of sites, buildings and historic landscapes which would diminish the character, appearance and understanding. <i>Beneficial Impact-</i> The proposals would result in effects that fit very well with the historic landscape character enabling the restoration of valued characteristic features.
Minor	Slight impact. <i>Adverse Impact-</i> Integrity of regional and national important sites not substantially compromised. Locally significant sites and historic buildings could be destroyed or substantially compromised. However, substantial mitigation measures can be specified. <i>Beneficial Impact-</i> The proposals would result in effects that improve the archaeological understanding of the quality and character of the site.
Negligible	Very slight impact. The proposals would have no effect on archaeological sites, historic buildings or historic landscapes.

6.3.2 The significance of effects are summarised below:-

Table 3: Significance of Effects

Sensitivity Impact	Very High	High	Medium	Low	Negligible
Substantial	Substantial	Substantial	Moderate	Minor	Minor
Moderate	Substantial	Substantial	Minor	Minor	Negligible
Minor	Moderate	Moderate	Negligible	Negligible	Negligible
Negligible	Minor	Minor	Negligible	Negligible	Negligible

7. Results

7.1 Pickering is located in the District of Ryedale in County of North Yorkshire, which was formerly in the Wapentake of Pickering Lythe in the North Riding of the County of York. There are no Scheduled

Ancient Monuments, Listed Buildings, Designated Conservation Areas, Registered Parks and Gardens or Registered Battlefields within the Proposed Development Area.

7.2 A one kilometre radius search was undertaken from the Proposed Development Area on the North Yorkshire Historic Environment Record (HER), and showed there were two hundred and seven Cultural Heritage sites (five designated sites (DNY), including two Scheduled Ancient Monuments, a Designated Conservation Areas, one Grade I Listed Building, one Grade II* Listed Building, and there are two hundred and two Non-designated Sites including one hundred and sixty Grade II Listed Buildings; twenty-one monuments (MNY), twenty-one events (ENY)).

7.3 There is one site with close proximity to the Proposed Development Area on the North Yorkshire Historic Environment Record (HER). The only site within the Proposed Development Area was the Historic Landscape Characterisation Entry. The details of the Historic Environment Record Sites are summarised in Table 4 below and illustrated on Figures 3-6.

Table 4: Designated Sites recorded by the Historic Environment Register at North Yorkshire County Council

HER Ref.	Grid Ref.	Description	Period
DNY15 Monument: 13301	SE 798 845	Pickering Castle 11th century motte and bailey castle and 13th century shell keep castle. Scheduled Ancient Monument	Medieval
DNY551 Monument: 32662 (NY540) MNY21250 MNY3358 HNY24156	SE 792 844	Beacon Hill ringwork siege castle and Royal Observer Corps post. The monument includes buried and earthwork remains of a medieval ringwork siege castle constructed on a small natural hill to keep watch over Pickering Castle, which lies 550m to the east. Possible seigework associated with twelfth century rebellion. It also includes the structural	Medieval & 20 th century

		remains of at least two mid-20th century Royal Observer Corps posts. Scheduled Monument	Ancient
DNY1039	SE 796 841	Pickering Conservation Area	

Table 5: Listed Buildings within 1km of the Proposed Development Area

Name	Grid Ref	Description	Date
36 Potter Hill	SE 79561 84129	House 18th - early 19th century Grade II Listed Building	Post-medieval
Premises to left of Fern Leigh, Wells Walk	SE 79576 84161	House. 18th century Grade II Listed Building	Post-medieval
Rose Cottage, Wells Walk	SE 79579 84142	House Late 18th century Grade II Listed Building	Post-medieval
Fern Leigh, Wells Walk, Beck Isle	SE 79586 84163	House Mid 19th century Grade II Listed Building	Modern
7 Train Lane	SE 79577 84072	House 18th - early 19th century Grade II Listed Building	Late Post-medieval to Modern
Memorial Hall, Potter Hill	SE 79596 84109	Early 19th century Building Grade II Listed Building	Late Post-medieval
Mill House Flats, Potter Hill	SE 79609 84072	Warehouse, now flats. Early 19th century enlarged mid 19th century and converted in 1985 Grade II Listed Building	Late Post-medieval to Modern
Building on West side of former Goods Yard of Pickering Railway Station, Train Lane	SE 79605 83992	Mid 1830's. Early station building Grade II Listed Building	Modern
Beck Isle Museum, Wells Walk	SE 79608 84161	Late 18th century. House/College and Museum Grade II* Listed Building	Post-medieval
Pickering Bridge, Bridge Street	SE 79622 84116	1 arch medieval, the rest 18th century Grade II Listed Building	Medieval to Post-medieval
Farm Buildings To North Of Beck Isle Museum, Wells Walk	SE 79623 84184	Early 19th century. Farm buildings and former farm house around courtyard Grade II Listed Building	Late Post-medieval
Rose Inn, Bridge Street	SE 79631 84103	House - 17th century origin Grade II Listed Building	Post-medieval
Beck Isle Cottage, Wells Walk	SE 79635 84165	Late 18th century House/cottage Grade II Listed Building	Post-medieval
Building On East Side Of Former Goods Yard Of Pickering Railway Station, Train Lane	SE 79664 83950	Mid 1840's goods shed Grade II Listed Building Delisted in 1997	

Premises on Bridge Street	SE 79651 84095	19th century former Temperance Hall/Methodist Chapel Grade II Listed Building	Modern
8 Bridge Street	SE 79645 84119	18th or early 19th century House Grade II Listed Building	Post-medieval
LNER Cottages, 1-2 Bridge Street	SE 79657 84079	18th or early 19th century Cottages Grade II Listed Building	Post-medieval
6-7 Bridge Street	SE 79652 84115	18th century building with 19th century shop on ground floor Grade II Listed Building	Post-medieval
5 Bridge Street	SE 79661 84111	18th century building Grade II Listed Building	Post-medieval
Masonic Hall (to Rear Of Numbers 6 And 7) Bridge Street	SE 79659 84129	Formerly the Primitive Methodist Chapel. Early 19th century Grade II Listed Building	Late Post-medieval
Number 15 and 16a And Forecourt Railings, Gate Piers And Gates, Market Place	SE 79679 84060	Mid 19th century bank building Grade II Listed Building	Modern
27 Hungate	SE 79696 83920	Early 19th century house Grade II Listed Building	Late Post-medieval
Pickering Railway Station, Park Street	SE 79699 84195	Mid 1830's, probably by G T Andrews Grade II Listed Building	Late Post-medieval
11 Market Place	SE 79710 84072	18th or early 19th century building Grade II Listed Building	Post-medieval
26 and 26a Hungate	SE 79706 83919	Mid 18th or 19th century building Grade II Listed Building	Post-medieval
29-31 Hungate	SE 79706 83943	18th century building Grade II Listed Building	Post-medieval
25 Hungate	SE 79719 83917	18th century building Grade II Listed Building	Post-medieval
20-22 Market Place	SE 79724 84040	18th century building Grade II Listed Building	Post-medieval
18 Market Place	SE 79708 84047	18th or early 19th century building Grade II Listed Building	Post-medieval
Pickering United Reformed (congregational) Church Hungate	SE 79720 83943	1867 front elevation to building of 1789, enlarged 1814 Grade II Listed Building	Post-medieval to Modern
23-27 Park Terrace	SE 79740 84234	Early 19th century building Grade II Listed Building	Late Post-medieval
10 Market Place	SE 79717 84068	18th century building Grade II Listed Building	Post-medieval
Railings And Gates And Memorial In Courtyard To Pickering United Reformed (congregational)	SE 79729 83945	19 th century Railings and Gates	Post-medieval

(congregational) Church Hungate			
33 Hungate	SE 79731 83934	18th century building Grade II Listed Building	Post-medieval
The Bay Horse Public House, Market Place	SE 79732 84060	18th century building Grade II Listed Building	Post-medieval
33-34 Market Place	SE 79747 84022	18th century building Grade II Listed Building	Post-medieval
34 Hungate	SE 79742 83933	18th century building Grade II Listed Building	Post-medieval
7 Market Place	SE 79743 84056	Early 19th century Grade II Listed Building	Late Post- medieval
14, 19 & 21 Brant Hill	SE 79740 84210	Early 19th century Grade II Listed Building	Late Post- medieval
5-6 Market Place	SE 79751 84054	Later front elevation to late 18th century building Grade II Listed Building	Post-medieval
4 Market Place	SE 79762 84049	Mid 19 th century elevation to 18th century building Grade II Listed Building	Modern
37 Market Place	SE 79768 84013	18th century building Grade II Listed Building	Post-medieval
20 Hungate	SE 79775 83903	18th century house Grade II Listed Building	Post-medieval
White Swan Hotel, Market Place	SE 79777 84045	18th century building on site of much earlier building Grade II Listed Building	Post-medieval
St. George's House Market Place	SE 79782 84011	18th century house, formerly the George Hotel Grade II Listed Building	Post-medieval
2-3 Market Place	SE 79787 84041	18th century building Grade II Listed Building	Post-medieval
40-41 Market Place	SE 79797 84009	Large 19th century building Grade II Listed Building	Modern
35 Hungate	SE 79790 83920	Late 18th or early 19th century building Grade II Listed Building	Post-medieval
21 Hungate	SE 79768 83907	Early 19th century building Grade II Listed Building	Late Post- medieval
Outbuildings To North Of White Swan Hotel, Market Place	SE 79791 84078	Early 19th century outbuildings Grade II Listed Building	Late Post- medieval
Premises Occupied By York County Savings Bank, Market Place	SE 79798 84038	Early 19th century building Grade II Listed Building	Late Post- medieval
19 Hungate	SE 79792 83892	18th century house Grade II Listed Building	Post-medieval
17-18 Hungate	SE 79805 83889	Late 18th or early 19th century cottages Grade II Listed Building	Post-medieval

36-37 Hungate	SE 79803 83919	18th century. Originally one house Grade II Listed Building	Post-medieval
31 Burgate	SE 79816 84116	18th century or before Grade II Listed Building	Post-medieval
41, 42 & 44 Burgate	SE7981584038	18th century buildings Grade II Listed Building	Post-medieval
38 Hungate	SE 79811 83915	18th century building Grade II Listed Building	Post-medieval
39-40 Hungate	SE 79814 83928	18th or early 19th century buildings Grade II Listed Building	Post-medieval
30 Burgate	SE 79816 84125	18th century building Grade II Listed Building	Post-medieval
32 Burgate	SE 79816 84101	18th century building Grade II Listed Building	Post-medieval
White Horse Cottage 34 And 35 Burgate	SE 79816 84081	Formerly the White Horse Inn, said to date from the time of Richard II Grade II Listed Building	Medieval to Post-medieval
33 Burgate	SE 79815 84091	Early 19th century building Grade II Listed Building	Late Post-medieval
42 Market Place	SE 79815 84007	Early 18th century building Grade II Listed Building	Post-medieval
36 Burgate	SE 79818 84069	18th century building Grade II Listed Building	Post-medieval
Langdale House, 25 Castlegate	SE 79821 84209	18th century building Grade II Listed Building	Post-medieval
23 Castlegate	SE 79821 84218	18th century building Grade II Listed Building	Post-medieval
43-44 Market Place	SE 79825 83999	18th century building, much altered Grade II Listed Building	Post-medieval
41 Hungate	SE 79824 83922	18th or early 19th century building Grade II Listed Building	Post-medieval
14-17 Birdgate	SE 79840 83987	18th century building Grade II Listed Building	Post-medieval
11-15 Hungate	SE 79825 83884	Early-mid 19th century building Grade II Listed Building	Late Post-medieval to Modern
12 Burgate	SE 79836 84105	Early 18th century building Grade II Listed Building	Post-medieval
7-9 Burgate	SE 79833 84071	18th century building Grade II Listed Building	Post-medieval
42 Hungate	SE 79837 83915	18th or early 19th century building Grade II Listed Building	Post-medieval
19-20 Burgate	SE 79839 84175	18th or early 19th century building Grade II Listed Building	Post-medieval
3a Burgate	SE 79836 84040	18th or early 19th century building Grade II Listed Building	Post-medieval
15 Burgate	SE 79837 84136	Early 18th century or before Grade II Listed Building	Post-medieval
1 Castlegate	SE 79840	18th century building	Post-medieval

	84203	Grade II Listed Building	
2 Castlegate	SE 79841 84210	18th century building Grade II Listed Building	Post-medieval
21 Burgate	SE 79840 84184	Early 19th century building Grade II Listed Building	Late Post-medieval
3-4 Castlegate	SE 79844 84221	18th or early 19th century building Grade II Listed Building	Post-medieval
5 Castlegate	SE 79848 84233	Early-mid 19th century house Grade II Listed Building	Late Post-medieval
45 Market Place	SE 79847 84004	18th century building Grade II Listed Building	Post-medieval
43-47 Hungate	SE 79857 83910	18th century Block of cottages and back carriageway to Black Swan Hotel Grade II Listed Building	Post-medieval
46 Market Place	SE 79846 84014	18th century building Grade II Listed Building	Post-medieval
5-6 Hungate	SE 79851 83874	Early 19th century building, altered Grade II Listed Building	Late Post-medieval
12 Birdgate	SE 79849 83999	17th or early 18th century origins Grade II Listed Building	Post-medieval
Black Swan Hotel, 18 Birdgate	SE 79854 83972	18th century or earlier building Grade II Listed Building	Post-medieval
4 Hungate	SE 79858 83873	Early-mid 19th century building with later 19th century features Grade II Listed Building	Late Post-medieval
1 Willowgate	SE 79870 84050	18th century building Grade II Listed Building	Post-medieval
19 Birdgate	SE 79865 83966	18th century building Grade II Listed Building	Post-medieval
3 Hungate	SE 79864 83870	18th century cottages Grade II Listed Building	Post-medieval
9 Smiddy Hill	SE 79865 83925	18th century origin, 19th century front Grade II Listed Building	Post-medieval
The Lettered Board Public House, Smiddy Hill	SE 79870 83942	Late 18th century building Grade II Listed Building	Post-medieval
8-8a Smiddy Hill	SE 79868 83934	18th century building Grade II Listed Building	Post-medieval
5, 5a, 6 & 6a Smiddy Hill	SE 79871 83957	18th century building Grade II Listed Building	Post-medieval
4-9 Birdgate	SE 79866 83988	18th century building Grade II Listed Building	Post-medieval
1-2 Whitby Road	SE 79875 84203	Early 19th century building Grade II Listed Building	Late Post-medieval
49-51 Hungate	SE 79876 83894	Early 19th century building Grade II Listed Building	Late Post-medieval

Forest and Vale Hotel, Hungate	SE 79887 83850	Public house and hotel, incorporating two former cottages. Late C18 and early C19 and C20 alterations Grade II Listed Building	Post-medieval to Modern
52 Hungate	SE 79886 83891	2 builds, early and mid 19th century Grade II Listed Building	Late Post-medieval to Modern
1-2 Birdgate	SE 79885 83970	Mid 19th century building Grade II Listed Building	Modern
Parish Church of St. Peter and St. Paul	SE 79888 84023	Built on site of Saxon Church. Consists of Nave, Chancel, North and South Aisles, Transepts and Chapel, Tower and Spire. Belfry. South porch. Nave 12th century and Transitional, with 15th century clerestory. The remainder of church 14th and 15th century. Main feature is wall paintings of mid 15th century, above nave arcade Grade I Listed Building	Saxon to Medieval
3 Birdgate	SE 79887 83979	18th or early 19th century building Grade II Listed Building	Post-medieval
Wall of the Forest and Vale Hotel fronting onto Malton Road, Hungate	SE 79899 83830	Early 19th century stone wall Grade II Listed Building	Late Post-medieval
2-4 Smiddy Hill	SE 79896 83956	Early 19th century building Grade II Listed Building	Late Post-medieval
25 Hall Garth	SE 79907 83995	18th century house Grade II Listed Building	Post-medieval
7 Hall Garth	SE 79912 83888	18th or early 19th century building Grade II Listed Building	Post-medieval
8 Hall Garth	SE 79914 83897	Mid-late 19th century house Grade II Listed Building	Modern
9 Hall Garth	SE 79917 83905	18th or early 19th century building. Grade II Listed Building	Post-medieval
The Horse Shoe Public House, Hall Garth	SE 79919 83873	Early 19th century building. Grade II Listed Building	Late Post-medieval
10-12 Hall Garth	SE 79921 83920	18th or early 19th century Cottages. Grade II Listed Building	Post-medieval
School House, 24 Hall Garth	SE 79933 84016	Formerly the Schoolhouse. Mid 19th century. Grade II Listed Building	Modern
133 Eastgate	SE 79933 83802	18th century cottage. Grade II Listed Building	Post-medieval
Parish Hall of the Church of St. Peter and St. Paul, Hall Garth	SE 79928 84002	Formerly the School. Dated AD 1857 'National School' on chimneys. Grade II Listed Building	Modern

15 Hall Garth	SE 79939 83958	Mid-late 19th century house	Late Post-medieval
One Oak, 13 Hall Garth	SE 79934 83943	18th century origins, refronted mid-late 19th century. Grade II Listed Building	Post-medieval
16-17 Hall Garth	SE 79942 83970	Late 18th or early 19th century Cottages. Grade II Listed Building	Late Post-medieval
18 Hall Garth	SE 79946 83978	Mid 19th century building. Grade II Listed Building	Modern
Premises Occupied By The Employment Exchange, Eastgate	SE 79943 83789	Early 19th century building. Grade II Listed Building	Late Post-medieval
19 Hall Garth	SE 79950 83989	18th century house. Grade II Listed Building	Post-medieval
20 Hall Garth	SE 79953 84001	Early 19th century building. Grade II Listed Building	Late Post-medieval
21-22 Hall Garth	SE 79956 84010	Late 19th century building. Grade II Listed Building	Modern
The Vicarage, Hall Garth	SE 79960 84069	17th century origins, refronted in mid 19th century. Grade II Listed Building	Post-medieval
Former School Building, Kirkham Lane	SE 79973 83973	Small school building, dated 1828. Grade II Listed Building	Late Post-medieval
4 Eastgate	SE 79979 83807	Early-mid 19th century building. Grade II Listed Building	Late Post-medieval
125 Eastgate	SE 79990 83750	18th century building. Grade II Listed Building	Post-medieval
K6 Telephone Kiosk outside Eastgate Square, Eastgate	SE 79986 83791	Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by Lion Foundry. Cast iron. Grade II Listed Building	Modern
5 Eastgate	SE 79991 83801	18th century origins, later features. Grade II Listed Building	Post-medieval
123-124 Eastgate	SE 80000 83745	18th century building. Grade II Listed Building	Post-medieval
122 Eastgate	SE 80011 83738	18th century cottage. Grade II Listed Building	Post-medieval
121 Eastgate	SE 80016 83734	18th century cottage. Grade II Listed Building	Post-medieval
17 Eastgate	SE 80017 83778	Early 19th century building. Grade II Listed Building	Late Post-medieval
18 Eastgate	SE 80021 83775	18th century building. Grade II Listed Building	Post-medieval
119-120 Eastgate	SE 80025 83726	18th century cottages. Grade II Listed Building	Post-medieval
20 Eastgate	SE 80032 83762	18th century building. Grade II Listed Building	Post-medieval
118 Eastgate	SE 80035 83716	Large, early 19th century house. Grade II Listed Building	Late Post-medieval
21-22 Eastgate	SE 80046	18th century building.	Post-medieval

	83753	Grade II Listed Building	
117 Eastgate	SE 80054 83707	Early 18th century or later building. Grade II Listed Building	Post-medieval
23 Eastgate	SE 80056 83747	Early-mid 19th century building. Grade II Listed Building	Late Post-medieval
24-25 Eastgate	SE 80063 83743	18th or early 19th century building. Grade II Listed Building	Post-medieval to Late Post-medieval
115-116 Eastgate	SE 80069 83698	18th century cottages. Grade II Listed Building	Post-medieval
30 Eastgate	SE 80073 83735	18th or early 19th century building. Grade II Listed Building	Post-medieval to Late Post-medieval
114 Eastgate	SE 80078 83692	Mid 19th century building. Grade II Listed Building	Modern
31 Eastgate	SE 80081 83730	18th century building. Grade II Listed Building	Post-medieval
113 Eastgate	SE 80086 83688	Mid 19th century building. Grade II Listed Building	Modern
33 Eastgate	SE 80087 83723	Early-mid 19th century building. Grade II Listed Building	Late Post-medieval to Modern
112 Eastgate	SE 80094 83684	Mid 19th century building. Grade II Listed Building	Modern
34 Eastgate	SE 80092 83718	Early 19th century cottage. Grade II Listed Building	Late Post-medieval
29 Eastgate	SE 80093 83807	Early 19th century building. Grade II Listed Building	Late Post-medieval
35-36 Eastgate	SE 80099 83713	Early 19th century cottages. Grade II Listed Building	Late Post-medieval
37 Eastgate	SE 80107 83711	Early-mid 19th century building. Grade II Listed Building	Late Post-medieval to Modern
42 Eastgate	SE 80118 83703	Early-mid 19th century building. Grade II Listed Building	Late Post-medieval to Modern
43-45 Eastgate	SE 80126 83696	Early-mid 19th century cottages. Grade II Listed Building	Late Post-medieval to Modern
46,47 & 49 Eastgate	SE 80141 83688	Early-mid 19th century cottages. Grade II Listed Building	Late Post-medieval to Modern
53 Eastgate	SE 80164 83672	Early 19th century building. Grade II Listed Building	Late Post-medieval
55-56 Eastgate	SE 80178 83663	Early 19th century cottages. Grade II Listed Building	Late Post-medieval
Ness House and attached outbuilding, Eastgate	SE 80229 83597	Early 18th century or before in origin. Grade II Listed Building	Post-medieval
59 Eastgate	SE 80239 83631	Early 19th century cottage. Grade II Listed Building	Late Post-medieval
60-61 Eastgate	SE 80246 83626	18th century cottages Grade II Listed Building	Post-medieval

62-63 Eastgate	SE 80259 83620	Early-mid 19th century cottages. Grade II Listed Building	Late Post-medieval to Modern
64-65 Eastgate	SE 80266 83616	Early 19th century cottages. Grade II Listed Building	Post-medieval
66-67 Eastgate	SE 80274 83611	18th century cottages Grade II Listed Building	Post-medieval
70 Eastgate	SE 80293 83600	18th century building. Grade II Listed Building Delisted in 1993	Post-medieval
Town End Farmhouse and Town End Cottage, Thornton Road	SE 80596 83488	18th century farmhouse. Now house and cottage. Grade II Listed Building	Post-medieval

Table 6: Non-designated Sites recorded by the Historic Environment Register at North Yorkshire County Council

HER Ref.	Grid Ref.	Description	Period
MNY3336	SE 79 84	Pickering	
MNY3359	SE 7930 8401	Skeleton found in thatched roof in Pickering (16 th -18 th century)	Post-medieval
MNY3360	SE 79899 84008	St Peter and St Paul's Church, Pickering Medieval Church Grade I Listed Building	Medieval
MNY3363	SE 79 83	Findspot: Iron Age Coin Blank (FNY 344)	Prehistoric
MNY3365	SE 79 83	Findspot: Middle Bronze Age/ Late Bronze Age Socket Axe (FNY2803)	Prehistoric
MNY3372	SE 79 83	Findspot: Early Bronze Age Beaker (FNY 352)	Prehistoric
MNY3373	SE 79 83	Findspot: Bronze Age Barb and Tanged Arrowhead (FNY 353)	Prehistoric
MNY3374	SE 79 83	Findspot: Neolithic Leaf Arrowhead	Prehistoric
MNY3384	SE 79 83	Findspot: Bronze Age Sword	Prehistoric
MNY3366	SE 79 83	Findspot: A Saxon Brooch (FNY347).	Anglo-Saxon
MNY23522	SE 79622 84116	Pickering Bridge, Bridge Street	Medieval-Modern
MNY23664	SE 7990 8345	Findspot: Medieval coin – gold quarter noble (FNY5417).	Medieval
MNY23816:	SE 79500 83700	Vivar's Mill Pickering. Watermill. Used for cereal milling. 3 millstones. Last known condition as a converted house (converted in 1975).	Post-medieval
MNY23817	SE 79223 82607	Low Mill, Pickering Converted Watermill. Cereal Mill with waterwheel – clasp arm pit wheel taken to Ryedale Museum. Pickering Low Mill an early nineteenth century Grade II Listed Building on Leas Lane East Side (DNY 10423).	Post-medieval
MNY24072 ENY2488	SE 79624 84039	(Site of?) Post medieval building, Pickering Library, Pickering	Post-medieval

		Archaeological Watching Brief (On-Site Archaeology 2005)	
MNY24363	SE 79 84	Pickering Parish	Medieval
MNY24942: Watermill	SE 79223 82613	Pickering Low Mill	Post-medieval
MNY24943 DNY10328	SE 79552 83372	Pickering South or Low or Vivers Mill Corn & Paper Watermill. Power Type: Poncelet, Number of Millstones: 3, Stone. Drive: Underdrift. MillWright: Hauxwell of Yarm, Workable waterwheel. House converted 1975 onwards. Grade II Listed Building	Post-medieval
MNY25686	SE 724 857	Disused North Eastern Railway from Gilling to Pickering (1871-1964)	19 th -20 th century
MNY25589 ENY4306 ENY4322 ENY5545	SE 79614 83917	Former Coal Depot Southgate Desk Based Assessment Post medieval post holes, pits, walls, boundary ditch and related features recorded during an archaeological evaluation on Southgate Pickering by Archaeological Services – Durham University 2008 Archaeological Excavation: post-medieval and medieval features recorded (Archaeological Research Services 2010)	Post-medieval
MNY31167	SE 7963 8427	Manor House on Beck Isle Plain, Pickering Documentary Evidence	Medieval
ENY1497	SE 7965 8400	Pickering Link Road – NYCC 1976 Desk Based Assessment	
ENY1761	SE 796 840	Tyre Depot, Train Lane, Pickering Archaeological Watching Brief (NYCC 1991)	
ENY595	SE 79680 84130	Pickering Flood Alleviation Scheme Desk Based Assessment Babtie Group 1999	
ENY671	SE 79640 83830	Hungate/Vivis Lane, Pickering Halcrow SMR Collections Appraisal 1999	
ENY1953 ENY1954	SE 79636 84272	East of Wells Walk, Pickering, Pickering Flood Alleviation Scheme 2003 Written Scheme of Works & Notification of a Magnetometer Survey	
ENY1955	SE 79640 84275	Pickering Flood Alleviation Scheme Evaluation by Trial Trenching Written Scheme of Investigation 2003	
ENY2115	SE 79775 84050	White Swan Hotel, Market Place, Pickering Archaeological Watching Brief (MAP 2004)	

ENY235	SE 79630 83860	Land adjacent to Hungate, Vivis Lane, Pickering Desk Based assessment (YAT 1999)	
ENY2753	SE 79764 84066	Rear of 4 Market Place, Pickering Archaeological Watching Brief – revealing brick water tank and a number of deposits containing C20th pottery (MAP 2005)	
ENY3231	SE 79605 84222	Beck Isle Riding Stables, Well Walk, Pickering Written Scheme of Investigation for an Archaeological Watching Brief 2006	
ENY3815	SE 79398 83951	Land at Firthland Road, Pickering Archaeological Recording Brief (MAP 2007)	
ENY3832	SE 80065 83870	Eastgate Square, Eastgate, Pickering Archaeological Watching Brief (Fern Archaeology) in 2007 Buried medieval/post-medieval soil	
ENY3933	SE 79899 84008	St Peter and St Paul's Church, Pickering Archaeological Watching Brief (Ed Dennison Associates) in 2006. Foundations of Church revealed.	
ENY4664	SE 7968 8418	Pickering Railway Station, Park Street, Pickering Archaeological Watching Brief (YAT 2009) - recent ground make up deposits recorded	
ENY5511	SE 798 840	10-11 Burgate, Pickering Written Scheme of Investigation for an Archaeological Strip and Record (MAP 2008)	
ENY5520	SE 807 832	Land south of Thornton Road, Pickering Geophysical Survey (WYAS 2010: Report 2098)	
HNY21481	SE 797 829	Enclosed Land – Strip Fields Previously Open Field Medieval strip fields consisting of medium sized fields in a semi-irregular pattern. Defined by regular external hedges and internal overgrown hedgerow boundaries. Central part of the record has been altered by two railway lines, the Whitby & Pickering in place by 1850 and the Pickering to Seamer built by the 2nd edition of 1890. 259.73 Ha	

7.4 Prehistoric

7.4.1 There are no known prehistoric sites or finds from within the Proposed Development Area.

7.4.2 There are a number of prehistoric finds and Barrows from between 1 and 2km west of the Proposed Development Area noted on the North Yorkshire HER and the National Monument Record (Table 6; Fig. 4), which include a Neolithic flint leaf-shaped arrowhead (MNY3374), four Bronze Age finds, including a beaker (MNY3372), a socketed axe (MNY3365), a flint barb and tanged arrowhead (MNY3373) and a copper alloy sword (MNY3384).

Potential: Low

Significance: Local

7.5 Roman

7.5.1 There are no known Roman Sites or Finds known within one kilometre of the Proposed Development Area.

7.5.2 The nearest Roman sites are Cawthorn Camps (Roman Practice Camps) and Wade's Causeway (Roman Road), both over one kilometre from Pickering.

Potential: Low

Significance: Local

7.6 Anglo-Saxon/Anglo-Scandinavian

7.6.1 The Manor of Pickering has a pre-Conquest foundation. Anglian cross shaft fragments found at the Parish church of St. Peter and Paul are noted by Page (1968, 471). Before 1066, the Manor of Pickering including the *berewicks* of Barton, Newtown, Blandsby and Easthorpe and *soke* in the parishes of Pickering, Brompton, Ebberston, Allerston, Thornton le Dale, Ellerburn, Levisham, Middleton and Barton, and was held by Morcar, the Earl of Northumberland; and was valued at £88 in 1066.

7.6.2 There are no Anglo-Saxon or Anglo-Scandinavian finds known from the proposed Development Area. Within one kilometre of the Proposed

Development Area a Saxon Brooch was found (MNY 3366; Table 6; Fig. 4).

Potential: Low

Significance: Local

7.7 Medieval

7.7.1 The Manor of Pickering is noted in the Domesday Book under land of the King in Yorkshire, "*In PICKERING there are 37 carucates of land to the geld (taxable), which twenty ploughs could plough. Morcar held this as one manor, with its Berewicks (outlying estate), Barton-le-Street, Newton-on-Rawcliffe, Blandsby, Easthorpe [in Appleton-le-Street]. Now the King has it. There is one plough; and 20 villans (villagers) with six ploughs. [There is] meadow half a league long and as much broad. But all the woodland which belongs to the manor is sixteen leagues long and four broad. The manor was worth in the Reign of King Edward £88; now 20s 4d. To this manor belongs to the soke (jurisdiction) of these lands Brompton, Edusmarsh(?), Ebberston, Allerston, Wilton, Farmandby, Roxby and Kingsthorpe, other manors in the marishes, Snainton. Kekkmarsh(?), Ellerburn, Thornton (le Dale), Levisham, Middleton and Barton. In all fifty carucates are taxable which twenty seven ploughs can plough, there are only ten villans with two ploughs. The rest is waste and only twenty acres of meadow, In all sixteen miles long and four broad*" (Williams and Martin 1992, p. 787). And also "*In Pickering, Barton-le-Street, Newton-on-Rawcliffe and Easthorpe, the King has 37 carucates*" (ibid, p. 872).

7.7.2 The place-name of Pickering derives from the Old English *Picingas* meaning 'the settlement of Picer and his dependants' (Smith 1979, p. 85). The Domesday Book, Medieval charters and documents record various derivations *Pichering, Picheringa, Pic(h)rinch, Picaringes, Pikinges, Piking, Pickeringa and Pickeringe* in the twelfth century and *Pekeryng* in 1579.

7.7.3 Pickering is listed as a Medieval Borough (Beresford and Finberg 1973, p. 187) with two entries. "King John orders (1200) that the men of Pickering shall have their customs as under Henry I and Henry II *Cal Rot Chart, 1199-1216, 41*" and "Tallage (tax) paid by the borough – *Pipe Roll Soc, NS, XX, 1942, 207*".

7.7.4 Pickering Castle, an eleventh century motte and bailey castle and a thirteenth century shell keep castle, is located over kilometre north-east of the Proposed development Area (SAM 13301). Another motte is located on Beacon Hill (SAM 32662; DNY551, MNY21250, MNY3358 & HNY24156), within one kilometre north-east of the Proposed Development Area. Both Scheduled Monuments are screened from the Development Area by eighteenth, nineteen and twentieth century development so does not affect the significance or setting of the Scheduled Monuments.

7.7.5 Pickering remained in the possession of the Crown. The Castle was a royal residence. Henry II granted a charter there in the twelfth century (Page 1968, p. 463), and King John granted issued a grant from Pickering in 1201. Edward I was in residence in 1280 and 1292. In the fourteenth century, Edward II and Edward III visited and in 1399 Richard II was confined in the castle. Tallage was paid in Pickering in 1187, 11898, 1195-1198, and in 1308 "an Inquiry was held into the Earl of Lancaster's right to tallage from his tenants of Pickering, Scalby and Huby" (ibid, p. 467). In 1267, the Manor of Pickering was granted to Edmund of Lancaster by Henry III. Edmund's son Thomas was beheaded at Pontefract in 1322 and his possessions forfeited. The Manor then passed to Henry Earl of Lancaster and through his daughters to John of Gaunt and his heir Henry, later King Henry IV and held as part of the Duchy of Lancaster land.

7.7.6 Henry II had granted the Cistercian Abbey of Rievaulx the waste and pasture below of Pickering; which covers and area "north of the Derwent, East of Costa Beck and west of Allerton Beck, south of

Pickering" Turton 1894, p. 76). The Abbot of Rievaulx claims a free fishery on the Costa.

7.7.7 St. Nicholas' Hospital, dating to the fourteen century and dissolved in 1535, is located c. 400 metres north-west of the Proposed Development Area, on the west side of Pickering (SAM 35469; DNY870). Sites and finds from around the Hospital (Fig. 5) include an altar found near Chapel Close (MNY3332) and a medieval Chapel and building excavated on Chapel Close (MNY3331). The Scheduled Monument is screened from the Proposed Development Area by the Industrial Estate to the west, so the Proposed Development does not affect the significance or setting of the Scheduled Monument.

7.7.8 The Proposed Development Area lies in the Parish of Pickering (MNY24363). The Historic Landscape Characterisation (HNY 21481) states the land divisions in the Proposed Development Area reflect the Medieval Open Field Systems.

7.7.9 The Proposed Development Area lies in the Parish of Pickering. There are three other Medieval sites noted within one kilometre of the Proposed Development Area (Table 6; Fig. 4), a bridge over Pickering Beck (MNY23522), sherds of Medieval Pottery (MNY 3333), and a Medieval Manor House at Beck Isle (MNY31167).

Potential: Moderate

Significance: Local to Regional

7.8 Post-medieval

7.8.1 Leland visited Pickering around 1540 and described it as "*the toune of Pykering is large but not welle compact to gather. The greatest part of it with the paroch church and the castel is on the southeast part of the brooke renning through the toune, and standith on a great slaty hille. The other part of toune is not as big as this; the brooke rennith bytwixt them*" and Leland "*saw 2 thinges to be noted, the ruines of a manor place, called Bruses-Hall and a manor place of the Lascelles at*

Keldhead" (Page 1968, 462). Leland also remarked on the route from Scarborough to Pickering as "*most plentifull of corn and grasse but little wood in sight*".

7.8.2 In the fifteenth, sixteenth and seventeenth centuries, Pickering had been much affected by the northern rebellions, epidemics, so by the time of the Civil War Pickering was regarded as too ruinous to garrison.

7.8.3 The Proposed Development Area lies to the south of Pickering Conservation Area (DNY1039), which is located north of Outgang Road.

7.8.4 A number of Properties dating to the late eighteenth and nineteenth centuries, within the Conservation Area, are designated Grade II Listed Buildings. The Proposed Development Area is screened from the Conservation Area and the Listed Buildings on Westgate by a modern development on Firthland Road and the Manor Drive Estate, so the significance and setting of the Heritage Assets are not affected by the Proposed Development.

7.8.5 Historic Landscape Characterisation describes the Proposed Development Area as "Enclosed Land – Strip Fields, Previously Open Field" (HNY 21481). The strip fields are remnants of the ridge and furrow pattern of cultivation in the Medieval Period with later Post-medieval field divisions and hedgerows.

7.8.6 Pickering South or Vivers Mill (MNY24943; DNY10328) is a Grade II Listed Building. The Non-designated sites on the North Yorkshire Historic Environment Record, within one kilometre of the Proposed Development Site including Low Mill (MNY 23816 and MNY23817), Post-medieval postholes, pits, walls and ditches found archaeological evaluation and excavations on Southgate (MNY25589; ENY4306; ENY4322 & ENY5545), a post-medieval building found during an archaeological watching brief at Pickering Library (MNY24072;

ENY4288) and a skeleton found in a thatched roof in Pickering (MNY3359).

- 7.8.7 Between 1786-1814 the Old Malton to Pickering Turnpike Trust maintained the road forming the western boundary of the site, the modern A169. The Enclosure Award for Pickering and Newton dated to 1789 (Act Geo III c. 26 (Private) 1785 and Award 28th April 1789 (General Commissioners Award) and 24th June 1790 (Special Commissioners Award) shows the roads and lanes in Pickering and the area of Mickle Hill as "Ancient Inclosure" (NYCRO PR/P1 11/1).
- 7.8.8 The 1839 Tithe Award and Map (Fig. 4) shows Crossgates Lane and the Proposed Development Area as a series of fields (Nos. 1179-1188, 1188a, 1189-1191, 1202-1206: NYCRO T(PR/P1)). The field names are listed as Crossgate Close and Mickle Hill Close and are farmed by Thomas Mitchelson. Elizabeth Jackson. Elizabeth Croft, Dobson Thomas Parks, John Reeves, William Dennis and John Hesp.
- 7.8.9 The 1854 First Edition Ordnance Survey map shows the Proposed Development Area as fifteen fields with Mickle Hill clearly marked (Fig. 5). In 1882, the Seamer to Pickering Railway opened with a railway line to the south of the Proposed Development Area.
- 7.8.10 In 1871, the LNER Helmsley Branch Railway spur was opened with a railway line to the west of the Proposed Development Area (MNY25686).
- 7.8.11 The 1890 Second Edition Ordnance Survey Map shows the Proposed Development area north of the railway cutting and as sixteen fields (Nos 937-941. 956, 957, 963-965, 968-971, 987) with a building in field 946, and Crossgates Lane and Eastgate Backside to the north (Fig. 6).

7.8.12 The 1912 Edition Ordnance Survey Map shows only fourteen fields, with the amalgamation of Field no. 987 into Field 968, and Field 970 into Field 938 (Fig. 7).

7.8.13 There are no changes for the 1913, the 1928, the 1930 and 1938 Edition Ordnance Survey Maps (Figs. 8, 9, 10 and 11).

7.8.14 In 1950, the Pickering to Seamer Railway line was closed, and the line dismantled.

7.8.15 There has been no previous archaeological work undertaken within the Proposed Development Area. Recent Archaeological Work with one kilometre of the Proposed Development Area includes five Written Schemes of Investigation (ENY1953, ENY1954, ENY1955, ENY3231 and ENY551), four Desk Based Assessments (ENY235, ENY595, ENY671 and ENY1497), seven Archaeological Watching Briefs (ENY1761, ENY2115, ENY2753, ENY3832, ENY3933 and ENY4664), one Archaeological Recording Brief (ENY3815) and one geophysical survey (ENY5520).

Potential: Low

Significance: Local

7.9 Conservation Areas

7.9.1 The Proposed Development Area lies to the south of Pickering Conservation Area (DNY1039), which is located North of Outgang Road.

Potential: Low

Significance: Local

7.10 Listed Buildings

7.10.1 There are no Listed Buildings within or bordering onto the Proposed Development Area. A number of Properties dating to the late eighteenth and nineteenth centuries, within the Conservation Area, are designated Grade II Listed Buildings. These are located on the south

side of Eastgate and Thornton Road, which are 100m north of the Proposed Development Area.

7.10.2 There are one hundred and sixty two listed buildings and two delisted buildings within one kilometre of the Proposed Development Area (Table 5), including one Grade I, one Grade II* Building, two delisted buildings and one hundred and sixty Grade II Listed Buildings. None of the Listed Buildings border the Proposed Development Site, and all the listed buildings are screened from the Proposed Development Site by later development on Outgang Lane.

Potential: Low

Significance: Local

7.11 Site Walkover

7.11.1 The site walkover was carried out on Thursday 14th June 2012 to inspect the proposed development area. The area comprised a block of three strip fields which contained earthworks, possibly relict remains of Medieval Ridge and Furrow.

7.12 Potential for Unrecorded Sites

7.12.1 The close proximity of known Possible Medieval Remains suggests the potential for archaeological deposits within the proposed development area.

8. Impact of Development

8.1 The impact of the development has the potential to disturb any archaeological deposits. In order to mitigate the loss of any archaeological deposits, further information would be required with regard to the potential for the development to impact archaeological deposits.

8.2 Potential Effects

8.2.1 Introduction

The presence of extent landscape features relating to the strip fields and related earthworks within the Proposed Development Area suggests the survival of possible Medieval or early post-medieval remains.

8.2.2 During Development

The Proposed Development will require the levelling of the site, topsoil strip, the insertion of roads and the excavations of drains, foundations and services. These works will have the potential to have a direct impact on the extant earthworks and any surviving below ground archaeology.

The Impact of the Proposed Development to the significance and setting of the Pickering Designated Conservation Area and the Grade II Listed Buildings on Eastgate is negligible due to the relatively modern housing screening them from the Proposed Development Area.

There will be negligible effect on the character of the surrounding area during the construction phase.

Table 7: Summary of the Predicted effects on the proposed development on the relevant receptors in relation to cultural heritage and archaeology during the construction phase

Receptor	Probability	Effect	Significance	Duration of Impact	Permanence
Construction Phase					
Damage and loss to archaeological remains	Likely	Moderate	Not significant	Long term	Permanent
Damage or Loss to nearly Designated Conservation Area	Unlikely	Negligible	Not significant	Short-term	Temporary
Damage or Loss to nearly Listed Buildings	Unlikely	Negligible	Not significant	Short-term	Temporary

8.2.3 After Completion

Potential effects upon the archaeological deposits would be their permanent loss.

8.3 Mitigation Measures

8.3.1 Introduction

In order that a suitable mitigation be proposed further archaeological evaluation would need to be undertaken; including the surveying of the earthworks, geophysical survey and possible Archaeological Trial Trenching to establish the nature, date, extent and quality of any archaeological deposits.

8.3.2 During construction

The Proposed Mitigation would mean the archaeological deposits would have been recorded or protected prior to construction starting.

8.3.3 After Completion

There will be little to mitigate after completion of the project and therefore the effect would be negligible.

8.4 Residual Effects

8.4.1 Introduction

Residual effects relate to any archaeological sensitive areas that would remain after mitigation.

8.4.2 During construction

There will be no residual impacts for the issues raised during the construction phase. The residual impact to archaeological remains will be negligible. The residual impact to the nearby listed building would be negligible. The Proposed Development will not alter the setting of the historic character landscape.

8.4.3 After Completion

There will be no residual effects on the archaeological remains after completion. There will be no residual effects to the nearby Listed

Building after completion. There will be no residual effects on the setting of the historic landscape characterisation after completion

Table 8: Summary of the Predicted residual effects on the proposed development on the relevant receptors in relation to cultural heritage and archaeology during the operational phase

Receptor	Probability	Effect	Significance	Duration of Impact	Permanence
Operational Phase					
Damage and loss to archaeological remains	Unlikely	Negligible	Not significant	Long-term	Permanent
Damage or Loss to nearly Designated Conservation Area	Unlikely	Negligible	Not significant	Long-term	Permanent
Damage or Loss to nearly Listed Buildings	Unlikely	Negligible	Not significant	Long-term	Permanent

Table 9: Key

Key	Probability	Effect	Significance	Duration	Permanence
	Certain	Major	Significant	Long-term	Permanent
	Likely	Moderate	Not significant	Medium-term	Temporary
	Possible	Minor		Short-term	
	Unlikely	Negligible			

9. Conclusions and Recommendations

9.1 Historical references and cartographic information suggest that the development site may have archaeological earthworks dating from the Medieval period within the field boundaries of the site. The date, depth and extent of the archaeological features and deposits are not known. It is unlikely that any national important archaeological remains are located on the site to prevent development.

9.2 In order to further inform the archaeological curators of the presence, nature, condition, extent and date of any deposits of archaeological

significance, it is recommended that further archaeological evaluation by means of Geophysical Survey and dependant on these results limited trial trenching be undertaken.

9.3 Site Criteria: Cultural Heritage

9.3.1 Whilst no Designated Heritage Assets are known, the site contains remnants of Medieval Earthworks (Ridge and Furrow Ploughing), and Ancient Field systems.

9.3.2 The Medieval Strip Fields located around Pickering are the predominant Cultural Heritage Landscape Feature of Pickering as stated in The Special Qualities Study of Ryedale's Market Towns (Ryedale District Council's Local Development Framework July 2010, 32-35). These field systems are an exceptional example and are of at least regional significance. However, the Proposed Development Site contains the three fields with evidence for significant modern agricultural activity. Further archaeological evaluation would be required in order that a suitable mitigation be proposed to comply with the National Planning Policy Framework and in the first instance a topographical and geophysical survey should be undertaken. The results of these surveys would inform the potential affect on the Cultural Heritage.

10. References and Bibliography

10.1 Primary Sources

National Monument Register (www.pastscape.org.uk)

North Yorkshire Heritage and Environment Section – Historic Environment Register

Listed Building Register (www.imagesofengland.org.uk)

North Yorkshire Record Office

1789 Enclosure Award Map of Pickering with Newton (NYCRO PR/P1 11/1)

1839 Tithing Plan of Pickering (NYCRO T(PR/P1)).

1854 First Edition Ordnance Survey Map Sheet 91. Scale 1:10560

1890 Second Edition Ordnance Survey Map Sheet 91.11. Scale 25 inch to one mile.

1912 Ordnance Survey Map Sheet 91.11. Scale 25 inch to one mile.

1913 Ordnance Survey Map Sheets 91NE, 91NW, 91SE, 91SW . Scale 1:10560

1928 Ordnance Survey Map Sheet 91.11. Scale 25 inch to one mile.

1929 Ordnance Survey Map Sheets 91NE, 91NW, 91SE, 91SW . Scale 1:10560

1930 Ordnance Survey Map Sheet 91. Scale 1:10560

10.2 Secondary Sources

Beresford, M. & Finberg, H. P. R. 1973 English Medieval Boroughs: A Handlist. David and Charles.

Howe, G. and Rushton, J. 1905 The Evolution of an English Town.

IFA 2001 Standard and Guidance for Archaeological Desk Based Assessments. Institute of Field Archaeologists.

Mackney, D et al 1983 Soils of England and Wales. Sheet 1. Northern England. Soils of England and Wales.

Page, W. (ed.) 1968 The Victoria History of the County of York North Riding. Volume 2. Institute of Historical Research. University of London.

Pevsner, N. 1981 The Buildings of England. Yorkshire The North Riding. Penguin.

Smith, A.H. 1979 The Placenames of the North Riding of Yorkshire. English Placename Society. Vol. 5. Cambridge University Press

- Snowden, K. 1989 Pickering through the Ages.
Castleden Publications.
- Turton, R. B. (ed) 1896a-d The Honor and Forest of Pickering.
North Riding Record Society New
Series Volumes 1, 2, 3 and 4.
London.
- Williams, A and Martin, G.H. 1992 Domesday Book A Complete
Translation. Penguin Books

11. List of Contributors

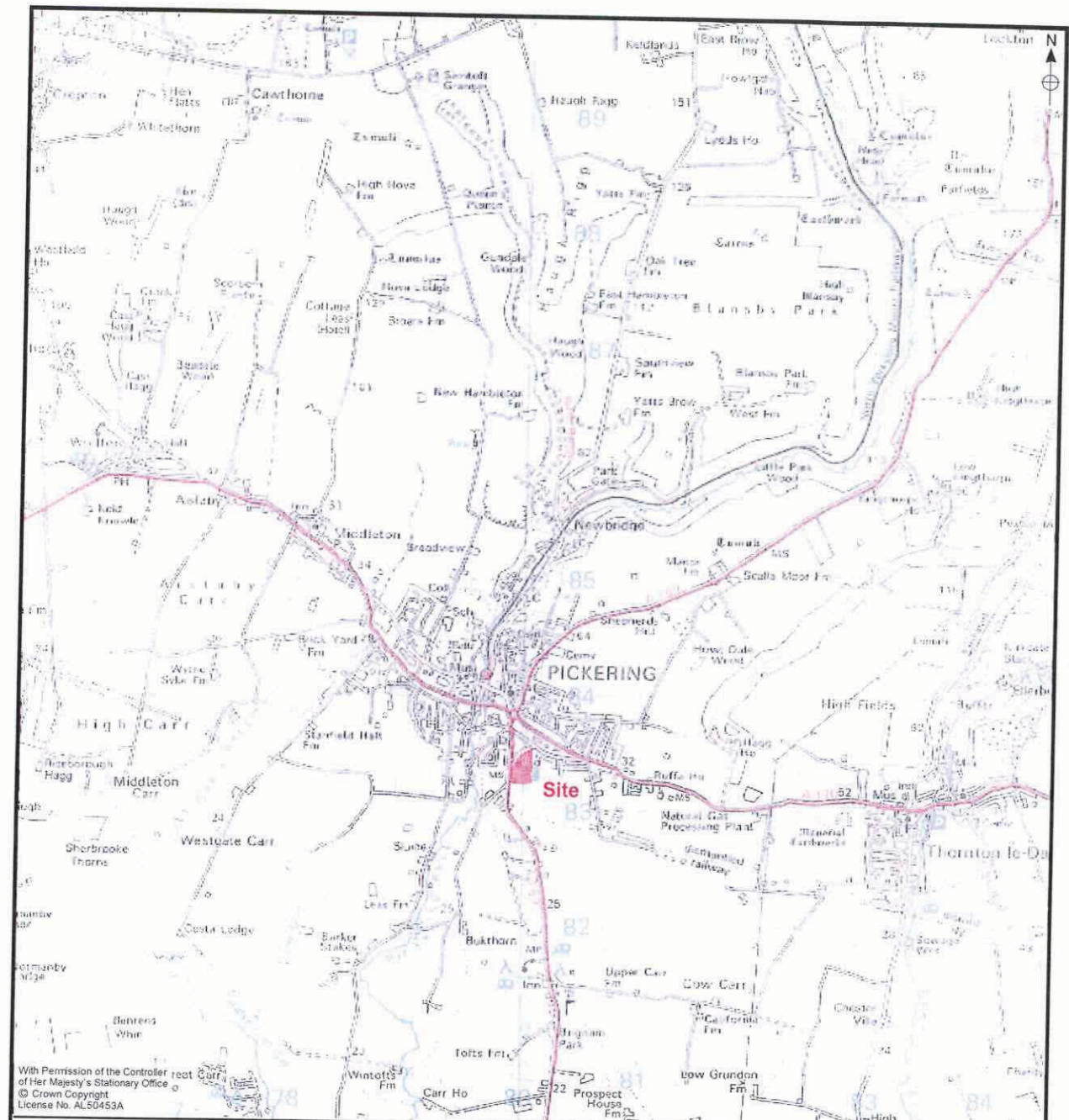
Desk Based Assessment by Kelly Hunter and Paula Ware


Walkover: Paula Ware

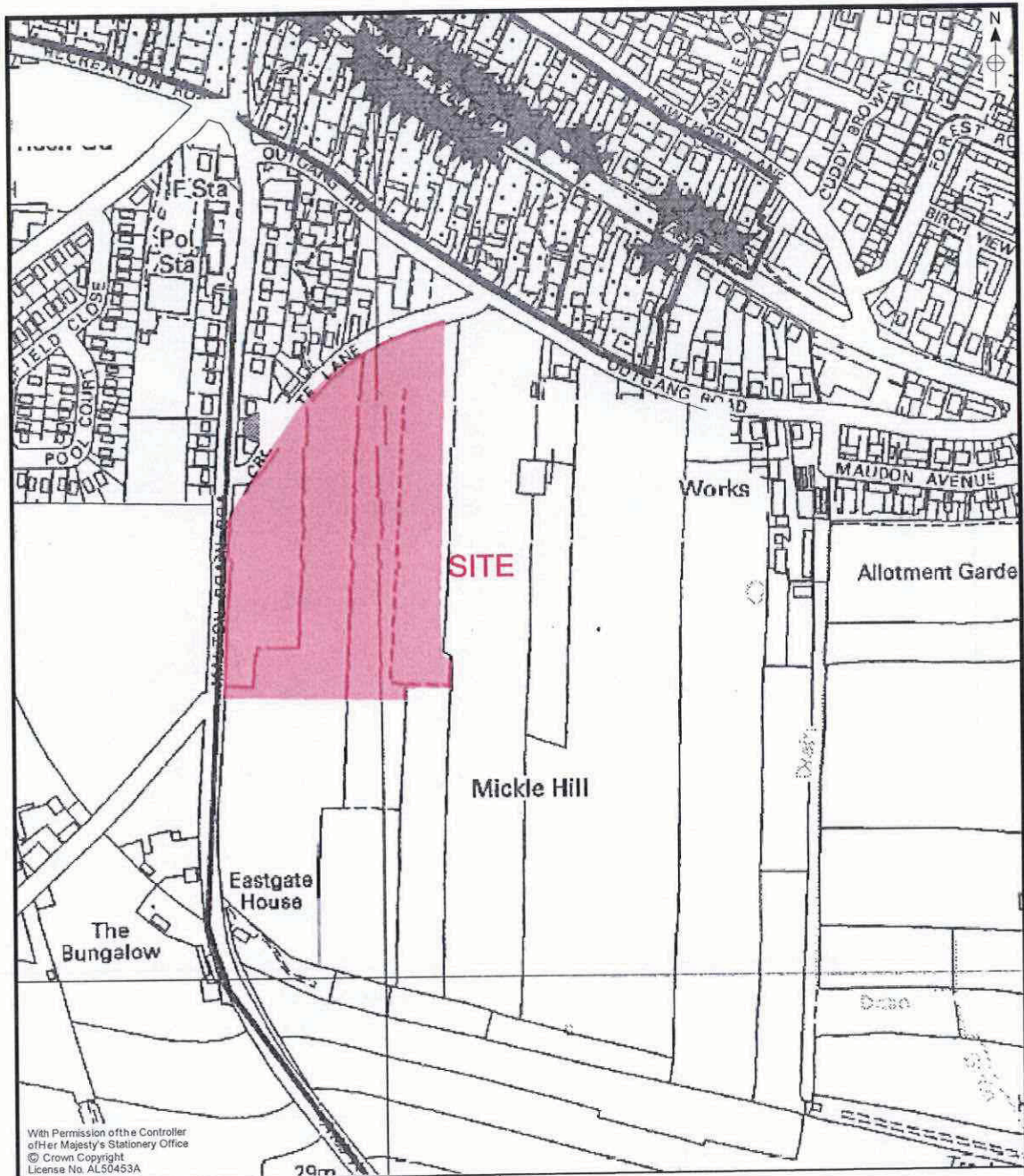
Edited by Paula Ware

Drawings and Plates by Kelly Hunter and Sophie Landford


Administration, filing, copying and binding by Sophie Langford

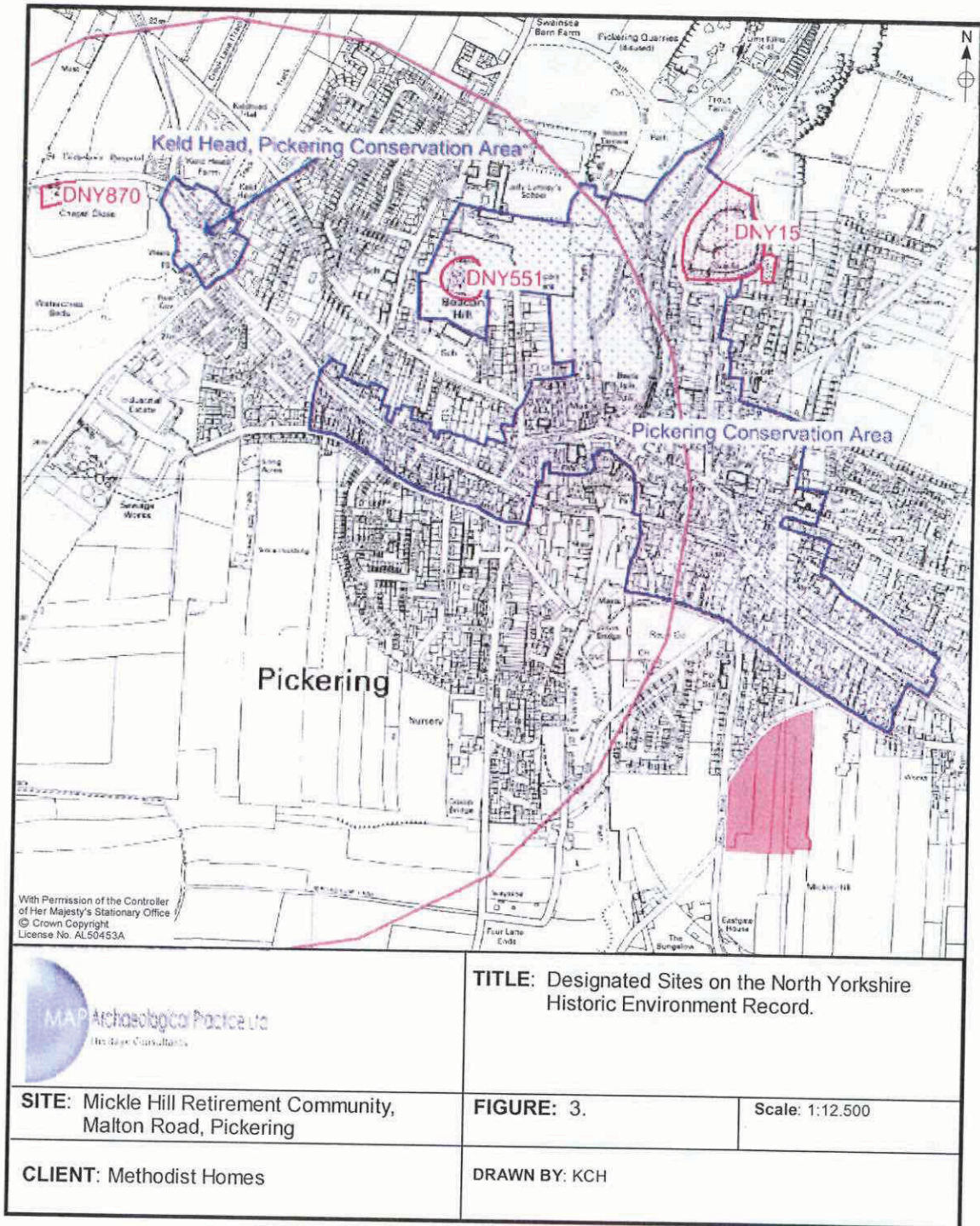


	TITLE: Site Location.	
SITE: Mickle Hill Retirement Community, Malton Road, Pickering	FIGURE: 1.	Scale: 1:50,000
CLIENT: Methodist Homes	DRAWN BY: KCH	



With Permission of the Controller
of Her Majesty's Stationery Office
© Crown Copyright
License No. AL50453A

 <p>MAP Archaeological Practice Ltd Heritage Consultants</p>	<p>TITLE: Proposed Development Area.</p>	
<p>SITE: Mickle Hill Retirement Community, Malton Road, Pickering</p>	<p>FIGURE: 2.</p>	<p>Scale: 1:5,000</p>
<p>CLIENT: Methodist Homes</p>	<p>DRAWN BY: KCH</p>	



With Permission of the Controller
of Her Majesty's Stationary Office
© Crown Copyright
License No. AL50453A



TITLE: Designated Sites on the North Yorkshire
Historic Environment Record.

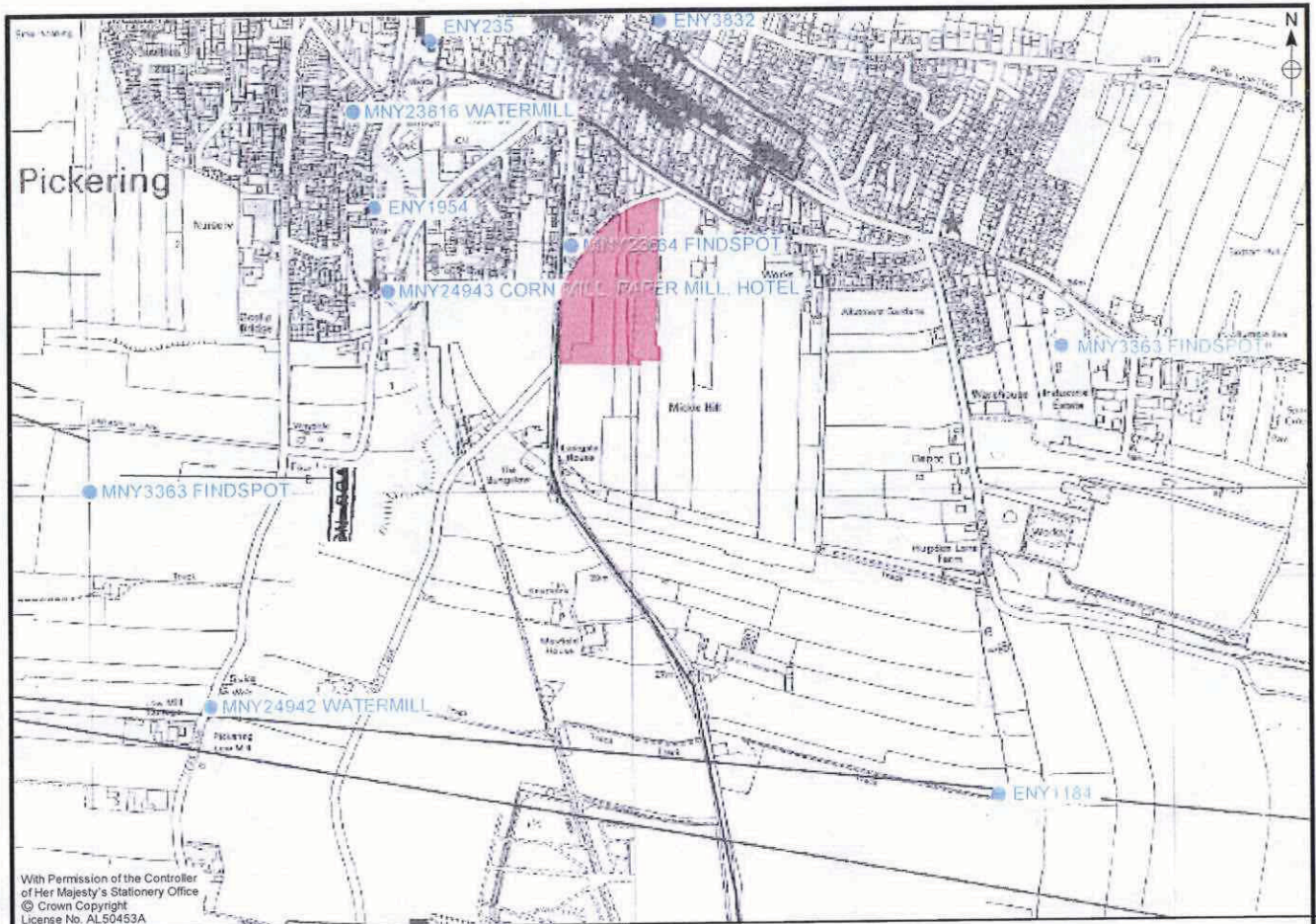
SITE: Mickle Hill Retirement Community,
Malton Road, Pickering

FIGURE: 3.

Scale: 1:12,500

CLIENT: Methodist Homes

DRAWN BY: KCH



With Permission of the Controller of Her Majesty's Stationery Office
 © Crown Copyright
 License No. AL50453A



TITLE: Non-designated Sites on the North Yorkshire Historic Environment Record.

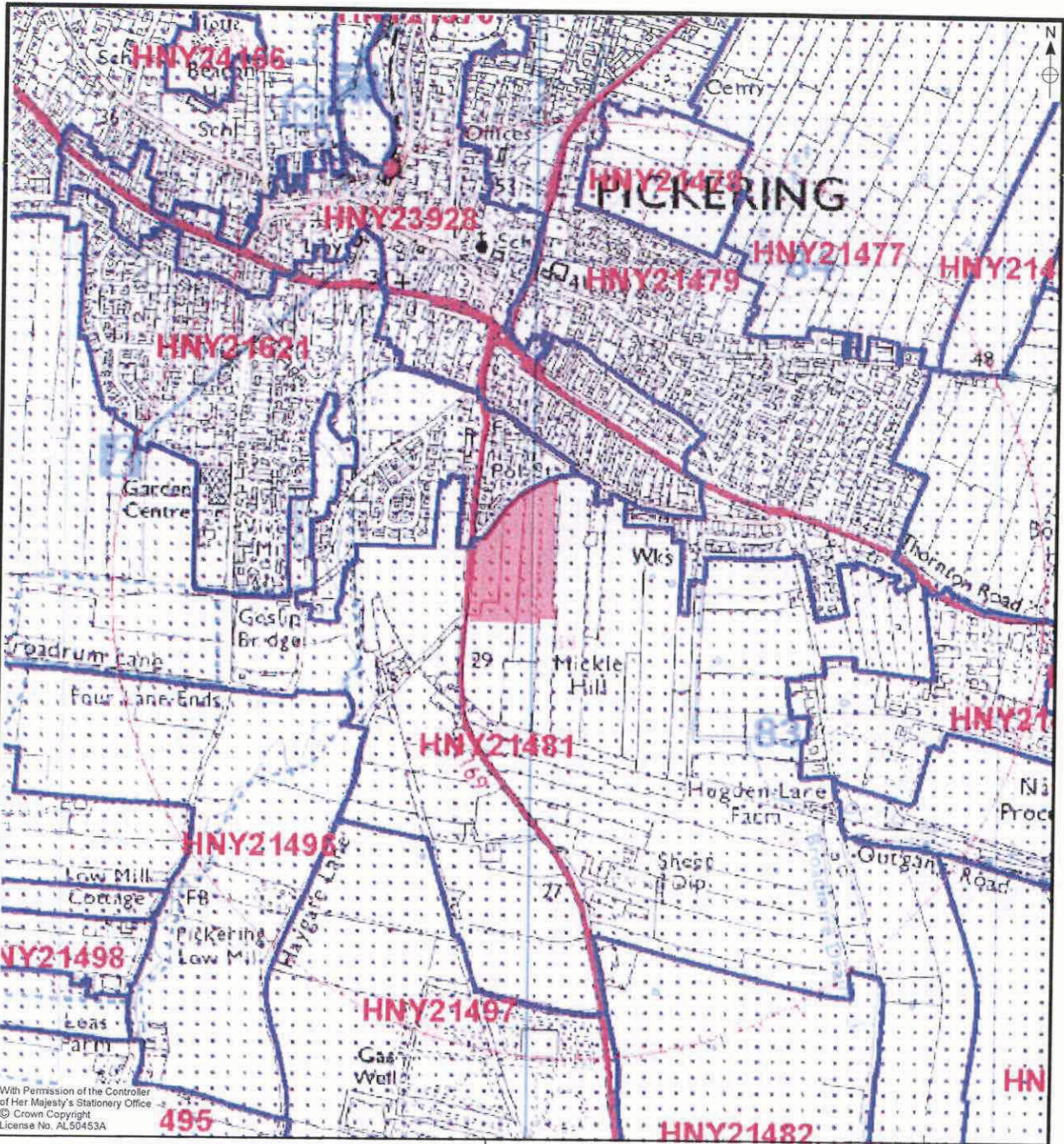
SITE: Mickle Hill Retirement Community, Malton Road, Pickering

FIGURE: 4.


Scale: 1:12,500

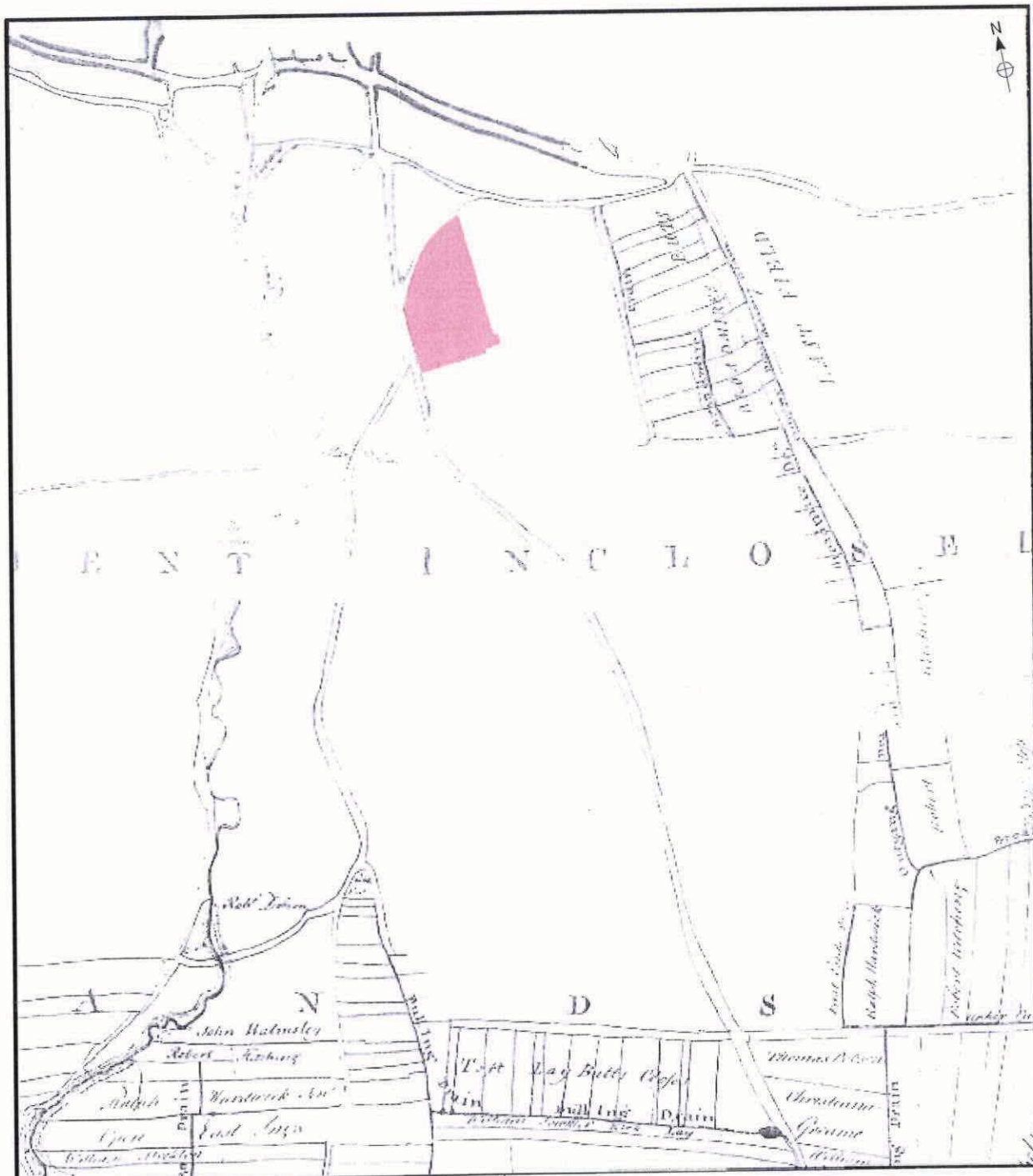
CLIENT: Methodist Homes


DRAWN BY: KCH




With Permission of the Controller of Her Majesty's Stationery Office
 © Crown Copyright
 License No. AL50453A

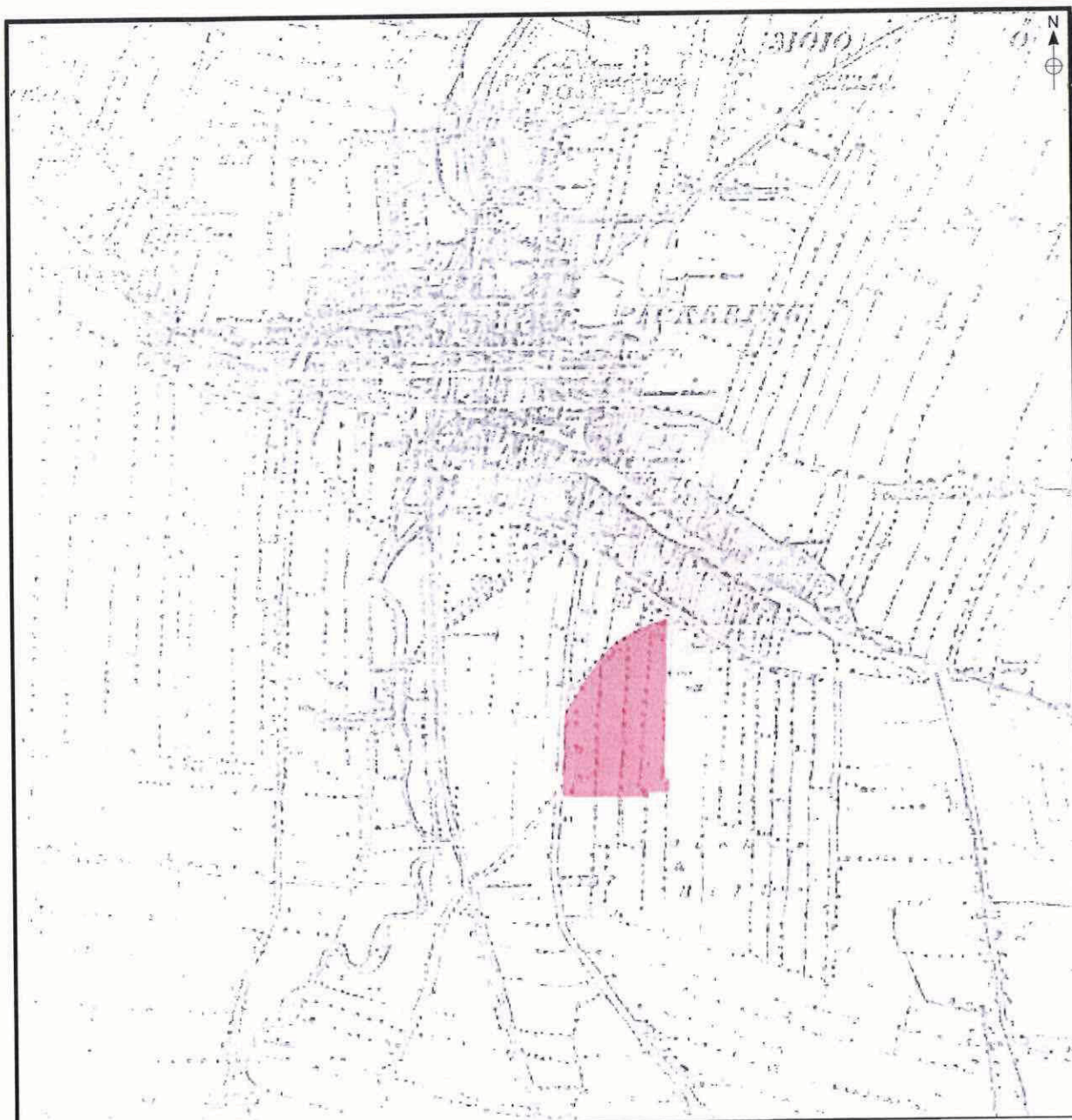
	TITLE: Historic Landscape Characterisation on the North Yorkshire Historic Environment Record.	
SITE: Mickle Hill Retirement Community, Malton Road, Pickering	FIGURE: 5.	Scale: 1:12,500
CLIENT: Methodist Homes	DRAWN BY: KCH	




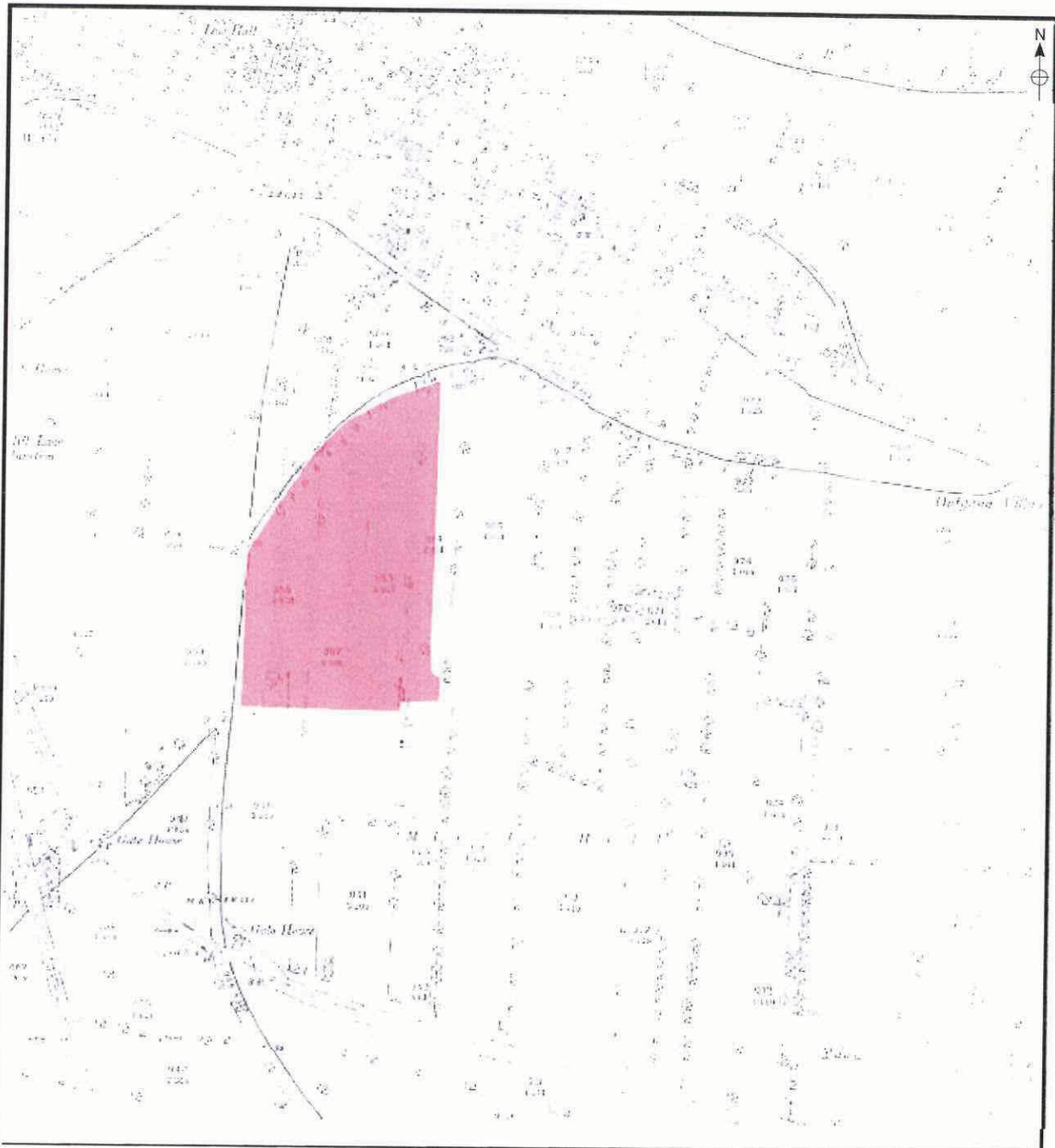
	TITLE: Extract from the 1789 Enclosure Award Map for Pickering and Newton (NYCRO PR/P1 11/1).	
SITE: Mickle Hill Retirement Community, Malton Road, Pickering	FIGURE: 6.	Not to Scale
CLIENT: Methodist Homes	DRAWN BY: KCH	



	TITLE: Extract from the 1839 Tithe Award Map for Pickering (NYCRO PR/P1).	
SITE: Mickle Hill Retirement Community, Malton Road, Pickering	FIGURE: 7.	Not to Scale
CLIENT: Methodist Homes	DRAWN BY: KCH	



 <p>MAP Archaeological Practice Ltd Heritage Consultants</p>	<p>TITLE: Extract from the 1854 First Edition Ordnance Survey Map.</p>	
<p>SITE: Mickle Hill Retirement Community, Malton Road, Pickering</p>	<p>FIGURE: 8.</p>	<p>Scale: 1:10,560</p>
<p>CLIENT: Methodist Homes</p>	<p>DRAWN BY: KCH</p>	



TITLE: Extract from the 1890 Edition Ordnance Survey Map.

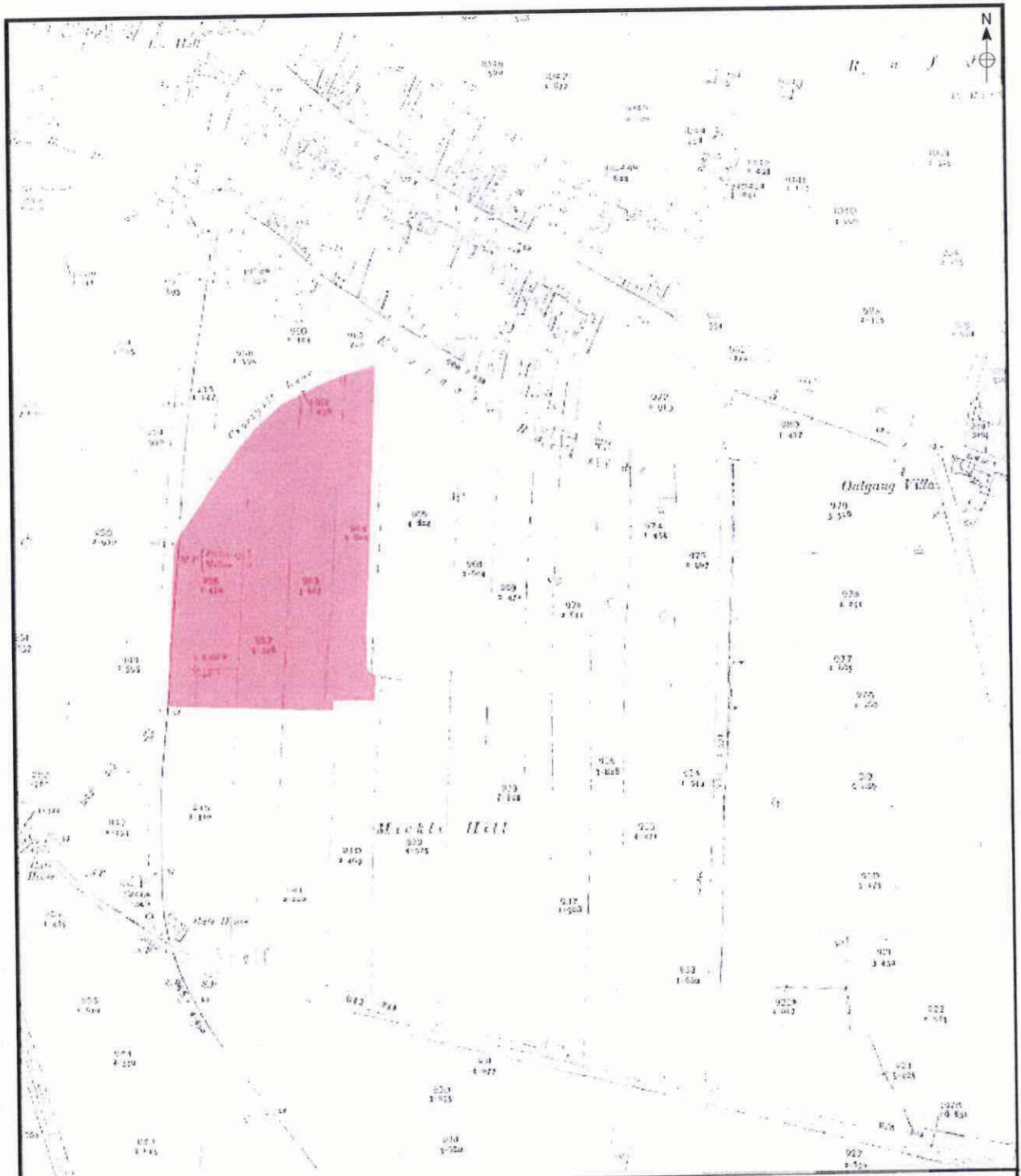
SITE: Mickle Hill Retirement Community,
Malton Road, Pickering


FIGURE: 9.

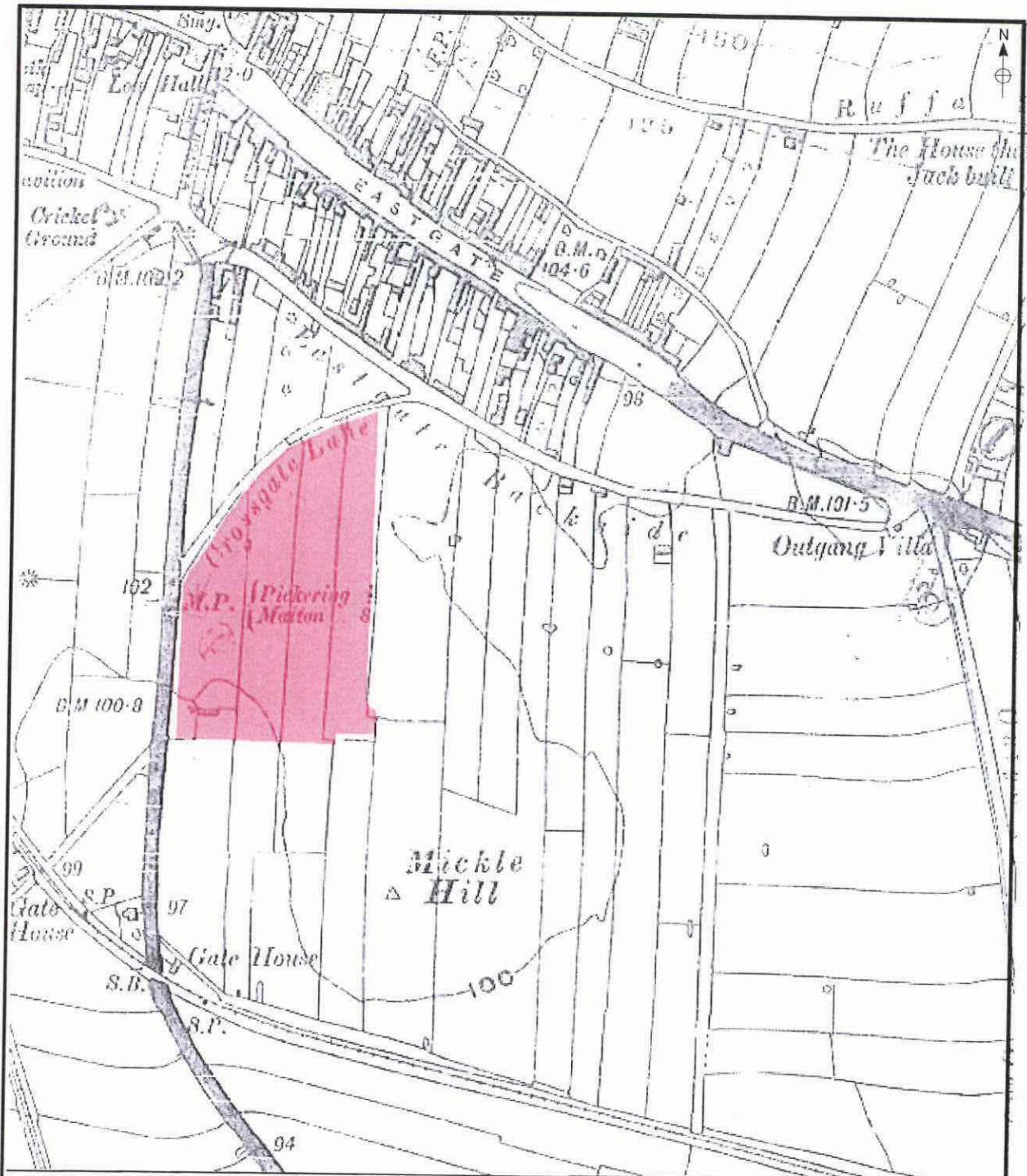
Scale: 1:5,000

CLIENT: Methodist Homes

DRAWN BY: KCH



 <p>MAP Archaeological Practice Ltd Archaeology Consultants</p>	<p>TITLE: Extract from the 1912 Edition Ordnance Survey Map.</p>	
<p>SITE: Mickle Hill Retirement Community, Malton Road, Pickering</p>	<p>FIGURE: 10.</p>	<p>Scale: 1:5,000</p>
<p>CLIENT: Methodist Homes</p>	<p>DRAWN BY: KCH</p>	



TITLE: Extract from the 1990 Edition Ordnance Survey Map.

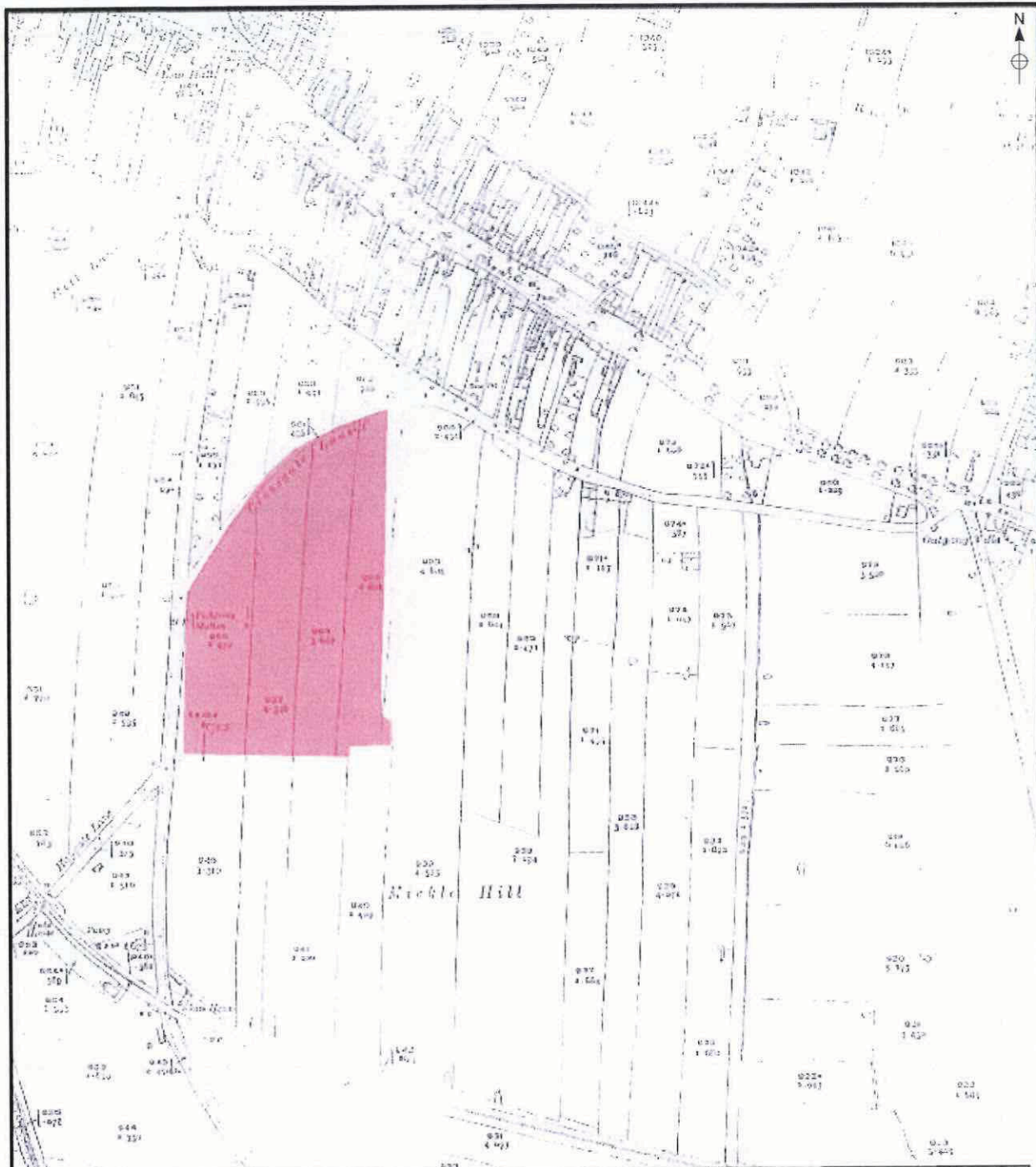
SITE: Mickle Hill Retirement Community,
Malton Road, Pickering


FIGURE: 11.

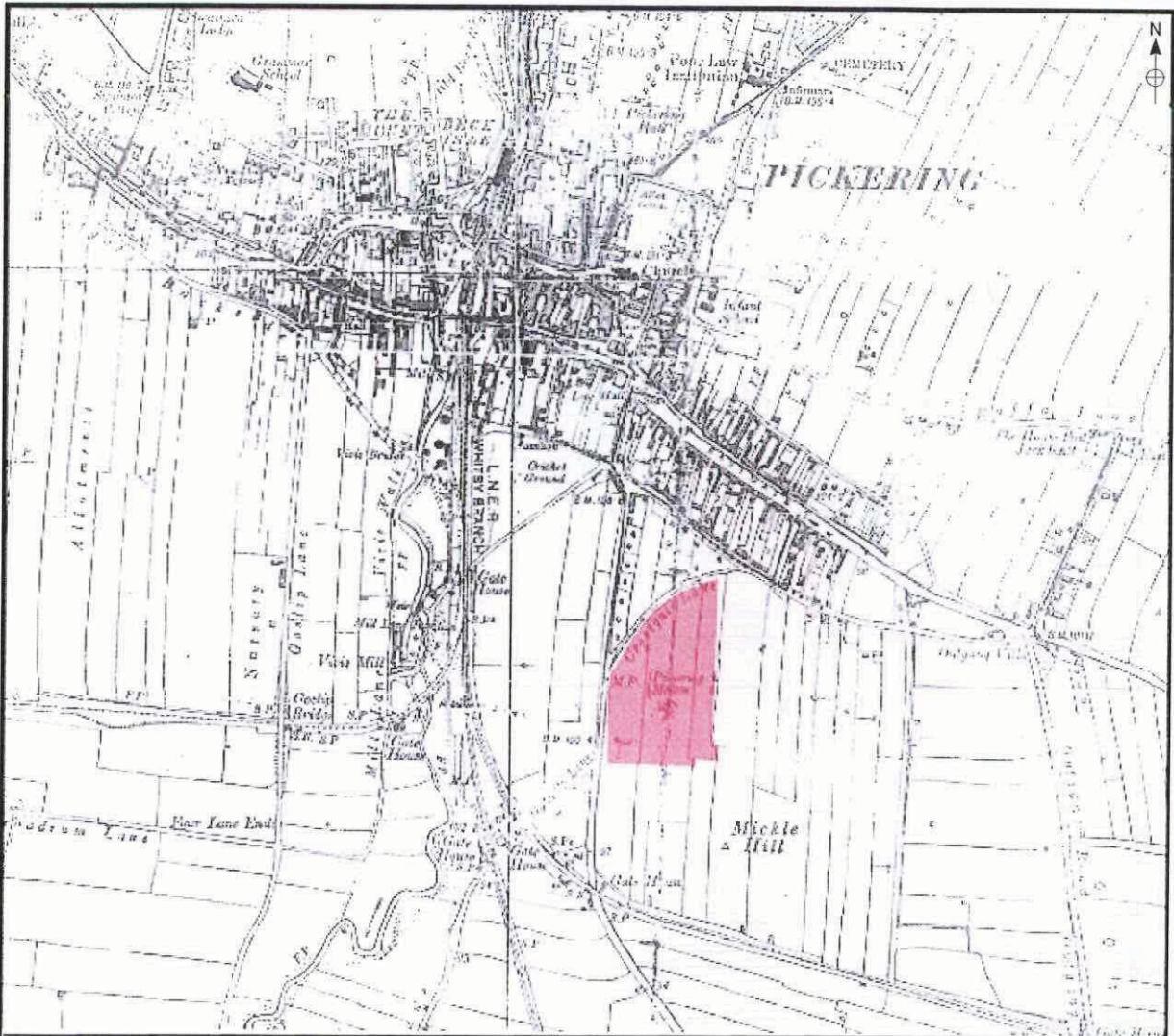
Scale: 1:5,000


CLIENT: Methodist Homes

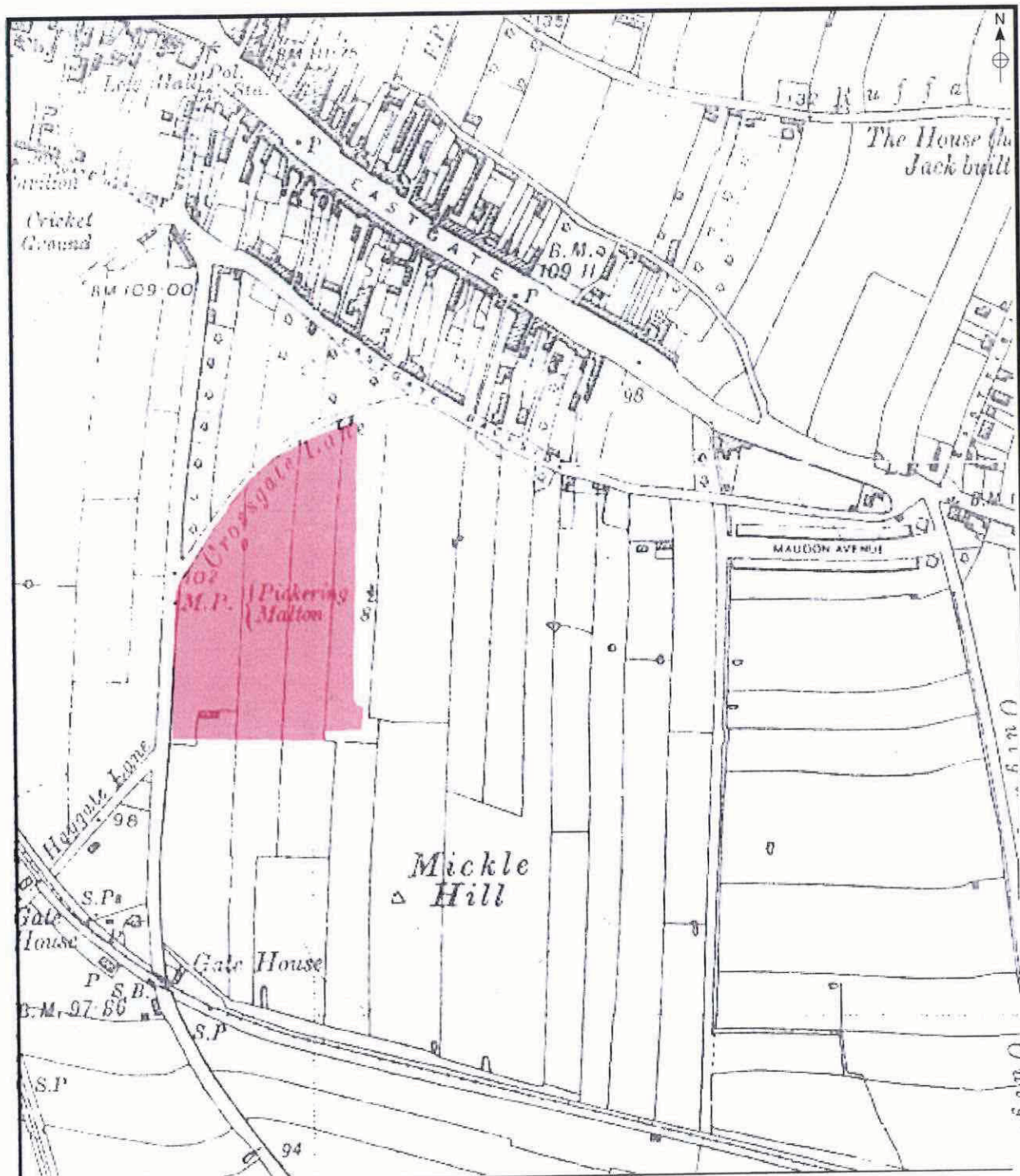
DRAWN BY: KCH




 <p>MAP Archaeological Practice Ltd The Area Consultants</p>	<p>TITLE: Extract from the 1928 Edition Ordnance Survey Map.</p>	
<p>SITE: Mickle Hill Retirement Community, Malton Road, Pickering</p>	<p>FIGURE: 12.</p>	<p>Scale: 1:5,000</p>
<p>CLIENT: Methodist Homes</p>	<p>DRAWN BY: KCH</p>	



 <p>MAP Archaeological Practice Ltd The Map Consultants</p>	<p>TITLE: Extract from the 1930 Edition Ordnance Survey Map.</p>	
<p>SITE: Mickle Hill Retirement Community, Malton Road, Pickering</p>	<p>FIGURE: 13.</p>	<p>Scale: 1:10,560</p>
<p>CLIENT: Methodist Homes</p>	<p>DRAWN BY: KCH</p>	



 <p>MAP Archaeological Practice Ltd The Local Consultants</p>	<p>TITLE: Extract from the 1938 Edition Ordnance Survey Map.</p>	
<p>SITE: Mickle Hill Retirement Community, Malton Road, Pickering</p>	<p>FIGURE: 14.</p>	<p>Scale: 1:5,000</p>
<p>CLIENT: Methodist Homes</p>	<p>DRAWN BY: KCH</p>	

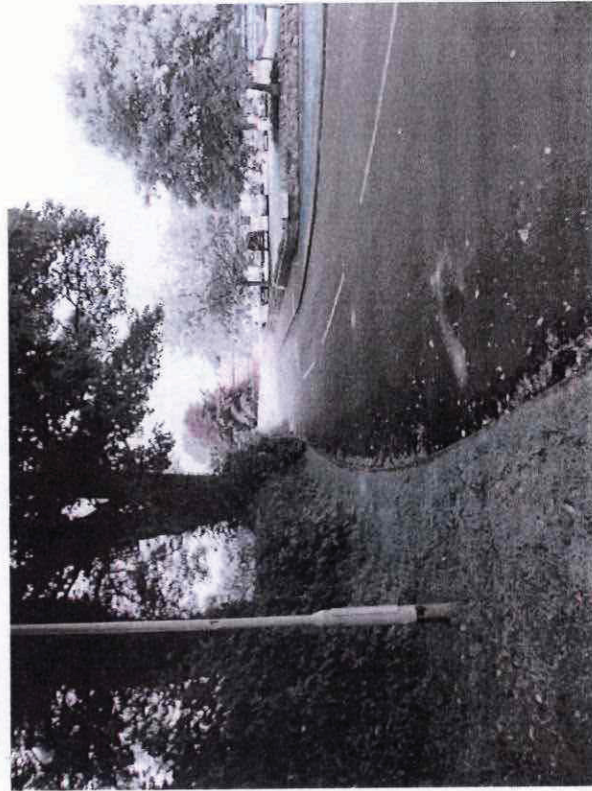


Plate 1. View of Crossgates Lane. Facing South-west.



Plate 2. View of Site. Facing South.

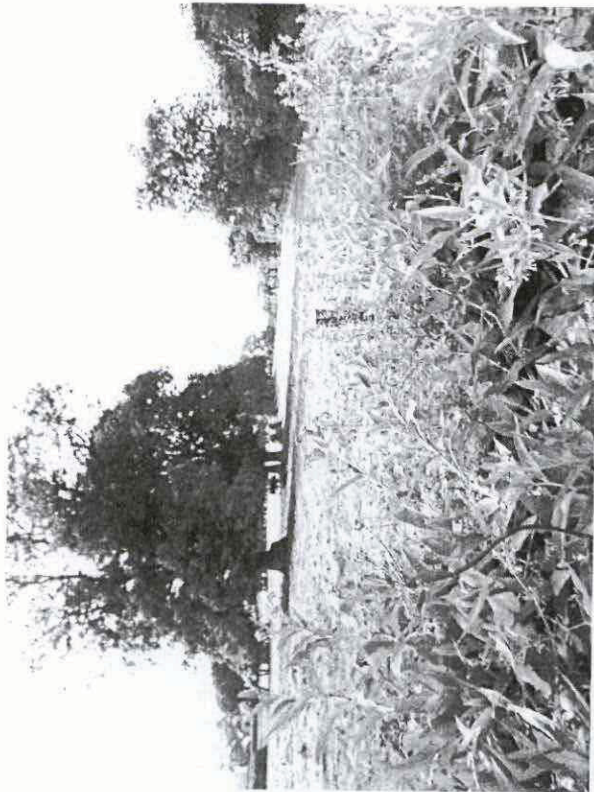


Plate 3. View of Site, Facing South.

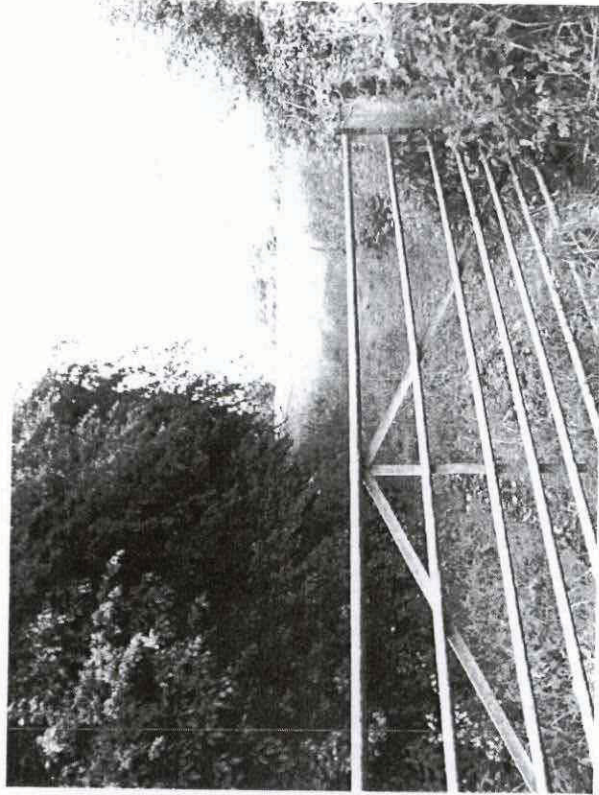


Plate 4: View of Site, Facing East.