

**RED HOUSE, PALACE ROAD, RIPON, NORTH YORKSHIRE**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT**



JB Archaeological Services

On behalf of

**Enterprise Developments**

March 2013

John Buglass Archaeological Services  
Rosebank  
Newby Wiske  
North Yorkshire  
DL7 9EX

Tel: 01609 773764 Mobile: 07903 867 160  
Email: [johnbuglass@yahoo.com](mailto:johnbuglass@yahoo.com) Web: [www.jbasarchaeology.co.uk](http://www.jbasarchaeology.co.uk)

## Contents

	<i>Summary</i>	
1.0	Introduction	2
2.0	General Background	2
	Geology and Soils	
	Topography and Land Use	
	Historic Background	
3.0	Methodology	4
4.0	Archaeological and Historic Background	5
	Prehistoric	
	Anglo-Scandinavian and Medieval	
	Post Medieval	
5.0	Site Visit	8
6.0	Discussion	12
7.0	Conclusions, Impacts and Mitigation	13
	Acknowledgements	13
	Bibliography	13

## Illustrations

*Front Cover:* Gate Post for Red House

### *Figures*

Figure 1. Site location

Figure 2. Location of Historic and Archaeological Sites within *c.*500m.

Figure 3. OS 1<sup>st</sup> Edition 1856 showing Hope House.

Figure 4. Site plan showing location of Hope House, built *c.*1840s

### *Plates*

Plate 1. General view of Red House, looking north-east

Plate 2. View of the rear (eastern) elevation of Red House.

Plate 3. Top of building platform for Hope House, scale 1m looking south, showing area of probable buried remains

Plate 4. Stone steps leading down from Hope House, scale 1m, looking south-west

Plate 5. Exposure of buried structure on the northern edge of the platform, scale 1m, looking south.

Plate 6. General view looking south of the Hope House building platform.

## **RED HOUSE, PALACE ROAD, RIPON, NORTH YORKSHIRE**

### **ARCHAEOLOGICAL DESK-BASED ASSESSMENT**

#### *Summary*

*The site of 'Red House' on the northern side of Ripon, North Yorkshire is proposed for re-development (SE 30943 72311). Part of the planning process is to assess the archaeological potential of the site and its immediate vicinity. To this end an archaeological desk-based assessment (DBA) has been undertaken into the historic and archaeological potential of the site. This is to allow a better understanding of the site in order to assist in the determination of the next stage of mitigation.*

*The results of the DBA show that the area around 'Red House' appears to have been used as agricultural land, certainly from the post-medieval period onwards and possibly from the medieval period. Archaeological and cartographic evidence only show the study area being developed from the later 19<sup>th</sup> century onwards with the enclosure of the open, common land along either side of Palace Road. With this enclosure of the common land, piecemeal building developed along Palace Road with a number of dwellings being erected, mainly towards the southern end of Palace Road.*

*Within the proposed development area the first recorded building is 'Hope House' at the southern end of the site which was built between 1832 and 1846. This was re-named 'Red House' by 1890 but had been demolished by 1907 and replaced with the current building located towards the middle of the site.*

*The recorded features within the landscape surrounding the study area generally reflect its agricultural nature with a series of watering places, pumps and the 19<sup>th</sup> century enclosure field system. Within this rural landscape one feature was unusual – this was the recovery of human remains from a garden at Little Studley to the east of the site. The inhumation was considered to be of some antiquity although no clear dating evidence for it was recovered.*

*A visual inspection of the proposed development site noted the extensive remains of landscaping associated with the two 19<sup>th</sup> century buildings along with evidence for buried remains of 'Hope House'.*



## 1.0 INTRODUCTION

- 1.1 As part of a planning application for the re-development of 'Red House', Palace Road, Ripon, an archaeological desk-based assessment (DBA) has been undertaken into the historic and archaeological potential of the site. This is in order to try to establish the potential for, and significance of, any buried archaeological remains that may lie within the proposed development. This forms the first part of a staged approach in order to develop an appropriate mitigation strategy that can be carried out as part of the planning process.
- 1.2 Research into the site was undertaken in March 2013 and a site visit was undertaken on the 28<sup>th</sup> March 2013. The site visit was to establish the current nature of the proposed site and to ascertain if there was any visible potential for historic or archaeological features to be present. The visit also carried out a rapid visual assessment of the surrounding area with a view to the possibility of the survival of other archaeological features which may have an impact upon the proposed site.

## 2.0 BACKGROUND INFORMATION

### Location

- 2.1 The proposed development site lies approximately 1km to the north of the centre of Ripon, on the eastern side of Palace Road (SE 30943 72311) (Plate 1). The southern, eastern and northern boundaries are all on to residential areas, whilst the western boundary is Palace Road. The site is in Ripon civil parish in Harrogate District, North Yorkshire (Figures 1 & 2).

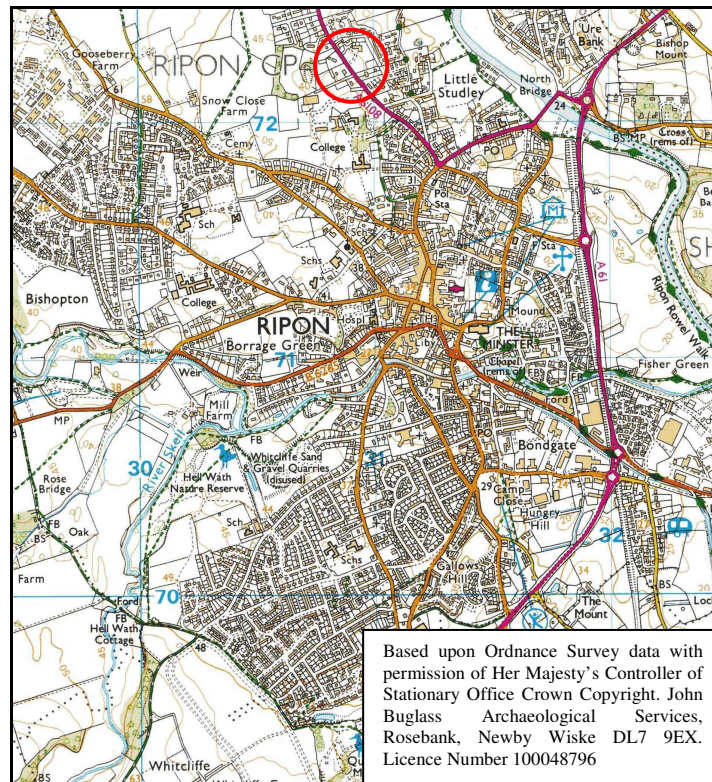


Figure 1. General Site Location.

### **Geology and soils**

- 2.2 The underlying geology of Ripon and the surrounding area is Magnesian Limestone and Permian mudstone (British Geological Survey, 2001). Overlying this, the quaternary geology is predominantly one of glacial sands and gravels (British Geological Survey, 1977). The soils, which have developed from these deposits, have been classified by the Soil Association Survey of Great Britain as the Nercwys association. This is deep, fine loamy soil with seasonal waterlogging (Soil Survey of England and Wales, 1983).

### **Topography and land-use**

- 2.3 The site lies on the eastern side of Palace Road at a height of *c.*44mOD and is surrounded by residential developments. The current 'Red House' stands towards the centre of an area of a mixture of grass and mature trees.



Plate 1. General view of Red House, looking north-east

### **Historic Background**

- 2.4 The settlement of Ripon has a long history with the name being first recorded in *c.*715 as *Hrypīs* and then in the Domesday Book of 1086 as *Ripum*. The origin and meaning of the name are obscure but is thought to mean '(place in the territory of) the tribe called *Hrype* (Mills, 1998, 288). However, the first recorded archaeological evidence for human activity in the town is of spot finds of Roman-British material, notably pottery from the Deanery Gardens (YAT 2000, 7).
- 2.5 The historic origins of Ripon can be traced to the 7<sup>th</sup> and 8<sup>th</sup> centuries with accounts of the foundation of the monastery in *c.* AD 709/10. The monastery

is again referred to in *c.* AD 730 (Evans 2003, 6). The importance of the settlement increases during the medieval period, notably from the 12<sup>th</sup> century onwards, with the expansion of the town and ecclesiastical areas. The town was probably granted the royal charters for a fair and market around this time.

- 2.6 The post-medieval development of this area of the town is quite well recorded cartographically (e.g. the 1744 Enclosure Map for Ripon, Jeffrey's map of Ripon of 1772 and Langdale's Plan of Ripon in 1818). These all show the extent of High Common and the subsequent 19<sup>th</sup> century enclosure. These then give way over time to a general spread of the settlement (e.g. Ordnance Survey 1880s) with increasing numbers of domestic buildings.

### **3.0 METHODOLOGY AND INFORMATION SOURCES**

- 3.1 The principal aims of the desk-based assessment were to:

- identify known archaeological and historic sites within or immediately adjacent to the proposed development site
- identify areas with the potential to contain any unrecorded archaeological remains
- assess the effects of any proposed development upon known and potential archaeological sites
- propose archaeological measures which could be built into the development proposals to avoid, reduce or remedy any potential adverse effects identified

- 3.2 This report is based upon the review of readily available documentation relating to the site and its environs. The study area for the site was a radius of 500m centred on the existing building within the proposed development area. In order to produce these reports, research was undertaken at the North Yorkshire Heritage Unit, North Yorkshire Archives and English Heritage National Monuments Record.

- 3.3 The following data sources were researched for the assessments:

- North Yorkshire Historic Environment Record (HER)
- North Yorkshire Archives
- published and unpublished historical and archaeological studies
- cartographic sources (including historic Ordnance Survey maps)
- National Monuments Record: Listed Buildings

- 3.4 An inspection of the site was carried out on 28<sup>th</sup> March 2013. The inspection was carried out with two principle objectives - firstly to confirm the nature and extent of the site and secondly to identify possible areas for the survival of archaeological remains.

## 4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Archaeological and historic sites recorded within the 500m radius study area of the site are summarised in Table 1 below. The sites are identified by a site number, which is correlated with the North Yorkshire Historic Environment Record entries (MNY), scheduled monument (SM) and listed building (LB) where relevant. A central grid reference, suggested classification and a date are provided for each site, which are graded in archaeological significance as of 1 (national), 2 (regional) and 3 (local) importance and N as no significance. This is based upon professional judgement and the criteria in Annex 6 of PPG16. The location of the sites is shown on Figure 2.

**Table 1: Archaeological sites within a c.500m radius of the site**

<i>Site Number</i>	<i>Reference Number</i>	<i>Grid Reference</i>	<i>Description</i>	<i>Period/Date</i>	<i>Grade</i>
1	MNY35228	SE 3050 7250	Spur	C16-17 <sup>th</sup>	3
2	--	SE 3056 7246	Pump	Post-medieval	3
3	--	SE 3059 7236	Watering place	Post-medieval	3
4	--	SE 3066 7223	Pump	Post-medieval	3
5	--	SE 3072 7220	Swallow Pit	Post-medieval	3
6	--	SE 3086 7222	Pump	Post-medieval	3
7	--	SE 3097 7226	Hope House	Post-medieval	3
8	MNY33680 MNY23587	SE 3121 7225	Inhumation	?Prehistoric	3
9	MNY33703	SE 3150 7220	Pumping station	Post-medieval	3
10	--	SE 3077 7201	Watering Place	Post-medieval	3
11	MNY33815	SE 3110 7200	Salt Pit	Post-medieval	3
12	MNY33817	SE 3120 7190	Tench Pond	Post-medieval	3
13	MNY33679	SE 3110 7190	Turf Maze	Post-medieval	3
14	MNY3373	SE 3080 7197	College of Ripon & York St John	Post-medieval	3
15	MNY33818	SE 3130 7190	Historic landslip	Post-medieval	3
16	--	SE 3136 7202	Sink hole	Post-medieval	3
17	--	SE 3138 7196	'The Pottery'	Post-medieval	3

See Figure 2 for site locations

4.2 A total of 17 archaeological and historic sites were recorded within the study area, none of which are considered to be of national or regional significance. The sites are considered to be of local significance only, but when considered as a group can be seen to inform the development of this part of the Ripon landscape.



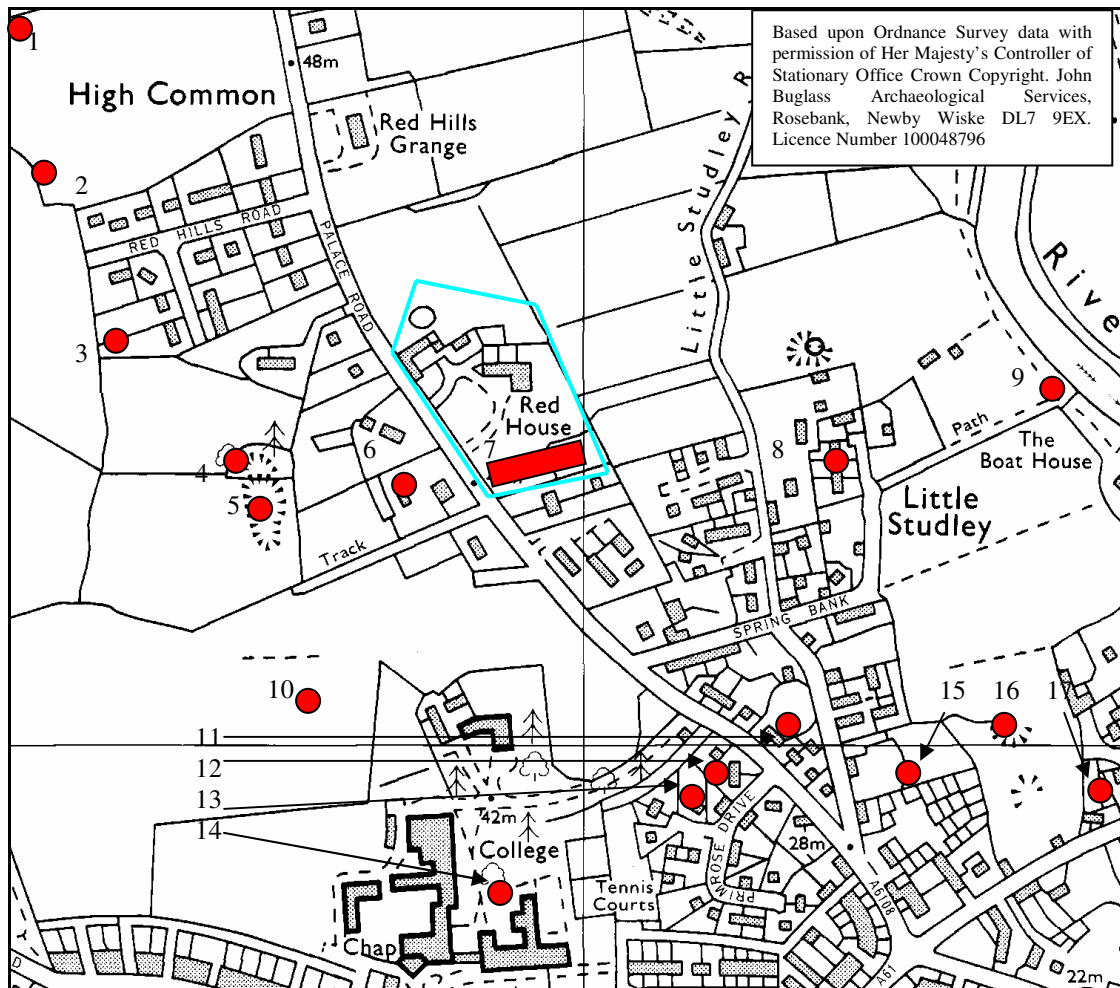


Figure 2. Location of Historic and Archaeological Sites within c.500m.

 7 Archaeological Site/Historic Building with reference number

 Approximate site boundary

### Prehistoric

4.3 Within the study area a single possible prehistoric site was identified. This was the remains of an inhumation accidentally disturbed during work on a domestic garden at Little Studley to the west. The partially recovered remains were identified as an elderly adult male but, unfortunately, no dating evidence was recovered. However, isolated burials of this nature are often ascribed to the prehistoric period where there was less use of formal burial grounds. If this inhumation were part of a wider archaeological site it is unlikely that it would encroach upon the eastern side of the proposed development area.

### Anglo-Scandinavian and Medieval

4.4 No direct evidence for Anglo-Scandinavian and Medieval activity was recorded within the study area. Historic mapping shows the area as *High Common* showing that this was common land subject to communal grazing and as such is unlikely to have seen any sort of development on it.

### **Post-medieval**

- 4.5 The post-medieval period sees the most changes in the landscape of the study area. That first, and probably most significant historically, is the enclosing of the common under the Enclosure Act of 1746. This created a series of regular fields arranged along either side of what is now Palace Road. These basic field divisions can still be seen in the modern landscape although many of the plots have been sub-divided to create small housing estates. None of the fields appear to contain any barns or similar structures and the only features relate to water management – e.g. watering places (Sites 3 & 10) and pumps (Sites 2, 4 & 6). Allied to the water management of the fields was the construction in the 1860s of a pumping station on the River Ure to the east (Site 9), which was disused by the 1880s. The find of a 16/17<sup>th</sup> century spur at College Lane (Site 1) reflects the previously open nature of the common when it would have been easy to ride across.
- 4.6 One of the significant features of the landscape around Ripon are the numerous sink holes caused by the underlying gypsum deposits, five of which were identified within the study area – Sites 5, 11, 12, 15 & 16. Site 5 to the west of the proposed development is described as *Swallow Hole* on the historic mapping, whilst Site 11 to the south is named as *Salt Pit*, presumably as some form of salts (?gypsum) were collected from here. Similarly Site 12 is named as *Tench Pond* again presumably due to the presence of tench (a freshwater fish which favours deep, still water) which may have been caught for food. The final sink hole (Site 16) can be seen on the historic mapping and may be associated with an area to the south of it which is marked *The Pottery* on the OS first edition. If it is, it may have served as either a clay pit or a water source for the pottery.
- 4.7 Probably the most unusual site identified in the study was the former location of a turf maze (Site 13). This was located on a triangular piece of land at the junction between two roads. Although it was ploughed away in 1827 it was recorded as being 20yrds by 407yrds. A similar one survives at Asenby.
- 4.8 With regard to buildings in the study area, as already mentioned, the development of the area started from the southern end of Palace Road with a small number of large dwellings along with the former Training College (College of Ripon and York St John – Site 14).
- 4.9 The first two buildings along Palace Road were ‘Milton House’ and ‘Hope House’ built on opposite sides of the road (Figures 3 & 4) and were both erected at some time between 1832 and 1846. Milton House on the western side of the road is still extant but was re-named ‘Prospect House’ by 1889. ‘Hope House’ was built in what is now the southern end of the proposed development site and appears to have had a walled garden to the rear (east) with a small building at its centre. ‘Hope House’ was re-named ‘Red House’ by 1890 but had been demolished by 1907 and replaced with the current building located in the middle of the site. An examination of modern mapping and aerial photographs appear to show the outline of the walled garden.

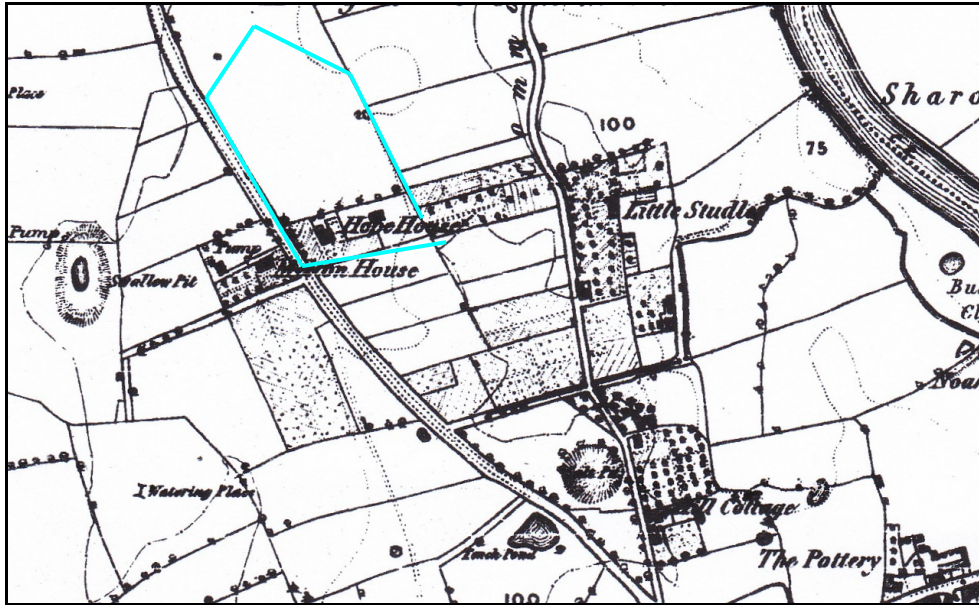


Figure 3. OS 1<sup>st</sup> Edition 1856 showing 'Hope House'.

## 5.0 SITE VISIT

5.1 A site visit was undertaken on the 28<sup>th</sup> March 2013 with the aim of confirming the nature and extent of the site and to identify possible areas for the survival of archaeological remains. The results of the site visit fell into two categories – the built environment and the potential for buried archaeology.

### *The Built Environment*

5.2 A visual inspection of the standing buildings was made with a view to the potential any of them had for the survival of either earlier buildings within them or for the reuse of earlier building materials.



Plate 2. View of the rear (eastern) elevation of Red House.



- 5.3 The surviving historic structures all appear to date from the building of the current 'Red House' between 1890 and 1907 (Plates 1 & 2) and are typical of large domestic buildings of the era. As such, externally, they do not appear to have any particular architectural merit. One aspect of the group of building of minor significance is that they appear to survive as a good example of the range and layout of buildings (gate house, stables) and associated areas (formal and kitchen garden) typical of this date.

*The Potential for Buried Archaeology*

- 5.4 The site inspection recorded extensive evidence for the below ground survival of the remains of 'Hope House' towards the southern end of the site. This was in the form of a building platform to the east of Place Road which retained a distinctive, low mound. This appears to be in the location of 'Hope House' and probably represents demolition debris or similar remains (Plate 3).



Plate 3. Top of building platform for Hope House, scale 1m looking south, showing area of probable buried remains

- 5.5 The eastern end of the building platform retained the remains of a set of stone steps which would have formerly led down into a garden area (Plate 4). The historic mapping shows a small building in this area but due to dense vegetation this area could not be investigated.
- 5.6 On the northern edge of the building platform two small areas of disturbance were noted. These both appear to be as a result of the ground settling into buried; stone built structures (Plate 5). It is possible that these are the remains of cellars or similar associated with 'Hope House'.



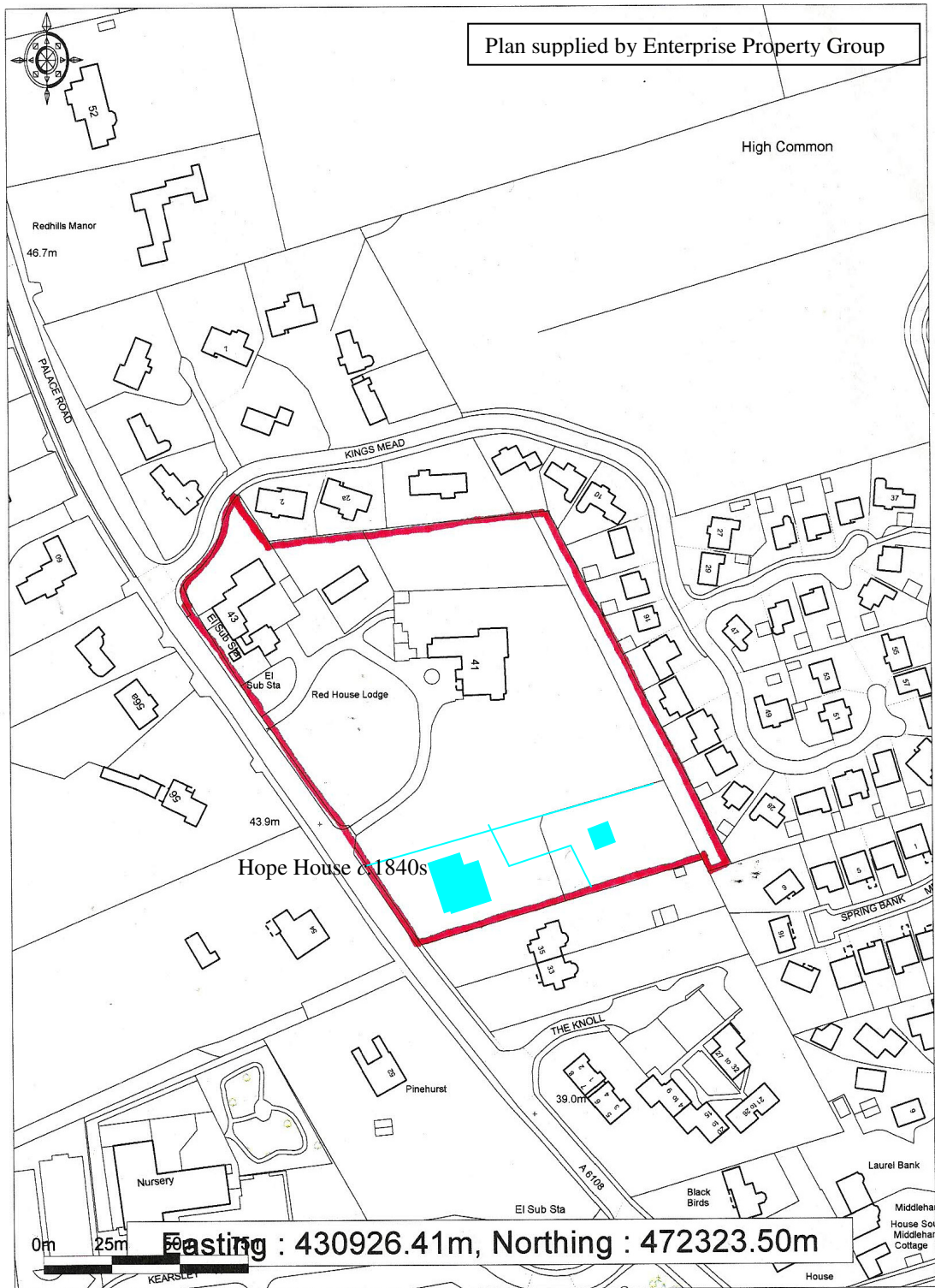


Figure 4. Site plan showing location of Hope House, built c. 1840s





Plate 4. Stone steps leading down from 'Hope House', scale 1m, looking south-west



Plate 5. Exposure of buried structure on the northern edge of the platform, scale 1m, looking south.





Plate 6. General view looking south of the 'Hope House' building platform.

- 5.7 Overall the site inspection only noted various changes in levels and elements of landscaping which all appear to be associated with the grounds and gardens of both 'Hope House' and 'Red House'. From the visual inspection there did not appear to be any particular features that could be considered indicative of a potential for buried archaeology.

## **6.0 DISCUSSION**

- 6.1 From the results described above it can be seen that there appears to have been little apart from agricultural activity around the proposed site until the 18/19<sup>th</sup> century with the enclosing of the common land. This was followed by a gradual development of the land on either side of Palace Road for residential accommodation. The construction of 'Hope House' in the late 19<sup>th</sup> century, its subsequent demolition and the construction of the current 'Red House' has resulted in a series of landscaped features associated with their various gardens and attendant buildings.
- 6.2 This would therefore suggest that there is a low potential for significant archaeological remains to be encountered during ground works.

## 7.0 CONCLUSIONS, IMPACTS AND MITIGATION

- 7.1 From the evidence and discussions above, it can be seen that there is a low potential to encounter buried archaeological remains (beyond the remains of the 19<sup>th</sup> century ‘Hope House’) within the development site. However, the presence of a possible prehistoric burial c.200m to the east and the relatively large area of the development means that there is always a possibility of encountering an unexpected discovery.
- 7.2 Depending upon the extent and nature of the ground disturbance for the development (e.g. raft or strip foundations) along with associated services and any landscaping, there may be a low potential to encounter archaeological remains. Therefore, due to the large area of the site, it is recommended that an archaeological watching brief is considered for at least the initial site strip and any ground reduction. If no significant archaeological remains are encountered during this phase of the works then the remaining works would not require monitoring.

### Acknowledgements

I would like to thank Peter Stocking for inviting me to undertake the project and Mike Wright of Bowman Riley for providing the various drawings.

### Bibliography

- Evans D T (2003) *Renault Site, Water Skellgate, Ripon, North Yorkshire*. YAT report number **2003/44**
- Hall R A and Whyman M (1996) Settlement and Monasticism at Ripon from 7<sup>th</sup> to 11<sup>th</sup> centuries. *Medieval Archaeology* **40**, 62-150
- Mackay W (1982) The Development of Medieval Ripon. *Yorkshire Archaeology Journal* **54**, 73-80
- Mills A D (1998) *Dictionary of English Place Names*. Oxford University Press
- YAT (2000) *Skellgarths, Ripon, North Yorkshire*. YAT report number **2000/56**

### Maps

- 1746 A Map of the Common Field Lands of Rippon, Littlethorpe and Bondgate in the County of York. Surveyed by M Beckworth 1744 (Enclosure Plan)
- 1800 A Plan of the Average Lands within Ripon, Bondgate and Littlethorpe in the County of York. Surveyed by John Humberies of Ripon
- 1849 Ordnance Survey 6” series (1st edition)
- 1890 Ordnance Survey 6” series (2<sup>nd</sup> edition)
- 1908 Ordnance Survey 25” series (1st edition)
- 1977 Institute of Geological Sciences: *Geological Survey Ten-Mile Map, South Sheet, Quaternary*. British Geological Survey
- 2001 Geological Survey *1:625,000 Map South Sheet Solid Geology*. British Geological Survey
- 1983 Soils of England and Wales. *Sheet 1 Northern England. Soil Survey of England and Wales*. Lawes Agricultural Trust, Harpenden