



**York Square car park, Richmond,
North Yorkshire**

archaeological desk-based assessment

on behalf of
Richmondshire District Council

Report 1308
August 2005

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York Square car park, Richmond, North Yorkshire

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Archaeological Services Durham University

on behalf of

Richmondshire District Council

Swale House

Frenchgate

Richmond

North Yorkshire

DL10 4JE

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1. Summary

The project

- 1.1 This report presents the results of an archaeological desk-based assessment, which was conducted in advance of a proposed development at York Square car park, Richmond, North Yorkshire. The assessment comprised a search of pertinent documentary and cartographic records, and a field visit.
- 1.2 The works were commissioned by Richmondshire District Council, and conducted by Archaeological Services Durham University in accordance with a specification provided by North Yorkshire County Council.

Results

- 1.3 Due to the configuration of the adjacent street plan on The Green there is the potential for early medieval deposits to survive within the site.
- 1.4 Industrial activity in the early post-medieval period on Tenter Bank, adjacent to the site, included large wooden frames used to dry cloth. There is potential for deposits relating to these activities to survive within the site.
- 1.5 Walled gardens were constructed within the site in the 18th century. It is unlikely that any remains of the gardens survive due to later building work.
- 1.6 A stable block occupied the northern end of the site in the later 18th century. Archaeological deposits relating to the stable block and its later conversion into cottages have the potential to survive.

Recommendations

- 1.7 The desk-based assessment is part of a phased programme of archaeological works to evaluate the site. A series of trial trenches are to be excavated within the site. This should aim to evaluate the nature and condition of deposits associated with the 18th century gardens and stables, as well as establishing if any evidence of earlier activity survives within the proposed development area. This will also aim to evaluate the degree to which archaeological deposits have been impacted upon by modern disturbance.

2. Project background

Location (Figure 1)

- 2.1 The site is located at York Square car park, Richmond, North Yorkshire (NGR: NZ 16833 00702). The site itself covers an area of 0.3 hectares. The area slopes gently upwards from south to north from approximately 104m AOD to 108m AOD. Approximately two-thirds of the area is given over to car parking on block paving while the remaining third is a grass bank (Figure 2).

Development proposal

- 2.2 A preliminary proposal for residential development is being considered for the site.

Objective

- 2.3 This site falls within the *Archaeologically Sensitive Area* of Richmond, as defined in the Richmondshire Local Plan (Policy 48) and has potential for the survival of archaeological remains, which may contribute towards an understanding of the origins and development of settlement at Richmond. This report has been commissioned to assess the archaeological impact of development proposals prior to the submission of planning applications.

Specification summary

- 2.4 The works have been undertaken in accordance with a specification provided by North Yorkshire County Council Archaeology Section 05/79/1092 (Appendix 1) and are part of a phased programme of archaeological evaluation on the site.

Dates

- 2.5 The field visit took place on 28th July 2005. This report was prepared between 19th July and 1st September 2005.

Personnel

- 2.6 Research was conducted and this report prepared by Jason Mole, with illustrations by Janine Fisher. The Project Manager was Daniel Still.

OASIS

- 2.7 Archaeological Services Durham University is registered with the **Online Access to the Index of archaeological investigations project (OASIS)**. The OASIS ID number for this project is **archaeol3-9545**.

Acknowledgements

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

3. Landuse, topography and geology

Landuse

- 3.1 At the time of the desk-based survey, two thirds of the site was in use as a car park, while the northern most part contained a landscaped grass bank.

Site situation

- 3.2 The site is situated within the town of Richmond close to the River Swale; it is bounded to the west and north by the Temple Grounds historic gardens, to the east by the Cravengate road and an area known as The Green, and to the south by a public footpath and entrance to the Temple Grounds. The site has a mean elevation of *c.*106m OD.

Geology

- 3.3 The town of Richmond is largely built on carboniferous limestone with occasional, fairly large, outcrops of millstone grit. This is overlain by glacial sands and clays.

4. Historical and archaeological development

- 4.1 The history of Richmond has been described by Clarkson (1821), Fieldhouse and Jenning (1979) and more recently by Hatcher (2000). A summary is provided by Tyler (1980).

The prehistoric period (up to AD 70)

- 4.2 While there are prehistoric sites in the surrounding area, none are known from Richmond itself.

The Roman period (AD 70 to 5th Century AD)

- 4.3 A hoard of Roman coins and a silver spoon dating from AD 370-400 were found on Castle Bank in 1722, and another late 4th century coin was found in the same area in the 1950's (Tyler 1980). These appear to have been an isolated deposit since there is no other evidence for Roman occupation in the area; however, Roman lead mining activity is known from Swaledale (Morris 2001).

The medieval period (5th century AD to AD 1540)

- 4.4 The town is not mentioned in the Domesday Book. The name Richmond is Norman French meaning 'strong mound' and relates to the construction of the castle. However it is thought that either one of two names mentioned in the Domesday Book, *Hindrelag* or *Neutone*, relate to the settlement. No archaeological evidence for Anglo-Saxon occupation within Richmond has been discovered so far (Tyler 1980).
- 4.5 The Castle was founded by Alan Rufus in *c.*1071. A market town developed around this castle as people were drawn to the trading potential of the new building. The original market place in Richmond has not been identified; possible locations have been suggested in two locations around the castle's

palisades Frenchgate and Newbiggin. Due to its unusual street layout and its proximity to a river crossing, the potential also exists for a market, or some form of medieval activity, on the land at the Green immediately to the east of the area of study. The market was later brought within the town walls. This market, positioned north of the castles main entrance in the Outer Bailey, rapidly rose in importance to become the dominant centre for the region. Its importance, and numerous incursions by the Scots into North Yorkshire, resulted in the need to wall the town. The crown gave permission for the building of a defensive wall and the first murage grants were given in 1312, with others in 1332, 1338 and 1399 after damage by the Scots. It is recorded that houses were destroyed on the Earls Land in 1341 to make room for the wall and accompanying ditch. By the beginning of the 16th century, Leland records that the walls had become ruinous (Hatcher 2000).

The post-medieval period (AD 1541 to AD 1899)

- 4.6 The importance of the market declined during the 15th century, due to the rise of local markets in surrounding towns. However the development of the textile industry during the 16th century regenerated the town. Richmond became a major centre for the production of woollen clothing, especially hand knitted stockings and sailors caps. The rise of the lead mining industry in Swaledale also benefited the town. This increase in prosperity is reflected in widespread rebuilding throughout the town at this time (Morris 2001).
- 4.7 The York Square car park site was outside the town walls and may have originally been within the west field of Richmond's open field system. Evidence for this may be identified in Kay Fields to the north of the site where ridge and furrow is present (Hepworth 1998)
- 4.8 In the mid-14th century a local businessman called William de Hudswell built a corn mill on the bank of the river swale, to the south of the site, known as the Green Mill. This was a controversial move as the two corn mills already in the area were protected by 'soke', a medieval manorial custom preventing competition. Due to this the legality of the mill was challenged by a Bégard monk called Geoffrey. Despite this the Green Mill, which operated as both a corn mill and a fulling mill, continued in use up until 1765 when Thomas Yorke wished to stop commercial users passing through his landscaped gardens. Around the same time, Hudswell also built a peelee tower on the high ground to the west of the site. Both of these structures can be identified on the insert plan of Richmond on Speeds 1610 map of Yorkshire (Figure 3, numbers 16 and 17) (Hatcher 2000).
- 4.9 The proposed development lay in an area known as Tenter Bank, a label present on both Harman's 1724 (Figure 4) plan and Jackson's 1773 (Figure 5) map of Richmond. This area was home to a series of large wooden frames, or tenters, used to dry cloth from the area's fulling mills as well as cloth manufactured in the industrial suburb of Richmond, the Green. The Green lay directly to the east of the area of investigation and was known throughout the medieval and Elizabethan periods for its cloth manufacturing (Hatcher 2000, Hepworth 1998).

- 4.10 Clarkson (1821) discussed the sale of a newly built mansion in 1608 to Sir William Gascoigne of Sedbury for use as his town residence. The Mansion named is not evident on Speeds plan of 1610 (Figure 3) but would have occupied the land directly south of the proposed development area close to the northern bank of the River Swale. The present York Street car park would have been within the mansions gardens the configuration of which is not known for this period (Hepworth 2001)
- 4.11 This mansion was sold in 1631 to Mauger Norton of St Nicholas, Richmond who in 1632 added to the estate by purchasing land from Sir Timothy Hutton (Hepworth 1998).
- 4.12 The estate came into the possession of a local whig family, the Yorkes, in 1658 when Mauger Norton's daughter Mary married Sir John Yorke. As part of the marriage settlement the mansion house and 40 acres of land in Bargate Green, some of which belonged to the local parish church as one of its medieval obits, were set aside for the couple. The land contained both the, still operational, Green Mill and the decayed remains of the Hudswell peele tower. Soon after this date John Yorke began rebuilding the house on the Green This become known as Yorke House (Hatcher 2000). The estate remained in the possession of the Yorke family until 1824 when the mansion house was sold and demolished. (Hepworth 2001).
- 4.13 Celia Fiennes visited Richmond on her travels in 1698 where she was complimentary of Yorke House and gardens proclaiming it one of two good houses in the area; the other being Hill House, belonging to a Mr Darcey, brother to the Earl of Holderness. Fiennes also passes comment on the gardens describing them as good and walled in stone. These walled gardens can be identified on Harman's 1724 plan of Richmond (Figure 4); which shows a series of formal gardens including what may be fruit beds on the location of the current York Square car park (Morris 1982).
- 4.14 The gardens and grounds associated with the mansion house changed quite dramatically over the next hundred years. The original formal gardens as shown on Harman's plan of 1724 (Figure 4) were thought to have been laid out by Dame Mary after John Yorke took ill and died after only five years of marriage. These gardens were set out in a geometric form greatly influenced by French style, and were considered very fashionable at this time. The estate had symmetrically designed lawns to the east and west of the mansion house; an orchard along the river bank; a series of hanging gardens and tree planted walkways around the perimeter of the gardens and Tenter Bank, passing Hudswell Tower (Hepworth 2001). During the 1730's John Yorke, grandson of the afore mentioned John Yorke, and his wife Anne appear to have spent considerable time altering the gardens at York House; changing them into a *ferme ornée*. This is evident from a series of letters by both John and Anne, held in the Yorke family archive, to their steward Francis Lodge. The letters indicate the ownership of livestock such as chickens, cows and horses; crops of apple, oats and asparagus; as well as the agricultural practices of spreading dung and lime (Hepworth 1998). During this time the elaborately geometric

parterres were replaced with a lawn complete with viewing area, fruit beds and a glass-house (Hatcher 2000).

- 4.15 In 1746 a belvedere was built on the site of the Hudswell peel tower to celebrate the Hanoverian victory at Culloden. The tower was originally named Cumberland Temple, and later just the temple. This temple was the source of the landscape's name of The Temple Grounds; its name has however changed in more recent years to Culloden Tower. The tower has been described by Pevsner (1966) as, "... *the most amazing and nationally most interesting monument of the early gothic revival in the riding ...*" (p.46); it is thought to have been designed by the architect Daniel Garret of County Durham, who built a similar structure at Aske Hall in County Durham for a relative of the Yorkes, Sir Conyers D'Arcy (Hepworth 2001). The folly was built with a plain cube base with two octagonal storeys above and can be identified on Jackson's 1773 map of Richmond (Figure 5). On the same map alterations made to the gardens can be identified such as a tree lined walkway stretching from the tower and down to the River Swale, presenting a more landscape picturesque design.
- 4.16 John Yorke was found dead in his garden on the 14th July 1757 and the estate passed to his brother Thomas (Clarkson 1821). As previously stated Thomas demolished the Green Mill in 1765 thereby removing the requirement for public access to the land. This along with the building of Cravengate, part of the Richmond to Lancaster Turnpike road, along the eastern edge of the estate led to a new phase of consolidation, building and landscaping. Thomas is credited with building another folly on the estate the Gothic Menagerie with walled garden known as Temple Lodge; this became the main house for the land after the demolition of the mansion house in 1824. The menagerie lay in the northern corner of the estate and was completed in 1769, one year after Thomas's death. By 1772 the formal gardens were all demolished and a new stable block, designed by John Carr of York and covering the area of the current York Street car park, had been built. The stable blocks are evident on Jackson's 1773 map of Richmond (Figure 5) and were bordered to the north and east by a series of gardens or paddocks surrounded by an enclosing wall. The removal of the formal gardens and re-sculpting of the estates must be a considerable undertaking the precise nature of which is not known. By 1792 the estate had been laid out incorporating a fully picturesque landscape (Hepworth 2001).
- 4.17 In 1813 John York died starting a gradual decline for the estate which was given out to tenants prior to being sold in separate parts in 1824. The stable block and accompanying walled garden was separated from the rest of the estate and converted into cottages called Yorke Square and the mansion house was demolished. The rest of the estate was purchased in 1844 by the Smurthwaite family.

The modern period (AD 1900 to present)

- 4.18 Changes in the proposed area of development can be identified in the cartographic evidence. Maps prior to 1895 show the stable blocks with no buildings directly to the south (Figures 5, 6, and 7); this changes in the

ordnance survey map of 1895 (Figure 8) were a number of buildings are identified directly south of York Square, within the proposed development area. These buildings are also evident on the ordnance survey map of 1913 (Figure 9); also identifiable on this map are the subdivisions for the cottages within the York Square buildings. The buildings, possibly outhouses associated with the York Square cottages, are no longer evident on the 1928 and 1930 ordnance survey maps (Figures 10 and 11), but the cottages still remain.

- 4.19 In 1958 the Yorke Square cottages were demolished and in their place the York Square car park was built. In 1994 The Temple Grounds were added to English Heritage's Register of Parks and Gardens of special historic interest.
- 4.20 Two aerial photographs were consulted in the production of this report but no significant features were identified (see paragraph 10.5 below).

Previous archaeological works

- 4.21 While numerous excavations and evaluations have taken place in and around the town of Richmond itself such as Finkle Street (Young 1996; Finney 1989), Victoria Road (Abramson 1994), Rosemary Lane (Turnbull 1996), The Friary Gardens (Diamond and Pearson 2000) and Richmond Castle Barbican (Annis forthcoming), no previous archaeological work has taken place at the York Square car park site.

The buildings

- 4.22 Richmond is renowned for its Georgian architecture and contains a large number of listed buildings. A number of these are in the area of the Temple Grounds and on land adjacent to York Square car park.
- 4.23 To the North of the site is Garden Cottage (NZ 1600 NE 5/64), Cravengate which has been listed as a grade II structure for the two 18th Century stone archways incorporated within. One containing keystones and moulded columns; the other moulded capitals and rusticated keystones. They are also the remains of two stone pyramids from 18th century gate piers. The 18th or early 19th century high rubble wall associated with this building is also listed (NZ 1600 NE 5/64A).
- 4.24 Also to the north of the site is Temple Lodge (NZ 1600 NE 5/61) a grade II gothic building in stone complete with turrets and crenulations (see paragraph 4.16 above).
- 4.25 Grade II* listed building, the Temple, otherwise known as Culloden Tower (NZ 1600 NE 5/62) occupies a hilltop to the west of the site (see paragraph 4.15 above).
- 4.26 All of the building within the area of The Green to the east of the site are grade II listed and comprise 18th or 19th century two storey buildings (NZ 1600 NE 5/34, 106-121, 372, 374). It is however clear from cartographic evidence that houses were positioned here much before this time.

5. Site reconnaissance

- 5.1 A field visit was conducted, to help ascertain the potential of the proposed development area to contain any archaeological resource. The visit noted site topography, earthworks and areas of modern overburden, modern services, boundaries, buildings and other upstanding remains. A *pro forma* recording sheet was utilised for this purpose.
- 5.2 The site is completely enclosed by a bonded stone wall with the exception of the entrance to Cravengate on the eastern side. Approximately two thirds of the area of investigation is levelled and block paved. The remaining third is a steep grass bank planted with trees and bushes.
- 5.3 The entrance to the site is unimpeded and no utility services either overhead or underground were evident.
- 5.4 A potential hazard while working onsite would come from the road, Cravengate, to the east. Appropriate fencing and signage would be required during any excavations to promote health and safety for the general public.

6. The potential archaeological resource

- 6.1 There is no direct evidence for Roman activity within the study area, but the presence of activity in the surrounding vicinity and topographic evidence indicates that an as yet unidentified resource has the potential to exist.
- 6.2 Due to the configuration of the adjacent street plan on The Green there is the potential for medieval deposits to survive within the site.
- 6.3 Some evidence of industrial activities conducted on Tenter Bank may remain in the form of postholes for the large wooden frames used to dry cloth.
- 6.4 A walled garden depicted in Harman's 1724 plan of Richmond occupied the site. It is likely that later building works have impacted upon any deposits associated with the garden,
- 6.5 There is the potential for deposits associated with the 18th century stable blocks to have survived within the site.

7. Impact assessment

Visual impact

- 7.1 The proposed development site lies directly to the east of the Temple Grounds, which are gardens of special historic interest, and to the west of a large number of listed buildings. Due to this any development will have a significant impact on its surroundings.

Direct impact

- 7.2 The development of the study area has the potential to impact on any surviving archaeological deposits. There is evidence of post-medieval industrial activity, 18th century formal gardens and an 18th century building on, or in close proximity to, the site

8. Recommendations

- 8.1 The desk-based assessment is part of a phased programme of archaeological works to evaluate the site. A series of trial trenches are to be excavated within the site. This should aim to evaluate the nature and condition of deposits associated with the 18th century gardens and stables, as well as establishing if any evidence of earlier activity survives within the proposed development area. This will also aim to evaluate the degree to which archaeological deposits have been impacted upon by modern disturbance.

9. Sources

Cartographic sources (held Northallerton Record Office)

- 9.1 Speed, 1610 Map of Yorkshire MIC 1919/191

Harman, 1724 Plan of Richmond MIC 1982/290

Jaskson, 1773 Map of Richmond, 2 chains to 1" MIC 1968/102

Calvert and Bradley, 1813 Map of Richmond, 27" to 1 mile MIC 1968/107

1840 Tithe apportionment for the town of Richmond MIC 1799/107

Ordnance Survey 1st Edition 1857, 6" MIC 1803/358

Ordnance Survey 1892, 500:1 MIC 1844/148

Ordnance Survey 2nd Edition 1895, 6" MIC 1815/283

Ordnance Survey 1st Edition 1913, 25" MIC 1844/139

Ordnance Survey 2nd Edition 1928, 25" MIC 1844/144

Ordnance Survey 3rd Edition 1930, 6" MIC 1815/284

Ordnance Survey 4th Edition (provisional) 1938, 6" MIC 1815/285

Secondary sources

- 9.2 Abramson, P. 1994 *9 Victoria Road, Richmond. Report on Monitoring and Recording*, (NAA).

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- Tyler, A. 1980 *Richmond, an Archaeological Study*, Richmond
- Young, G. 1996 *1 Finkle Street, Richmond, North Yorkshire: Archaeological Watching Brief*, (NAA).

Aerial photographs

- 10.5 Meridian Airmaps Ltd 184/71/152-run26 7th Dec 1971
- Aerofilms Ltd UKP136-1369-run14 30th July 2001



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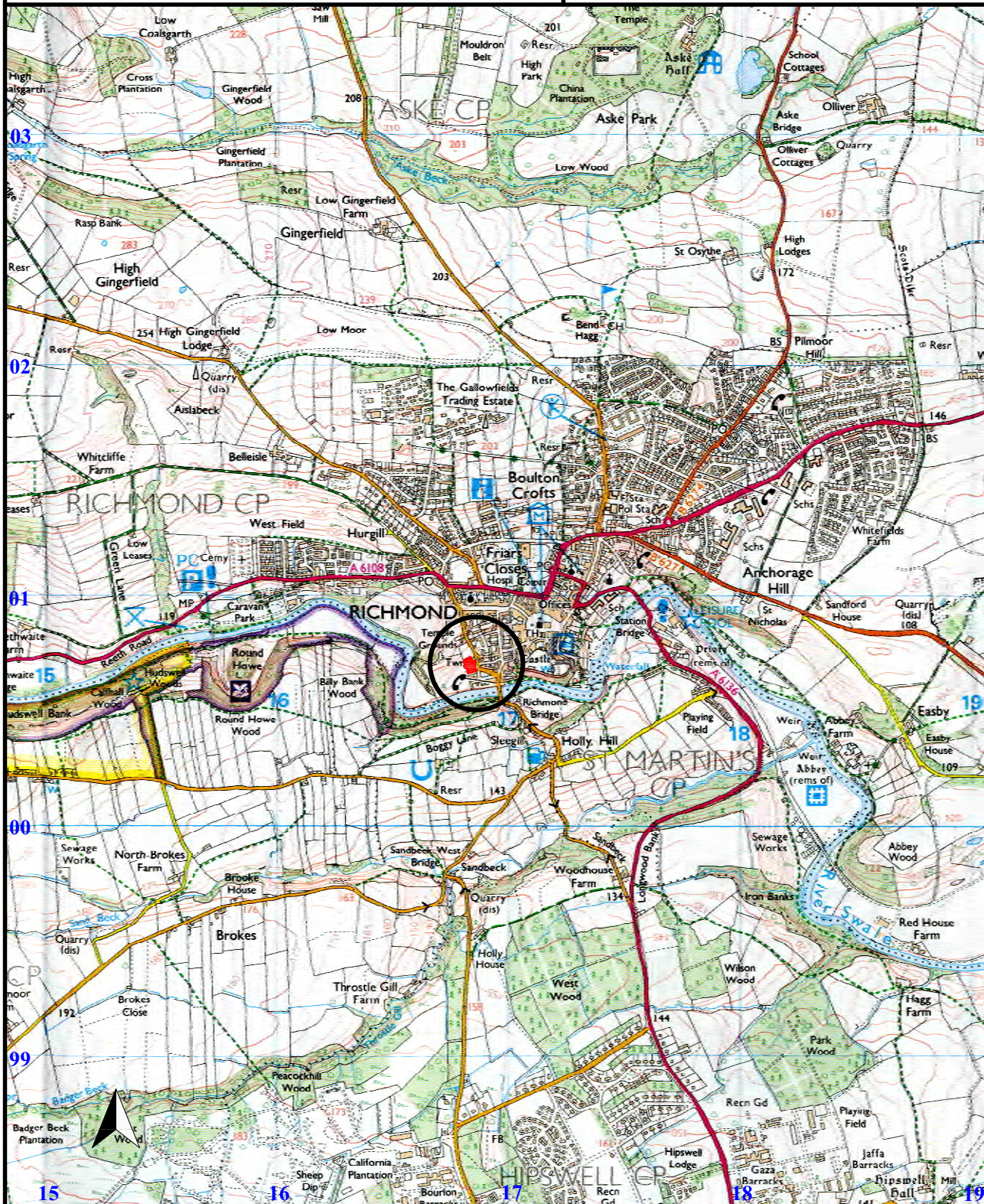
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Figure 1

Location map (proposed development area in red)

on behalf of
Richmondshire District Council

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Figure 2

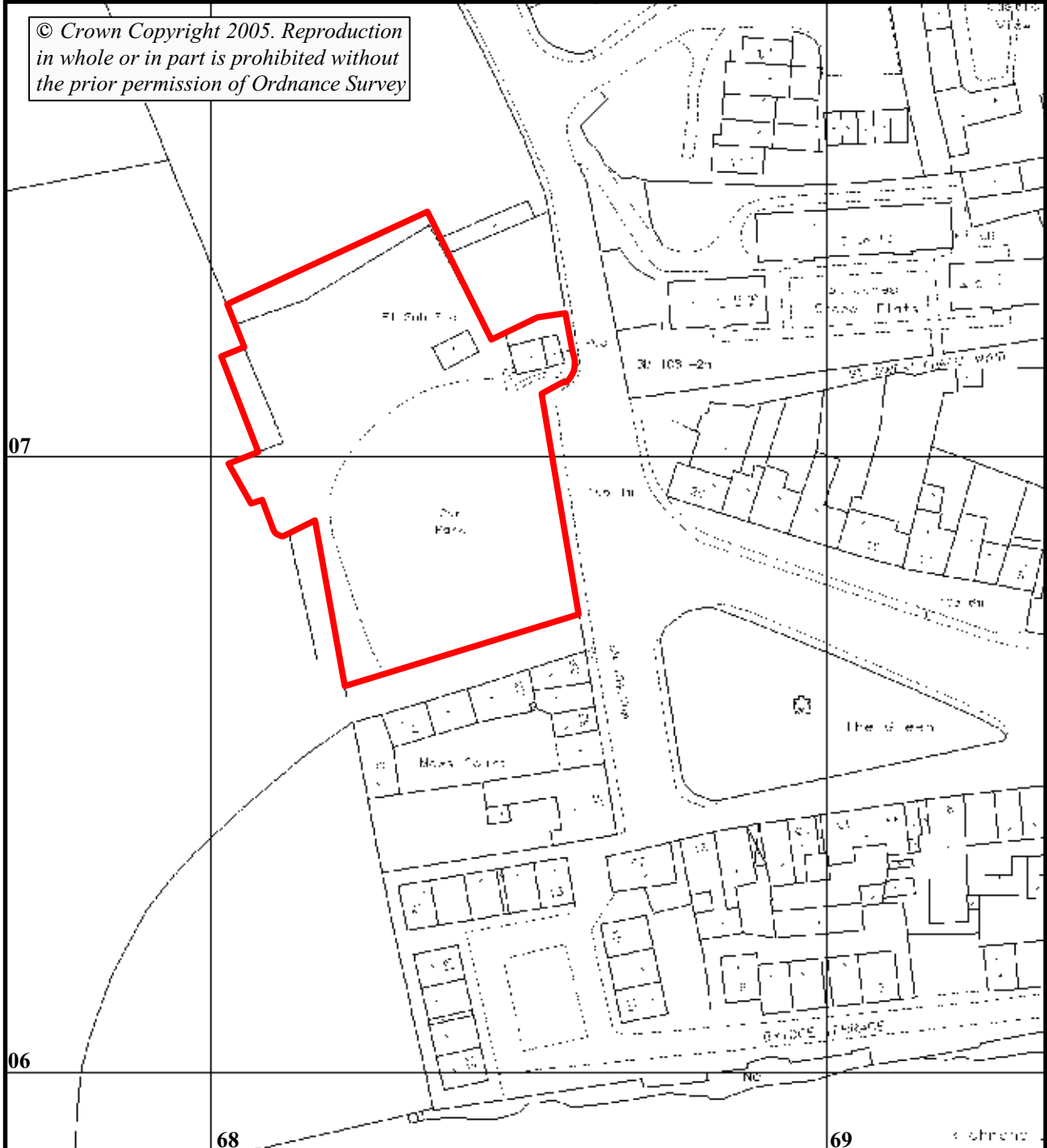
Location of proposed development area

on behalf of
Richmondshire District Council



scale 1:1000 - for A4 plot

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location of proposed
development area





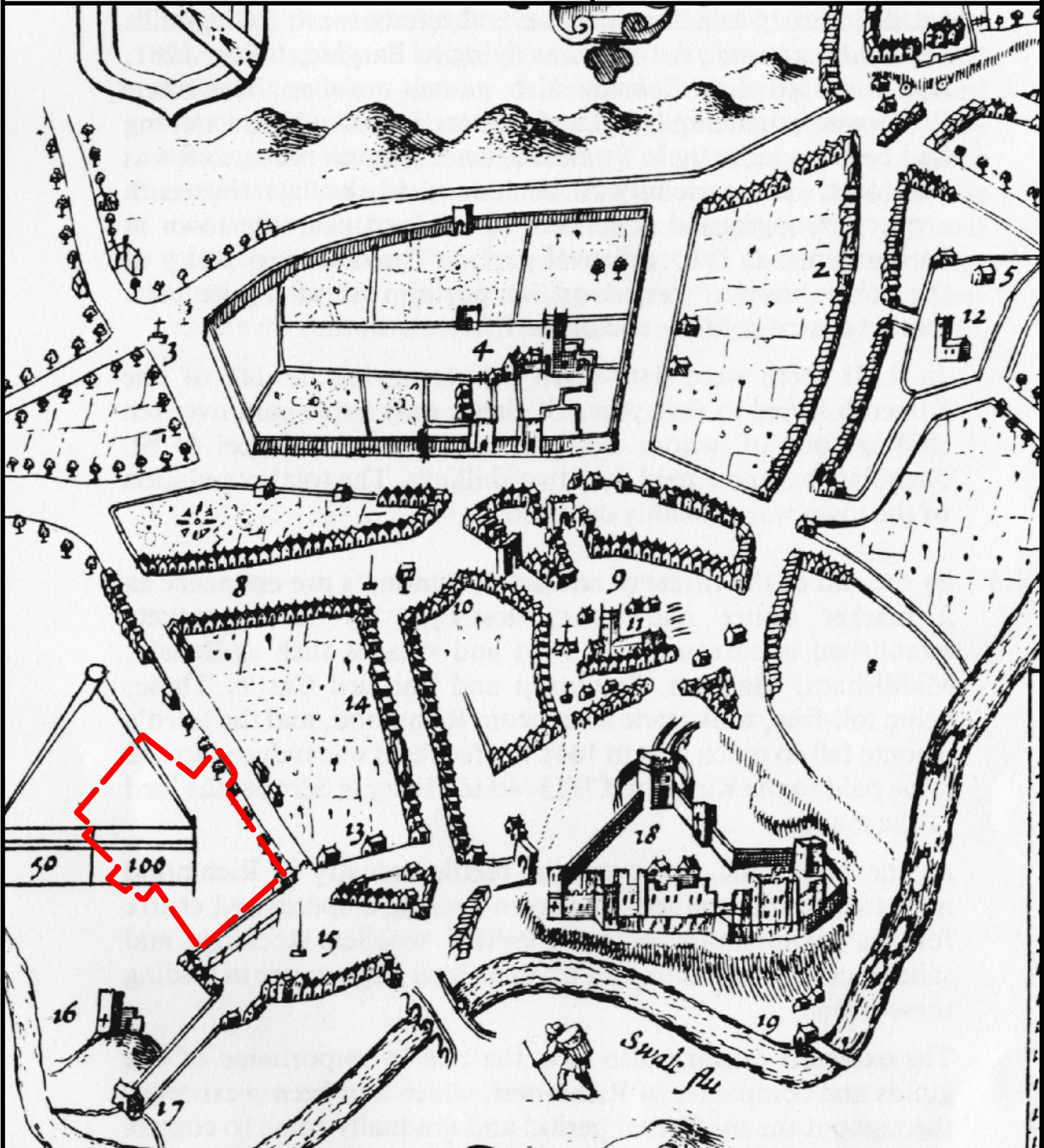
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Figure 3 *Plan of Richmond from Speed's Map of
Yorkshire of 1610*

not to scale



approximate location of
proposed development area





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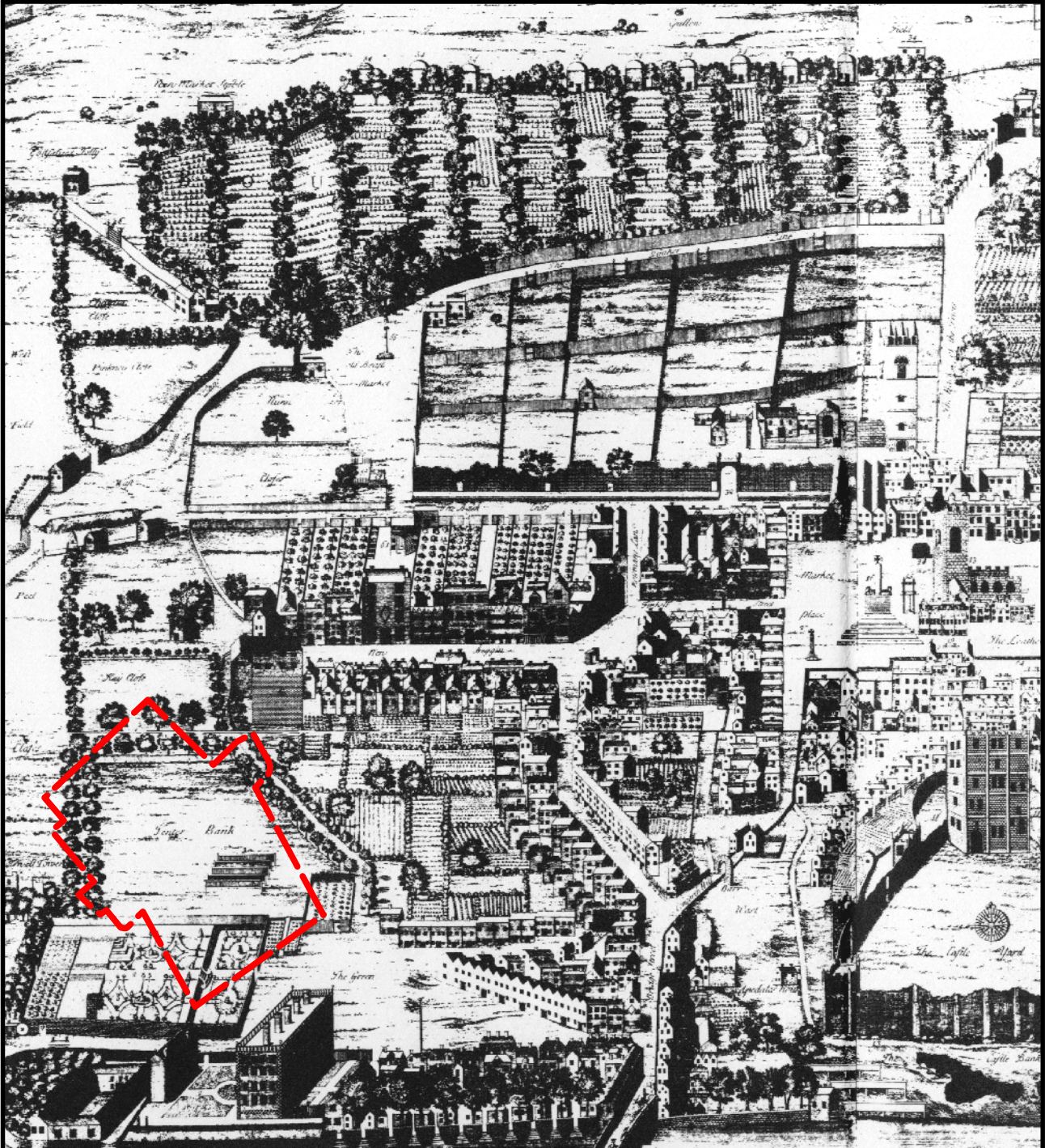
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Figure 4

Extract from Harman's Plan of Richmond of 1724

not to scale



approximate location of
proposed development area





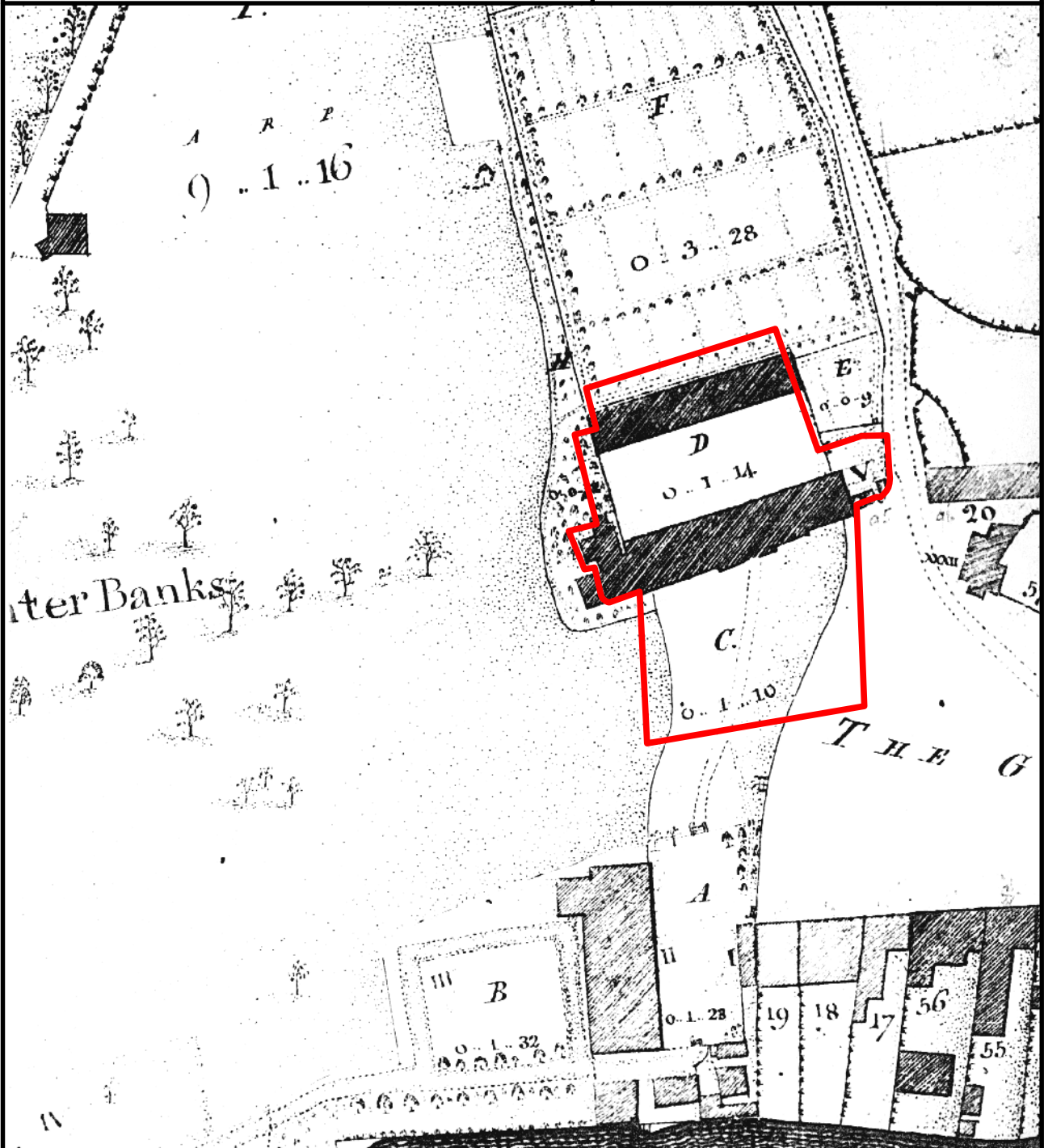
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Figure 5
Extract from Jackson's Plan of Richmond of 1773

not to scale



approximate location of
proposed development area





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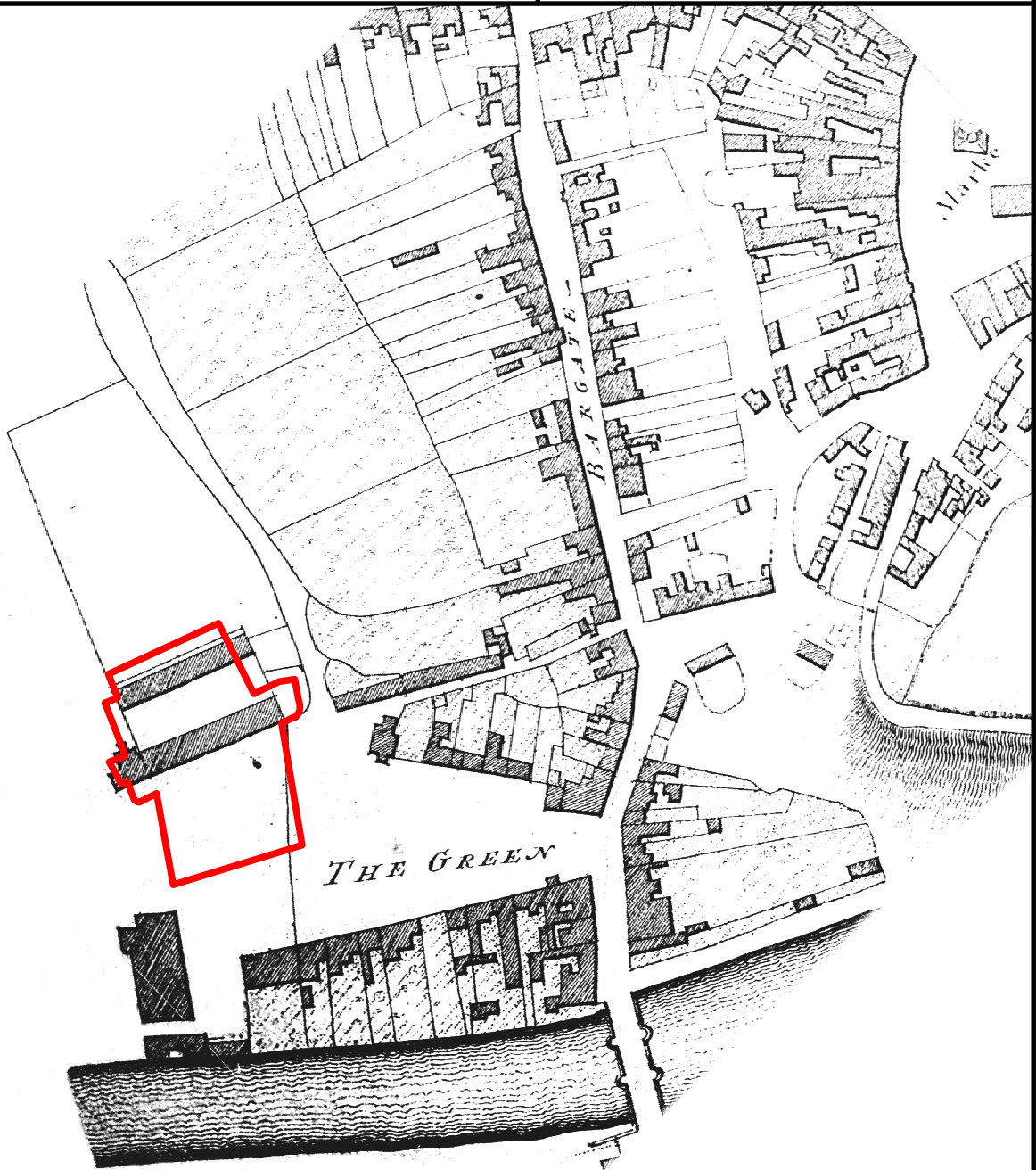
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Figure 6 *Extract from Calvert and Bradley's Map
of Richmond of 1813 (scale 27 inches to a mile)*

on behalf of
Richmondshire District Council

0 100m

scale approximately 1:2000 - for A4 plot



approximate location of
proposed development area





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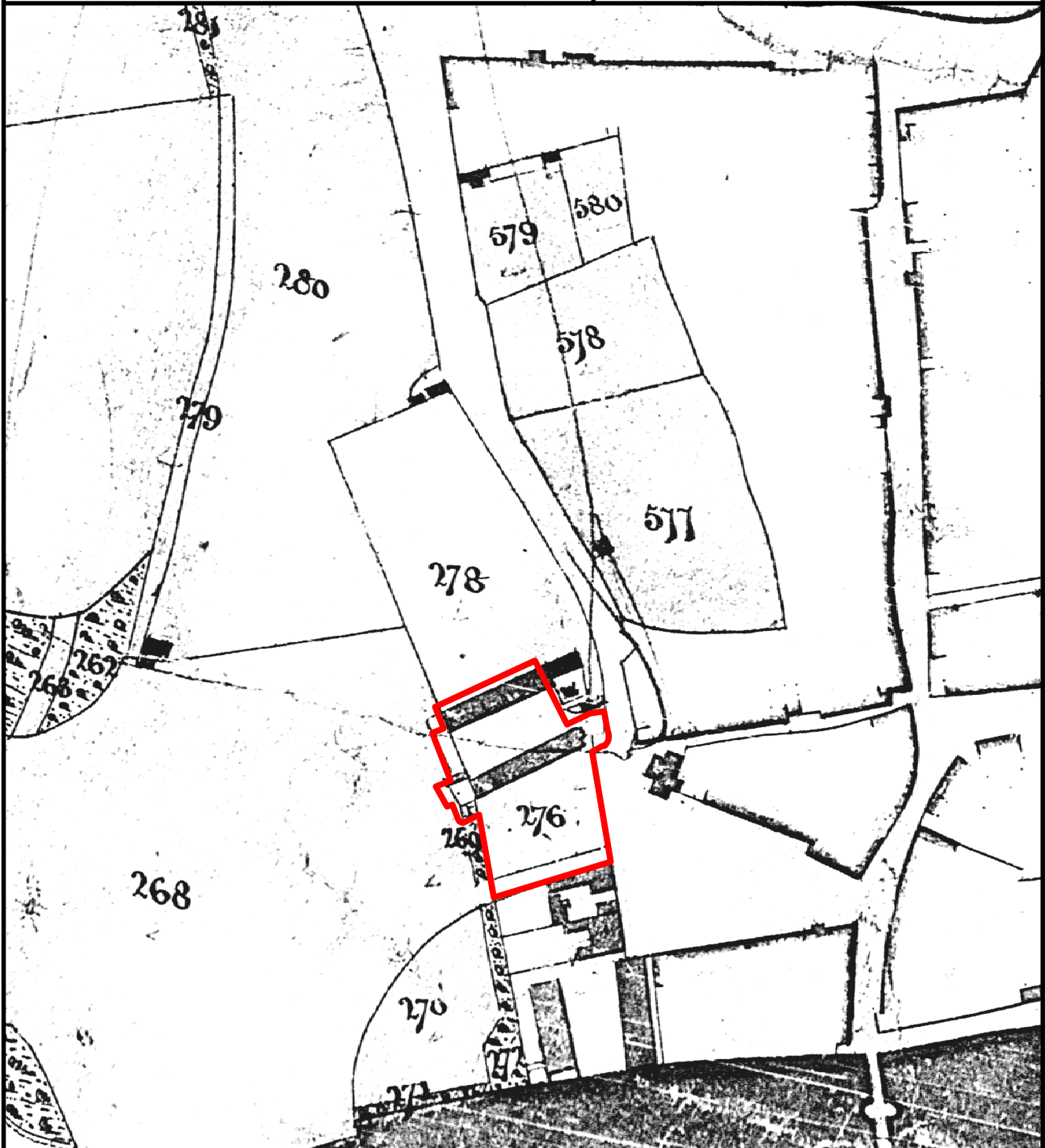
Figure 7

Extract from the Tithe plan of Richmond of 1840

on behalf of
Richmondshire District Council

0 100m

scale approximately 1:2000 - for A4 plot



approximate location of
proposed development area





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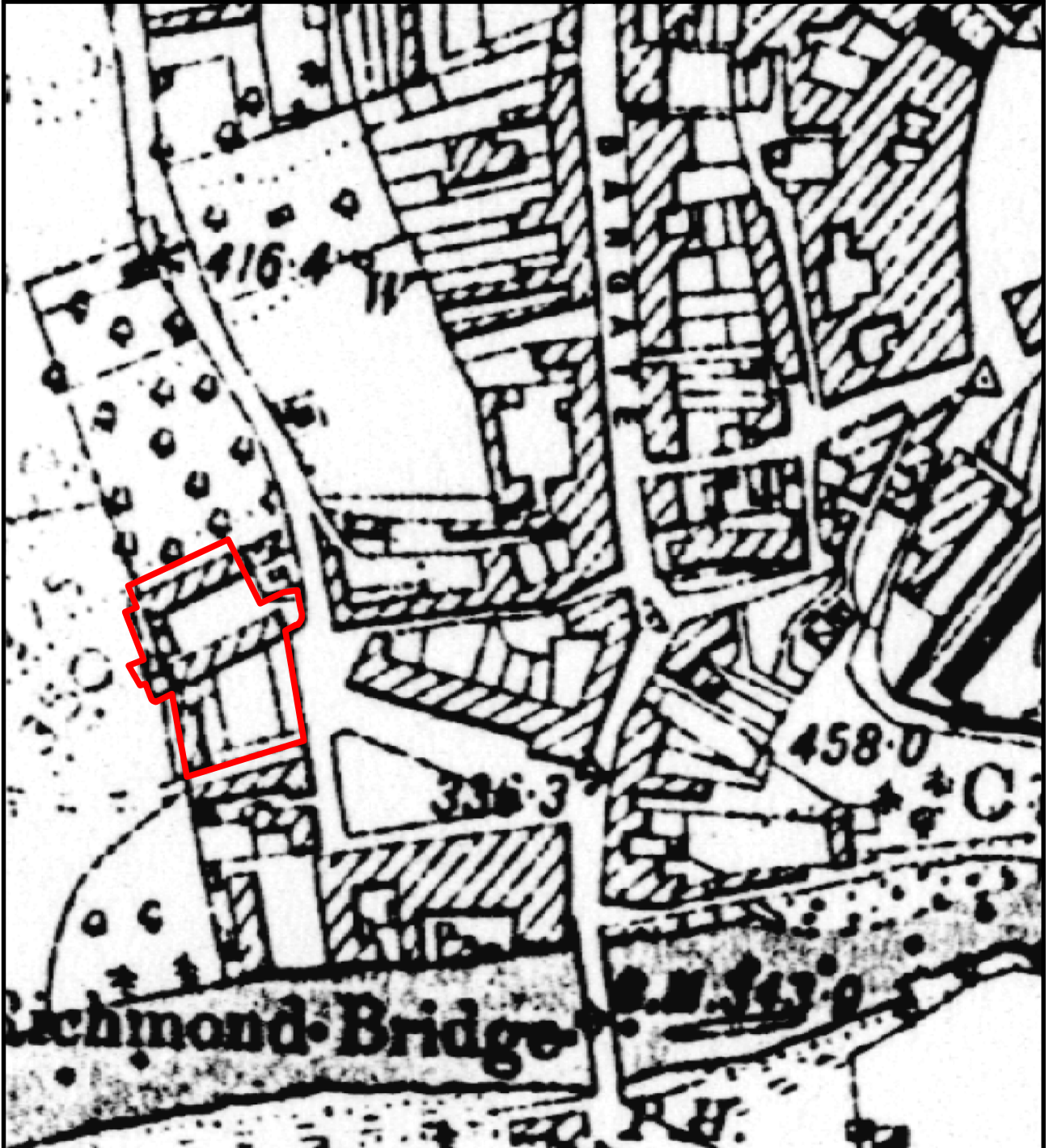
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Figure 8 *Extract from the 2nd edition, 6 inches
to a mile, Ordnance Survey map of 1895*

on behalf of
Richmondshire District Council

0 100m

scale 1:2000 - for A4 plot



location of proposed
development area





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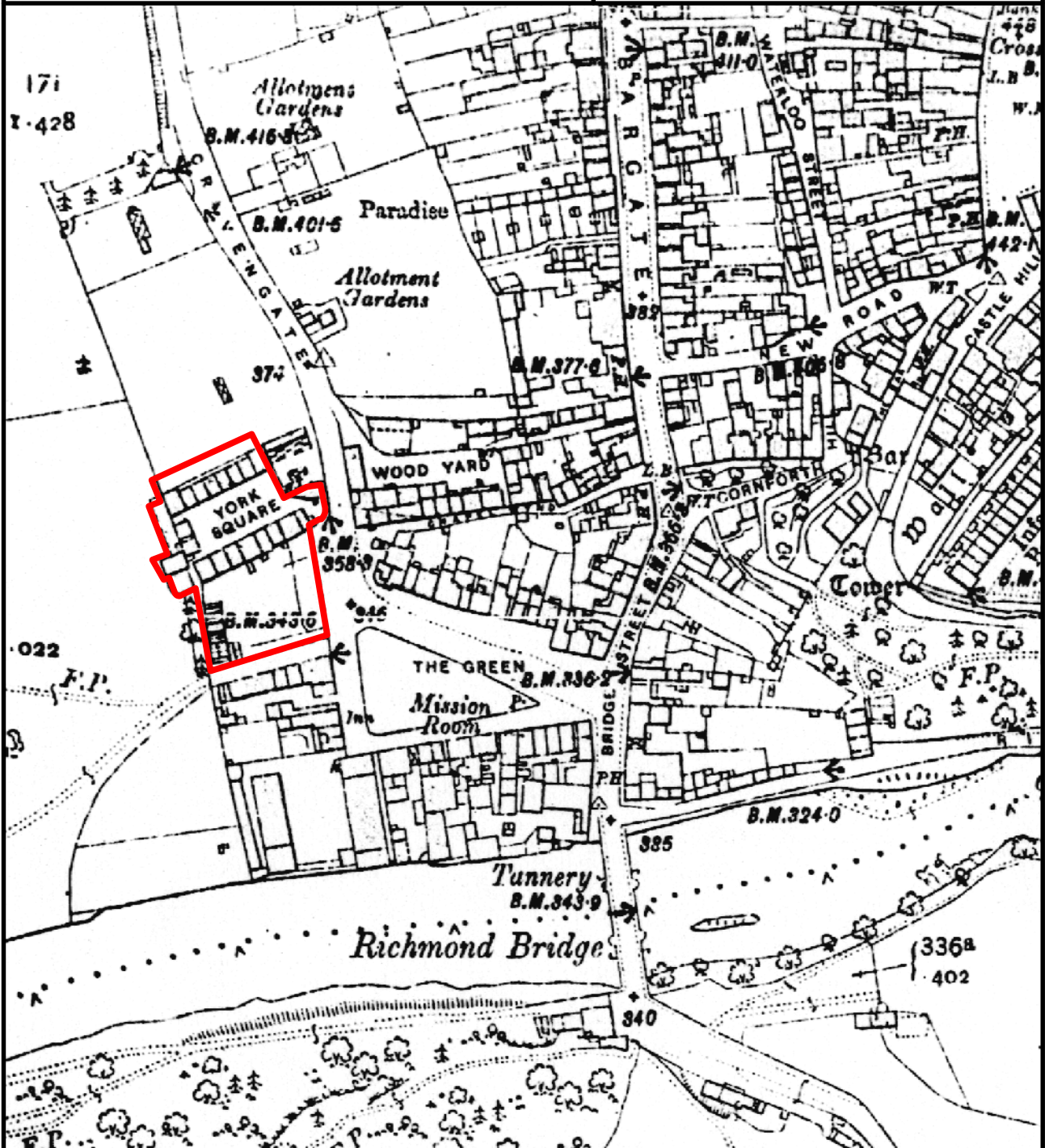
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Figure 9 *Extract from the 1st edition, 25 inches
to a mile, Ordnance Survey map of 1913*

on behalf of
Richmondshire District Council



scale 1:2000 - for A4 plot



location of proposed
development area





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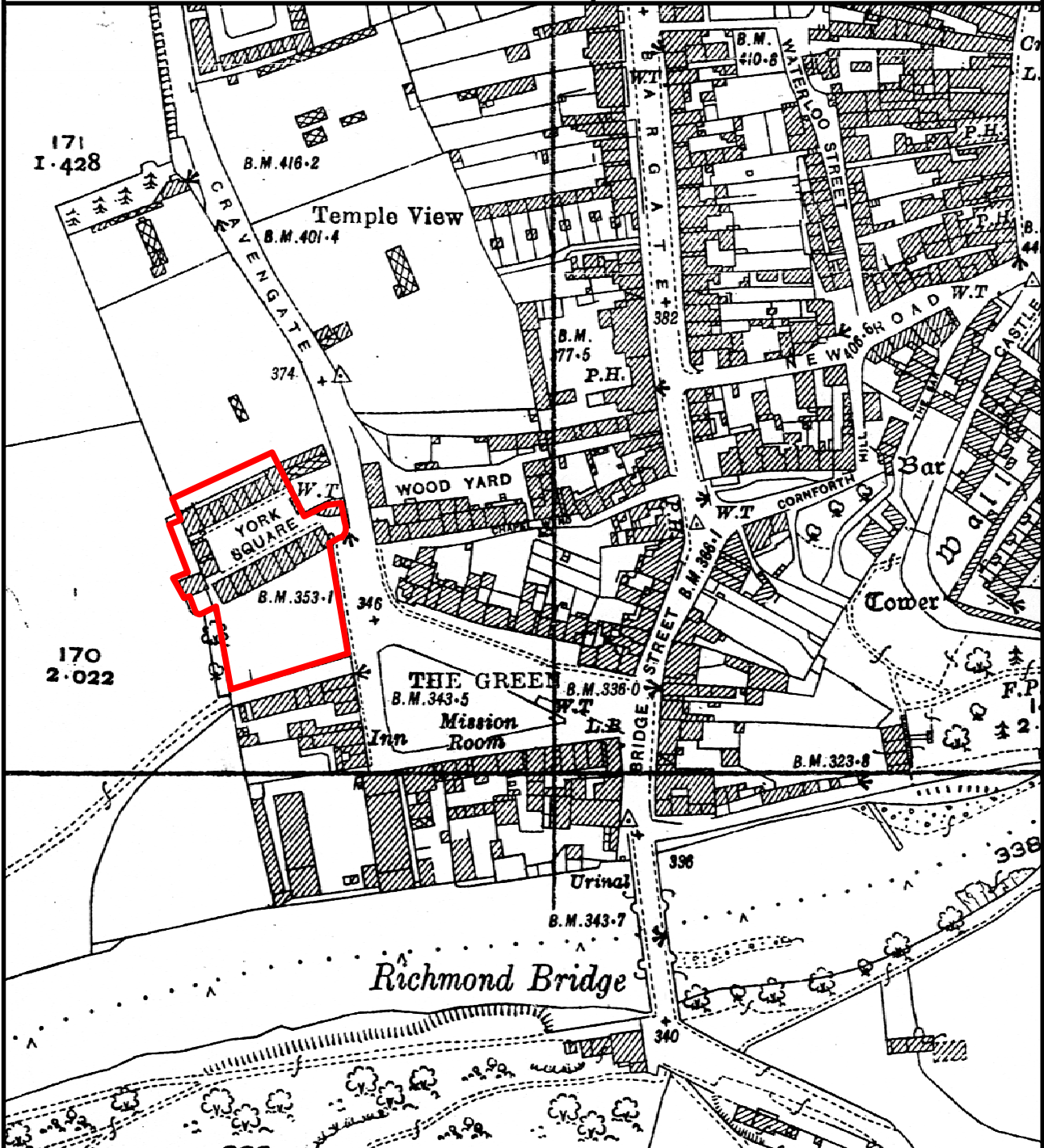
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Figure 10 *Extract from the 2nd edition, 25 inches
to a mile, Ordnance Survey map of 1928*

on behalf of
Richmondshire District Council

0 100m

scale 1:2000 - for A4 plot



location of proposed
development area





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Figure 11 *Extract from the 3rd edition, 6 inches
to a mile, Ordnance Survey map of 1930*

on behalf of
Richmondshire District Council



scale 1:2000 - for A4 plot



location of proposed
development area



Appendix 1: Project specification



North

Yorkshire County Council

LAND AT FRENCHGATE HOUSE & YORK SQUARE CAR PARK, RICHMOND, NORTH YORKSHIRE

WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL DESK-BASED ASSESSMENT AND TRIAL TRENCHING

1. Summary

- 1.1 Preliminary proposals for residential development are being considered for two sites within the town of Richmond, North Yorkshire. These sites fall within the *Archaeologically Sensitive Area* of Richmond, as defined in the Richmondshire Local Plan (Policy 48) and have potential for the survival of archaeological remains, which may contribute towards an understanding of the origins and development of settlement at Richmond.
- 1.2 In accordance with Policy 41 of the Richmondshire Local Plan, archaeological appraisal and evaluation of both sites has been advised by the Senior Archaeologist, North Yorkshire County Council, to assess the archaeological impact of development proposals prior to the submission of planning applications. An informed and reasonable decision can then be taken as to whether the development should proceed. If so, this information will assist in identifying options for minimising, avoiding damage to, and/or recording any archaeological remains.

2. Purpose

- 2.1 This written scheme of investigation represents a summary of the broad archaeological requirements to enable an assessment of the impact of development proposals upon the archaeological resource. This is in accordance with Policy 41 of the Richmondshire District Local Plan and the guidance of Planning Policy Guidance note 16 on *Archaeology and Planning*, 1990. It does not comprise a full specification, and the County Council makes no warranty that the archaeological works are fully or exactly described. The details of implementation must be specified in a contract between the Client and the selected archaeological contractor.

3. Location and Description (centred at NGRs NZ 17336 01010 & NZ 16833 00702)

- 3.1 The two proposed development sites are in Richmond, North Yorkshire. The "Station Road car park" site covers an area of c. 0.4 hectares, located on the northeastern side of the town, between Frenchgate and Station Road. The site is divided into three distinct terraces with retaining walls, the uppermost of which, on the east side of Frenchgate, is occupied by the lawned garden of Frenchgate House, which lies immediately to the south of the House. The middle and lower levels are presently in use as a weekday car park for the Richmondshire District Council offices, accessed from Station Road to the east, with a central set of steps allowing access between both levels. Parking is for permit holders only, with a barrier at the entrance. A semi-circular area at the southern end of the area of proposed development, at the junction of Frenchgate and Station Road is presently divided by a stone wall into two areas of garden, with a mixture of grass, paths, seating areas and planting beds. This area preserves the natural slope as the ground falls from west to east, from approximately 118m AOD to 112m AOD. At the northern end of the site an access road between the lower and middle levels follows a similar slope. Access from the middle to upper level is provided by two sets of steps at the northern and southern end of the terrace. The site is bounded to the north, east and west by stone walls, with gated access to and from Frenchgate for pedestrians.

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- 3.2 The sketch proposals of the preliminary development layout (Copy attached) envisage two blocks of housing at the southern end of the site, largely over the areas of existing garden, and a third block to the north of this on the lower of the three terraced levels. A further block is located at the northern end of the site, aligned north-south in the area of the sloping access road. The majority of the garden of Frenchgate House will remain and the middle of the three terraces will be landscaped.
- 3.3 The second site, "York Square Car Park" covers an area of c. 0.3 hectares west of Cravengate. This area slopes gently upwards from south to north from approximately 104m AOD to 108m AOD. Approximately two-thirds of the site is under hardstanding, with a block-paved surface; the northern third is a grassed bank planted with young trees and some shrubs, with an electricity sub-station and public toilets to the east. The site is accessed from Cravengate to the east, with a boundary formed by stone walls to the north, west and south.
- 3.4 The sketch proposals of the preliminary development layout (Copy attached) envisage two parallel blocks of housing in the northern half of the site, cutting into the raised bank at the northern boundary, with parking to the south, a picnic space and a relocated sub-station.

4. **Historical and Archaeological Background**

- 4.1 The proposed development areas lie within the historic town of Richmond, North Yorkshire, founded in the late eleventh century AD, primarily as a defensive military strong-point on the River Swale. There is presently no material evidence for occupation in the Anglo-Saxon period and the town is not named in the Domesday Book of AD 1086. However, the parish church of St Mary's stands outside the medieval town walls, which may suggest that there was an earlier settlement, with a church in the Frenchgate area, to which the Norman castle and town were later added. The church was in existence by AD 1150, possibly on, or near to the site of an earlier church. The original town grew up to the north of the castle, originally within its outer bailey, the site of the present Market Place. The town walls enclosed only the central part of the medieval settlement, which by the 14th century is believed to have spread beyond, with suburbs in, for example, the Frenchgate area and west of Bargate. The street pattern of the medieval town is largely preserved in the modern town and settlement is thought to have extended along the whole length of Frenchgate and as far west as Cravengate. To the west of Cravengate were tenter banks and a 13th century dye-works (Tyler 1978).
- 4.2 At the beginning of the 17th century, a mansion known as Yorke House was built on the north bank of the River Swale at the southern end of an area of open ground on the west side of Richmond, now known as The Green. The associated gardens, known as Temple Grounds, to the north and west of the area of proposed development at York Square are on the English Heritage Register of Parks and Gardens of Special Historic Interest in England. The house was demolished between AD 1824 and 1827, but is shown, with the presumed stable block and an associated building lying to the north of the stables on a 'Plan of the Borough of Richmond in Yorkshire' made by George Jackson in AD 1773 (NYCRO ref ZNK M 1/5) and on an 1801 'Plan of the Township of Richmond'. The stables are not shown, however, on Harman's 1724 'Plan of Richmond', nor on Bucks' 1749 'South West Prospect of Richmond', where the site is depicted as an enclosed garden or orchard. This stable block and associated building are no longer standing. In 1956, permission was granted for the clearance of unfit housing on the site of the stables. The proposed new development of the two parallel buildings reflects the understood structures formerly on the site.
- 4.3 There is potential, therefore, for the development of this area to disturb and destroy any surviving evidence of features, deposits and finds relating to former settlement in Richmond from the Norman period onwards, and potentially earlier, and for 17th century and later deposits associated with the grounds and stables of Yorke House
- 4.4 Archaeological information for the area is held by the North Yorkshire Historic Environment Record (HER). The HER can be consulted by prior appointment by contacting the HER

Officer, North Yorkshire County Council, Heritage Section, Countryside Services, County Hall, Northallerton, North Yorkshire, DL7 8AH; Tel. 01609 532331, Fax. 01609 532558.

5. Objectives

- 5.1 The objectives of the archaeological evaluation work within the proposed development sites are:
- .1 "Desk Top Study" To collate available archaeological and historical information to assess as far as is reasonably possible from existing documentary and cartographic sources the likely character, extent, quality and significance of the archaeological resource within the application site and any changes in land-use through time. (See Paragraphs 9.1 and 9.2)
 - .2 First submitted document To prepare a non-presentational quality report on Objective 1 above to assist the preparation of the development proposals and to inform decisions regarding objective 3.
 - .3 On site investigation To determine by means of trial trenching, the nature, depth, extent and state of preservation of any archaeological deposits to be affected by the development proposals. Trial trenches of sufficient size and depth to provide this information will need to be excavated, and archaeological deposits will need to be explicitly related to depths below existing surface and actual heights in relation to Ordnance Datum. (See Paragraphs 9.4 to 9.16)
 - .4 Second submitted document To prepare non-presentational quality-report on Objective 3 summarising the archaeological implications of the proposals as are clear from the on-site work in order to guide the final preparation of the planning applications.
 - .5 Third submitted documents To prepare presentational-quality Evaluation Reports to accompany the planning applications for developing each of the two sites. The Evaluation Reports will summarise the archaeological investigations undertaken and set out the implications for the proposed developments. In particular, the reports will specify:-
 - where the archaeological issues have required the development proposals to be modified or adjusted;
 - the mitigation and management measures proposed to be incorporated into the development and/or further recording and assessment to be carried out before commencement of development.
 - .6 Archive To prepare and submit a suitable archive as required by Paragraph 9.16 and section 10.

6. Requirements for Tenders

- 6.1 Archaeological contractors should submit their tenders in accordance with Richmondshire District Council's requirements and with reference to the County Council's *Guidance for Developers – Archaeological Work and Research Questions for Assessments, Evaluations and Small Scale Interventions in North Yorkshire* (Appended to this brief)
- 6.2 Tenders comprising the completed Tender Form and accompanying documents must be returned in the envelope provided herewith and that there must be nothing whatsoever written on or attached to the envelope whereby you or your firm could be identified.
- 6.3 The following must be provided through the completed Tender Form or otherwise included within the tender documents:-
- evidence of comparable work undertaken within the last three years;

- two references relating to separate schemes;
 - staff to be assigned to the scheme including their qualifications/brief c.v.'s
 - Health and Safety Policy and generalised method statements for excavation and other work on site. It will also include proposals to safeguard open excavations when the site is not supervised.
- 6.4 ANY TENDER THAT FAILS TO COMPLY WITH THE REQUIREMENTS OF 6.2. AND 6.3 ABOVE WILL NOT BE CONSIDERED
- 6.5 In addition, the Council will expect that the following will be incorporated into the tenders:-
- Tender figures should be exclusive of VAT
 - Tender figures should include 10% contingencies sum
 - Within the final tender figure, separate prices should be given for the two individual development proposals;
 - Tenders should allow provision for a minimum of one Carbon 14 date for each site.
 - Tenders should allow provision for a minimum of 12 bulk samples to be taken (Paragraph 9.15)
 - For the purposes of this tender, reinstatement shall be priced separately with bill rates on the basis of 10 square metres of:-
 1. Tarmac car park
 2. Rectangular pavior blocks
 3. Grass
 4. Open soil flower beds
- Tenders should include confirmation of compliance with programme in Section 13 of this brief

7. Variations to Work

- 7.1 Variations to work arising from the presence of structures or archaeological remains not anticipated by the written scheme of investigation or the archaeological contractor should be subject to consultation with the Senior Archaeologist, NYCC and Richmondshire District Council, and put into effect as appropriate with the written agreement of the parties involved.

8. Access, Safety and Monitoring

- 8.1 Access to the site should be arranged through Richmondshire District Council.
- 8.2 It is the archaeological contractor's responsibility to ensure that Health and Safety requirements are fulfilled.
- 8.3 Before starting any excavation work, the contractor shall submit risk assessments and method statements relating the excavations agreed in pursuance of paragraph 8.5.1 below.
- 8.4 The project will be monitored by the Senior Archaeologist, North Yorkshire County Council, to whom written documentation should be sent before the start of the trial trenching confirming:
 - a) the date of commencement,
 - b) the names of all finds and archaeological science specialists likely to be used in the evaluation, and
 - c) notification to the proposed archive repository of the nature of the works and opportunity to monitor the works.
- 8.5 Where appropriate, the advice of the Regional Advisor for Archaeological Science (Yorkshire) at English Heritage will be called upon.

- 8.6 It is the archaeological contractor's responsibility to ensure that monitoring takes place by arranging monitoring points as follows:
- .1 a meeting or discussion at the commencement of the field evaluation to agree the number and location of the proposed trial trenches – as informed by the report on Desk Top Study (Paragraphs 5.1.1 & 5.1.2).
 - .2 progress meeting(s) during the fieldwork phase at appropriate points in the work schedule, to be agreed.
 - .3 a meeting during the post-fieldwork phase to discuss the draft of the Evaluation Report (Paragraph 5.1.5) and archive (Paragraph 5.1.6) before their completion
- 8.7 It is the responsibility of the archaeological contractor to ensure that any significant results are brought to the attention of the Senior Archaeologist, North Yorkshire County Council and Richmondshire District Council as soon as is practically possible. This is particularly important where there is any likelihood of the contingency arrangements being required.

9 Brief

- 9.1 To undertake a preliminary appraisal (Paragraphs 5.1.1 & 5.1.2) of documentary and cartographic information relating to the site, collating (where appropriate and/or available):
- .1 data held by the North Yorkshire Historic Environment Record (HER).
 - .2 printed and manuscript maps.
 - .3 place and field-name evidence.
 - .4 other photographic/illustrative evidence.
 - .5 published and unpublished documentary sources.
 - .6 local museum catalogues and artefactual evidence.
 - .7 oral evidence.
 - .8 engineering/borehole data subject to the programming of the engineering investigation.
- 9.2 The aim of this preliminary aspect of the work is to assess the nature and extent of available evidence for the two sites and their immediately surrounding areas within the town of Richmond, with particular reference to the archives held for this area of the former North Riding by the North Yorkshire County Record Office, the North Yorkshire HER and the Richmondshire Museum collections, Richmond. The aim of this appraisal of sources is to contribute towards an understanding of the archaeological resource associated with the medieval and later settlement, the development of Yorke House stables, and as an aid to assessing the potential impact of the development proposals.
- 9.3 With regard to Item 9.1.8 above, an Engineer is to be appointed to undertake ground investigation and to advise on the feasibility of the proposals. The specification requires the Engineer to carry out site survey work with liaison with the archaeological contractor, and it is expected that this investigation will include boreholes. The Engineer will be required to consult the Archaeological Contractor over the siting of the boreholes and to undertake at contingency cost up to two additional boreholes on each site at the time of the investigation at the request of the Archaeological Contractor. The Engineer will be required to make borehole logs available to the archaeological contractor. The quotation must therefore include provision for the inspection of boreholes at any time within the period of the contract.
- 9.4 Following a written review (Paragraph 5.1.2) of the evidence collected as part of 9.1 (and potentially 9.3) above, a minimum of four* areas of trial trenching should be excavated within the Frenchgate House site to assess the areas of proposed development, and a minimum of three* areas of trial trenching within the York Square car park site. Archaeological contractors should quote for areas of *75m² and *50m² respectively to be investigated to determine the nature, depth, extent and state of preservation of archaeological deposits across the sites. The precise location and size of the trenches must be agreed with Richmondshire District Council, and the

Senior Archaeologist, North Yorkshire County Council prior to excavation (see 8.5.1 above). The project should be undertaken in a manner consistent with the guidance of MAP2 (English Heritage, 1991) and professional standards and guidance (IFA, 2001).

*PLEASE NOTE – THE NUMBER AND EXTENT OF THE TRIAL TRENCHES WILL BE DETERMINED IN ACCORDANCE WITH THE PROGRAMME IN 8.5.1 AND ELSEWHERE. THE SPECIFICATION IN PARAGRAPH 9.4 IS FOR CONSISTENCY IN THE TENDERING PROCESS

- 9.5 Archaeological investigation should be carried out over the full area of each trench, either by area excavation or sectioning of features in order to fulfil Objective 5.1.3 above. Sondages or slit trenches should be used only to facilitate the recording of the trench. Where excavation below a safe working depth constrains investigation, the matter shall be resolved by reference to the Health and Safety documents submitted in accordance with Paragraph 8.2. with particular consideration being given to stepping back or shoring the excavation. In case of query as to the extent of investigation, a site meeting shall be convened with the Senior Archaeologist, North Yorkshire County Council.
- 9.6 All deposits should be fully recorded on standard context sheets, photographs and conventionally-scaled plans and sections. Each trench area should be recorded to show the horizontal and vertical distribution of contexts. Normally, all four sides of a trench should be recorded in section. Fewer sections can be recorded only if there is a substantial similarity of stratification across the trench. The elevation of the underlying natural subsoil where encountered should be recorded. The limits of excavation should be shown in all plans and sections, including where these limits are coterminous with context boundaries.
- 9.7 Overburden such as turf, topsoil, made ground, rubble or other superficial fill materials may be removed by machine approved by Richmondshire District Council fitted with a toothless or ditching bucket. Mechanical excavation equipment shall be used judiciously, under archaeological supervision down to the top of archaeological deposits, or the natural subsoil (C Horizon or soil parent material), whichever appears first. Bulldozers or wheeled scraper buckets should not be used to remove overburden above archaeological deposits. Topsoil should be kept separate from subsoil or fill materials. Thereafter, hand-excavation of archaeological deposits should be carried out. The need for, and any methods of, reinstatement should be agreed with Richmondshire District Council within the general agreement over the excavations (8.5.1).
- 9.8 Metal detecting, including the scanning of topsoil and spoil heaps, should only be permitted subject to archaeological supervision and recording so that metal finds are properly located, identified, and conserved. All metal detection should be carried out following the Treasure Act 1996 Code of Practice.
- 9.9 Due attention should be paid to artefact retrieval and conservation, ancient technology, dating of deposits and the assessment of potential for the scientific analysis of soil, sediments, biological remains, ceramics and stone. All specialists (both those employed in-house and those sub-contracted) should be named in project documentation, their prior agreement obtained before the fieldwork commences and opportunity afforded for them to visit the fieldwork in progress.
- 9.10 All artefacts and ecofacts visible during excavation should be collected and processed, unless variations in this principle are agreed with the Senior Archaeologist, North Yorkshire County Council. In some cases, sampling may be most appropriate.
- 9.11 Finds should be appropriately packaged and stored under optimum conditions, as detailed in First Aid for Finds (Watkinson & Neal, 1998). In accordance with the procedures of MAP2 (English Heritage, 1991), all iron objects, a selection of non-ferrous artefacts (including all coins) and a sample of any industrial debris relating to metallurgy should be X-radiographed before assessment. Where there is evidence for industrial activity, large technological residues should be collected by hand, with separate samples collected for micro-slugs. In these instances, the guidance of English Heritage/Historical Metallurgy Society (1995) should be followed.

- 9.12 Samples should be taken for scientific dating, principally radiocarbon (C14) dating, where dating by artefacts is insecure and where dating is a significant issue for the development of subsequent mitigation strategies.
- 9.13 Buried soils and sediment sequences should be inspected and recorded on site and samples for laboratory assessment collected where appropriate, in collaboration with a recognised geoarchaeologist. The guidance of Canti (1996) should be followed.
- 9.14 A strategy for the sampling of deposits for the retrieval and assessment of the preservation conditions and potential for analysis of all biological remains shall be submitted with the report at Objective 5.1.2 and Paragraph 12.1. This should include a reasoned justification for the selection of deposits for sampling and should be developed in collaboration with a recognised bioarchaeologist. Sampling methods should follow the guidance of the Association for Environmental Archaeology (1995) and English Heritage (2002). Samples should be collected from primary and secondary contexts, where applicable, from a range of representative features, including pit and ditch fills, postholes, floor deposits, ring gullies and other negative features. Positive features should also be sampled. Sampling should also be considered for those features where dating by other methods (for example pottery and artefacts) is uncertain. Animal bones should be hand collected, and bulk samples collected from contexts containing a high density of bones. Spot finds of other material should be recovered where applicable.
- 9.15 Bulk samples and samples taken for coarse-sieving from dry deposits should be processed at the time of fieldwork wherever possible. In accordance with the English Heritage Guidelines (2002), bulk samples should be between 30 and 40 litres in size, although this will be dependent upon the volume of the context. Entire contexts should be sampled if the volume is low, and specialist samples, such as for General Biological Analysis (GBA) should be of the order of 10 litres. Allowance should be made for a site visit from the contractor's environmental specialists/consultants and for this evaluation, tenders should allow provision for a minimum of 12 bulk samples to be taken.
- 9.16 Upon completion of archaeological field recording work, a full and appropriate programme of analysis and publication of the results of the evaluation should be completed (Objective 5.1.5) in the event that no further excavation takes place. The post-excavation assessment of material should be undertaken in accordance with the guidance of MAP2 (English Heritage, 1991).

10. Archive

- 10.1 Archive deposition (Objective 5.1.6) should be undertaken with reference to the County Council's *Guidelines on the Transfer and Deposition of Archaeological Archives*. A field archive should be compiled consisting of all primary written documents, plans, sections and photographs. Catalogues of contexts, finds, soil samples, plans, sections and photographs should be produced and cross-referenced.
- 10.2 The archaeological contractor should liaise with an appropriate museum to establish the detailed requirements of the museum and discuss archive transfer in advance of fieldwork commencing. The relevant museum curator should be afforded access to visit the site and discuss the project results.

11. Copyright

- 11.1 Copyright in the documentation prepared by the archaeological contractor and specialist sub-contractors should be the subject of an additional licence in favour of the museum accepting the archive to use such documentation for their statutory educational and museum service functions, and to provide copies to third parties as an incidental to such functions. Richmondshire District Council will reserve the right to copy or quote from any part of the written material submitted by the Contractor in the promotion of the development of the sites

referred to, subject to the provision of appropriate acknowledgement of the Contractor as originating the material.

12. Reports

- 12.1 Non-presentational quality report on the desk-based investigations to assist the preparation of the development proposals and to inform decisions regarding objective 5.1.3 (See 5.1.2 above). This report to include the strategy required under paragraph 9.14.
- 12.2 Non-presentational quality report following evaluation summarising the implications of the proposal as are clear from the on-site work in order to guide the final preparation of the planning applications. (see 5.1.4 above)
- 12.3 Presentational-quality evaluation reports assessing the archaeological implications of proposed developments, to accompany the planning applications. (see 5.1.5 above) The report should be prepared following County Council's guidance on reporting: *Reporting CheckList*. The report should set out the aims of the work and the results as achieved. Diagrams should be included to illustrate the location and depth of archaeological deposits in relation to existing ground levels, and projected depths of disturbance associated with the development proposals, where these are known. The report should identify the archaeological potential of the site, the research questions applicable to the site, and the deposits, finds or areas needing further investigation. The report should also include a listing of contexts, finds, plans and sections, and photographs.
- 12.4 All excavated areas should be accurately mapped with respect to nearby buildings and roads.
- 12.5 Archive report and associated material (see 5.1.6 and Section 10 above)
- 12.6 All reports should be submitted to Richmondshire District Council (4 Copies plus disc), and copies provided to the North Yorkshire County Council Historic Environment Record (1 Copy),
- 12.7 Additional copies of all reports should be prepared to submit with the archive to the receiving museum, and where appropriate to the OASIS on-line register and the English Heritage Regional Science Adviser.

13. Programme

- 13.1 At the time of preparing the brief, the Council have not made a final decision to proceed with these proposals. Therefore it is not possible to give a date-related programme. However, with a decision to proceed, the Council would wish to make reasonable progress to the submission of a planning application. Tenders should therefore be based on the following timescales (based on 5 day week):-
 - Week 1, Day 1 Decision to proceed transmitted to Development Team including Archaeological Contractor, Objective 1 commences
 - Week 3, Day 5 Completion of Objective 1, submission of First Submitted Document
 - Week 4, Day 1 Commencement of Objective 3 On site investigation
 - Week 6, Day 5 Submission of Second Submitted Document
 - Week 13, Day 5 Submission of Third Submitted Document for inclusion in the planning applications.

Tenders should include a statement as to whether and by how much the tender price would be adjusted with additional time in the programme. The evaluation of tenders will take into account both the programme price and the adjusted programme price.

14. Further Information

14.1 Further information or clarification of any aspects of this brief may be obtained from:

Gail Falkingham
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14.2 References

Association for Environmental Archaeology	1995	Environmental Archaeology and Archaeological Evaluations, Recommendations Concerning the Environmental Archaeology Component of Archaeological Evaluations in
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Appendix 2: Historic Environment Record

Historic Environment Record:

(SAM = Scheduled Ancient Monument)

PRN:	SAM:	Description:	Date:
	15617	Richmond Castle	11 th century

Listed buildings:

Listed building no.	Description:	Grade:
NE 5/64	No.1 Cravengate Garden Cottage	II
NE 5/64A	Wall to No.1	II
NE 5/61	Temple Lodge	II
NE 5/62	Culloden Tower	II*
NE 5/34	No.1 The Green (north side)	II
NE 5/106	No.1 to 7 The Green (south side)	II
NE 5/107	No.9 The Green (south side)	II
NE 5/108	No.15 and 17 The Green (south side)	II
NE 5/109	No.19 and 21 The Green (south side)	II
NE 5/110	No.30 The Green (south side)	II
NE 5/111	No.29 The Green (west side)	II
NE 5/112	No.35 The Green (west side)	II
NE 5/113	No.37 and 39 The Green (west side)	II
NE 5/114	No.26 The Green (north side)	II
NE 5/115	No.24 The Green (north side)	II
NE 5/116	No.18 and 20 The Green (north side)	II
NE 5/117	No.14 The Green (north side)	II
NE 5/118	No.10 and 12 The Green (north side)	II
NE 5/119	No.8 The Green (north side)	II
NE 5/120	No.4 The Green (north side)	II
NE 5/121	No.2 The Green (north side)	II
NE 5/372	No.11 and 13 The Green (south side)	II
NE 5/374	No.22 The Green (north side)	II