



**YORK ARCHAEOLOGICAL TRUST**



## **ARCHAEOLOGICAL INVESTIGATION ON LAND TO THE REAR OF 27 BOOTHAM, YORK**

By Gary Millward

*EVALUATION REPORT*

Report Number 2017/54    May 2017



# YORK ARCHAEOLOGICAL TRUST



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## Abbreviations

AOD = Above Ordnance Datum

CBM = Ceramic Building Material

BGL = Below ground level

YAT = York Archaeological Trust

## **NON-TECHNICAL SUMMARY**

This evaluation report, compiled by York Archaeological Trust in May 2017, provides a descriptive, drawn and photographic record of the evaluation trench excavated in the private car park located to the rear of 27 Bootham.

The archaeological evaluation was undertaken in response to a pre-planning condition, imposed by the City Archaeologist (John Oxley), on a proposed commercial development within the footprint of an existing car park.

The evaluation trench (1.6 to 2m maximum depth) revealed evidence for archaeological levelling deposits and structures dating from the mid 19<sup>th</sup> century. These overlay a horticultural soil which contained finds material dating to the ### century. This soil extended beyond the maximum safe depth that could be achieved within this evaluation (c.2m).

The archaeological deposits and features encountered within this trench were, overall, of local significance and low importance but it is possible that earlier archaeological deposits, of potentially greater significance and importance, are preserved at a greater depth.

**KEY PROJECT INFORMATION**

Project Name	Bootham Row Garage Evaluation
YAT Project No.	5977
Document Number	2017/54
Type of Project	Evaluation
Client	dc-Architecture Ltd.
Planning Application No.	Pre planning
NGR	SE 60084 52343
Museum Accession No.	Pending
OASIS Identifier	yorkarch1-284460

**REPORT INFORMATION**

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## 1 INTRODUCTION

On the 3<sup>rd</sup> of May 2017 an evaluation trench was excavated within the private car park located to the rear of 27 Bootham, York by York Archaeological Trust (Figures 1 and 2). The proposed development is for a three storey commercial structure. The objective of the evaluation was to record and characterise any archaeological deposits, features or buried structures likely to be disturbed by the proposed ground works in the car park.

The site is located within the City of York Central Historic Core Conservation Area and within the Area of Archaeological Importance.

## 2 METHODOLOGY

A single 3m by 3m evaluation trench was located within the car park to the rear of 27 Bootham. The trench position was selected to maintain a safe distance (minimum 3m) from the standing structure currently functioning as a rental unit to the south west and the boundary wall to the south east. This trench was located pre-excavation using measurements taken in the field from features visible on OS mapping.

A 2 tonne mechanical excavator used a hydraulic breaker to break up the tarmac surface within the trench footprint. This trench was then excavated by the mechanical excavator using a toothless bucket down to a depth of approximately 1.6m or less, where archaeological structures were encountered.

The trench was then manually cleaned in order to identify archaeological deposits, establish stratigraphic relationships and to enable the photographic record to be produced.

All of the features identified were assigned unique context numbers and had written records produced on pro forma recording sheets.

Finds were recovered from some of the archaeological deposits in order to establish dates for the phases of activity identified. The trench was recorded in plan at 1:20 scale and the section, chosen because it best illustrated the stratigraphic sequence, was also drawn at 1:20 scale. AOD heights were established using survey data provided by the client and manual measurements taken on site.

Full details of the recording methodology can be found in the WSI which forms Appendix 4 of this report.

## 3 LOCATION, GEOLOGY & TOPOGRAPHY

The site is located off Bootham Row, York (Figure 1). A short fence formed the north western and north eastern boundaries of the proposed development area. A break in this fence on the north eastern side with a padlocked chain to prevent unauthorised access formed the site entrance. The south eastern boundary of the development area was formed by a high (c.2m) brick boundary wall. The south western boundary of the development area was formed by a building currently being used as a rental unit.

The geology of the site is recorded as sandy, gravelly clay of the Vale of York formation overlying sandstone of the Sherwood Sandstone Group (<http://www.bgs.ac.uk/> viewed 05/05/2017).

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

This background to the site has been compiled from the results of previous archaeological investigations and observations, readily accessible historical sources, and from cartographic evidence. The site lies in an area where a moderate amount of archaeological work has taken place although most of this has been small scale watching briefs or antiquarian observations.

### 4.1 Previous archaeological investigations

There have been no previous archaeological investigations on the development site itself but there have been several in the surrounding area.

In March 2006 an archaeological evaluation was undertaken by FAS at the former Charlie Brown Garage on behalf of ID planning Ltd. Three 2m by 2m square trenches were excavated to a depth of 1.5m. Archaeological features dating from the 14<sup>th</sup> century onwards were recorded in these evaluation trenches and residual material dating from the Romano British period onwards was found. The archaeological features were characterised as belonging to three main periods of activity. The latest phase dated from the 18<sup>th</sup> to 20<sup>th</sup> century and included features relating to the Black Horse Inn public house and its demolition. The middle phase dated to the 16<sup>th</sup> and 17<sup>th</sup> century and included sporadic features including a brick culvert, pits and levelling activity. The earliest phase identified dated from the 14<sup>th</sup> to 15<sup>th</sup> century and included deposits and pits thought to relate to occupation and butchery (Toop, 2006).

In June 2010 a watching brief was conducted for a utility trench running from Bootham to the BBC Radio York building on behalf of CE Electric Ltd. This trench ran along the entire length of Bootham Row measuring up to 0.35m wide and 0.7m deep with several much deeper sections adjacent to the Radio York building. Demolition rubble attributed to the housing which stood where the Bootham Row car park now stands was identified but no significant archaeological deposits were disturbed by these works (Evans, 2010).

In June 2010 another watching brief was conducted at 31 Bootham Row, this time on behalf of Morrisons Utility Services who were installing a new water pipe. This trench was excavated to depth of 1.1m with the bottom 0.2m being characterised by a dark grey organic silt. In isolation this deposit could not be interpreted but did not appear to be similar in character to the remainder of the deposits seen, which have been interpreted as modern (Evans, 2010).

In 2012 a watching brief was conducted on behalf of Northern Powergrid in and around Bootham Row. One of the trenches excavated (trench 3) was opposite the entrance to our proposed development sites. This trench revealed a layer of demolished structural material (the housing cleared c.1970) overlying a thick sandy clay dump (possibly the levelling for the housing construction) down to a depth of 0.8m. It was postulated that remains of archaeological interest could survive relatively intact at a lower level if the sandy clay dump is widespread and has sealed the earlier material (Evans, 2012).

In 2017 an evaluation was conducted on behalf of DC-architecture Ltd on the Bootham Row Garage site (30m to the north of the proposed development site). Two trenches were excavated to a depth of c1.5m which encountered archaeological deposits and structures dating from the 19<sup>th</sup> century onward. These overlay a horticultural soil thought to relate to yards visible on the 1852 OS map (Millward, 2017).



## 4.2 Historical Evidence

There is no documentary evidence for any activity in the area prior to the medieval period. Gillygate, named after the church of St Giles, is mentioned in a number of documents of the period. The church is believed to lie towards the north-west end of Gillygate although its exact location is now uncertain. It is thought that the church was in existence by 1145 – 1161. A number of other buildings are mentioned in a later charter but their precise location is also unknown. Historical information concerning Gillygate occurs in various documents concerning the Abbot and convent of St Mary's and the mayor. In the 12<sup>th</sup> century the Abbot had rights over the parishioners in Gillygate but by the mid 14<sup>th</sup> century jurisdiction over Gillygate was transferred to the city. By the 17<sup>th</sup> century a document cited by Drake implies that houses were present along both sides of the street and that there was a “pinfold”, or pen for stray animals. Little is known of the church in the 17<sup>th</sup> century although the churchyard was being used, in 1698, as a place of burial for executed criminals from York Castle. By the later 19<sup>th</sup> century Trade Directories covering the street give information on the professions of persons living and trading in the area.

Bootham, meaning place of the booths, lies over the main Roman road to the north and is likely to have been in use more or less continuously since the Roman period. A document of the mid 12<sup>th</sup> century confirms that there were buildings along Bootham although in this part of the street they were confined to the north-east side since part of St Mary's Abbey occupied the other side. A husgable roll of c.1282 records 19 tofts in Bootham and a document of the late 13<sup>th</sup> century records a complaint that the paving of the street was broken up and the street foul with the smell of pigsties. The area later suffered considerably during the Civil War with much of Gillygate being burnt down although Bootham seems not to have been destroyed despite various assaults on the walls of St Mary's Abbey. After the war the area was redeveloped mainly with large town houses although now some of these, particularly at the city end of Bootham, are now given over to commercial use.

## 4.3 Cartographic Evidence

John Speed's map of 1610 shows a continuous line of buildings adjacent to the city wall in Gillygate but little on the other side apart from structures at each end of the street. The area in between, probably including the present site, may have been occupied by gardens, orchards or other open ground. The same map shows that Bootham was well built up by this period, the north-east side being occupied by continuous ribbon development with gardens and open ground to the rear. Evidence for the damage caused during the Civil War may appear on Archer's map of c.1680 which shows no buildings along Gillygate at all although it does show new buildings in Bootham backing onto the abbey walls. By c.1685 Richard's map shows a number of buildings on both sides of Gillygate, although mainly adjacent to the walls, and various maps of the 18<sup>th</sup> and 19<sup>th</sup> centuries show the gradual infilling of the vacant plots on both sides of the street. These maps also indicate that Bootham has experienced little major change over the past few centuries although Baines' map of 1822 shows new development in the area which includes Bootham Row.



**Plate 1: Excerpt from OS map published in 1853 showing trench location**

The 1853 OS map (Plate 1) shows that the evaluation trench lies within gardens located behind a property fronting on to Bootham. A row of houses that front on to Bootham Row with gardens behind them is visible just to the north west of the evaluation trench. Large parts of the surrounding area appear to be gardens and yards for buildings fronting on to Bootham and Gillygate.

The trade directories indicate that there were people living and trading on Bootham Row from at least as early as 1823 (Baines, 1823). Listed professions included shoemakers, a blacksmith and farrier, a waiter, a tailor, a printer, a joiner and a sexton of the church of St. Olaves. It seems likely that some of these individuals lived in the row of buildings visible on the OS map that runs north east from the junction with Bootham. The yards and open spaces behind these buildings were completely filled in by 1910.

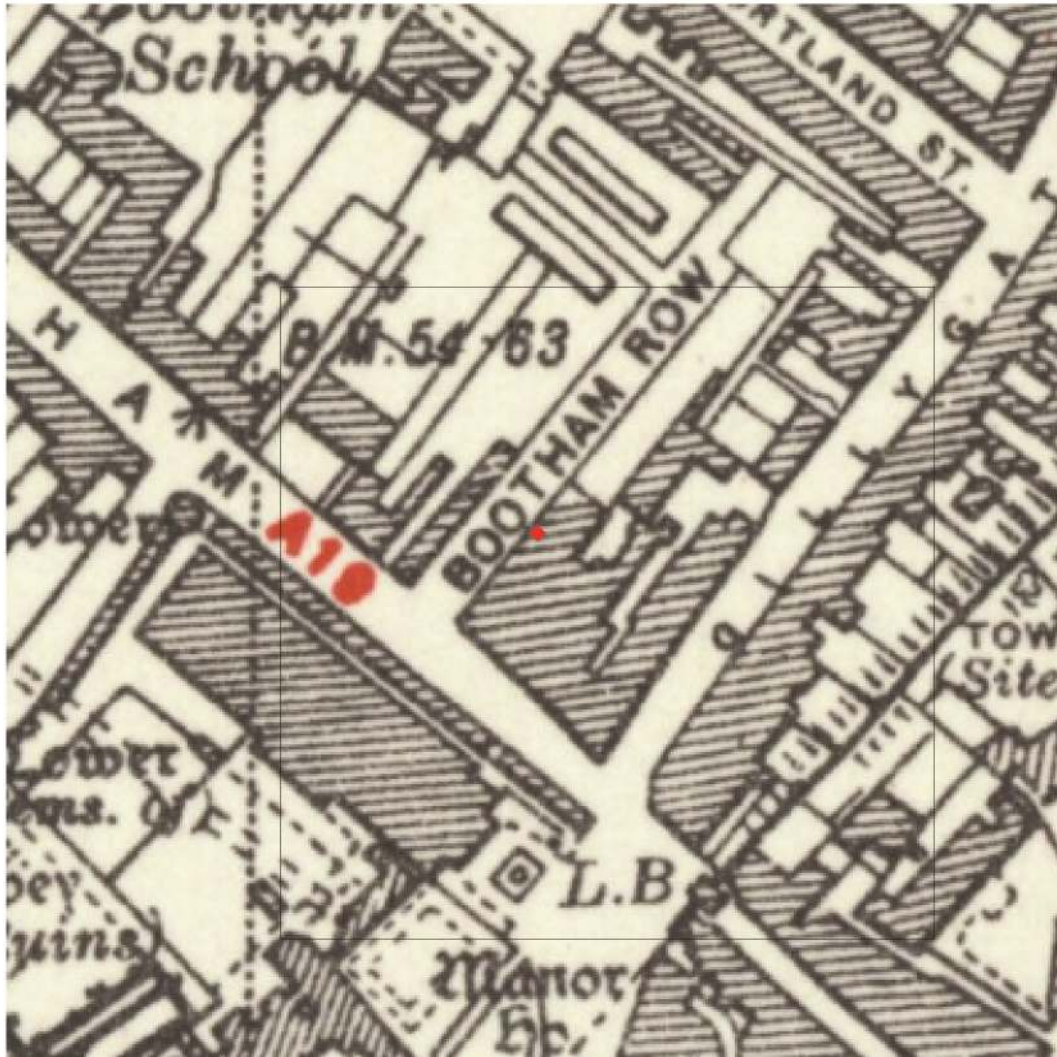


Plate 2: Excerpt from OS map published in 1910 showing trench location

The OS map of 1910 (Plate 2) shows that the area has been completely developed in the period between 1853 and 1910. The trench appears to lie within this completely developed area.

There is virtually no change from the 1910 OS map to the 1932 OS map other than a small amount of structural infilling in the area around Percy Street.





**Plate 3: Excerpt from OS map published in 1946 showing trench locations**

In contrast, the 1946 OS map (Plate 3) shows a great deal of alteration in the area around Bootham Row. The loss of structures in and around the area of Bootham Square appears to have been caused by a high explosive bomb dropped during the Baedeker Raid of 29<sup>th</sup> April 1942. The bomb struck a house on Bootham Square destroying it (<https://yorkairraids.wordpress.com/>) and presumably causing structural damage to the surrounding area, requiring a wider clearance.

On this map Bootham Row appears to have been widened and the structure which the trench overlay appears to have had its north western frontage modified to allow for the widening of the street. The trench still appears to be within the footprint of this built up area. It seems that Percy Street does not exist as a separate street in 1946. It is unclear how these apparently cleared areas were then being used.

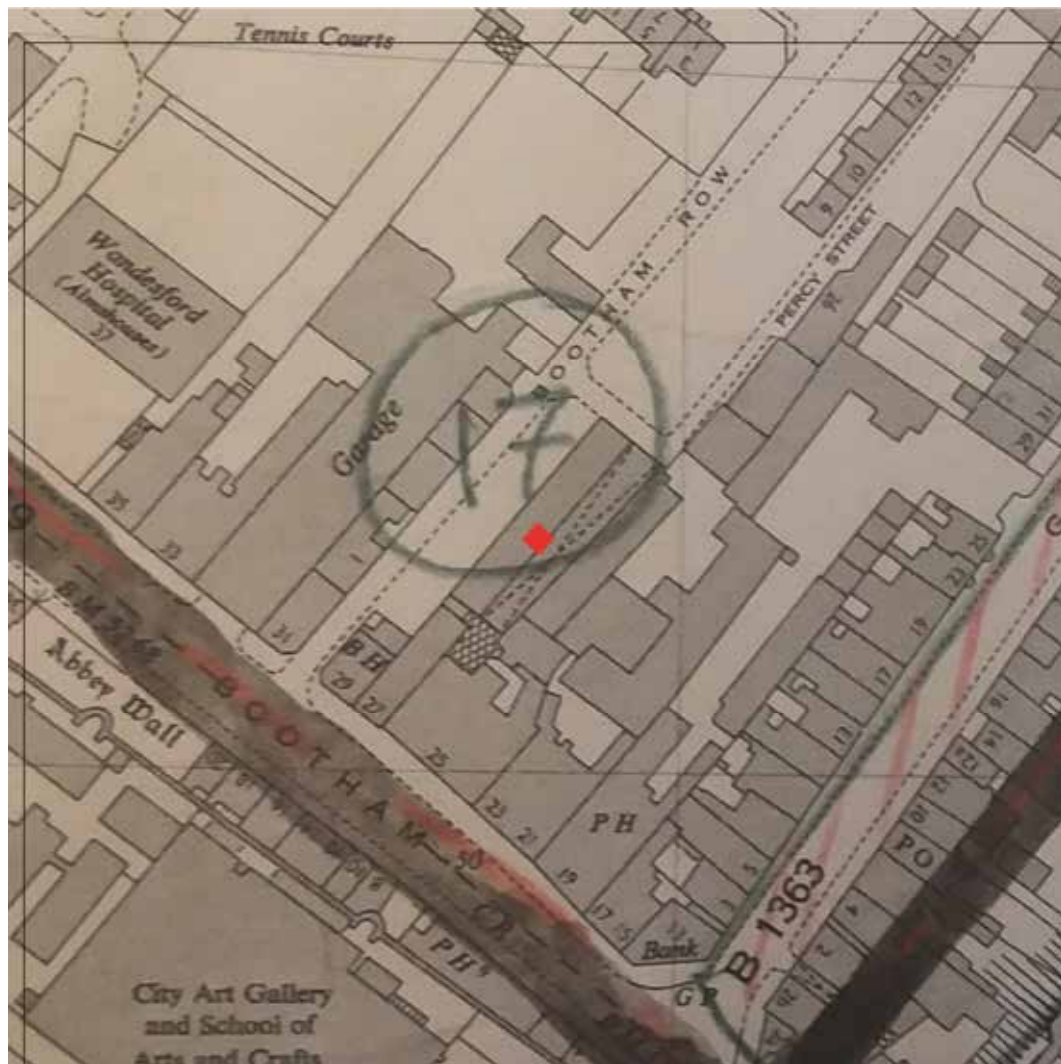


**Plate 4: Excerpt from OS map published in 1952 showing trench locations**

The OS map of 1952 (Plate 4) shows further development within the area surrounding Bootham Row. The range of buildings which fronted on to Bootham Row from its junction with Bootham has been extended to the north east. A row of structures appears to have been built on the opposite side of Bootham Row leaving a small access road behind them (possibly a reestablishment of Percy Street).

The trench appears to be overlaying a cleared space in 1952. It appears that part of the built up area it lay within has been demolished between 1946 and 1952. The layout of the remaining buildings to the south east of the trench appears to be the same.





**Plate 5: Excerpt from OS map published in 1962 showing trench locations**

The OS map of 1962 (Plate 5), shows that the space within the area of the trench has been redeveloped with a boundary wall to a covered walkway apparently lining up with the south east edge of the trench.

Some of the earlier 19<sup>th</sup> and 20<sup>th</sup> century development, in adjacent Percy Street, is still shown but most of this was demolished c.1970 and now forms part of the current Bootham Row car park.

The cartographic evidence for the land behind 27 Bootham Row Garage site appears to indicate that there has been a great deal of development, demolition and redevelopment within the proposed development area and the area surrounding it. The area within the footprint of the trench appears to have been intermittently occupied by a structure of some kind within the past 160 years.

The results of the evaluation confirmed the presence of surviving structural elements in the trench.

## 5 RESULTS

The results of the evaluation will now be presented in phase order. Full context descriptions can be found within the Context list which forms Appendix 2. In the interests of brevity these full descriptions are not used within this discussion.

A large amount of brick rubble and modern finds material was encountered during the evaluation. A small sample of these finds was taken from several of the earlier and more stratigraphically secure contexts in order to provide dates for these features. The pottery assessment forms Appendix 3.

The ceramic building material was recorded on-site. These descriptions and dates are included in the discussion of the structural elements rather than forming a separate assessment.

### 5.1 Evaluation trench

The trench measured 3m by 3m and was excavated to a depth of 1.6m with the mechanical excavator and a maximum depth of 2m with a manually dug trench.

The footprint of the evaluation trench had modern brick walls following its north eastern and south eastern boundary. The deposits belonging to the uppermost 0.4m of the trench related to the construction of these walls, their demolition, and the establishment of the car park surface. Beneath these deposits was a thick levelling deposit containing a large amount of demolished structural material and 19<sup>th</sup> century pottery. This overlay a thick deposit of what appears to be horticultural soil which contained green glazed medieval (14<sup>th</sup> century) pottery.



**Plate 6: Evaluation trench section viewed from the south east**

#### 5.1.1 *Phase 1 - Horticultural Soil (Medieval)*

The earliest phase of activity identified in the trench was characterised by a deposit of mid brownish grey, silty clay (contexts 1010) at least 0.7m thick which contained far less in the way of inclusions than any of the later deposits (Plate 6, Figure 4).

This deposit appears to be a yard or garden soil which predates any of the structural elements. It may correspond to the yards visible on the 1853 OS map (Plate 1) but the finds material appears to be indicative of earlier, medieval (14<sup>th</sup> century or later) activity.

#### 5.1.2 *Phase 2 - Levelling deposit/yard activity (19<sup>th</sup> century - early 20<sup>th</sup> century)*

The next phase of activity was characterised by a deposit of firm, mid brownish grey, sandy clay (context 1009) up to 0.96m thick which contained a large amount of demolished structural material in the form of CBM fragments and mortar (Plate 6, Figure 4).

A small amount of pottery, broadly dating to the 19<sup>th</sup> century, was recovered from this deposit. It is possible that this deposit formed the yard surface visible on the 1853 OS map but it is unclear what the source for the demolished structural material is. Given its thickness it appears that this may have been a deliberate levelling deposit for the broader development visible on the 1910 OS map.

#### 5.1.3 *Phase 3 - Levelling deposits (mid to late 20<sup>th</sup> century)*

There was a sequence of levelling deposits (Contexts 1003, 1004, and 1005) which all appear to be 20<sup>th</sup> century in date and which were all cut by the construction cut for the later structure (context 1007).

These deposits included a layer of compacted white stone (context 1003), a brownish grey clayey sand containing frequent CBM fragments (context 1004) and a layer of compacted gravel (context 1005, Plate 6, Figure 4).

None of these deposits produced any dateable material but it does not seem likely that any of them correlate with the buildings visible on the 1910 OS map (Plate 2) and the 1946 OS map (Plate 3) as they appear to be external surfaces. Instead they may relate to the open areas visible on the 1952 OS map (Plate 4).

#### 5.1.4 *Phase 4 - Construction of structures (late 20<sup>th</sup> century)*

Two walls (contexts 1008 and 1013) were encountered which ran along both the north eastern and south eastern edges of the trench (Plate 7, Figure 3) respectively. Both walls had spread foundations and were constructed of re-used handmade bricks.

The walls appeared to be contemporary but the relationship between them could not be seen due to truncation by a salt glazed service (context 1011 and 1012). This service appeared to respect the lowest foundation course of both walls and seems likely to have been a modification during the buildings use.

The wall running along the south eastern edge of the trench (context 1013) appears to correspond to a wall visible on the 1962 OS map (Plate 5). On that map the wall appears to form one side of a covered walkway with the other side being formed by the wall that still stands as the modern car park boundary.





**Plate 7: Evaluation trench viewed from the west**

The other wall (context 1008) ran at a right angle to the other and seems to be a dividing wall between rooms of the rectangular building visible on the 1862 OS map (Plate 5). The spread foundation style of construction visible in both walls, and the handmade reused bricks may indicate that these walls were re-established over the foundations of earlier existing structures (possibly those visible on the 1910 OS map).

This structure appears to have occupied the entire area which is currently a private car park and was probably demolished c.1970 as part of the general clearance of the area which resulted in the establishment of the Bootham Row car park.

This clearance was evidenced by a layer of crushed brick rubble (context 1002) underlying white stone hardcore (context 1001) and the modern tarmac surface (context 1000)

## 6 CONCLUSION

The evaluation trench excavated on land to the rear of 27 Bootham revealed evidence for modern structures and levelling deposits dating from the 19<sup>th</sup> century onwards. The maximum depth of these deposits was c.1.36m indicating that the ground level in this area has been substantially increased in the last two centuries.

These overlay a potentially medieval horticultural soil which extended beyond the maximum depth of the intervention (c.2m).

It is, therefore, possible that earlier archaeological deposits survive at a greater depth, although nothing in the way of earlier residual finds material was encountered.

The archaeological deposits and structures encountered during the evaluation do not appear to be of any greater than local significance. The importance of these structure and deposits also appears to be low.

## REFERENCES

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*History, Directory & Gazetteer of Yorkshire, Vol. II: East & North Ridings, 1823*

<https://yorkairraids.wordpress.com/>

*York Air Raids, Information on Wartime Air Raid in York*

**APPENDIX 1 – INDEX TO ARCHIVE**

Item	Number of items
Context sheets	52 sheets
Levels register	2 sheets
Borehole record sheets	2 sheets
Trench matrix sheets	2 sheets
Context register	3 sheets
Original drawings	5 drawing sheets
Digital photographs	84 photographs
Written Scheme of Investigation	1 copy
Report	1 copy

**Table 1: Index to Archive**

## APPENDIX 2 – CONTEXT LIST

Trench	Context no.	Description
1	1000	Tarmac surface, 40mm thick. Car park surface.
1	1001	Makeup deposit, 80mm thick. Compacted, white stone (type 1 hardcore).
1	1002	Demolition deposit, 40mm thick. Compacted, orangish red brick rubble.
1	1003	Make up deposit, 40mm thick. Compacted, light grey stone. Appears to be make up for a former surface.
1	1004	Levelling deposit, 100mm thick. Friable, mid brownish grey, clayey sand. Contains frequent inclusions of mortar flecks and small to medium c.20th cbm fragments. Appears to be levelling for a former yard surface.
1	1005	Levelling deposit, 120mm thick. Compacted, grey gravel. Possibly levelling for a former yard surface. Gravel may have been introduced to aid drainage,
1	1006	Construction backfill. Friable, brownish grey, clayey sand. Contains frequent small stones. Fill of cut 1007.
1	1007	Construction cut. Linear aligned northwest to southeast with a sharp break at top, steep sides, sharp break at base and flat base. Measured c.3m in length, 0.2m in width and 0.22m in depth. Contains backfill 1006 and wall 1008.
1	1008	<p>Brick wall aligned north west to south east. The wall was two stretcher courses wide and 2 courses high, overlying 2 foundation courses.</p> <p>The uppermost courses was comprised of stretchers, the second course was comprised of headers and these overlay a foundation comprised of two courses of mixed headers and stretchers. Partial and reused bricks were used in its construction and no discernible bond pattern was observed. The visible wall was not faced.</p> <p>The bricks used measured 230mm x 110mm x 65mm. They were bonded with a friable, off white sandy mortar with occasional shell inclusions.</p> <p>The wall section measured at least 3m in length as it extended beyond the north western limit of excavation. The uppermost courses measured 0.24m in width with the lowest foundation course measuring at least 0.40m in width. Overall it survived to a height of 0.32m.</p>
1	1009	Levelling deposit, 0.96m thick. Firm to friable, brownish grey sandy clay. Contains frequent inclusions of small to large cbm fragments, small stone, mortar flecks and patches of sand. Appears to be a levelling deposit for a former yard surface.
1	1010	Horticultural soil. Soft, mid brownish grey, silty clay. Contains occasional inclusions of charcoal flecks and small cbm fragments.
1	1011	Service trench cut. Sub rectangular shape in plan aligned northwest to south east. Had a sharp break at top, near vertical sides, a sharp break at the base and a flat base. Contained salt glazed ceramic service 1012.
1	1012	Salt glazed ceramic pipe, c120mm diameter. In a backfill of friable, dark brownish grey, sandy clay which contained frequent inclusions of small to medium cbm fragments and small stones.
1	1013	<p>Brick wall aligned north east to south west. The wall was two stretcher courses wide and 2 courses high, overlying 2 foundation courses.</p> <p>The uppermost courses was comprised of stretchers, the remaining</p>

		<p>courses were comprised of headers. Partial and reused bricks were used in its construction and no discernible bond pattern was observed. The visible wall was not faced.</p> <p>The bricks used measured 230mm x 110mm x 65mm. They were bonded with a friable, off white sandy mortar with occasional shell inclusions.</p> <p>The wall section measured at least 3m in length as it extended beyond the south western limit of excavation. The uppermost courses measured 0.22m in width with the lowest foundation course measuring at least 0.54m in width. Overall it survived to a height of 0.36m.</p>
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**Table 2: Context list**

## APPENDIX 3 – POTTERY ASSESSMENT

*by Anne Jenner, York Archaeological Trust, May 2017*

### INTRODUCTION

Ten sherds of domestic pottery were retrieved from two Contexts (1009; 1010).

This is a small assemblage with little obvious residuality or intrusion.

### METHODOLOGY

Visual analysis involved separating fabric and form groups by date and type. The numbers and sherd size are recorded below (see Table\*\*).

### DISCUSSION

The wares are all medieval and later and are fairly typical types found in York.

### RECOMMENDATIONS FOR FURTHER WORK

There are no recommendations for further work

#### Pottery quantification.

Context	Quantity	Dating	Details
1009	5	19TH CENTURY	2 transfer printed flanged dish rim and body sherds decorated in blue and white 'willow' pattern, 1 highly fired fine oxidised earthenware with shiny black glaze on both surfaces and fine walls, 1 moderately gritted highly fired oxidised earthenware with metallic black internal glaze, 1 English stoneware with brown external glaze and green brown glaze inside. All small sherds.
1010	5	14TH CENTURY	1 Brandsby jug 1 York glazed rod handle from small jug, 2 coarsely gritted jug with lighty oxidised surfaces and light grey core, with white slip on surface, 1 reduced green glazed medieval ware. Small to medium sherds.

**Table 3: Pottery by context**

## **APPENDIX 4 - WRITTEN SCHEME OF INVESTIGATION**



## WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL INVESTIGATIONS ON LAND TO THE REAR OF 27 BOOTHAM, YORK.

<b>Site Location:</b>	<b>Land to the rear of 27 Bootham, York, YO30 7BW</b>
<b>NGR:</b>	<b>SE 60084 52343</b>
<b>Proposal:</b>	<b>Demolition of existing structure and construction of a new 3 storey commercial building.</b>
<b>Planning ref:</b>	<b>Pre planning</b>
<b>Prepared for:</b>	<b>Lee Vincent of dc-Architecture</b>
<b>Document Number:</b>	<b>2017/50</b>

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### 1 SUMMARY

1.1 DC-Architecture are seeking planning consent for a programme of works on land to the rear of 27 Bootham, York. The scheme proposes to demolish an existing structure and construct a new 3 storey commercial building. After consultation with the City Archaeologist, John Oxley, the following pre application condition is in force.

1.2 An archaeological evaluation of the site shall be carried out in advance of the planning application in accordance with a detailed methodology (which shall detail trial trenching, analysis, publication and archive deposition). This shall first be submitted to and approved in writing by the Local Planning Authority and a report submitted to and approved in writing by the Local Planning Authority. A report on the results of the evaluation shall be submitted to the Local Planning Authority within six weeks of the completion of the field investigation.

Reason: The site is located within an area identified as being of archaeological interest. The investigation is required to identify, prior to any planning application, the presence and



significance of archaeological features and deposits and ensure that archaeological features and deposits are either recorded or, if of national importance, preserved in-situ.

1.3 This Written Scheme of Investigation (WSI) has been prepared to meet this condition. The work will be carried out in accordance this WSI, and according to the principles of the Institute for Archaeology (ClfA) Code of Conduct and all relevant standards and guidance.

## **2 SITE LOCATION & DESCRIPTION**

2.1 The proposal site is located off Bootham Row, York (Figure 1). The proposal site is bound to the north-west by Bootham Row, to the north-east by the Bootham Row car park, to the south-east by a residents' car park and to the south-west by standing structures which front on to Bootham.

## **3 DESIGNATIONS & CONSTRAINTS**

3.1 The site lies in an Area of Archaeological Importance and also in the York Central Historic Core Conservation area.

## **4 ARCHAEOLOGICAL INTEREST**

### **4.1 Development of site**

This background to the site has been compiled from the results of previous archaeological investigations and observations, easily accessible historical sources, and from cartographic evidence. The site lies in an area where a moderate amount of archaeological work has taken place although most of this has been small scale watching briefs or antiquarian observations.

#### *Prehistoric and Roman periods (pre 1<sup>st</sup> century – 5<sup>th</sup> centuries AD)*

There is currently no firm evidence from the immediate area for any activity belonging to the prehistoric period. Evidence of Roman date is, however relatively plentiful in the area. A gritstone altar was found at the corner of St Mary's and Bootham in 1875 and excavations for the railway in Bootham in 1845 uncovered a grave group which included pottery, a jet bead, and a coin of Constantine dated 312 – 315 AD. Two inhumation burials were found in Bootham in 1851 and Roman occupation debris and a floor was found at Bootham School in 1954. The site lies just north-east of a major Roman road (RCHM road 6), whose course is almost mirrored by the alignment of the existing roads of Bootham and Clifton (RCHM 1962, 2-3).

#### *Anglo-Saxon and Anglo-Scandinavian periods (5<sup>th</sup> – 11<sup>th</sup> centuries)*

There is virtually no archaeological data from the immediate locality pertaining to the Anglian and Anglo-Scandinavian periods although one sherd of Anglian pottery and an Anglian coin of c.705 – 715 were found during the YAT excavations at 31 – 37 Gillygate.

*Medieval Period (11<sup>th</sup> – 16<sup>th</sup> centuries)*

Material of this period is quite frequent in the area and has been found during several investigations by York Archaeological Trust. A site in Bootham Row produced medieval pottery and a pit of the period was found at 57 Bootham. A medieval path was discovered at Bootham School, occupation deposits and organic dumps from the east side of Gillygate, pits and build-up deposits at 31 – 37 Gillygate, and a demolition dump, pit, and drain were found at 45 – 57 Gillygate.

*Post – medieval period (16<sup>th</sup> – 19<sup>th</sup> centuries)*

Archaeological evidence for this era is common in the area and includes a road surface, buildings, drainage features, wells, pits and ditches from a variety of YAT sites excavated in the Bootham area.

*Modern (19<sup>th</sup> – 21<sup>st</sup> centuries)*

Evidence for this period is abundant, both above and below ground.

*Historical Evidence*

There is no documentary evidence for any activity in the area prior to the medieval period. Gillygate, named after the church of St Giles, is mentioned in a number of documents of the period. The church is believed to lie towards the north-west end of Gillygate although its exact location is now uncertain. It is thought that the church was in existence by 1145 – 1161. A number of other buildings are mentioned in a later charter but their precise location is also unknown. Historical information concerning Gillygate occurs in various documents concerning the Abbot and convent of St Mary's and the mayor. In the 12<sup>th</sup> century the Abbot had rights over the parishioners in Gillygate but by the mid 14<sup>th</sup> century jurisdiction over Gillygate was transferred to the city. By the 17<sup>th</sup> century a document cited by Drake implies that houses were present along both sides of the street and that there was a "pinfold", or pen for stray animals. Little is known of the church in the 17<sup>th</sup> century although the churchyard was being used, in 1698, as a place of burial for executed criminals from York Castle. By the later 19<sup>th</sup> century Trade Directories covering the street give information on the professions of persons living and trading in the area.

Bootham, meaning place of the booths, lies over the main Roman road to the north and is likely to have been in use more or less continuously since the Roman period. A document of the mid 12<sup>th</sup> century confirms that there were buildings along Bootham although in this part of the street they were confined to the north-east side since part of St Mary's Abbey occupied the other side. A hushable roll of c.1282 records 19 tofts in Bootham and a document of the late 13<sup>th</sup> century records a complaint that the paving of the street was broken up and the street foul with the smell of pigsties. The area later suffered considerably during the Civil War with much of Gillygate being burnt down although Bootham seems not to have been destroyed despite various assaults on the walls of St Mary's Abbey. After the war the area was redeveloped mainly with large town houses for the rich although now some of these, particularly at the city end of Bootham, are now given over to commercial use.

### *Cartographic Evidence*

John Speed's map of 1610 shows a continuous line of buildings adjacent to the city wall in Gillygate but little on the other side apart from structures at each end of the street. The area in between, probably including the present site, may have been occupied by gardens, orchards or other open ground. The same map shows that Bootham was well built up by this period, the north-east side being occupied by continuous ribbon development with gardens and open ground to the rear. Evidence for the damage caused during the Civil War may appear on Archer's map of c.1680 which shows no buildings along Gillygate at all although it does show new buildings in Bootham backing onto the abbey walls. By c.1685 Richard's map shows a number of buildings on both sides of Gillygate, although mainly adjacent to the walls, and various maps of the 18<sup>th</sup> and 19<sup>th</sup> centuries show the gradual infilling of the vacant plots on both sides of the street. These maps also indicate that Bootham has experienced little major change over the past few centuries although Baines' map of 1822 shows new development in the area which includes Bootham Row. More recent maps, such as the O.S map of 1960, show the present site cleared except for a structure of unknown function, possibly a workshop or garage, adjacent to the site entrance. Some of the 19<sup>th</sup> century development, in adjacent Percy Street, is still shown but this was demolished c.1970 and now forms part of the current Bootham Row car park.

#### 4.2 Previous archaeological investigations in the immediate vicinity

There have been no previous archaeological investigations on the development site itself but there have been several in the surrounding area.

In March 2006 an archaeological evaluation was undertaken by FAS at the former Charlie Brown Garage on behalf of ID planning Ltd. Three 2m by 2m square trenches were excavated to a depth of 1.5m. Archaeological features dating from the 14<sup>th</sup> century onwards were recorded in these evaluation trenches and residual material dating from the Romano British period onwards was found. The archaeological features were characterised as belonging to three main periods of activity. The latest phase dated from the 18<sup>th</sup> to 20<sup>th</sup> century and included features relating to the Black Horse Inn public house and its demolition. The middle phase dated to the 16<sup>th</sup> and 17<sup>th</sup> century and included sporadic features including a brick culvert, pits and levelling activity. The earliest phase identified dated from the 14<sup>th</sup> to 15<sup>th</sup> century and included deposits and pits thought to relate to occupation and butchery (Toop, 2006).

In June 2010 a watching brief was conducted for a utility trench running from Bootham to the BBC Radio York building on behalf of CE electric Ltd.. This trench ran along the entire length of Bootham Row measuring up to 0.35m wide and 0.7m deep with several much deeper sections adjacent to the Radio York building. Demolition rubble attributed to the housing which stood where the Bootham Row car park now stands was identified but no significant archaeological deposits were disturbed by these works (Evans, 2010).

In June 2010 another watching brief was conducted at 31 Bootham Row, this time on behalf of Morrisons Utility Services who were installing a new water pipe. This trench was excavated to depth of 1.1m with the bottom 0.2m being characterised by a dark grey organic silt. In isolation this deposit could not be interpreted but did not appear to be similar in character to the remainder of the deposits seen, which have been interpreted as modern (Evans, 2010).

In 2012 a watching brief was conducted on behalf of Northern Powergrid in and around Bootham Row. One of the trenches excavated (trench 3) was opposite the entrance to our proposed development sites. This trench revealed a layer of demolished structural material (the housing cleared c.1970) overlying a thick sandy clay dump (possibly the levelling for the housing construction) down to a depth of 0.8m. It was postulated that remains of archaeological interest could survive relatively intact at a lower level if the sandy clay dump was widespread and had sealed the earlier material (Evans, 2012).

In 2017 an evaluation was conducted on behalf of DC -architecture Ltd. on the Bootham Row Garage site (30m to the north of the proposed development site). Two trenches were excavated to a depth of c1.5m which encountered archaeological deposits and structures dating from the 19<sup>th</sup> century onward. These overlay a horticultural soil thought to relate to yards visible on the 1852 OS map (Millward, 2017).

## 5 AIMS

5.1 The aims of the evaluation are:

- to determine the extent, condition, character, importance and date of any archaeological remains present.
- to provide information that will enable the remains to be placed within their local, regional, and national context and for an assessment of the significance of the archaeology of the proposal area to be made.
- to provide information to enable the local authority to decide any requirements for further archaeological mitigation for the site as required by condition 9.

## 6 EXCAVATION METHODOLOGY

6.1 The evaluation will comprise the following elements:

- Trial trenching
- Reporting

**Please note that further stages of work or other mitigation measures could be required by the local authority, depending upon the results of the evaluation.**

6.2 A solitary 3m square trench will be excavated. The overall proposed development area covers approximately 300m<sup>2</sup>. This evaluation will cover 9m<sup>2</sup> in total, equalling a 3% sample of the area.

The location of the trench is shown on Figure 2. The trench will be stepped if necessary, to ensure their stated size at the base of the trench.

No.	Size (m)	Rationale
1	3x3	To enable the assessment and characterisation of archaeological deposits within the proposed development area.

6.3 The trench location will be accurately plotted by measurement to local permanent features shown on published Ordnance Survey maps. All measurements will be accurate to +/-10cm,

and the trenches locatable on a 1:2500 Ordnance Survey map. This is to ensure that the trenches can be independently relocated in the event of future work.

6.4 Overburden such as tarmac, hardcore or other superficial fill materials would be removed by a machine fitted with a toothless bucket. Mechanical excavation equipment would be used judiciously, under archaeological supervision down to the top of archaeological deposits, or the natural subsoil, whichever appears first. If archaeology is present machining will cease and excavation will normally proceed by hand. Where deep homogenous deposits, or deposits such as rubble infills, are encountered, these may be carefully removed by machine, after consultation with the City Archaeologist, John Oxley or Claire MacRae, Heritage Project Officer.

6.5 The use of mechanical, air-powered, or electrical excavation equipment may also be appropriate for removing deep intrusions (e.g. modern brick and concrete floors or footings) or through deposits to check that they are of natural origin, after consultation with City Archaeologist, John Oxley or Claire MacRae, Heritage Project Officer. The machine will not be used to cut arbitrary sondages down to natural deposits.

6.6 The trench will be sufficiently cleaned by hand to enable potential archaeological features to be identified and recorded; areas without archaeological features will be recorded as sterile and no further work will take place in these areas. The stratigraphy of the trench will be recorded on a trench record sheet even where no archaeological features are identified.

6.7 A sufficient sample of any archaeological features and deposits revealed will be excavated in an archaeologically controlled and stratigraphic manner in order to establish the aims of the evaluation.

- Discrete features will be half-sectioned in the first instance.
- Linear features will be sample excavated (to a minimum of 25% of their length) with each sample being not less than 1m in length
- Deposits at junctions or interruptions in linear features will be sufficiently excavated to allow relationships to be determined.
- Structures will be sample excavated to a degree whereby their extent nature, form, date, function and relationships to other features and deposits can be established.

## **7 RECORDING METHODOLOGY FOR EXCAVATION**

7.1 All archaeological features will be recorded using standardised pro forma record sheets. Plans, sections and elevations will be drawn as appropriate and a comprehensive photographic record will be made where archaeological features are encountered.

7.2 Archaeological deposits will be planned at a basic scale of 1:20, with individual features requiring greater detail being planned at a scale of 1:10. Larger scales will be utilised as appropriate. Cross-section of features will be drawn to a basic scale of 1:10 or 1:20 depending on the size of the feature. All drawings will be related to Ordnance Datum. Where it aids interpretation, structural remains will also be recorded in elevation.

7.3 Each context will be described in full on a pro forma context record sheet in accordance with the accepted context record conventions. Each context will be given a unique number. These field records will be checked and indexes compiled.

7.4 Photographs of work in progress and post-excavation of individual and groups of features will be taken. This will include general views of entire features and of details such as sections as considered necessary. The photographic record will comprise digital photography at an appropriate resolution. All site photography will adhere to accepted photographic record guidelines.

7.5 Areas which do not contain any archaeological deposits will be photographed and recorded as being archaeologically sterile. The natural stratigraphic sequence within these areas will be recorded.

7.6 All finds will be collected and handled following the guidance set out in the ClfA guidance for archaeological materials. Unstratified material will not be kept unless it is of exceptional intrinsic interest. Material discarded as a consequence of this policy will be described and quantified in the field. Finds of particular interest or fragility will be retrieved as Small Finds, and located on plans. Other finds, finds within the topsoil, and dense/discrete deposits of finds will be collected as Bulk Finds, from discrete contexts, bagged by material type. Any dense/discrete deposits will have their limits defined on the appropriate plan.

7.7 All artefacts and ecofacts will be appropriately packaged and stored under optimum conditions, as detailed in the RESCUE/UKIC publication *First Aid for Finds*, and recording systems must be compatible with the recipient museum. All finds that fall within the purview of the Treasure Act (1996) will be reported to HM Coroner according to the procedures outlined in the Act, after discussion with the client and the local authority.

7.8 Other samples will be taken, as appropriate, in consultation with York Archaeological Trust specialists and the Heritage England Regional Science Advisor, as appropriate (e.g. dendrochronology, soil micromorphology, monolith samples, C14, etc.). Samples will be taken for scientific dating where necessary for the development of subsequent mitigation strategies. Material removed from site will be stored in appropriate controlled environments.

7.9 In the event of human remains being discovered during the evaluation these will be left *in-situ*, covered and protected, in the first instance. The removal of human remains will only take place in compliance with environmental health regulations and following discussions with, and with the approval of, the Ministry of Justice. If human remains are identified, the Ministry of Justice and City Archaeologist will be informed immediately. An osteoarchaeologist will be available to give advice on site.

- If **disarticulated** remains are encountered, these will be identified and quantified on site. If trenches are being immediately backfilled, the remains will be left in the ground. If the excavations will remain open for any length of time, disarticulated remains will be removed and boxed, for immediate reburial by the Church.
- If **articulated** remains are encountered, these will be excavated in accordance with recognised guidelines (see 7.10, next paragraph) and retained for assessment.
- Any grave goods or coffin furniture will be retained for further assessment.

7.10 Where a licence is issued, all human skeletal remains must be properly removed in accordance with the terms of that licence. Where a licence is not issued, the treatment of human remains will be in accordance with the requirements of Civil Law, ClfA Technical Paper 13 (1993) and Historic England guidance (2005).

## **8 SPECIALIST ASSESSMENT**

8.1 The stratigraphic information, artefacts, soil samples, and residues will be assessed as to their potential and significance for further analysis and study. The material will be quantified (counted and weighted). Specialists will undertake a rapid scan of all excavated material. Ceramic spot dates will be given. Appropriately detailed specialist reports will be included in the report.

8.2 Materials considered vulnerable should be selected for stabilisation after specialist recording. Where intervention is necessary, consideration must be given to possible investigative procedures (e.g. glass composition studies, residues on or in pottery, and mineral-preserved organic material). Allowance will be made for preliminary conservation and stabilization of all objects and a written assessment of long-term conservation and storage needs will be produced. Once assessed, all material will be packed and stored in optimum conditions, in accordance with Watkinson and Neal (1998), ClFA (2008) and Museums and Galleries (1992).

8.3 All finds will be cleaned, marked and labelled as appropriate, prior to assessment. For ceramic assemblages, any recognised local pottery reference collections and relevant fabric Codes will be used.

8.4 Allowance will be made for the recovery of material suitable for scientific dating and contingency sums will be made available to undertake such dating, if necessary. This will be decided in consultation with the City of York Archaeologist.

## **9 REPORT & ARCHIVE PREPARATION**

9.1 Upon completion of the site work, a report will be prepared to include the following:

- a) A non-technical summary of the results of the work.
- b) An introduction which will include the planning reference number, grid reference and dates when the fieldwork took place.
- c) An account of the methodology and detailed results of the operation, describing structural data, archaeological features, associated finds and environmental data, and a conclusion and discussion.
- d) A selection of photographs and drawings, including a detailed plan of the site accurately identifying the areas monitored, trench locations, selected feature drawings, and selected artefacts, and phased feature plans where appropriate.
- e) Specialist artefact and environmental reports where undertaken, and a context list/index.
- f) Details of archive location and destination (with accession number, where known), together with a context list and catalogue of what is contained in that archive.
- g) A copy of the key OASIS form details
- h) Copies of the Brief and WSI

i) Additional photographic images may be supplied on a CDROM appended to the report

9.2 A copy of the report will be submitted to the commissioning body. A digital copy of the report will be submitted direct to the City of York HER for planning purposes, and subsequently for inclusion into the HER.

9.3 A field archive will be compiled consisting of all primary written documents, plans, sections and photographs. Catalogues of contexts, finds, soil samples, plans, sections and photographs will be produced. York Archaeological Trust will liaise with the Yorkshire Museum prior to the commencement of fieldwork to establish the detailed curatorial requirements of the museum and discuss archive transfer and to complete the relevant museum forms. The relevant museum curator would be afforded access to visit the site and discuss the project results.

9.4 The owner of the Intellectual Property Rights (IPR) in the information and documentation arising from the work, would grant a licence to the Local Authority and the museum accepting the archive to use such documentation for their statutory functions and provide copies to third parties as an incidental to such functions. Under the Environmental Information Regulations (EIR), such documentation is required to be made available to enquirers if it meets the test of public interest. Any information disclosure issues would be resolved between the client and the archaeological contractor before completion of the work. EIR requirements do not affect IPR.

9.5 Upon completion of the project an OASIS form will be completed at <http://ads.ahds.ac.uk/project/oasis/>.

## **10 POST EXCAVATION ANALYSIS & PUBLICATION**

10.1 The information contained in the evaluation report will enable decisions to be taken regarding the future treatment of the archaeology of the development site and any material recovered during the evaluation as required by Condition 9.

10.2 If further archaeological investigations (mitigation) take place, any further analyses (as recommended by the specialists, and following agreement with John Oxley, the City of York Archaeologist) may be incorporated into the post-excavation stage of the mitigation programme unless such analysis are required to provide information to enable a suitable mitigation strategy to be devised. Such analysis will form a new piece of work to be commissioned.

10.3 In the event that no further fieldwork takes place on the site, a full programme of post excavation analysis and publication of artefactual and scientific material from the evaluation may be required by the John Oxley, the City of York Archaeologist. Where this is required, this work will be a new piece of work to be commissioned.

10.4 If further site works do not take place, allowance will be made for the preparation and publication in a local and/or national journal of a short summary on the results of the evaluation and of the location and material held within the site archive.

10.5 The results of the work will be publicised locally e.g. by talking to local societies, as appropriate.



## **11 HEALTH AND SAFETY**

11.1 Health and safety issues will take priority over archaeological matters and all archaeologists will comply with relevant Health and Safety Legislation.

11.2 A Risk Assessment will be prepared prior to the start of site works.

## **12 PRE-START REQUIREMENTS**

12.1 The client will be responsible for ensuring site access has been secured prior to the commencement of site works, and that the perimeter of the site is secure. The trench will be fenced with double-clipped Heras-style panels while the trench is open.

12.2 The client will provide York Archaeological Trust with up to date service plans and will be responsible for ensuring services have been disconnected, where appropriate.

12.3 The client will be responsible for ensuring that any existing reports (e.g. ground investigation, borehole logs, contamination reports) are made available to York Archaeological Trust prior to the commencement of work on site.

## **13 REINSTATEMENT**

13.1 Following excavation and recording the spoil from the trenches will be backfilled unless requested otherwise. The backfill material will be levelled and compressed as far as possible by machine but will not be compressed to a specification. York Archaeological Trust are not responsible for reinstating any surfaces unless specifically commissioned by the client who will provide a suitable specification for the work.

13.2 The trench will be backfilled as soon as possible subject to agreement with the City of York Archaeologist and the client, to minimise the length of time the excavation is open, for health and safety reasons.

## **14 TIMETABLE & STAFFING**

14.1 The timetable shall be as agreed with the client.

14.2 Specialist staff available for this work are as follows:

- Human Remains – Malin Holst
- Palaeoenvironmental remains – Dr Jennifer Miller
- Head of Curatorial Services - Christine McDonnell
- Pottery Researcher - Anne Jenner
- Finds Officers – Nienke Van Doorn
- Archaeometallurgy & Industrial Residues –Dr Rod Mackenzie
- Conservation - Ian Panter

## **15 MONITORING OF ARCHAEOLOGICAL FIELDWORK**

15.1 As a minimum requirement, the City of York Archaeologist will be given a minimum of one week's notice of work commencing on site, and will be afforded the opportunity to visit the site during and prior to completion of the on-site works so that the general stratigraphy of the site can be assessed and to discuss the requirement any further phases of archaeological work. York Archaeological Trust will notify the City of York Archaeologist of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed WSI will only be made in consultation with the City of York Archaeologist.

15.2 With the client's agreement illustrated notices will be displayed on site to explain the nature of the works.

## **16 COPYRIGHT**

16.1 York Archaeological Trust retain the copyright on this document. It has been prepared expressly for the named client, and may not be passed to third parties for use or for the purpose of gathering quotations.

## KEY REFERENCES

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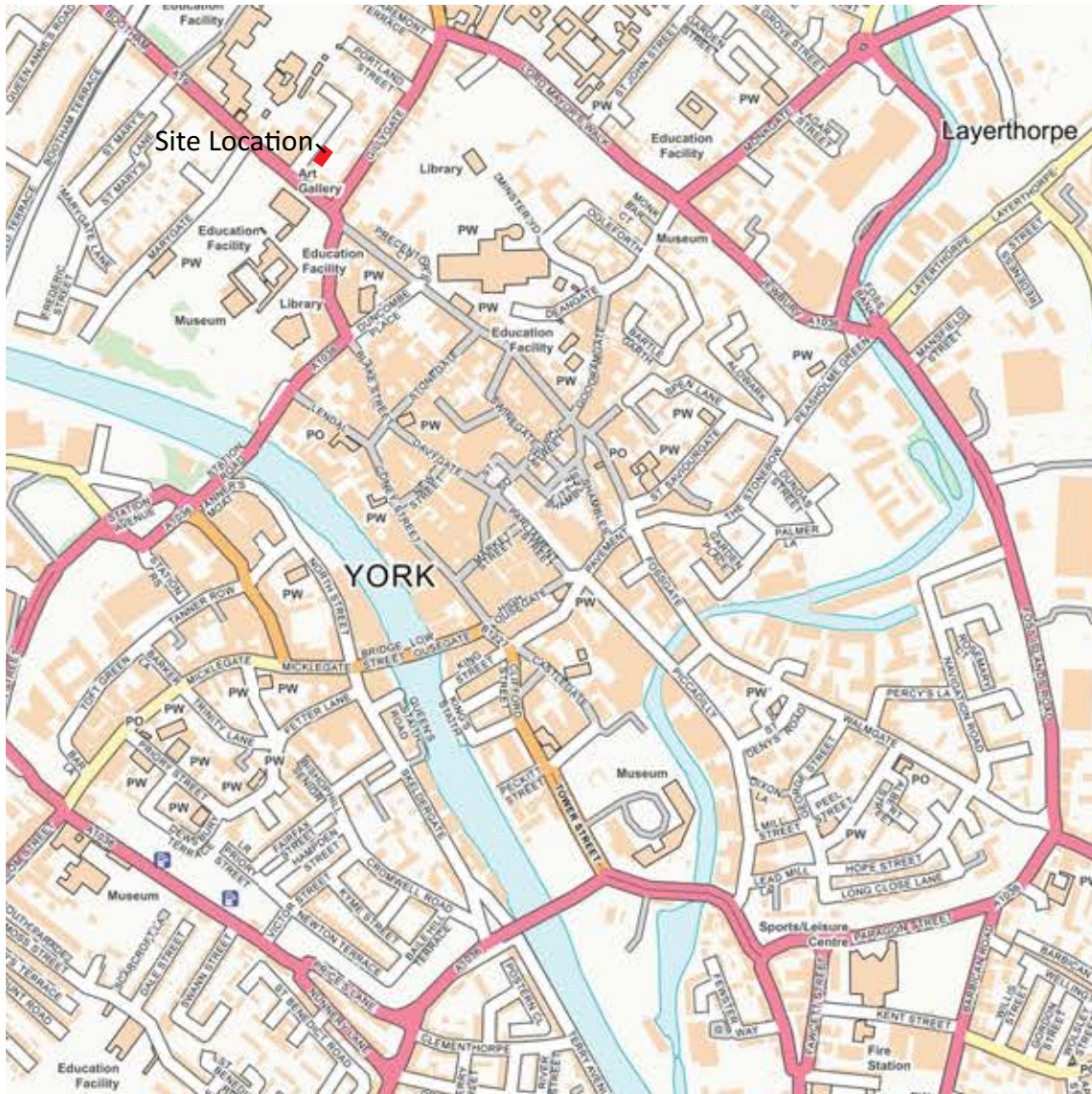
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For the latest Historic England guidance documents see:

<https://historicengland.org.uk/advice/latest-guidance/>

## FIGURES



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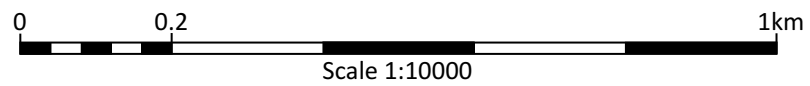
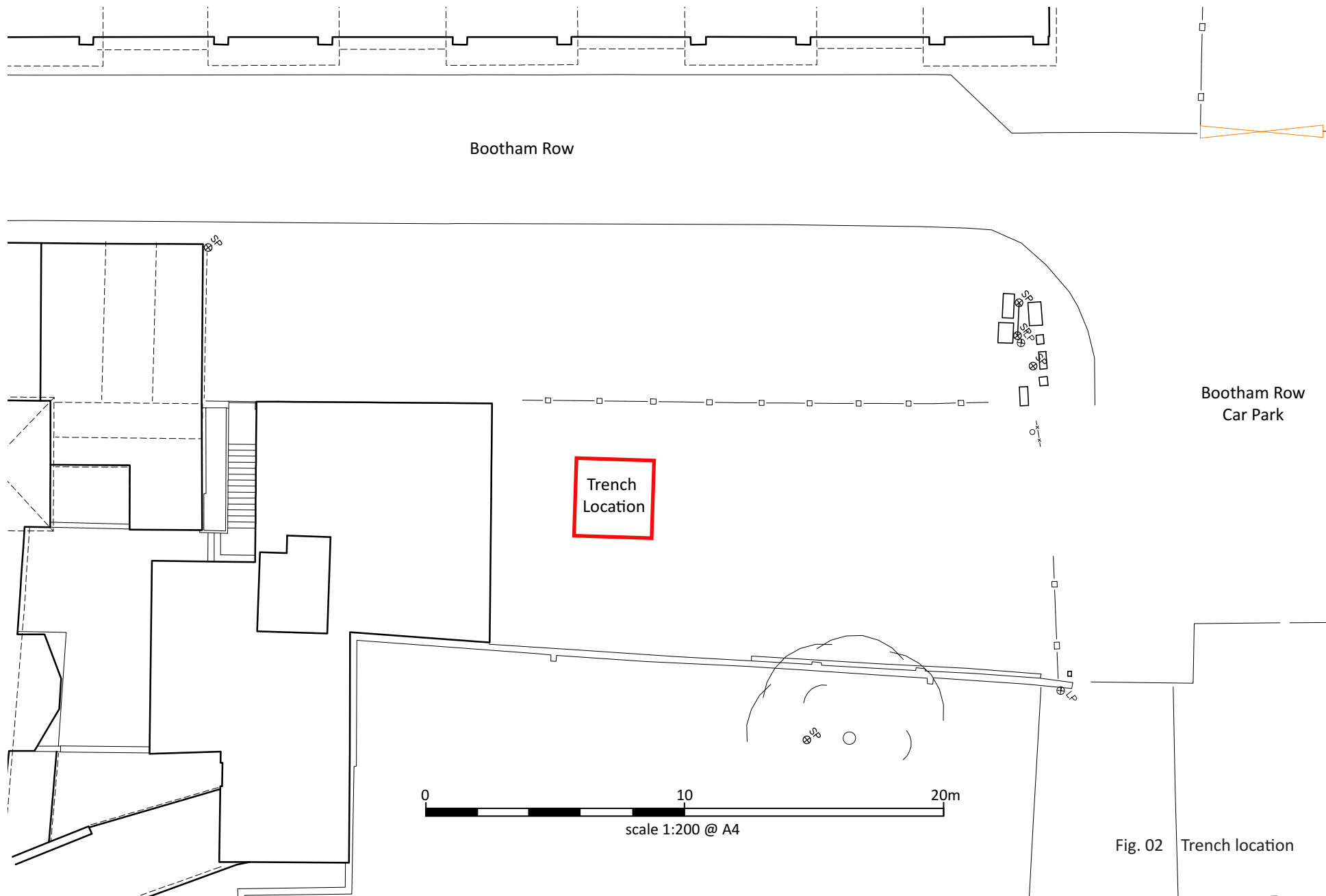


Fig. 01 Site location



Bootham Row  
Car Park

Trench  
Location

0 10 20m  
scale 1:200 @ A4

Fig. 02 Trench location

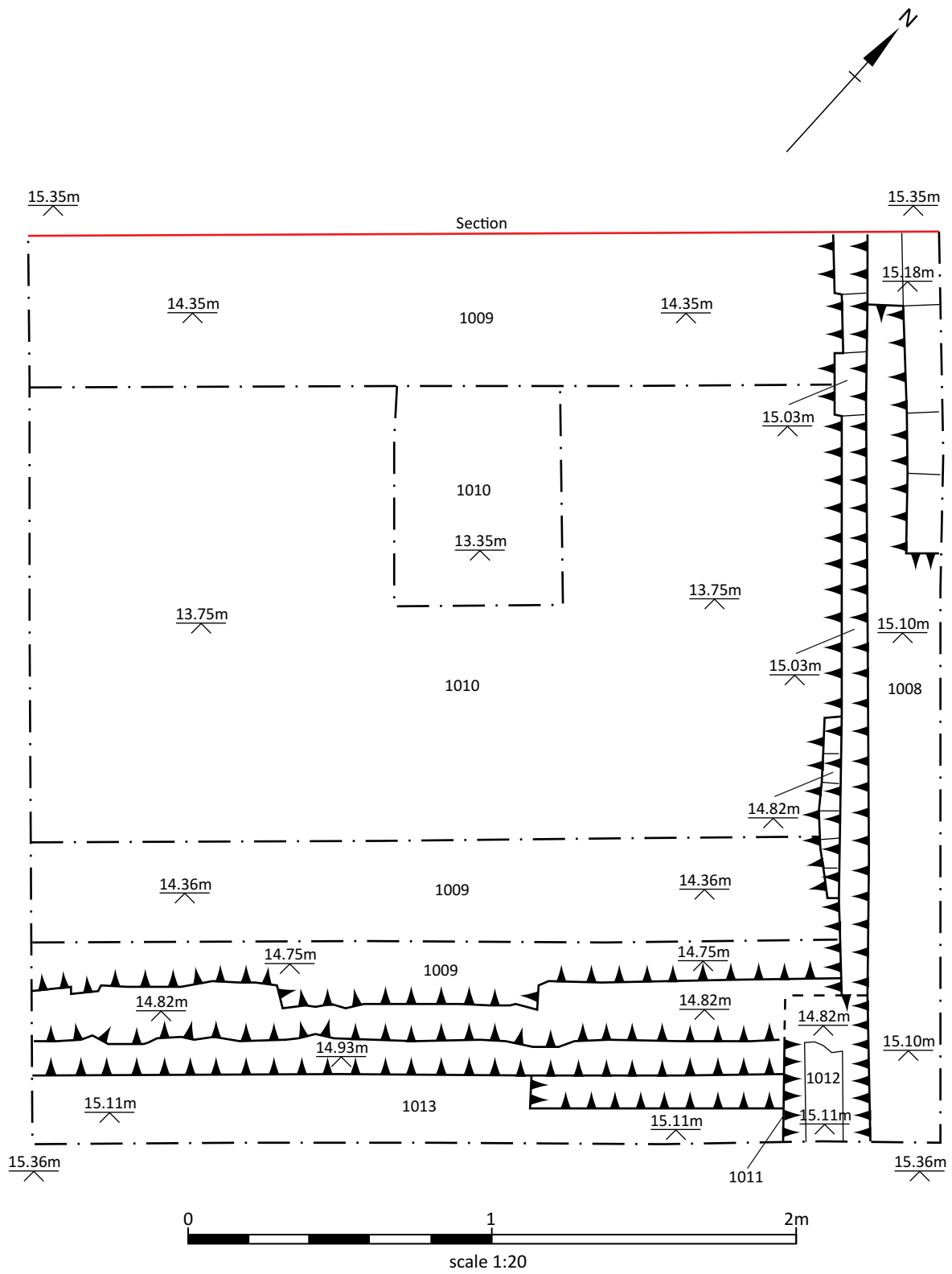


Fig. 03 Evaluation trench plan



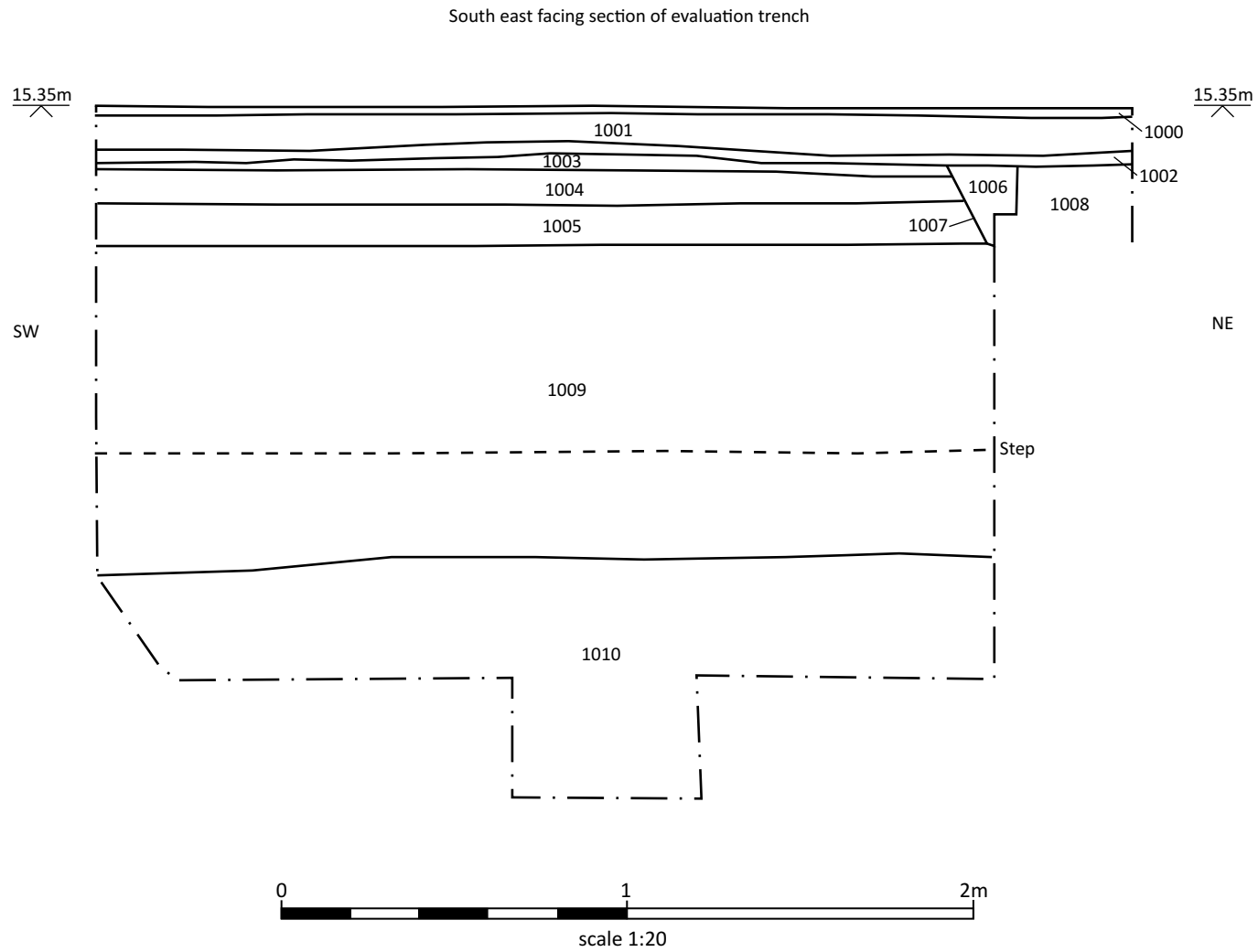


Fig. 04 South east facing section of evaluation trench



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