



**YORK ARCHAEOLOGICAL TRUST**



**YORK ST JOHN UNIVERSITY RESIDENTIAL  
SCHEME, HULL ROAD, YORK**

By Steven J Allen

*DESK BASED ASSESSMENT REPORT*

Report Number 2016/60 August 2016



# YORK ARCHAEOLOGICAL TRUST



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### Abbreviations

VCH= Victoria County History

## NON-TECHNICAL SUMMARY

An archaeological desk based assessment of the York St John University Playing fields off Hull Road in advance of a possible residential scheme. Archive, HER and on line resources have been consulted and a walk over survey completed. The report discusses the archaeological potential of the site in its local context and in conformity with current planning policy.

## KEY PROJECT INFORMATION

Project Name	<b>YORK ST JOHN UNIVERSITY RESIDENTIAL SCHEME, HULL ROAD, YORK</b>
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## REPORT INFORMATION

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## 1 INTRODUCTION

York Archaeological Trust was commissioned to prepare a desk-based archaeological and historical assessment to determine the potential for archaeological and historical remains within the playing fields off Hull Road belonging to York St Johns University. The development area is referred to as St John's Playing Fields. The site lies south of Hull Road and west of Windmill Lane, approximately 1.2 miles east of the medieval city walls of York. The immediate site is bounded by Hull Road to the north, windmill lane to the east, the University of York Science Park to the south and the Woodlands Neurological Rehabilitation Centre to the west. The site encloses and excludes the David Lloyd tennis facility except to the latter's south side, which coincides with the southern boundary of the study area.

The Grid Reference for the centre of the site is SE 6261 5106 and the nearest postcode is YO10 3LG.

## 2 AIMS AND METHODOLOGY

This work aims to assess the current state of historical knowledge about the site's topographic evolution and historical development, utilising a wide range of sources, so as to contribute to an assessment of the sites archaeological potential. The selected study area has concentrated on a 750m radius zone centred on SE 6261 5106 to the east of York city walls, bounded by the University of York Science Park on the south, Hull Road on the north, Windmill Lane on the east, and the Woodlands Neurological Rehabilitation Centre on the west [Figure 2].

The report has been prepared using guidelines for the compilation of desk-based assessments drawn up by the Chartered Institute for Archaeologists (CIfA, revised 2014), and internal guidelines compiled by York Archaeological Trust (YAT, revised 2015).

Archaeological remains can be nationally or locally designated through listing or scheduling, and can appear in either national or locally held records; in addition information can be gleaned from historic records and published sources. To ensure good coverage of the study area the following sources were consulted:

The York Historic Environment Record

City of York Archives

The Borthwick Institute Archives, University of York

Historic Mapping On-line sources

The results of the searches have been compiled into a Gazetteer (Appendix 1), and each site has been given a Unique Identifier (UI) which is used throughout this text. Several of the HER records are undated aerial photographs or lack usable location data and are thus omitted from the gazetteer. A walkover survey of the site was conducted on 15/08/2016. The search results, alongside all other information, have been analysed and discussed in relation to potential impacts of the proposed development, and presented in full in this report. The paperwork pertaining to this report is held by York Archaeological Trust under the project code 5925.

### **3 PLANNING AND LEGISLATIVE FRAMEWORK**

#### **3.1 National Planning Policy**

In March 2012 the Government published the National Planning Policy Framework (NPPF) in an effort to make the overall planning system less complex and more accessible. In this document Chapter 12 titled “Conserving and enhancing the historic environment” deals with archaeological and historic issues. This section supersedes the previous planning legislation, Planning Policy Statement 5: “Planning for the Historic Environment” (PPS5). However, in a revision note published by English Heritage in June 2012 it is stated that “the PPS5 Practice Guide remains a valid and Government endorsed document pending the results of a review of guidance supporting national planning policy”. It also states that “the policies in the NPPF are very similar and the intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF”.

#### **3.2 Regional and Local Planning Policy**

City of York Council are currently preparing a new Local Plan (<http://bit.ly/1Khxden> accessed 17th August 2016). The “Local Plan Publication Draft and Proposals Map” were considered by the Local Plan Working Group in September 2014. Their views were reported to Cabinet and the drafts were approved for consultation. Annex A of the “City of York Local Plan Publication Draft and Proposals Map” states its vision and outcomes are to: “...deliver sustainable patterns and forms of development to support this ambition and the delivery of the city’s environmental and social objectives. This will include ensuring that the city’s spaces and archaeology can contribute to the economic and social welfare of the community whilst conserving and enhancing its unique historic and natural environmental assets” (<http://bit.ly/1Na44XG> accessed 17th August 2016). In October 2014, the consultation was halted to allow further work to be undertaken.

### **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

#### **4.1 Geology and Topography**

The underlying solid geology is the Sherwood Sandstone group, laid down in the Triassic and Permian c229-271 million years ago. The superficial (or ‘drift’) deposits are glacially derived sands and gravels (till) of the York Moraine member deposited following the last (Devensien) Ice Age (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> accessed 17<sup>th</sup> August 2016). This moraine locally forms a low ridge running approximately east-west, dropping towards the south.

#### **4.2 Previous Archaeological Interventions**

A search of the Historic Environment Record for York has revealed that a number of archaeological interventions have been carried out within the study area but none within the development site itself.

Excavations have been carried out at Heslington Hill (UI 28). 99 Millfield Lane (UI 34) and Heslington East (UI 48).

Evaluations have been conducted at Lord Deramore's School, (UI 3, 13, 51), the Ice House at Alcuin College (UI 26), 99 Millfield Lane (UI 34), Derwent Road Playing Fields Osbaldwick (UI 36, 37, 41), Bleachfield University of York (UI 39) and, Metcalfe Lane Osbaldwick (UI 53).

Watching briefs have been conducted at Field Lane Heslington (UI 2), Lord Deramore's School (UI 4, 51) The Alcuin Link Building (UI 19), Heslington Hill (UI 24, 28, 42, 46), the It Incubator Building (UI 27), Siwards Howe Pumping station (UI 29), the National Stem centre (UI 30, 50), Hillcroft, Garrow Hill (UI 31, 52), Archbishop Holgate's School (UI 32), Bleachfield University of York (UI 39) and the New Borthwick Library (UI 20, 45).

Geophysical surveys have accompanied some of the above listed projects at Lord Deramore's School (UI 14, 43); Heslington Hill (UI 23), Heslington East (UI 49) and surface collection has taken place at Siwards Howe (UI 25).

Archaeological assessments and desk based assessments have been prepared for the University of York Heslington Campus (UI 7, 15, 18, 40, 44, 47), Derwent Road School and Playing Fields Osbaldwick (UI 33, 35).

Borehole and subsoil surveys have been completed immediately west of the site connected with the covered reservoir and east of the site along Windmill Lane. Though mapped by the City of York council they are not specifically covered by the HER gazetteer.

### **4.3 Archaeological and Historical Overview (Period-By-Period)**

#### *4.3.1 Prehistoric c.500, 000 BC up to AD 71*

Prehistoric activity is present to the east of the site where excavations at Heslington East (UI 48) indicate Mesolithic and Neolithic activity, Bronze Age and Iron Age enclosures and waterholes and Iron Age roundhouses. Occasional residual finds of struck flint extending along the higher ground to the west (UI 25, 28) have also been recorded beyond the 750m radius study area.

#### *4.3.2 Roman AD 71-410*

Hull Road is generally accepted as a Roman route (RCHM Road 2) leading from the Walmgate crossing of the River Foss eastwards, along the higher ground formed by the moraine, towards the presumed ferry point and settlement at Brough on Humber. While this has been tested well to the east and west of the site, no direct observation has been made nearer to the study area.

The site lies south of this road. Roman activity including enclosures and a substantial building with a hypocaust was excavated at Heslington East (UI 48). Artefactual material has been observed in the immediate vicinity at Heslington Hill (UI 46). Further Roman period ditches were observed to the north east at Metcalf Lane, Osbaldwick (UI 53) and possible Roman ploughsoil was observed immediately south of the site (UI 99).

A hoard of 2880 Roman coins dating from after AD360 within a Crambeck ware jar were found in 1966 during works at Alcuin College, to the south west of the site (UI 93-96). In the nineteenth century, gravel extraction south east of the site unearthed two high status Roman inhumation burials (UI 82-92) in stone sarcophagi, one classified as a gypsum burial.

#### 4.3.3 *Anglian/Anglo-Scandinavian AD 410-1066*

The excavations on Heslington Hill (UI 96, 102) identified traces of Anglian settlement and/or a cemetery. The designated heritage asset within the study area, Siwards Howe (UI 97) is generally assumed to be an Anglian burial mound, though the actual date of the monument is unknown and speculation includes a prehistoric origin to a medieval mill mound. No Anglo-Scandinavian traces have yet been identified in the study area.

#### 4.3.4 *Medieval AD 1066-1540*

Domesday Book records Heslington being divided into three estates whose history is summarised in the Victoria County History (VCH Yorks east vol 3, 66-74). The area was divided between two parishes, that of Heslington St Paul to the east and Heslington St Lawrence to the west. In the medieval period, the area appears to have been open fields, part of Heslington township. The focus of this settlement lay south of the study area. Scatters of medieval pottery have been found in locations including Heslington Hill (UI 96, 102) and Heslington East (UI 48), while ridge and furrow cultivation has been observed at Derwent Roads Playing Fields, Osbaldwick (UI 33, 37), Heslington Hill (UI 96, 102), and Lord Deramore's School (UI 4, 51). Undated ridge and furrow has been observed in aerial photographs of the area taken in the 1930s (UI 103-120)

#### 4.3.5 *Post-Medieval c. AD 1540-1850*

Hull Road became a turnpike in 1765 (VCH Yorks East Vol 3, 66-74) and remained so until 1872. The site lay within one of the major open fields of Heslington, known as Gravel Field by the 18<sup>th</sup> century (and possibly earlier known as Mill Field). The area remained part of an open field system which is recorded in the tithe allotments of 1841. The associated tithe map only survives for the Heslington St Paul's parish which records seven strips all described as arable, until the enclosure award of 1857.

A 19<sup>th</sup> century windmill is recorded to the south east of the site (UI 98). Gravel pits are also recorded to the east on the OS 1853 map and the Roman sarcophagi referred to above were discovered in the process of gravel extraction. Set back from the north of Hull Road a residence, (Mill Field House- UI 101) now subdivided and known as 'Millfield House' and 'Tall Timbers', was built around 18. No neighbouring houses were built.

#### 4.3.6 *Modern c. AD 1850 and Later*

Following the enclosures of 1857, the landowners (the Yarburgh family of Heslington Hall) set about improving the land, including the current site. Windmill Lane, forming the eastern boundary of the site was straightened out in the 1880s and trees planted along the northern and eastern edges of the site (along Hull Road and Windmill Lane respectively). The two parishes of Heslington St Lawrence and Heslington St Pauls were amalgamated in 1869 and served by the newly built St Paul's Church (UI 79), which seems to have replaced the medieval church (UI 80) on the same site. These arrangements remained in place until 1936 when part of the parish including the site was taken into the newly created parish of St Hilda's, created to serve the new Tang Hall Estate.

The study area north of Hull Road appears to have remained agricultural fields until the 1930s when the Tang Hall Estate was built. The site became playing fields in the 1930s with a small pavilion being built in the north east corner of the site, subsequently expanded by the addition



of a small adjacent freestanding building of recent construction. The area west of the site, marked as Allotments on the OS map of 1893 became a covered reservoir and a residential home (now the Woodlands Neurological Rehabilitation Centre). East of the site became residential housing and a school while the University of York acquired the land south of the site. From the 1960s the area south and south east of the site has been developed as part of the University campus, development which is continuing to the present day.

In 2003 the parcel of the land enclosed on its east, north and west by the site became a tennis centre (now the David Lloyd centre) with an access road running from the junction of Windmill Lane and Hull Road. No archaeological intervention or study has been located connected with this development.

#### 4.4 Statutory and Non-Statutory Protected Features

The National Heritage List for England names a single listed building (now subdivided into two properties) within the study area ('Millfield House' and 'Tall Timbers', grade II, List entry number 1257547, a subdivided residential house of c.1830) (UI 101). This building is directly north of Hull Road but set back from the road frontage and does not lie within the proposed development site.

There are no registered battlefields, registered parks or gardens, or World Heritage sites within the study area. There is one designated heritage asset within the study area. Siwards Howe (UI 97- SE 62186 50871, HE List entry 1015690) is a presumed burial mound of Anglo-Saxon date. It lies to the WSW and is not within the development site

The development site sits within a designated Area of Archaeological Importance.

#### 4.5 Historic Landscape Characterisation

The site falls within the 'University of York Campus' appraised as part of the York Historic Environment Characterisation Project, Character Area 61 (City of York Council 2013, 2014).

##### *Character Area 61: University of York Campus*

The Campus lies south of Hull Road, east of Walmgate Stray, west of the outer ring road (A64) and partially surrounds the conservation area of Heslington village to the south. Its key characteristics are summarised as 'University campus containing residential, recreational commercial and educational buildings of a variety of styles and size, predominantly dating between the 1960s to 2000s. A 1960s residential estate is included on the fringes of the campus. The area is of Archaeological Importance because of its proximity to the Roman and medieval city and known archaeological deposits. One designated heritage asset is known in the Character Area, Siwards Howe (SAM 26623).

## 5 CARTOGRAPHIC ASSESSMENT

### *16<sup>th</sup>-19<sup>th</sup> century*

Early maps of York do not extend far enough to the east to cover the study area. The earliest cartographic evidence is the tithe map for Heslington St Pauls made in 1841. A small parcel of seven strips aligned north south belonging to this parish forms the western third of the site. The allotment register shows this land was owned by the Yarburgh family and let out as

individual strips to four tenants. All are described as Arable except for the easternmost strip which seems to be associated with the nearby windmill owned by a Thomas Hodgson. Although the contemporary register for Heslington St Lawrence survives, which would cover the remainder of the site, the associated map is missing. There is no reason to suppose that the St Lawrence portion of the site would have been different in character from that of St Pauls.

### *19<sup>th</sup>-20<sup>th</sup> century*

The 1853 OS first edition map shows the site as unenclosed land with an unlabelled Mill Lane meandering south-south-east towards Heslington Windmill. Immediately to the East of the site is an area described as a "Gravel Pit". A sinuous field boundary is present halfway along the Hull Road, part of which is reflected in the southernmost extension of the site. A north south strip of land labelled as "No 3" halfway along the site is defined as part of Heslington St Paul's parish and is the parcel of that parish depicted and described in the 1841 Tithe allotment. Mill Field House and its grounds are immediately across the Hull Road from the site. East of the site and fronting on to the south side of Hull Road is the Black Bull Public House.

A plan of open fields allotted to George Yarburgh of Heslington Hall was created in 1854 and appears cartographically to be independent of the 1853 OS Map. . This is a very simple map with parts of the open fields allotted to particular landowners coloured by hand. The site is shown as belonging to the Yarburghs but offers no detail other than showing the western portion of the site (beyond the sinuous field boundary mentioned above) is not part of the open field allocation.

The 1857 Heslington Open Fields enclosure award map (accompanying the formal enclosure award) shows the strip of Heslington St Paul's land within the surrounding Heslington St Lawrence as part of the award to GJ Yarburgh. The land west of the sinuous boundary mentioned above is not part of this award but is labelled as already belonging to the same landowner.

By the 1893 OS Map of York, Mill Lane has been straightened. The field boundaries are unchanged but trees have been planted along the south side of Hull Road and Thief lane, and along the west side of Mill lane, forming a shallow belt of woodland, labelled 'Mill Plantation' along the northern and eastern boundaries of the site. Heslington Windmill is now described as 'Corn' and the gravel pits to east and south east are 'old'. A label and findspot for the Roman burials (UI 82-92) are present. 'Siwards Mount' is now 'Siwards How' and Mill Field House has acquired a lodge on the Hull Road frontage.

The 1910 OS Map of York shows that houses have been built between Thief Lane and Hull Road. A gravel pit has appeared directly across Mill Lane from the site.

By the 1931 OS Map of York, the area of the site west of the sinuous field boundary is described as 'allotment gardens'. Housing for the Tang Hall estate has been built to the east of Tang Hall Lane and north of the Tang Hall Beck. Heslington Windmill is now 'Old Windmill'.

The 1938 OS Map of York shows a small building in the north east corner of the site, corresponding to the existing pavilion. Housing for the Tang Hall estate is under construction north of Hull Road. Housing seems to be marked as plots, if not actually built, along parts of

the east side of Mill Lane, avoiding the former gravel pit, and the corresponding south side of Hull Road towards the Black Bull Public House.

The 1953 OS Map shows a slightly larger pavilion building in the north east corner of the site. This part of the site is now labelled as 'Sports Ground'. Across Mill Lane the housing is near continuous, avoiding the former gravel pit, and the Black Bull Public House has been enlarged. Heslington windmill is no longer marked, though its enclosure is still present. Housing in Tang Hall is nearly complete. Mill Field House appears to have been divided into two properties and some houses built between it and the Hull Road frontage. No significant changes are present in the 1958 edition.

The 1971 OS Map has the site now labelled as 'Athletic ground with a running track marked across the southern third of the site. A small building has appeared in Mill Plantation halfway along the eastern side of the site and a second pavilion in the south east corner. Three buildings have appeared in the allotment gardens within the site boundary. Mill Lane has been renamed Windmill Lane, and the former windmill site is now Mill House. Archbishop Holgate's School has been built east of Windmill lane. A water tower adjacent to Siwards Howe has appeared and the first elements of the University of York campus have been built south of the site. A label marks the findspot of the Roman coin hoard (UI 93-96).

By the 1981 OS Map of York the three buildings and the former allotment gardens are labelled as 'Nursery'. A rectangular structure has appeared between these buildings and the first pavilion. Immediately west of the site a covered reservoir has been constructed, further buildings of the University campus have been built to the south. East of Windmill Lane a depot, Badger Hill School and playing fields have been created and the gravel pits are no longer visible.

Minor changes to the University are evident in the 1992 OS Map of York. Within the site, the rectangular structure between the nursery and the first pavilion is now labelled as 'Tennis Courts'.

On the current OS Map of York, the David Lloyd tennis centre has been built in the parcel of land enclosed by the site, with an access road and two small buildings adjacent to the first pavilion. The later pavilions beside Mill Plantation have gone. The nursery and the adjacent tennis courts have gone, a north south property boundary bisecting the former nursery and allotment gardens created (forming part of the western boundary of the current site) with a new building (the Woodlands Neurological Rehabilitation Home) occupying the western part, beyond the site boundary. Siwards Howe is now 'Mill Mound'. Further building on the University Campus has taken place. The depot behind Windmill Lane has been turned into housing.

## 6 PHOTOGRAPHIC ASSESSMENT

No photographs of the study area have been located in the course of this study

## 7 PREVIOUS ARCHAEOLOGICAL INTERVENTIONS

There have been no previous archaeological excavations within the proposed development site.

## 8 SITE WALKOVER SURVEY

The site walkover survey was undertaken between 11.00am and 12.15pm on Monday 15<sup>th</sup> August 2016, on a dry, bright sunny morning with high cloud.

The Site was entered via the access road leading off the junction of Hull Road and Windmill Lane.



**Walkover photograph 1. Site entrance, junction of Watermill Lane (left), Hull Road (right) with cars on the recent access road to the tennis centre with the Pavilion building in the background.**

The Pavilion, built in the 1930s is a brick two storey central structure with a clock and two wings, all shuttered against vandalism and set within a small garden. Immediately to the west are very modern brick single storey ancillary buildings currently used as store rooms by the grounds maintenance department of York St John University. A well kept hedge surrounds the building with a short flight of concrete steps down to the level of pitch 1.



**Walkover photograph 2. The Pavilion, south west facing elevation with steps through hedging up to enclosed garden in front.**

*West of the Tennis centre access road.*

The access road for the tennis centre turns a corner south towards the latter buildings, respecting the pavilion and its associated outhouses. A playing field (Pitch 3) lies west of the access road. The northern boundary of the field is defined by the wooded belt of Mill Plantation along the Hull Road. This area is overgrown with mature trees and bushes obscuring the ground surface. The belt is crossed by a footpath leading from the Hull Road Bus stop directly into the playing field. A meandering informal footpath follows the belt from the playing field passing a manhole cover associated with below ground services and meeting with the Hull Road fence in the north-west corner of the site before continuing into the grounds of the adjacent property.



**Walkover photograph 3. View along access road looking west towards pitch 3. Mill Plantation bordering Hull Road to right. Footpath to bus stop starts at left centre of image, heading right into the trees.**





**Walkover photograph 4. Pitch 3 from access road, looking south west**



**Walkover photograph 5. Panorama of Pitch 3 looking south east. Mill Plantation bordering Hull Road to left, hedged and fenced western boundary of site on right.**



**Walkover photograph 6. Disturbed ground on north side of pitch 3.**

The west boundary is a wooden rail fence set within a shallow belt of trees and bushes. The south boundary of the field is a modern steel fence separating the field from the tennis centre car park while the east boundary is the hedged line along the west edge of the access road. The field is covered with coarse grass and appears level. Rusting football goalposts are present, one at the east, and one at the west end of the 'pitch'. Partway along the northern edge of the pitch is an overgrown spoil heap which may be unconsolidated backfill from a geotechnical pit or investigation of a water pipe indicated as crossing this part of the field. .



**Walkover photograph 7. Raised ground at south west corner of pitch 1 with footpath to south west corner of site, looking west.**

A short, raised overgrown earth bank bulges eastwards from the western boundary of the site towards the tennis centre car park. This was crossed via a narrow overgrown corridor between the tennis centre car park and the western boundary of the site into an overgrown space (the 'west extension') between the tennis centre and facing towards the covered reservoir. The west boundary was here defined by overgrown hedges and small trees with a shallow drop and a broken down fence between the site and the base of Heslington Hill. Concrete and steel vents here are associated with the underlying water main which will have disturbed any archaeology in this area. The ground appears level with no significant visible features.





**Walkover photograph 8. Level ground of site extension, south west of tennis centre, looking north.**

A short extension of the site lies immediately south west of the tennis centre building. Its curving western boundary corresponds to the old field boundary recorded since the 1841 tithe map. The area contains several mature trees, a concrete and steel vent for the water main passing through this area. The ground is irregular, contains occasional fragments of modern ceramic building materials and may reflect the earthmoving activity associated with the construction of this main.



**Walkover photograph 9. Disturbed ground and concrete feature associated with underlying water main, south west corner of site.**



*East of the Tennis centre access road.*



**Walkover photograph 10. Pitches 1 and 2 looking south east from north west corner of pitch 1. Mill Plantation bordering Windmill Lane at left.**



**Walkover photograph 11. Pitches 1 and 2 looking north west from south east corner of pitch 2. Mill Plantation bordering Windmill lane on right.**

A chain link fence and low hedge form the boundary between the access road and the larger playing field (Pitch 1 and Pitch 2). Again the pitches are laid to coarse grass and although level appear visually to be uneven due to uneven grass growth. A member of the grounds staff was present and enquiries have established that the playing fields have not been mown since May 2016. The current grass represents four months summer growth. To the south of the pitches the ground level has been reduced to create metalled tennis courts separated by steel fencing from the playing field.



**Walkover photograph 12. Drop between south end of pitch 2 and recent tennis court 1**

The eastern boundary of this playing field, and that of the site as a whole, is formed by that part of Mill plantation facing on to Windmill Lane. This boundary is formed by a broad, irregular earth bank, higher towards the southern end of the site, with a gap more or less opposite Sails Drive (off Windmill Lane). The bank is heavily overgrown with mature trees and bushes and has an informal footpath running along its length. Occasional fragments of modern ceramic building material are exposed on the surface. Next to Windmill Lane it is separated from the road by mature hedges. Fly tipping is evident along the bank especially at the northern end where, in particular, a set of stone plinth rubble, with sockets for Iron railings, has been dumped. At this point the bank has more or less disappeared.



**Walkover photograph 13. Bank along east side of site (Mill Plantation) looking north. Casual footpath crossing bank towards Sails Drive in foreground.**



**Walkover photograph 14. Fly tipped stone plinth rubble at northern end of bank, looking west. Casual footpath running along length of bank in foreground.**

## 9 ARCHAEOLOGICAL POTENTIAL AND RECOMMENDATIONS

### 9.1 Archaeological Potential

No previous archaeological excavations have taken place within the development site though monitoring and excavations have taken place within the wider study area. Unsurprisingly, most of these have taken place on the University of York campus which has been developed since the early 1960s, at a time when people were becoming more aware of archaeology. Correspondingly fewer records are available north of the Hull Road where most development had been completed by the late 1940s and subsequent archaeological work has been more limited. The existing records do however supply useful evidence.

The glacial moraine on which the site lies has been used since the distant past as a transit route across this part of the Vale of York. Evidence of early prehistory is sparse, but present. From the Bronze Age into later prehistory there is evidence of enclosure and scattered settlement, best demonstrated by the work at Heslington East. This pattern continued into the Roman period where it is augmented by the formalisation of Hull Road as a route into the south east of Roman York, the occasional substantial stone building, deposition of a coin hoard, and evidence of a cemetery of unknown extent south of the site. Anglian settlement and an associated cemetery are suggested by the finds at Heslington Hill immediately overlooking the site to the south west, while Siwards Howe could potentially represent a significant burial site of this period.

By the medieval period the land had been divided up into several manors each with a settlement focus (such as Heslington Village itself) surrounded by open fields. The historic maps dating from the 19<sup>th</sup> century onwards suggest that these fields remained in cultivation until the late nineteenth and early twentieth century, when the expansion of York led to the creation of new housing states and associated amenities. In the second quarter of the 20<sup>th</sup> century the site was turned over to use as playing fields with the west side used for horticultural purposes. These allotment gardens/nursery were absorbed into the playing fields which have continued in use to the present day.

The walkover survey has noted the level nature of the ground surface in the playing fields. Below ground services will have disturbed any archaeology along the west of the site next to the tennis centre building and along the northern edge of Pitch 3. It is possible that some areas of land may have been raised as part of the overall levelling, resulting in localised burial and preservation of the old ground surface and any archaeological deposits below. However the eastern boundary of the site in particular has been raised into an irregular bank beneath Mill plantation. It is quite possible that this bank has in part been created by spoil removed during the levelling of the land for the playing fields. If correct then two conclusions follow. Firstly, an old land surface and any archaeology predating the playing fields may be preserved below the bank or in localised areas across the playing fields. Secondly the levelling of the playing fields may have disturbed archaeological deposits over much or all of the development area, either removing archaeological deposits completely or truncating them leaving any surviving archaeology very close to the modern ground surface. The absence of archaeological records for the construction of the tennis centre means this question cannot be answered at present.

In summary, there is a low probability of scattered earlier prehistoric material being present in the development site. There is a reasonable probability of later prehistoric and Romano-British features being present within the development site and a reasonable probability of post Roman Anglian features being present within the development area. There is a high probability of medieval and later cultivation traces being present within the development area, and in pitch 3 of structures/services associated with the early 20<sup>th</sup> century allotments and nursery. While some of this may be preserved below ground in areas where the land surface has been raised for the playing fields, it is equally possible that some or all archaeology has been truncated or entirely removed as part of the same levelling activity.

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**APPENDIX 1 – GAZETTEER.**

<b>GAZETTEER OF SITES IN THE STUDY AREA</b>			
<b>UI</b>	<b>SOURCE</b>	<b>GRID REF</b>	<b>DESCRIPTION</b>
2	EYO5840	SE 6279 5043 (point)	Field Lane Heslington, Watching Brief
3	EYO6061	Centred SE 6288 5047 (82m by 34m)	Archaeological Evaluation Lord Deramore's School. Fieldwork by CfA. Furrows, potentially of medieval date.
4	EYO5880	SE 6287 5047 (point)	Lord Deramore's Primary School Archaeological Watching Brief by Wessex Archaeology of geotechnical investigations, comprising three test pits, three window samples and three bore holes.
5	EYO5880	SE 6240 5050 (point)	University; R & F. Remote sensing survey/aerial photography.
6	EYO1432	SE 6250 5050 (point)	Remote sensing survey/aerial photography, of Earthwork
7	EYO392	SE 6250 5050 (point)	University Of York, Heslington Campus, assessment.
8	EYO1432	SE 6250 5050 (point)	Remote sensing survey/aerial photography, of earthwork
9	EYO1165	SE 6270 5050 (point)	Remote sensing survey/aerial photography, of Heslington Hall and Church
10	EYO1630	SE 6280 5050 (point)	Remote sensing survey/aerial photography, of Heslington, showing Church and Field System
11	EYO1065	SE 6290 5050 (point)	Remote sensing survey/aerial photography, of cropmark
12	EYO1066	SE 6290 5050 (point)	Remote sensing survey/aerial photography, of cropmark
13	EYO5892	SE 6289 5050 (point)	Test Pits Lord Deramore's School by University of York and School, targeting a range of slight earthworks as well as features likely to be susceptible to geophysical techniques.
14	EYO5891	Centred SE 6289 5051 (43m by 46m)	Geophysical Survey Lord Deramore's School by University Of York and School, targeting a range of slight earthworks as well as features likely to be susceptible to geophysical Techniques.
15	EYO263	SE 6281 5055 (point)	Campus 3 Zone E Desk Based Assessment, by York Archaeological Trust.
16	EYO1631	SE 6260 5060 (point)	Remote sensing survey/aerial photography, of Heslington and University
17	EYO4684	SE 6291 5064 (point)	1936 Aerial Photo
18	EYO4567	SE 6260 5070 (point)	University of York: Chemistry Block C. Desk based assessment.
19	EYO751	SE 6252 5072 (point)	Alcuin Economics Link Building, watching brief.
20	EYO276	Centred SE 6235 5075 (56m by 52m)	New Borthwick Library Heslington Hill, watching brief.
21	EYO1169	SE 6250 5080 (point)	Remote sensing survey/aerial photography, 1:15200. York
22	EYO5974	SE 6272 5080 (point)	Flaxton Town Map Aerial Survey, aerial survey of city of York area, consisting of seven North South runs, carried out by Hunting Surveys LTD.

23	EYO93	SE 6219 5081 (point)	Heslington Hill, field survey/geophysical
24	EYO261	Centred SE 6232 5086 (192m by 98m)	Heslington Hill. Watching brief in two phases by Field Archaeology Specialists Ltd during the construction of a new car park. Indications of Roman agricultural activity, as well as occupation activity dating to the Anglian period, (c.550 - 650 AD). Finds include pottery, glass beads, metal objects, loom weights and metal-working debris as well as animal bone.
25	EYO97	SE 6219 5086 (point)	Siwards Howe Heslington Hill, survey surface collection.
26	EYO570	EYO570 (error in HER database?)	Ice House Alcuin College, Archaeological evaluation.
27	EYO752	SE 6258 5090 (point)	It Incubator Building Science Park Heslington, Watching Brief. Deposits petered out towards the east but possibly surviving to the west in landscape depressions
28	EYO5931	Centred SE 6244 5092 (195m by 130m)	Heslington Hill. Excavation and watching brief at the National Centre for Science Learning (NCSL) and new residential blocks for Alcuin College (Alcuin III), Campus North, University of York. Construction of a general topographic model, which demonstrates the areas and varying depths of made ground across Campus North, and the indication of likely areas of archaeological potential.
29	EYO4601	SE 6213 5093 (point)	Siwards Howe Pumping Station. Post-medieval topsoil sealed under redeposited material from the original water tower excavations. Some potential for preserved archaeological features sealed beneath this topsoil.
30	EYO4458	Centred SE 6239 5095 (49m by 47m)	National Stem Centre Heslington, Watching Brief.
31	EYO4855	Centred SE 6194 5097 (38m by 23m)	Hillcroft, Garrowhill, York: Archaeological Written Scheme of Investigation.
32	EYO468	SE 6300 5115 (point)	Archbishop Holgate's School, Hull Road, York, Watching Brief.
33	EYO4837	SE 6283 5157 (point)	Derwent Lane Playing Fields, Osbaldwick Lane, York: Project Design For An Archaeological Evaluation
34	EYO4227	SE 6244 5158 (point)	99 Millfield Lane York, excavation and evaluation.
35	EYO341	SE 6283 5158 (point)	Derwent School Osbaldwick, Desk based assessment.
36	EYO5480	SE 6283 5158 (point)	Derwent School Osbaldwick, Interim report on evaluation.
37	EYO4096	Centred SE 62825 51593 (101m by 136m)	Derwent Road Playing Fields Osbaldwick Lane. Archaeological evaluation by Humber Field Archaeology. Romano-British drainage ditches, gullies or hedges delineating or sub-dividing fields or Enclosures. Ridge and furrow, some upstanding, of medieval or later date.
38	EYO5973	SE 6285 5184 (point)	Flaxton Town Map Aerial Survey, aerial survey of city of York area, consisting of seven North South runs, carried out by Hunting Surveys LTD.
39	EYO4051	Centred SE 61933 50746 (158m by 126m)	Bleachfield, University of York. Archaeological evaluation and watching brief at land north of Wentworth College and the Biology Department on the University of York Campus.

40	EYO4060	Centred SE 63886 50830 (2078m by 1146m)	York University Campus 3. Large scale development to provide new Campus for York University on 60 hectares of greenfield land to east of Heslington village
41	EYO4096	Centred SE 6292 5210 (601m by 628m)	Derwent Road Playing Fields Osbaldwick Lane. Archaeological evaluation at Derwent Road Playing Fields by Humber Field Archaeology. Romano-British drainage ditches, gullies or hedges delineating or sub-dividing fields or enclosures. Ridge and furrow, some upstanding, of medieval or later date.
42	EYO5931	Centred SE 6244 5092 (195m by 130m)	Heslington Hill
43	EYO5891	Centred SE 6289 5051 (43m by 46m)	Geophysical Survey Lord Deramore's School University of York and School.
44	EYO4060	Centred SE 63886 50830 (2078m by 1146m)	York University Campus 3. Large scale development to provide new Campus for York University on 60 hectares of greenfield land to east of Heslington village
45	EYO276	Centred SE 6235 5075 (56m by 52m)	New Borthwick Library Heslington Hill, Watching brief.
46	EYO261	Centred SE 6232 5086 (192m by 98m)	Heslington Hill. Watching brief in two phases by Field Archaeology Specialists Ltd. Intact archaeological deposits sealed beneath make-up material deposited during landscaping of the University campus in the 1960s. Roman agricultural activity, as well as occupation dating to the Anglian period, (c.550 - 650 AD) identified. Finds include pottery, glass beads, metal objects, loom weights and metal-working debris as well as animal bone.
47	EYO4060	Centred SE 63886 50830 (2078m by 1146m)	York University Campus 3. Large scale development to provide new Campus for York University on 60 hectares of greenfield land to east of Heslington village
48	EYO6015	Centred SE 6399 5076 (2250m by 1151m)	Heslington East. Archaeological evaluation at Heslington East, by York Archaeological Trust, Geophysical surveys identified areas and features of potential interest and significance. Excavation indicates Neolithic and Bronze Age settlement, an Iron Age round house within an enclosure with associated waterlogged deposits, Iron Age/Roman field systems, a series of Iron Age enclosures associated with two springheads, a probable Roman villa with a heated bathroom in its north-west corner a Roman road leading up to the probable building, a further Roman structure of cobbles and boulders, and possible areas where Anglian settlement may exist.
49	EYO319	Centred SE 6392 5083 (1988m by 1143m)	Heslington East/Campus 3. Geophysical Survey undertaken in several phases
50	EYO4458	Centred SE 6239 5095 (49m by 47m)	National Stem Centre Heslington. Arch intervention/watching brief.
51	EYO6061	Centred SE 6288 5047 (82m by 34m)	Archaeological Evaluation, Lord Deramore's School, fieldwork by CFA. Furrows. Potentially of medieval date.
52	EYO4855	Centred SE 6194 5097 (38m by 23m)	Hillcroft, Garrowhill, Archaeological Watching Brief by MAP Archaeological Consultancy Ltd.



53	EYO591	Centred SE 6292 5210 (601m by 628m)	Metcalfe Lane Osbaldwick. Archaeological Evaluation by York Archaeological Trust west of Metcalfe Lane. 15 test-pits excavated by geo-technical purposes were also monitored by a short watching brief. Linear gullies and possible postholes. Identified. Remnants of medieval ridge and furrow ploughing evident in all trenches as were 19 and 20th century attempts at land drainage.
54	HNY7067	Centred SE 6240 5374 (3537m by 6382m)	This is described as planned estate but represents the modern expansion of York. It consists of houses arranged in a variety of street patterns, mainly with back yards for private space and fragmentary legibility of the previous HLC read description
55	HNY7096	Centred SE 6250 5062 (1380m by 1353m)	This is York university campus which is an active institution with very large scale buildings. This area has fragmentary legibility of the previous HLC which was piecemeal enclosure. The campus dates to 1963 and has completely changed the character
56	HYO22765	Centred SE 6221 5121 (231m by 152m)	Two-storey terraced housing with front enclosed spaces on Siward Street and Hull Road. Houses with front door straight onto the street exist on Lamel, Cycle and Norman Street.
57	HYO22767	Centred SE 6238 5125 (145m by 68m)	Short linked terraces and semi-detached housing dating to the late 20th century designed to appear older between Thief Land and Hull Road. Also includes a 19th century detached property.
58	HYO22770	Centred SE 6329 5067 (2983m by 1831m)	Original university campus and Heslington East Campus.
59	HYO22721	Centred SE 6232 5165 (1240m by 631m)	Tang Hall estate predominantly comprising of short linked terraces and semi-detached properties.
60	HYO22724	Centred SE 6302 5135 (300m by 206m)	Semi-detached housing on the north side of Hull Road completed by c.1932. Carleton Avenue dates to the mid 1930s.
61	HYO22725	Centred SE 6292 5157 (198m by 271m)	Derwent School Federation - a secondary school built between c.1930-1950.
62	HYO22726	Centred SE 6292 5138 (104m by 132m)	Low rise flats on the north side of Woolnough Avenue (Frobisher and Drake House). A residential care home (Woolnough House) is located on the south side of Woolnough Avenue.
63	HYO22713	Centred SE 6297 5077 (355m by 355m)	Field, pond and Mill House. Site of Heslington corn mill shown on 1852 plan.
64	HYO22714	Centred SE 6303 5110 (368m by 344m)	1960s Archbishop Holgate's Secondary School on the south side of Hull Road.
65	HYO22715	Centred SE 6284 5108 (206m by 316m)	A late 20th century estate comprising predominantly of detached housing and some semi-detached properties.
66	HYO22716	Centred SE 6277 5111 (147m by 408m)	Semi-detached housing dating between c.1936-1950.
67	HYO22717	Centred SE 6287 5121 (91m by 134m)	Pub, now extended hotel built on the site of 19th century pub the Black Bull. Constructed c.1912-1932
68	HYO22718	Centred SE 6241 5103 (928m by 468m)	York St. John playing fields and tennis courts/sports centre dating to the late 20th century. Also open space surrounding Siward's Howe water tower south of Hull Road.
69	HYO22727	Centred SE 6247 5117 (106m by 178m)	Woodlands respite care home on the south side of Thief Lane. Built on the site of allotment gardens.

70	HYO22729	Centred SE 6212 5105 (608m by 332m)	Semi-detached properties built on former allotment site on the south side of Thief Lane c.1938-1953. Also includes larger detached houses in the Garrow Hill area dating between 1936-1951.
71	HYO22731	Centred SE 6206 5152 (926m by 370m)	Tang Hall/Hull Road park and Tang Hall Beck
72	HYO22730	Centred SE 6235 5141 (793m by 409m)	Housing predominantly contains semi-detached properties between Osbaldwick Beck, Tang Hall Lane and Hull Road. Also includes some detached buildings and rebuilds. The housing dates between c.1912-1936.
73	HYO22734	Centred SE 6261 5134 (78m by 103m)	Early-mid 19th century. Millfield House. Subdivided into separate houses in the early 20th century.
74	HYO23309	Centred SE 6323 5077 (2986m by 1857m)	Character Area Statement - University of York Campus. Part of the York Historic Environment Characterisation Project.
75	HYO23308	Centred SE 6160 5120 (1733m by 702m)	Character Area Statement - Lawrence St & Heslington Rd. Part of the York Historic Environment Characterisation Project.
76	HYO23305	Centred SE 6265 5172 (1329m by 1221m)	Character Area Statement - Tang Hall East. Part of the York Historic Environment Characterisation Project.
77	HYO23304	Centred SE 6202 5188 (1739m by 1233m)	Character Area Statement - Tang Hall West. Part of the York Historic Environment Characterisation Project.
78	MYO484	SE 6282 5055 (point)	Font, approximately 2.5m north of chancel of Heslington Church. Probably mid C19.
79	MYO1917	SE 6280 5055 (point)	Heslington Anglican and Methodist Church. 1858 with church rooms to north of 1973.
80	MYO102	SE 6285 5059 (point)	St. Paul's Church. Medieval to Late C19 -)
81	MYO100	SE 6265 5064 (point)	Hospital (c. 1601 AD to 1700 AD)
82	MYO243	SE 6300 5067 (point)	Heslington gypsum burial. Findspot (Roman - 43 AD to 409 AD)
83	MYO244	SE 6300 5067 (point)	Heslington coffin. Findspot (Roman - 43 AD to 409 AD)
84	MYO245	SE 6300 5067 (point)	Heslington finger ring. F Findspot (Roman - 43 AD to 409 AD)
85	MYO246	SE 6300 5067 (point)	Heslington finger ring. Findspot (Roman - 43 AD to 409 AD)
86	MYO247	SE 6300 5067 (point)	Heslington ear ring. Findspot (Roman - 43 AD to 409 AD)
87	MYO248	SE 6300 5067 (point)	Heslington bracelet. Findspot (Roman - 43 AD to 409 AD)
88	MYO250	SE 6300 5067 (point)	Heslington finger ring. Findspot (Roman - 43 AD to 409 AD)
89	MYO250	SE 6300 5067 (point)	Heslington finger ring. Findspot (Roman - 43 AD to 409 AD)
90	MYO251	SE 6300 5067 (point)	Heslington necklace. Findspot (Roman - 43 AD to 409 AD)
91	MYO252	SE 6300 5067 (point)	Heslington coffin. Findspot (Roman - 43 AD to 409 AD)
92	MYO98	SE 6300 5067 (point)	Roman Cemetery Windmill Lane, Heslington. Cemetery. (Roman - 43 AD to 409 AD)

93	MYO253	SE 6242 5079 (point)	Coin Hoard. Findspot (Roman - 43 AD to 409 AD)
94	MYO255	SE 6242 5079 (point)	Coin Hoard. Findspot (Roman - 43 AD to 409 AD). A Crambeck jar containing 2880 Roman bronze coins was discovered March 1st 1966 south-east of College 3 at Heslington Hill. The coins dated from after 350AD and were of Magnetius, Decentius and Constantinius II.
95	MYO256	SE 6242 5079 (point)	Coin Hoard. Findspot (Roman - 43 AD to 409 AD). A Crambeck jar containing 2880 Roman bronze coins was discovered March 1st 1966 south-east of College 3 at Heslington Hill. The coins dated from after 350AD and were of Magnetius, Decentius and Constantinius II.
96	MYO2022	Centred SE 62346 50858 (237m by 133m)	Heslington Hill Anglo-Saxon Settlement. Archaeological excavations by Field Archaeology Specialists indicates an early Anglo-Saxon settlement dates from c AD 550 to AD 650.
97	MYO104	Centred SE 6218 5086 (36m by 44m)	Siwards Howe. MOUND (Unknown date)
98	MYO103	SE 6284 5089 (point)	WINDMILL (Post Medieval - 1540 AD to 1900 AD)
99	MYO2277	SE 6256 5091 (point)	Possible Roman ploughsoil. Deposits petered out towards the east. However, given the presence of intact archaeological deposits in large depressions in the landscape to the west, the survival of further archaeological deposits cannot be discounted.
100	MYO2276	SE 6256 5092 (point)	Possible Roman gully observed in a watching brief on the IT Incubator building, York Science Park
101	MYO1350	SE 6261 5135 (point)	Millfield House (No 153a) and Tall Timbers (No 165a). House;. c1830 with later alterations and extensions.
102	MYO2022	Centred SE 62346 50858 (237m by 133m)	Heslington Hill Anglo-Saxon Settlement. Archaeological excavations by Field Archaeology Specialists indicates an early Anglo-Saxon settlement dates from c AD 550 to AD 650.
103	MYO2386	Centred SE 6309 5160 (305m by 264m)	Ridge and Furrow York City, Seen as earthworks and cropmarks on 1936 air photographs.
104	MYO104	Centred SE 6218 5086 (36m by 44m)	Ridge and Furrow York City. Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs. Broad Ridge and Furrow (Unknown date).
105	MYO2387	Centred SE 6297 5141 (110m by 149m)	Ridge and Furrow York City. Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs. Broad Ridge and Furrow (Unknown date).
106	MYO2372	Centred SE 6225 5094 (171m by 124m)	Ridge and Furrow York City. Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs. Broad Ridge and Furrow (Unknown date).
107	MYO2374	Centred SE 6194 5094 (195m by 83m)	Ridge and Furrow York City. Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs. Broad Ridge and Furrow (Unknown date).
108	MYO2366	Centred SE 6316 5047 (647m by 440m)	Ridge and Furrow York City. Ridge and furrow seen as earthworks and cropmarks on 1936 air photographs. Broad Ridge and Furrow (Unknown date).
109	MYO2585	Centred SE 6217 5062 (242m by 208m)	Ridge and Furrow Heslington. Broad Ridge and Furrow (Undated)

110	MYO2586	Centred SE 6209 5081 (504m by 250m)	Ridge and Furrow Heslington. Broad Ridge and Furrow (Undated)
111	MYO2587	Centred SE 6225 5104 (423m by 350m)	Ridge and Furrow Heslington. Broad Ridge and Furrow (Undated)
112	MYO2588	Centred SE 6242 5095 (257m by 255m)	Ridge and Furrow Heslington. Broad Ridge and Furrow (Undated)
113	MYO2589	Centred SE 6245 5071 (227m by 283m)	Ridge and Furrow Heslington. Broad Ridge and Furrow (Undated)
114	MYO2590	Centred SE 6237 5069 (242m by 222m)	Ridge and Furrow Heslington. Broad Ridge and Furrow (Undated)
115	MYO2591	Centred SE 6277 5055 (246m by 281m)	Ridge and Furrow Heslington. Broad Ridge and Furrow (Medieval - 1066 AD to 1539 AD)
116	MYO2592	Centred SE 6290 5049 (98m by 91m)	Ridge and Furrow Heslington. Broad Ridge and Furrow (Undated)
117	MYO3416	Centred SE 6300 5151 (444m by 427m)	Ridge and Furrow York City. Broad Ridge and Furrow (Undated)
118	MYO3417	Centred SE 6301 5121 (114m by 89m)	Ridge and Furrow York City. Broad Ridge and Furrow (Unknown date)
119	MYO3418	Centred SE 6306 5103 (216m by 175m)	Ridge and Furrow York City Broad Ridge and Furrow (Unknown date)
120	MYO3419	Centred SE 6321 5075 (263m by 187m)	Ridge and Furrow York City. BROAD RIDGE AND FURROW (Unknown date)

**Table 1 Gazetteer of Sites in the Study Area**

PLATES

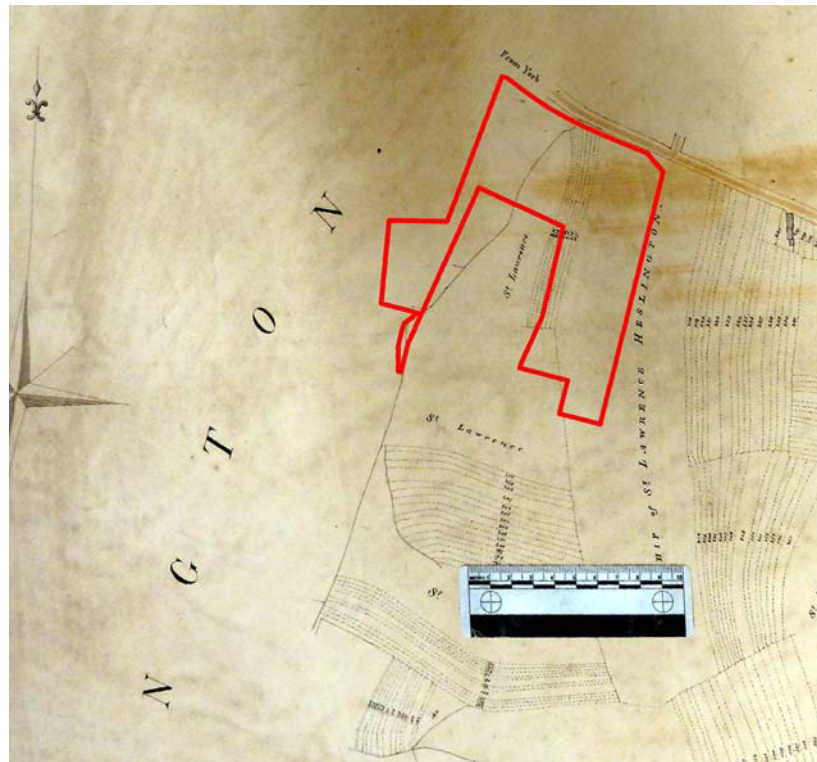


Plate 1: Extract from 1841 Tithe map of Heslington St Pauls



Plate 2 Extract from 1853 OS Map of York



Plate 3: Extract from 1854 Open Fields Allotment map



Plate 4: Extract from 1857 Enclosure Awards map

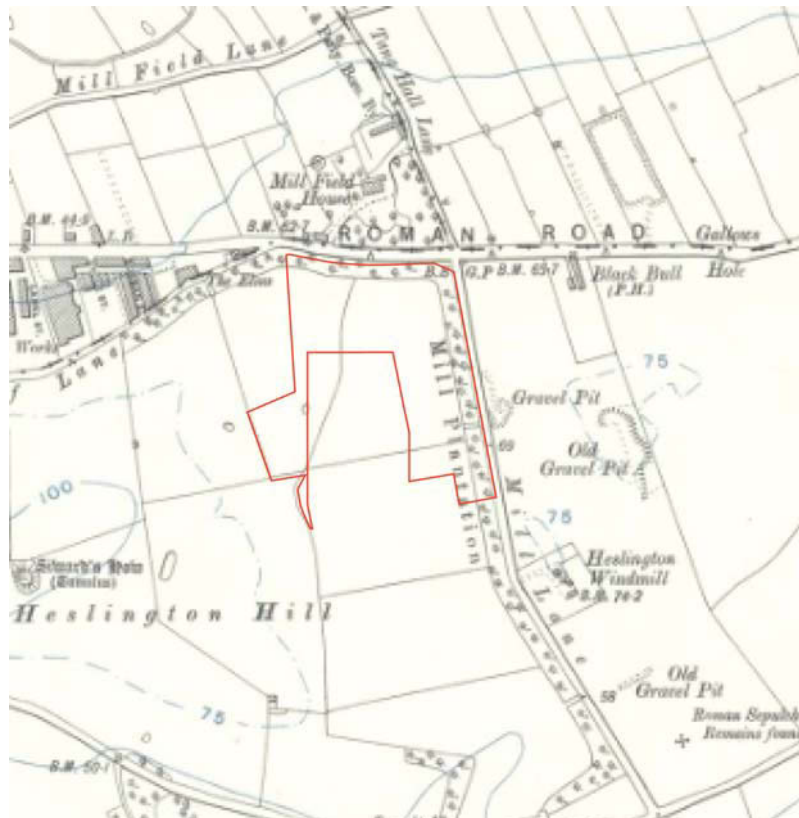


Plate 5: Extract from 1910 OS Map of York





Plate 6: Extract from 1931 OS Map of York



Plate 7: Extract from 1946 OS Map of York



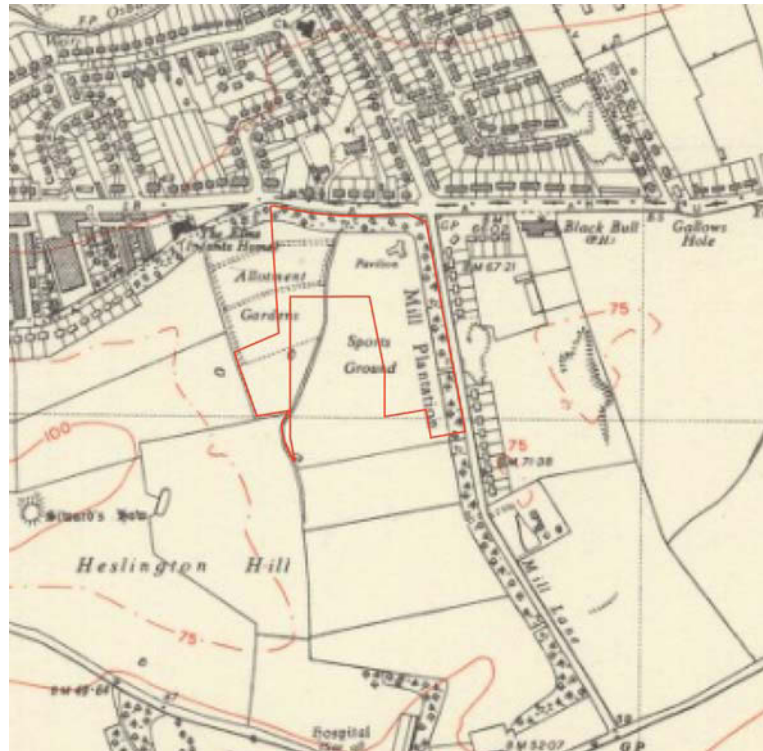


Plate 8: Extract from 1953 OS Map of York

## FIGURES