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Land to the East of Hob Moor Oaks School, Acomb, York

By Thomas Coates

YAT Desk Based Assessment Report 2018/78 June 2018





YORK ARCHAEOLOGICAL TRUST



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Abbreviations

AOD – above Ordnance Datum

BGL – below ground level

NGR – National Grid Reference

OS – Ordnance Survey

YAT – York Archaeological Trust

YHECP – City of York Historic Environment Characterisation Project

NON-TECHNICAL SUMMARY

YAT has been advised to collate a desk based assessment as part of pre-planning on behalf of Gilling Dod Architects, to assess the impact on archaeological interventions within the proposed development boundary at land to the east of Hob Moor Oaks School.

The site is located within the grounds of Hob Moor Oaks School where the playing field is to be relocated from the west of the school to the east, as part of proposed development of the Centre of Excellence at the former Windsor House residential care home at Ascot Way.

There are no designated constraints within the development boundary; however, there are substantial remains of medieval ridge and furrow. This is located within the boundary but also extends to the south beyond the area of proposed development and is considered to be of local archaeological interest.

KEY PROJECT INFORMATION

Project Name	Windsor House and Hob Moor Oaks School DBA
YAT Project No.	6067
Document Number	2018/78
Type of Project	Desk Based Assessment Report
Client	Gilling Dod Architects
Planning Application No.	Pre-planning
NGR	SE 5809 5063
Museum Accession No.	n/a
OASIS Identifier	yorkarch1-320491

REPORT INFORMATION

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1 INTRODUCTION

York Archaeological Trust was commissioned by Gilling Dod Architects/City of York Council to undertake an archaeological desk based assessment of the archaeological potential of the land to the east of Hob Moor Oaks School (Figure 1 and 2). This was carried out during June 2018.

2 METHODOLOGY

The information provided within this report was collated using the YAT site gazetteer, the York Historic Environment Record (HER), the York Royal Commission on Historic Monuments Survey (RCHM 1 1962, RCHM 3 1972) and the National Library of Scotland (<https://maps.nls.uk/os/> - accessed 05/06/2018).

A site visit was conducted at 4th June 2018, to gather a photographic record of the area, as well as to understand the archaeological potential whilst assessing how development within the proposed areas will affect the historic landscape.

3 LOCATION, GEOLOGY & TOPOGRAPHY

The proposed development is located to the north-west of Hob Moor and to the east of Hob Moor Oaks School, approximately 2.7km west of York city centre. The site is rectangular in plan, covering an area of approximately 455 square metres, located at NGR SE 5810 5063.

The underlying bedrock is sandstone from the Sherwood group formed approximately 237 to 272 million years ago in the Triassic and Permian periods. Above this, superficial deposits of the Alne Glaciolacustrine Formation consisting of clays and silts from the Quaternary Period formed during and after the last ice age. (www.bgs.ac.uk – accessed 01/06/18).

The site is bounded by the Hob Moor School building to the west, a public footpath along Holgate Beck to the north and the fields of Hob Moor to the east and south.

The site is not situated within a conservation area and there are no designated heritage assets within the study area.

The site is located within Area 25 Acomb South of the City of York Historic Environment Characterisation Project (YHECP). However, notable historical features visible within the development area extend into Area 29 Hob Moor.

The site is presently occupied by the grounds of Hob Moor Oaks School.

4 PLANNING AND LEGISLATIVE FRAMEWORK

4.1 National policy

In March 2012 the Government published the National Planning Policy Framework (NPPF 2012) in an effort to make the overall planning system less complex and more accessible. The relevant paragraphs of NPPF are Chapter 12 parts 126–141.

The framework states in part 128 that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their

setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation" (NPPF 2012:30).

4.2 Regional and local policy

A new local plan was approved by The City of York Council (CYC), this has now been submitted to the Secretary of State for Housing Communities and Local Government on 25th May 2018 for independent inspection (<https://www.york.gov.uk/LocalPlan>) (CYC 2018).

Although not fully adopted the document is to be used as a basis for development control decisions.

The relevant section of the City of York Local Plan – Publication Draft (2018) is Section 8 on the Placemaking, Heritage, Design and Culture pages 144-164.

Archaeology is dealt with in section D6.

"Development proposals that affect archaeological features and deposits will be supported where:

- i. they are accompanied by an evidence based heritage statement that describes the significance of the archaeological deposits affected and that includes a desk based assessment and, where necessary, reports on intrusive and non-intrusive surveys of the application site and its setting; including characterisation of waterlogged organic deposits, if present;*
- ii. they will not result in harm to the significances of the site or its setting;*
- iii. they are designed to enhance or better reveal the significances of an archaeological site or will help secure a sustainable future for an archaeological site at risk; and*
- iv. harm to archaeological deposits is unavoidable, detailed mitigation measures have been agreed with City of York Council that include, where appropriate, provision for deposit monitoring, investigation, recording, analysis, publication, archive deposition and community involvement."* (CYC 2018:155).

Conservation Areas

The Local Plan (CYC 2018) covers the designation of conservation areas in Policy D4. The City of York currently has 35 designated conservation areas.

"Development proposals within or affecting the setting of a conservation area will be supported where they:

- i. are designed to preserve or enhance the special character and appearance of the conservation area and would enhance or better reveal its significance;*
- ii. respect important views; and*
- iii. are accompanied by an appropriate evidence based assessment of the conservation area's special qualities, proportionate to the size and impact of the development and sufficient to*

ensure that impacts of the proposals are clearly understood. Outline planning applications for development within or affecting the setting of conservation areas will only be supported if full design details are included, sufficient to show the likely impact of the proposals upon the significance of the Conservation Area.

Changes of use will be supported when it has been demonstrated that the primary uses of the building can no longer be sustained, where the proposed new use would not significantly harm the special qualities and significance of the conservation area.

Harm to buildings, open spaces, trees, views or other elements which make a positive contribution to a Conservation Area will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a Conservation Area will be permitted only where it can be demonstrated that the proposal would bring substantial public benefits” (CYC 2018:152).

Historic characterisation areas

In addition to the conservation areas the York Central Historic Core Conservation Area appraisal (CYC 2011) is an in depth study of the conservation area carried out by Alan Baxter Associates and Historic England. This has been updated by the City of York Historic Environment Characterisation Project. There are 24 areas within York’s historic core and an additional 52 for the suburbs each with their own character statement document (CYC 2014).

Areas of Archaeological Importance

York is one of five cities that has been designated an Area of Archaeological Importance (AAI) under part 2 of the Ancient Monuments and Archaeological Areas Act 1979 (<https://www.legislation.gov.uk/ukpga/1979/46>).

There are currently seven AAI designations within the City of York. Work within the AAI requires the following:

“You must complete and return an operations notice (free of charge) to our Design, Conservation and Sustainable Development team and the York Archaeological Trust (YAT) before any work can start in an AAI, including:

- disturbance of ground
- tipping on the ground
- flooding of the ground

The York Archaeological Trust (YAT) will decide whether:

- they have any interest in your intended work
- archaeological intervention is required

The scale of any potential archaeological work will depend on the level and nature of the intended works.

Areas of archaeological importance (AAI) and the law

It's an offence to carry out work in an AAI without an operations notice or within six weeks of submitting the notice.

It's also an offence to use a metal detector within an AAI”

(https://www.york.gov.uk/info/20216/archaeology/1318/areas_of_archaeological_importance).

5 DESIGNATIONS AND CONSTRAINTS

5.1 Archaeology and heritage designation

The site is not within a Registered Historic Battleground site nor is it within the grounds of a Registered Historic Park and Gardens.

The proposed development site is not situated within a designated Area of Archaeological Importance (AAI), although it is within 870m of the Acomb AAI, 975m of the York City Centre AAI and 995m of the Dringhouses AAI.

5.2 Scheduled monuments

There are no Scheduled Monuments within the 500m search radius of the study area.

5.3 Listed Buildings

There are no Listed Buildings within a 500m radius of the proposed development site.

5.4 Conservation areas

The proposed development site is not within a designated conservation area, although it does lie within 1000m of the Central Historic Core, Tadcaster Road, Acomb and Holgate Road conservation areas.

6 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

6.1 Historical Background and Map Analysis

Unless otherwise stated, information within this section has been obtained from the City of York Historic Environment Record and the City of York Historic Environment Characterisation project (YHECP).

Prehistory

Very little is known of the immediate area surrounding the development boundary within the prehistoric period. Hob Moor is at least partially bounded to the north by Holgate Beck and Chaloner's Win to the east, and the eastern and northern extents of the area fall within York's flood zone (<https://flood-map-for-planning.service.gov.uk/confirm-location?easting=460218&northing=452158&placeOrPostcode=york> accessed 21/06/2018). This may suggest that activity at the site was limited in prehistory by the risk of flooding, although the presence of hitherto undiscovered prehistoric sites cannot be discounted. Prehistoric finds including a stone axehead have been discovered in the locality (Evans 2005, 5), although none have been found within the study area.

Roman

The area is situated between two main Roman roads leading into Eboracum (York), No. 9 ISVRIVM (Aldborough) approaching from the north-west and No. 10 CALCARIA (Tadcaster) approaching from the south-west (RCHMY1 1962).

Approximately 600 metres to the north-west, two inhumations interred within stone coffins were discovered during antiquarian investigations (NGR SE 5837 5110) (Morris 2004, 5). This may have been an extension of the main Roman cemetery situated to the west and south-west of Eboracum (York).

Approximately 900 metres to the north, remnants of a Roman mosaic floor was also discovered by antiquarians, although the precise location is not known. (NGR SE 5738 5132) (RCHMY 1962, 64).

Medieval

Within the development area it is obvious that the land has been used for arable farming in the form of ridge and furrow (Plate 2) (Monuments 1, 7, 8, 9, 10, 14, 15, 16 and 17; Figure 2), a pattern of ridges and troughs created by a system of ploughing that is typically seen throughout Europe during the medieval period. This would have been part of the open field systems surrounding the medieval villages of Acomb and Dringhouses up until the 18th-19th century (MacRae 2013, 2).

In the surrounding area, a medieval water mill is situated in the north-east of Hob Moor, though its location remains unknown. According to the City of York Historic Environment Record, it is mentioned in 1563 and later known as Folly Mill.

Post-Medieval

It is worth noting, despite being outside the 500 metre research area, during the 16th and 17th centuries plague victims were housed in wooden buildings somewhere within the north-east of Hob Moor with the extent of these buildings unknown. These victims paid for food by placing money in water or vinegar in the depression in the Plague Stone. This stone and the Hob Stone (Grade II listed), an early 14th century stone effigy of a knight of the De Roos family, are situated on Little Hob Moor off Tadcaster Road, approximately 900m to the east.

Immediately to the east of the development area is the later phase of agricultural field systems, these also include ridge and furrow but a more specific type referred to as 'Napoleonic' ridge and furrow (SE 58388 50621) (Monument 2; Figure 2). This ridge and furrow features a distinctively narrower gauge than its medieval predecessor and dates to a brief period of intensified food production during the Napoleonic Wars of the early 19th Century (MacRae 2013, 2).

Historical Map Analysis

Ordnance Survey (OS) maps dating between 1910 and 1946 (Figures 4, 5 & 6) identify the proposed area to the west of the County and Parliamentary Borough boundary. This boundary would have been visible either in the form of a hedgerow, ditch embankment or intermittently marked out by stone pillars. York is an ancient borough that reformed as a municipal borough under the Municipal Corporations Act of 1835. It then gained the status of a county borough in 1889, hence why the boundary is visible in the 1910 OS map (Figure 4) and not in the 1853 OS map (Figure 3).

According to OS maps dating as far back as 1853 (Figure 3), the proposed area for the relocation of the school playing field is situated within 2 separate agricultural fields of Hob Moor Fields. These continued to exist for at least another century, as seen in the 1952 OS map (Figure 7).

The boundary that demarcates these two agricultural fields survives as a linear mound of earth at an east-north-east/west-south-west orientation that may have been reused from a ridge of the earlier medieval ridge and furrow. (Plate 1)

6.2 Previous Archaeological Investigations

A small number of archaeological investigations have been carried out within the 500 metre investigative boundary, some of which are featured within the environs of the proposed extent of development.

On-Site Archaeology carried out an evaluation in December 2002 – January 2003 for the construction of the new Hob Moor Junior School which currently exists as Hob Moor Oaks School (Bruce 2003a). The results showed a continued use of the extant ridge and furrow throughout the medieval period up until the 15th-16th century, when it is suspected it changed from arable farmland to pastureland. It also identified a limited amount of archaeology that predates the medieval agricultural phase in the form of drainage ditches that may be part of an earlier phase of farming and agriculture. Trench 4 was the only trench located within the proposed playing field relocation boundary and showed extensive remains of the extant ridge and furrow overlying an earlier linear feature dated to the medieval period. This demonstrates the presence of archaeology pre-dating the ridge and furrow, although little more can be inferred given the limited amount of excavation that has taken place thus far.

In 2003, On-Site Archaeology carried out an evaluation at the east side of Hob Moor situated within the 500m research area (Bruce 2003b). No finds of archaeological significance were discovered.

In 2004, Map Archaeological Practice carried out an earthwork survey within the development boundary for the extant Hob Moor Oaks School (Morris 2004). Using a Leica TC600 Total Station Theodolite, it provides a detailed survey illustration that identifies 23 individual features consisting of 20 ridge and furrow features, the possible foundations of a raised building platform, most likely modern in nature and 2 linear features that resemble north-south field boundaries that correspond with the OS maps (Figure 3 - 7)

In 2008, Archaeological Services University of Durham carried out a geophysical survey at the north-east of Hob Moor comprising of a geomagnetic survey (Hale 2008). The purpose of this project was to identify a late-medieval mill that once stood in this region of the ancient common. No finds of archaeological significance were discovered during the course of these works.

7 POTENTIAL ARCHAEOLOGICAL IMPACT ACROSS DEVELOPMENT SITE

It is clear that the substantial preservation of the medieval ridge and furrow within this area suggests any agricultural use of the fields, from the disuse of the ridge and furrow up until this day, would have been solely used for grazing for livestock.

There may have never been a phase of deep agricultural ploughing similar to more contemporary and modernised methods, meaning if there are archaeological remains that predate the medieval agricultural landscape, there is a possibility of higher preservation of archaeological cut features and deposits within the subsoil as well as cutting into natural geology.

However, the results concluded by previous work carried out within close proximity of the development boundary, as well as the nature of the historical background of the area, suggest that the impact on the archaeology as a result of development would likely be primarily limited to the well preserved ridge and furrow. While a full earthwork survey of these features has been carried out (Morris 2004), evaluation in this area has been limited to a single trench, and a linear feature pre-dating the medieval ridge and furrow was identified and dated to the medieval period (Bruce 2003b, 15). This raises the possibility of earlier field systems surviving beneath the ridge and furrow that warrant further investigation.

LIST OF SOURCES

<https://www.legislation.gov.uk/ukpga/1979/46>

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RCHMY3 1972. *An Inventory of the Historical Monuments of the City of York, Volume III: Buildings South-west of the Ouse.*

APPENDIX 1 GAZETTEER OF SITES

Number	Event	Event Number	Description
3	Our Lady's RC Primary School Acomb	EYO5500	OSA13DT11
4	Hobmoor School	EYO692	On-Site Archaeology: Unpublished
5	Hob Moor Junior School	EYO6399	OSA02EV13
11	Hobmoor School	EYO692	On-Site Archaeology: Unpublished
12	Hob Moor Junior School	EYO6399	OSA02EV13

Table 1. Gazetteer of Events

Number	Monument	Monument Number	Description
1	Ridge and furrow	MYO2232	Broad Ridge and Furrow
2	Napoleonic Ridge and Furrow, Hob Moor	MYO2233	Narrow Ridge and Furrow
6	Causeway across Hob Moor	MYO2237	Causeway
7	Ridge and Furrow York City	MYO3440	Broad ridge and furrow
8	Ridge and Furrow York City	MYO3441	Broad ridge and furrow
9	Ridge and Furrow York City	MYO3441	Broad ridge and furrow
10	Ridge and Furrow York City	MYO3839	Broad ridge and furrow
13	Hob Moor	MYO2230	Common land; narrow ridge and furrow, football pitch, golf course
14	Ridge and Furrow	MYO2232	Broad ridge and furrow
15	Ridge and Furrow York City	MYO3440	Broad ridge and furrow
16	Ridge and Furrow York City	MYO3441	Broad ridge and furrow

Table 2. Gazetteer of Monuments

APPENDIX 2 PLATES



Plate 1 Shot of visible ridge furrow and possible linear mound reused as a field boundary to the right, facing west-north-west



Plate 2 Shot of visible ridge and furrow underneath vegetation, facing north-north-east

APPENDIX 3 FIGURES

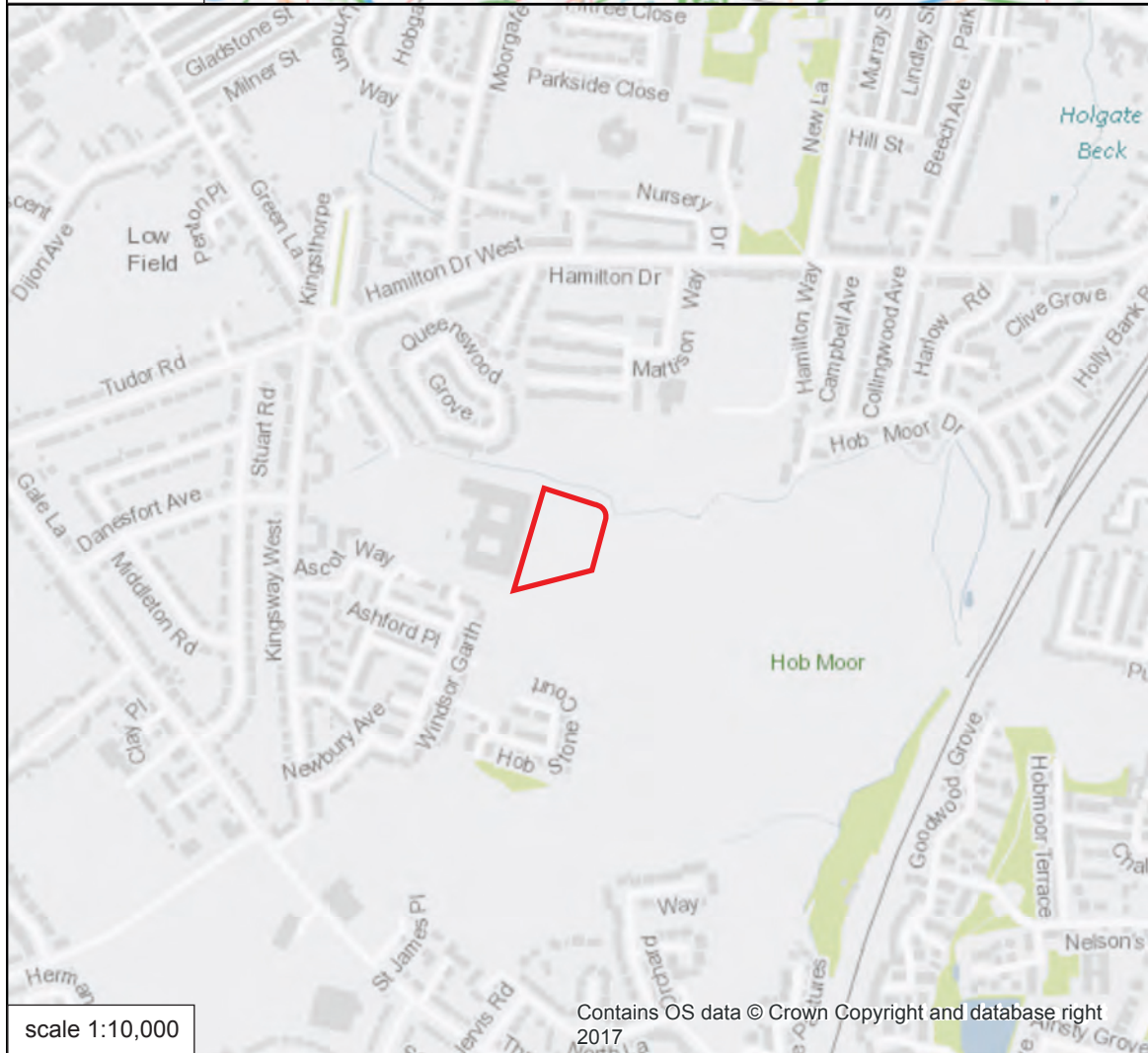


Figure 1 Site Location

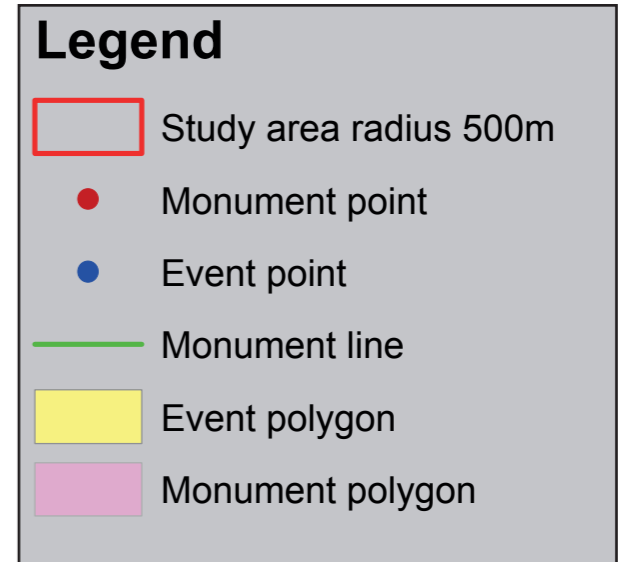
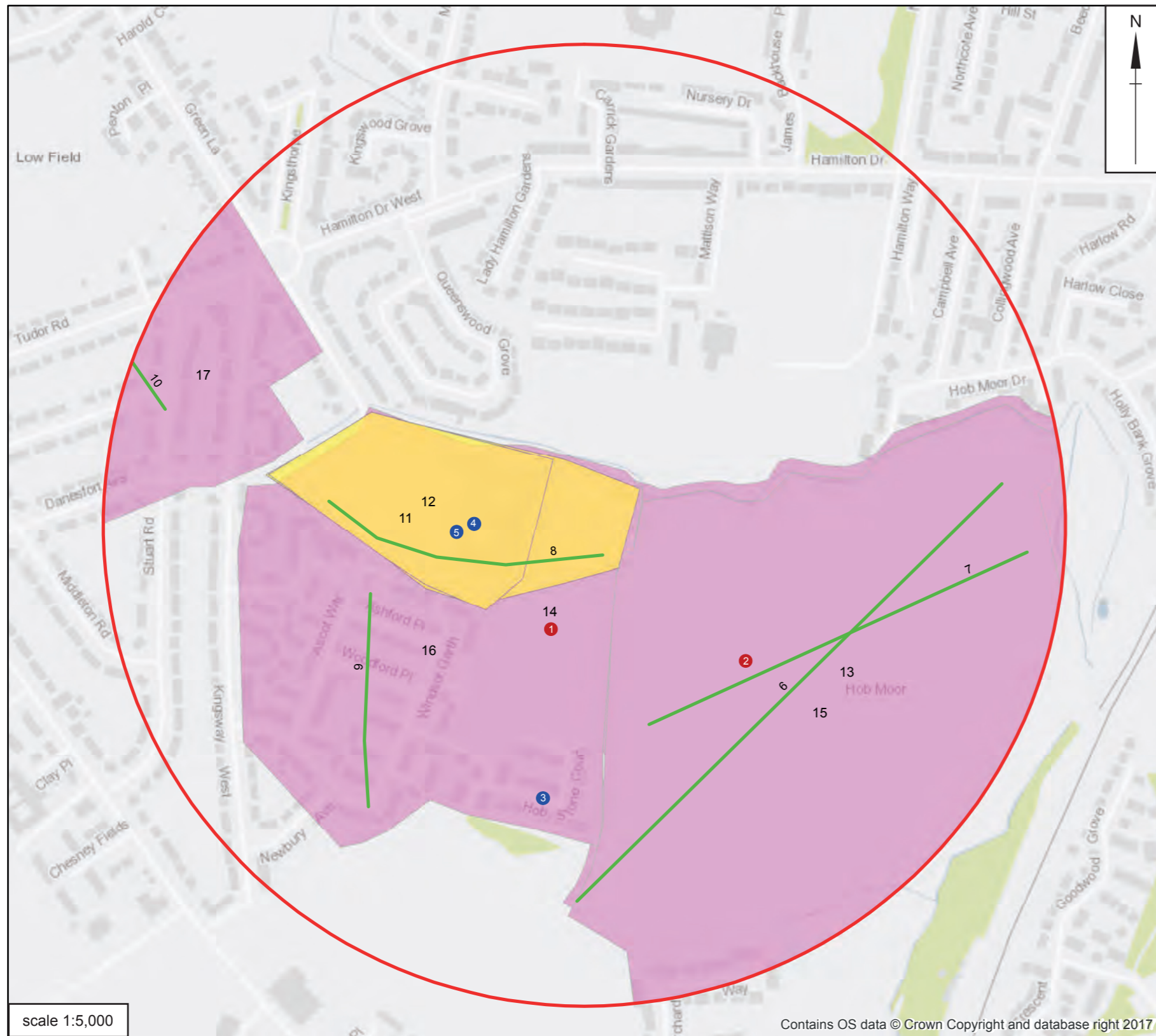


Fig. 2. Gazetteer of monuments and events

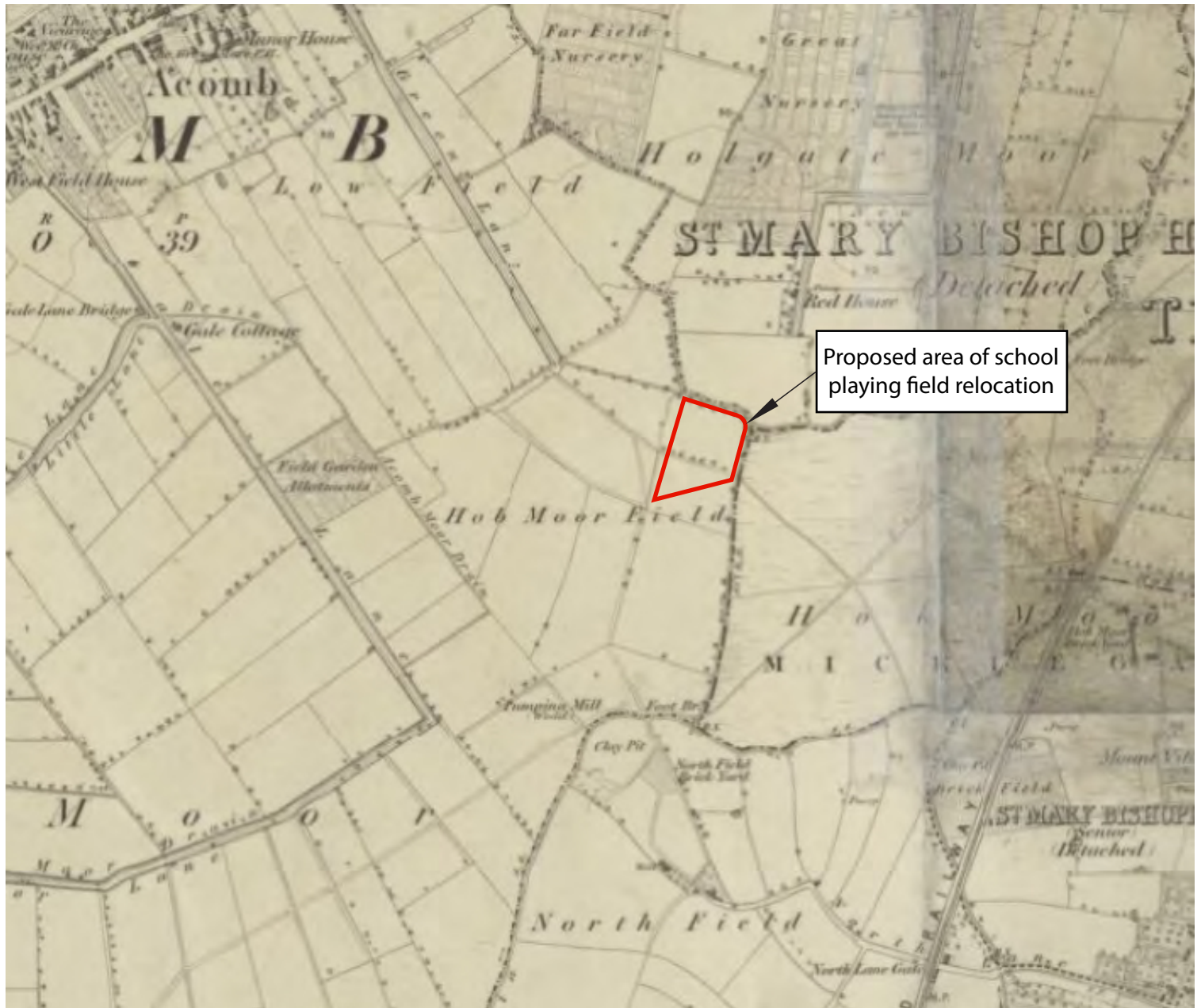


Fig. 3. Proposed development area over 1853 OS.

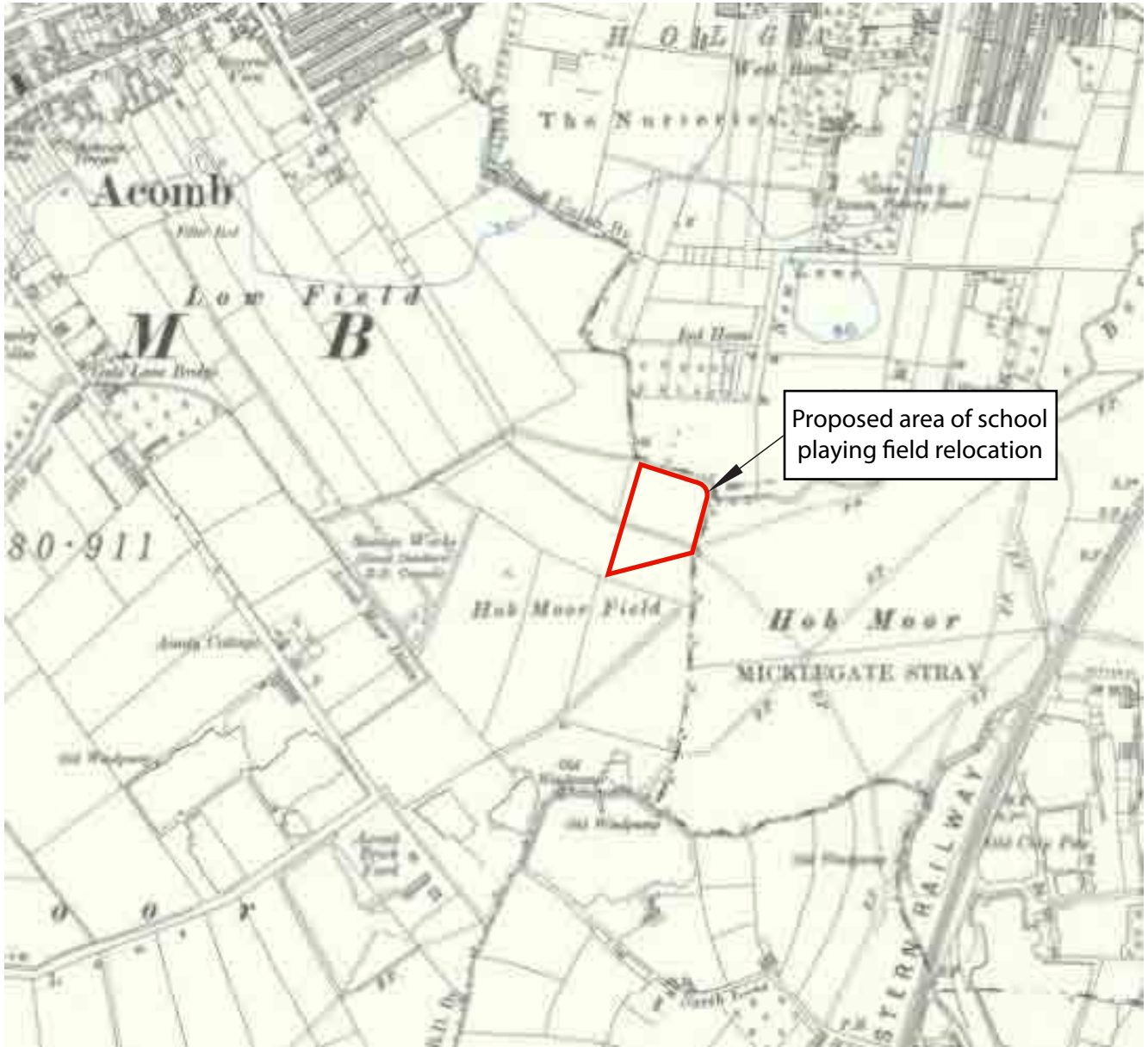


Fig. 4 Proposed development area over 1910 OS.

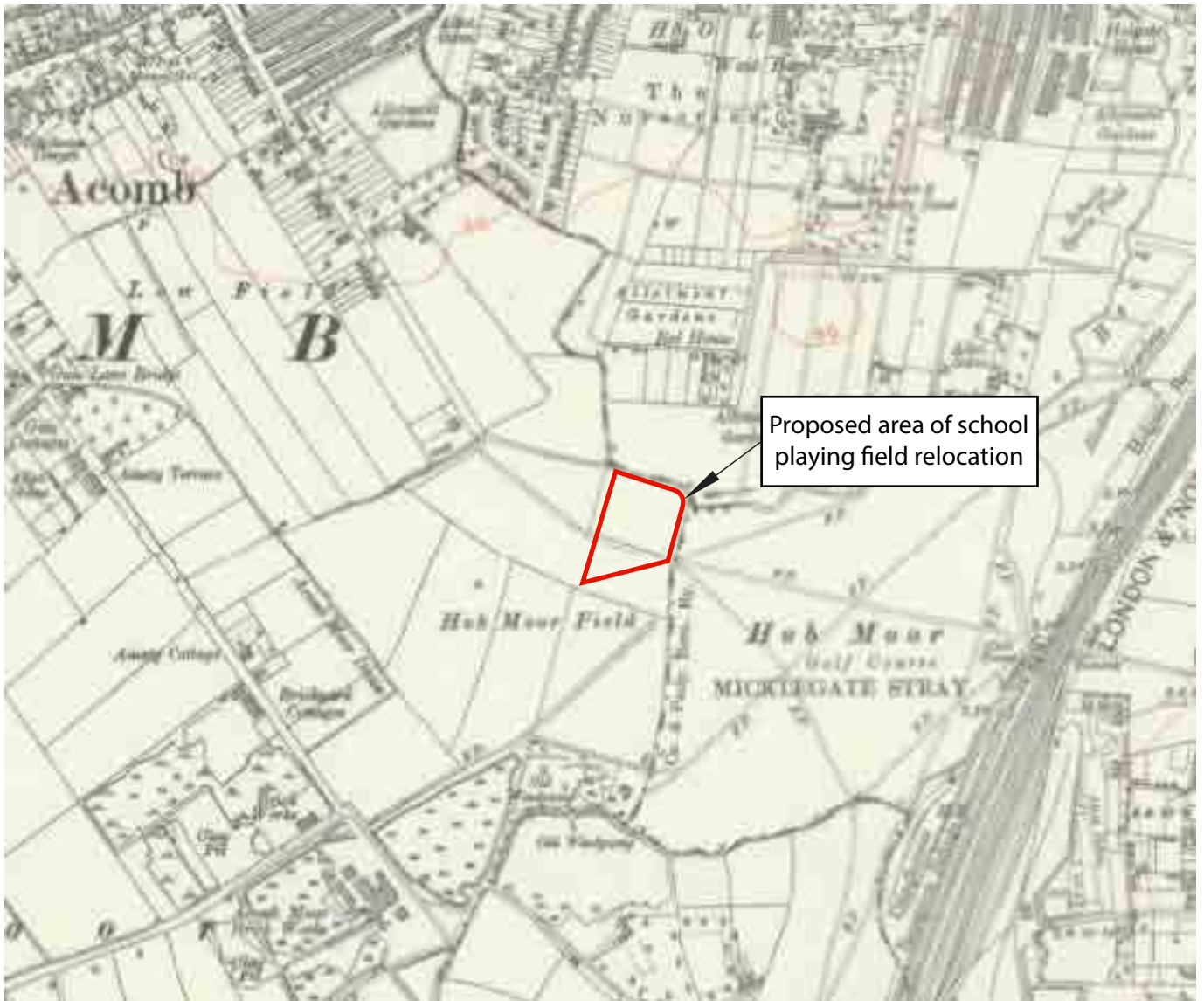


Fig. 5 Proposed development area over 1932 OS.

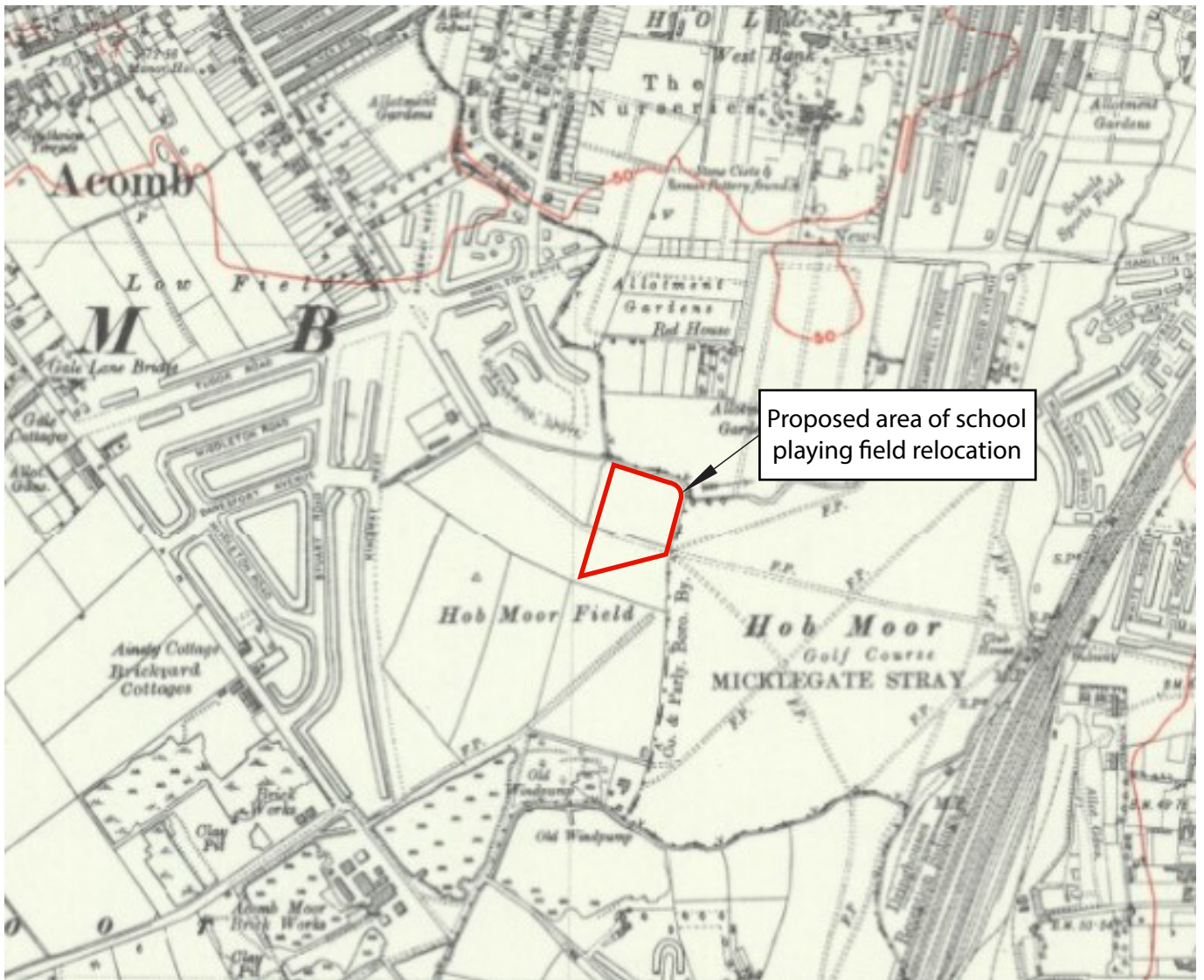


Fig. 6 Proposed development area over 1946 OS.



Fig. 7 Proposed development over 1952 OS.



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