



YORK ARCHAEOLOGICAL TRUST



## Building Recording at NICE THINGS CAFÉ, 10 MARKET PLACE, HELMSLEY

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## CONTENTS

<b>NON-TECHNICAL SUMMARY .....</b>	<b>V</b>
<b>KEY PROJECT INFORMATION .....</b>	<b>V</b>
<b>1 INTRODUCTION .....</b>	<b>1</b>
<b>2 METHODOLOGY .....</b>	<b>1</b>
2.1 Building Recording .....	1
2.2 Archival Research .....	2
<b>3 LOCATION &amp; TOPOGRAPHY .....</b>	<b>2</b>
<b>4 DESIGNATIONS AND CONSTRAINTS .....</b>	<b>2</b>
<b>5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND.....</b>	<b>2</b>
<b>6 BUILDING DESCRIPTION.....</b>	<b>5</b>
6.1 Setting .....	5
6.2 Description.....	5
<b>7 DISCUSSION .....</b>	<b>8</b>
<b>8 SUMMARY .....</b>	<b>10</b>
<b>LIST OF SOURCES.....</b>	<b>11</b>
<b>REFERENCES .....</b>	<b>11</b>
Historic Mapping .....	11
Documentary Sources.....	11
<b>ACKNOWLEDGEMENTS .....</b>	<b>12</b>
<b>FIGURES .....</b>	<b>13</b>
<b>PLATES .....</b>	<b>28</b>
<b>APPENDIX 1 – INDEX TO ARCHIVE .....</b>	<b>47</b>
<b>APPENDIX 2 PHOTOGRAPHIC REGISTER .....</b>	<b>48</b>
<b>APPENDIX 3 INDEX OF PHOTOGRAPHY .....</b>	<b>52</b>
<b>APPENDIX 4 DENDROCHRONOLOGY REPORT.....</b>	<b>57</b>
<b>APPENDIX 5 LISTED BUILDING ENTRY.....</b>	<b>60</b>
<b>APPENDIX 6 WRITTEN SCHEME OF INVESTIGATION .....</b>	<b>61</b>

## Plates

Cover: View of site

Plate 1: Front elevation of 10 Market Place, looking south south-east. (Photo. 51, DSC_0070).	28
Plate 2: Altered entrance to property with original lintel and worn threshold. Looking south south-east. (Photo. 54, DSC_0073).	29
Plate 3: Rectangular bay window added in 1995, looking south-east. (Photo. 53, DSC_0072).	30
Plate 4: Buildings on Borogate and to the rear of Market Place which block views of the rear of the property. Looking north-east. (Photo. 68, DSC_0121).	30
Plate 5: Overlooked courtyard to rear of property with ginnel beyond. Looking south south-west. (Photo. 60, DSC_0084).	31
Plate 6: Ginnel at rear of property. Access point to rear courtyard. Looking east north-east. (Photo. 67, DSC_0120).	32
Plate 7: Ground floor fenestrations at rear of property. 1970s extension. Note neat quarry-faced blocks versus rough coursing visible in Plate 8. Looking north north-west. (Photo. 58, DSC_0082).	33
Plate 8: First floor fenestrations at rear of property. 1970s extension. Looking north north-west. (Photo 62, DSC_0086).	33
Plate 9: North wall in original building. Interior of 1995 rectangular bay window addition. Looking north north-west. (Photo. 32, DSC_0045).	34
Plate 10: East wall in original building. Remains of wood panelling and dado rail visible along with staircase. Looking north-east. (Photo. 33, DSC_0046).	34
Plate 11: West wall and associated features from the 19th and 20th century. Looking south-west. (Photo. 27, DSC_0039).	35
Plate 12: Fireplace addition along the west wall. Looking south-west. (Photo. 26, DSC_0038).	35
Plate 13: Graffiti in the fireplace indicates some alterations in 1990. (DSC_0110).	36
Plate 14: Square 'nook' in the west wall, potentially an original feature of from the late 19th century. (Photo. 40, DSC_0056).	36
Plate 15: The brick-built rear of the chimney flue for 11 Market Place with two mortar filled features 1m from the ground. (Photo. 29, DSC_0041).	37
Plate 16: South wall with opening into 1970s extension. Looking south-east. (Photo. 22, DSC_0032).	37
Plate 17: Alcove in south wall. (Photo. 38, DSC_0052).	38
Plate 18: Infilled original rear window with splayed reveals. Partially removed to create a second opening into the rear extension. Looking south south-east. (Photo. 72, DSC_0542).	39
Plate 19: Detail of surviving window reveal on west side of doorway. (Photo. 70, DSC_0449).	40
Plate 20: Infilled window prior to removal with splayed reveal and recessed cupboard beneath sill. (Provided by the client).	41
Plate 21: Remains of removed window reveal on east side of doorway. (Photo. 47, DSC_0063).	41
Plate 22: East side of removed window reveal where most elements have been removed. Original wall core is visible along with relationship to 1977 extension. (Photo. 69, DSC_0440).	42

Plate 23: Section of lintel that remains <i>in situ</i> above the removed window. Compression at the centre of the lintel is visible in the left of the picture. (Photo. 72, DSC_0482) .....	43
Plate 24: Removed lintel with shaped end and small notch for joint cut out. (Photo. 75, DSC_0603) .....	43
Plate 25: Detail shot of sawed timber lintel and wall core above the removed window opening. (Photo. 71, DSC_0479). ....	44
Plate 26: Rear extension constructed from breeze blocks. Looking west. (Photo. 10, DSC_0015). ....	44
Plate 27: Remains of plaster in the rear extension. Looking north-east. (Photo. 14, DSC_0020). ....	45
Plate 28: Staining on the walls from fats and oils, indicative of the rooms use as a kitchen. (Photo. 17, DSC_0023). ....	45
Plate 29: Doorway to rear of property leading to enclosed courtyard. (Photo. 57, DSC_0081). ....	46

## Figures

Figure 1: Site Location (Regional). Crown copyright reserved. Reproduced with the permission of OS on behalf of HMSO. Licence number 100018343. ....	13
Figure 2: Site Location (Detail). Crown copyright reserved. Reproduced with the permission of OS on behalf of HMSO. Licence number 100018343. ....	14
Figure 3: 1792 Town Plan by D. Seaton. From the Feversham Archives at the North Yorkshire County Record Office. ....	15
Figure 4: 1822 Town Plan by Tukes and Ayres. From the Feversham Archives at the NYCRO. ....	16
Figure 5: 1853 OS Map. ....	17
Figure 6: 1891 OS Map. ....	18
Figure 7: 1910 OS Map. ....	19
Figure 8: 1950 OS Map. ....	20
Figure 9: Description for 'Lot 2', which includes 10 Market Place, sold in 1915 by the Duncombe Family. Map for 'Lot 2' continues on next page. From the Feversham family archive at the North Yorkshire County Record Office. ....	21
Figure 10: 10 Market Place during the coronation in 1952 with alterations to the front elevation. This includes the bow window. From the Helmsley Archives. ....	22
Figure 11: Building Plan with photo directions. Based on drawings from client. ....	23
Figure 12: Elevation and cross-section of removed window reveal. ....	24
Figure 13: Phased elevation and cross-section of removed window reveal. ....	25
Figure 14: Plan of building including blocked doorway, removed window and altered fireplaces along western wall. Based on drawings from client and fieldwork drawings. ....	26
Figure 15: Phased drawing of layout with reference to potential original layout and later additions. Based on drawings from client and fieldwork drawings. ....	27

## **Abbreviations**

YAT- York Archaeological Trust.

NRHE- National Record of the Historic Environment/ Historic England National Inventory

NYMPA- North York Moors Park Authority

NYCRO- North Yorkshire County Record Office

## NON-TECHNICAL SUMMARY

On the 8<sup>th</sup> August 2019, York Archaeological Trust undertook a programme of building recording at Nice Things Cafe, 10 Market Place, Helmsley, YO62 5BL (NGR SE 61287 83765).

The work was undertaken for 1 Voyage Ltd as a condition of the planning application and listed building consent given by North Yorkshire Moors Park Authority (NYMPA) (NYM/2019/0358/FL/LB). Prior to the works, YAT produced a Written Scheme of Investigation (WSI) from a brief supplied by NYMPA. The development of the property involves 'internal alterations and installation of bi-fold doors to the rear' on the ground floor of 10 Market Place.

The property is a mid-terrace Grade II listed building (NHLE 1308323). The listing also includes 9 and 11 Market Place. Dating from the early 19<sup>th</sup> century, the property holds a prominent position in the central square of Helmsley and was noticeably altered in the 20<sup>th</sup> century with the addition of a glazed door, bow windows, and a two-storey extension to the rear.

## KEY PROJECT INFORMATION

Project Name	Nice Things Cafe, 10 Market Place, Helmsley, YO62 5BL
YAT Project No.	6155
Document Number	2019/119
Type of Project	Building Recording
Client	1 Voyage Ltd
Planning Application No.	NYM/2019/0358/FL/LB
NGR	NGR SE 61287 83765
OASIS Identifier	yorkarch1-363302

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## 1 INTRODUCTION

This report presents the results of a programme of building recording at Nice Things Cafe, 10 Market Place, Helmsley, YO62 5BL (NGR SE 61287 83765) (Figures 1-2).

The work was undertaken for 1 Voyage Ltd as a condition of the planning and listed building consent ascribed to NYMPA (NYM/2019/0358/FL/LB). A level 2 survey of the ground floor was completed with the addition of a level 3 survey of the ground floor window opening and returns. Work had already been started prior to the survey and the window had already been removed along with an original timber lintel.

The development of the property involves 'internal alterations and installation of bi-fold doors to the rear' of the ground floor of 10 Market Place. The internal alterations included the removal of an internal original window in the property to create a new doorway and passageway, the addition of a toilet in the location of the former passageway and the reduction in size of the kitchen space to create a larger seating area to the rear.

The property is a sandstone two-storey mid-terrace building with a pantile pitched roof. A two-storey pitched roof extension with a gable end was added to the rear of the property in the 20<sup>th</sup> century. The property is part of a Grade II listed building with 9 and 11 Market Place (Appendix 4).

## 2 METHODOLOGY

The work followed the methodology set out in the WSI (Appendix 5). The building recording was carried out on the 8<sup>th</sup> August. A brief account of the methodology is summarised below.

### 2.1 Building Recording

As set out in the WSI, a written, photographic and drawn record was to be completed in the form of:

*'a Level 2 survey as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016). The principal aim is to produce a full drawn and photographic record of the ground floor of 10 Market Place, with a descriptive record of the interior of the building.'*

and

*'a Level 3 record of the ground floor window opening and returns to the rear of 10 Market Place as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016).'*

The digital photographs were taken with a Canon EOS 50D SLR with the images recorded using RAW settings and converted to JPEG. A graduated scale and tri-pod were used where possible. A photographic register (Appendix 1) and photographic index (Appendix 2) have been attached to this report along with photograph a location plan showing the position and direction of every unique photograph taken can be found in Figure 11 (duplicate photographs and errors have been omitted).

The written record was produced as this report and included a summary of the form and function of the building as well as a detailed review of the development of the building in reference to specific architectural features and the historical background.

The drawn record included a 1:20 ground floor plan and an elevation and cross section of the rear internal window reveal at 1:10. The drawings were completed using YAT and Historic England drawing guidelines as outlined in *Drawing for Understanding: Creating Interpretive Drawings for Historic Buildings*. The plans were combined with the drawings provided by the client (from Rohan Woodworking) for an accurate representation of the building layout at 1:200 (Figures 14-15). The cross section was reproduced at 1:20 on A3 in Figures 12 and 13.

## 2.2 Archival Research

Work was also undertaken at the North Yorkshire Country Record Office to research the development of the building and historic mapping of Helmsley.

## 3 LOCATION & TOPOGRAPHY

The property is located at 10 Market Place and is part of a row of terraced housing that forms the south-west bounding street of the historic square of Helmsley. Helmsley is a historic market town which is nestled in a hollow at the edge of the North Yorkshire Moors National Park between the Vale of Pickering and the rise of the Howardian Hills. The River Rye borders the town to the south while Borough Beck flows through the town from the north. The property fronts onto the square and is bounded to the rear by a small ginnel between the terraced houses of Market Place and the rear of the properties fronting onto Borogate and Bridge Street.

## 4 DESIGNATIONS AND CONSTRAINTS

The property is part of a terrace of stone buildings, 9 to 11 Market Place, which are Grade II Listed (NHLE 1308323)(Appendix 5). There are also a number of other Listed properties in the immediate area of the property, highlighting the historic significance of the area. The property, as with Helmsley as a whole, is located within the North York Moors National Park. Helmsley is presently split between Local Planning authorities of Ryedale District Council and the National Park and since 2015 has had its own Local Plan. As part of this Local Plan, the property is located within the Helmsley Conservation Area and the Historic Core. This designation was the same under by the previous Ryedale Local Plan for Helmsley (Ryedale Local Plan, 2002). The Ryedale plan also noted the important views in the Conservation Area, which included views of 10 Market Place.

## 5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### *Prehistory*

The location of the historic market town of Helmsley has been occupied since prehistoric times due to proximity to the River Rye. Exploration of the area has resulted in the recovery of Neolithic stone axes as well as a small number of bronze age objects associated with round barrows to the east of the settlement (Local Plan, 2015; NRHE No. 58808). Furthermore, beehive quern stones from the Iron Age were encountered indicating an agricultural and grain industry tradition (NRHE No. 58779).

### *Roman*

In terms of Roman occupation in Helmsley itself, a cache of Roman copper coins from the 2<sup>nd</sup> century has been recovered (NRHE No. 58771) and there is evidence of potential square-ditch enclosures in the surrounding areas (NHRE No. 1024356)

#### *Anglo-Saxon and Anglo-Scandinavian*

Helmsley is a pre-conquest settlement founded during the Anglo-Saxon period (Tyler, 1972). The origins of its name are the Old English *Elmeslac* which predates the Domesday. A number of street names contain the suffix '-gate' which is Scandinavian in origin indicating a Viking presence.

#### *Medieval*

In the Domesday Book, Helmsley is already listed as having three manors and an established settlement centred around the Church and market area (Page, 1914, pp. 485-505). In the 12<sup>th</sup> century, the importance of Helmsley was confirmed with the construction of the castle by Walter Espec in 1120 from timber (Conservation Area Appraisal, pp. 5). The castle saw extensive alteration in the subsequent years. Helmsley's growing importance following the construction of the castle also affected construction within the settlement as it became a Borough (Conservation Area Appraisal, pp. 5; Page 1914, pp. 485-505). Evidence for this development is retained within the present street layout. The eastern edge of the market, Market Street, was created as early as 1190 and the square remained the focus of the town throughout the medieval period; particularly after the construction of the imposing Rectory House in the 16<sup>th</sup> century.

#### *Post-Medieval*

During the post-medieval (17<sup>th</sup>-18<sup>th</sup> century) period the development of Helmsley was tied to the Duncombe family whose patriarch, Sir Charles Duncombe, bought the castle and associated lands in 1695 (History of Parliament; RCHME 1987, pp. 7). Upon his death the fortune was split in half; one half went to Anthony Duncombe who was made Baron Feversham in 1747 after serving in Parliament. The peerage died with him in 1763 as he had no sons. The second half of the fortune was inherited by Ursula Duncombe, Sir Charles' sister, and eventually came into the hands of Charles Duncombe who was made Baron Feversham in 1826 (RCHME 1987, pp.11-13).

Helmsley was predominantly dependent on agriculture and associated industries, and the most significant was weaving. The advent of machine-driven looms in the West Riding had a detrimental effect on Helmsley throughout the 19<sup>th</sup> century, resulting in the decline of the market. Furthermore, the enclosure acts of the 18<sup>th</sup> and early 19<sup>th</sup> century left only two communal spaces by 1822. The decline of the market might have resulted in the construction of 9 to 11 Market Place as a smaller area was needed for the market. Construction in the town restarted in the mid-19<sup>th</sup> century with the Feversham Arms and Town Hall (Conservation Area Appraisal, pp. 5).

The Duncombe family commissioned a number of Town plans and field plans for Helmsley during the 18<sup>th</sup> and early 19<sup>th</sup> century. A Town Plan from 1792 (Figure 3), produced by D. Seaton for Charles Duncombe illustrates that 9 to 11 Market Place had not yet been constructed, though the general layout of the square was well established (NYCRO). The second plan commissioned by Charles Duncombe, by Tukes and Ayres in 1822-23 (Figure 4) does illustrate the small row of stone terrace houses that comprise 9 to 11 Market Place and indicates that the property was built during the thirty-year period between 1792 and 1822 (NYCRO). The majority

of property in Helmsley was owned and constructed by the Duncombe Estate and Tukes and Ayers were commissioned to complete a survey of their holdings (RCHME 1987, pp. 100). On the 1822 Town Plan 10 Market Place is noted as 518; the number for the Duncombe Leasehold. The property was leased to Thomas Barwick, a saddler, until his death in the 1867 ('Thomas Barwick' 1841, 1851, 1861). Barwick, a master saddler, employed his son as a journeyman and worked out of the property potentially necessitating the construction of the outbuildings and workshops to the rear. A blacksmith, closely related to a saddler, was located on Borogate in the early 19<sup>th</sup> century. A blacksmith also later occupied the buildings to the rear of 11 Market Place.

Following the Barwick family, the property was leased to the Butler family, headed by Thomas Butler, a Millwright ('Thomas Butler', 1891). The family remained in the property after Thomas's death in 1898 until it was sold in 1915 by the Duncombe family.

The 1822 Plan and 1853 OS Map (Figure 5) illustrate a mix of open plots and buildings to the rear of 9 to 11 Market Place, though the 1792 Plan potentially suggests earlier buildings or plot divisions on the triangular street area. The area to the rear of the property is gradually infilled during the 19<sup>th</sup> century to construct outbuildings and workshops, including a blacksmith (and areas for a saddler to work). By the 1853 OS Map the rear buildings are attached to the property. The 1891 OS Map illustrates no open spaces immediately behind the property though the 1912 OS Map shows open space behind 10 Market Place (Figures 6-7) potentially suggesting an illustrative difference between the 6-inch and 25-inch OS Maps.

#### *20<sup>th</sup> century to present*

In 1915, 9 to 11 Market Place was put up for sale by the Duncombe family as a series of properties forming 'Lot 2' (Figure 9) (Feversham Archives, NYCRO). The sales advertisement does not indicate the property in which people were specifically residing but the description for the property leased to Miss (Mary) Butler is consistent with the original two-room plan of the property before the late 20<sup>th</sup> century works which converted the ground floor to an open plan. The census data for the Butler family also supports this ('Mary Butler', 1891, 1901, 1911).

A photograph from the Helmsley archives of 10 Market Place during Coronation celebrations in 1952 indicates that the property was a residential dwelling in the 1950s and the front elevation featured the original Yorkshire Slider windows on the first storey as well as an earlier bay window addition (Figure 10). The other upper storey windows have been altered post-1952 to casement windows. A planning application by H & J Craft Ltd to re-roof the property dates from 1978 under the reference number 30580079 (NYMPA).

The 1950s OS Map indicates that the property remained unchanged until the addition of the extension in the latter half of the 20<sup>th</sup> century (Figure 8). The rear extension was added in 1977 as an 'extension of sales areas', which suggests that the change of use occurred between 1952 and 1977. Alterations were made to the bow window and the location of the front entrance prior to photographs of the property taken in 1992 (Helmsley Archive). The bow window was replaced with a rectangular bay window and the entrance relocated to the east of the elevation. Further alterations were made in 1995 to the bay window. No major alterations to the building which required planning permission occurred after this point.

The most recent works involve reducing the size of the kitchen, the addition of a toilet and the creation of a new opening and passageway. The new opening is located on the original rear wall in the place of an infilled window with chamfered and curved reveals. The window was removed prior to Listed Building Consent and planning permission.

## 6 BUILDING DESCRIPTION

### 6.1 Setting

The property is located on the south-west extent of the Market Place and fronts onto the town square. The position of the property is prominent within the town centre, with views of the front elevation visible from the entire square and specifically noted in the Ryedale Local Plan. The typology of the buildings within the square and Helmsley as a whole are two to three-storey properties constructed from sandstone dating primarily from the 17<sup>th</sup> to 18<sup>th</sup> century, with further construction in the early 19<sup>th</sup> century; some have been rendered. The Church of All Saints tower is visible to the north of the property while the centre of Market Place is dominated by the Memorial to Lord Feversham, a large gothic- revival stone monument.

### 6.2 Description

The building recording works extend to cover the ground floor only and, as such, the interior description will solely pertain to the ground floor, with some reference to the original features of the upper floor. The description of the exterior elevations will encompass both floors. The photographic register and index of photography can be found at the end of this report, in Appendix 1 and 2 respectively. The location and direction of photos is illustrated in Figure 11. A basic plan of the current ground floor layout is presented in Figure 14.

#### *Exterior*

The north-west facing façade fronts onto the Market Place and serves as the main frontage of the property (Plate 1). The property is comprised of a two-storey hammered coursed sandstone mid-terrace with a pitched pantile roof and rear gable end. Dressed sandstone quoins are visible on the end terrace properties, 9 and 11 Market Place. The properties were built as a full terrace and stand as a continuous façade; alterations have been made individually to the properties.

The property is a two-storey, three-bay building, as illustrated by the front elevation. The 1<sup>st</sup> bay of the ground floor includes a door and sidelight with glazed glass panels and a flat arch lintel comprised of a stone lintel which has been painted black. The door is a post-1952 addition which has retained the lintel from the removed window (Plate 2). The threshold comprises a timber varnished beam with a distinct wear pattern. The 2<sup>nd</sup> bay is dominated by a rectangular bay window, 3m wide, inserted in 1995 (Plate 3). The window projects 300mm from the elevation of the building and comprises of a timber structure with a flat lead top. The window replaced two earlier fenestrations: a central single door and a smaller bow window. Evidence of the alteration are also visible in the stone coursing to the east of the 1995 window with slightly smaller stones and distorted courses.

The upper storey features rectangular casement windows which open outward. The window consists of a pair of four-light side-hinged window within a common-frame. The flat arch lintels have been painted black and timber window sills painted white. The windows have been altered post-1952.

There are no views of the rear elevation in the area surrounding the property and it is predominantly obscured by the Cut-Price Bookshop on Borogate and the shop fronts on Bridge Street (Plate 4). The rear elevation can only be viewed from within the curtilage of the property. The elevation is part of a 20<sup>th</sup> century rear extension of the building. The rear elevation is a two-bay, two-storey property and is gable ended. The ground floor is constructed from quarry-faced sandstone blocks of equal dimensions while the upper floor is constructed of the same rough stone coursing as the front elevation which is possibly indicative of the upper floor being more visible from the street. The elevation looks out on a small enclosed courtyard area, measuring 3m by 3m, with a door that leads to a ginnel (Plate 5-6). The ground floor consists of a single timber door with a stone threshold and a rectangular timber three-light casement window (Plate 7). The 2<sup>nd</sup> floor consists of two small timber windows (Plate 8).

### *Interior*

The ground floor interior of the property now comprises two large open spaces though the layout has changed throughout the two hundred years since its construction, particularly in reference to the altered position of the front door and the rear extension. As well as this the original extent of the property, now the front room, has been made open plan where it was originally divided into two rooms with a central-entry doorway. Due to the new ceiling, added in 1977 with the rear extension, the original layout is difficult to discern.

The ground floor is accessed by the late 20<sup>th</sup> century doorway which leads into the front room proper: a large rectangular room. The walls of the room are plastered and painted except for the western wall where the stone and brickwork are exposed as a feature wall. The ceiling features east to west aligned joists (100mm wide) at 0.5m intervals and divided into 3 sections by bridged-beams corresponding with the original fenestration bays. The two west most sections are painted white while the easternmost is unvarnished suggesting a later divide to the room. The ceiling is a 20<sup>th</sup> century addition and the beams are not original.

The north wall includes the bay window with the window sills removed (Plate 9). Staining is visible where the 20<sup>th</sup> century dado rail and wood panelling has been removed. The furnishings have been added post-1977 when the rear window was blocked.

The straight staircase to the upper floor is attached to the east wall and ascends from the vestibule (Plate 10). The staircase is a 20<sup>th</sup> century addition and corresponds with the alteration of the entrance from the centre to the west of the property frontage. The wall shows the staining associated with the remains of a dado rail, lower wall wood panelling and shelving.

The west wall is not plastered or painted and shows a number of features (Plate 11). A hooded fireplace is recessed into the west wall at its southern end with an exposed stone fireback, cement render jamb and a stone flag base (Plate 12). Below the fireplace the stone is coursed as opposed to the rough rubble masonry of the original internal walls. The feature is 20<sup>th</sup> century feature and includes graffiti carved into the cement render jamb reading 'WIB 1990' (Plate 13). To the north of the fireplace is a small 300mm by 300mm recessed nook into the wall with an overhang which is likely an original feature (Plate 14). Kitchen and parlour hearths from the 17<sup>th</sup> and 18<sup>th</sup> century often featured small cupboards (spice cupboards and salt boxes were common) beside the main fireplace for storage (RCHME 1987, pp.226-9) The wall also includes a 1m by 2.5m area of the west wall. The bricks are handmade and measure 240mm by 110mm which

suggests an early 19th century date (Plate 15). The height and width of the area, as well as the date of the bricks, suggest that it's an original feature and is the rear of the flue for the chimney in 11 Market Place. This corresponds with chimney stacks visible on the roof.

The south wall has been altered in the 19<sup>th</sup> to 21<sup>st</sup> centuries (Plate 16). At the east end is a 20<sup>th</sup> century opening which steps down into the rear extension. Further to the west is 1m wide and 0.4m recessed alcove (Plate 17) which is potentially an infilled doorway at the rear of the property. The infilled doorway is in an unusual location as the central-entry plan of the property would suggest a central doorway at the rear; in the most recent layout before its removal, this is a blocked up window with decorative curved reveals and a recessed alcove below the sill. An extension to the property was added onto the rear extension, at its east extent, between 1822 and 1850; the rear doorway would have been removed at this point and a new doorway added to access the rear extension. The rear building became part of 11 Market Place in the late 20<sup>th</sup> century and the doorway blocked.

In the centre is the newly created opening through to the rear extension (Plate 18). The opening truncates a rear window which had been infilled during the 20<sup>th</sup> century and is located directly opposite the original central-entry doorway. The layout would have originally had a central rear doorway in this location; this was altered in the early to mid-19<sup>th</sup> century and the window with decorative reveals in lime plaster added (Plate 19). The lower half of the doorway was partially infilled to create a small alcove beneath the sill. The lime plaster has been affixed onto the masonry directly where it survives in the room and has been moulded to create the curve of the splayed window reveal. The blocked window prior to removal is shown in Plate 20 including the twin splayed reveals, timber shelf/sill, and the small rectangular recessed area below the window. The removed reveal and decorative features are visible in Plates 21 and 22.

The oak lintel above the window was partially removed and could not be dated due to being compressed which warped the cross section (Appendix 4: Arnold, 2019). A section of the lintel remains above the surviving window reveal on the west side of the removed window (Plate 23). The lintel has been partially shaped, predominantly at either end of the beam, though the original shape and thickness of the wood has been retained across the beam (Plate 24). The east end of the lintel, still *in situ*, has a chamfered end. The centre of the lintel, above the opening for the window, has deteriorated the most through the compression the wood from the weight of the stone walls above. A rectangular notch has been cut into one face of the lintel which would have sat at the eastern end of the window at the edge of the splayed reveal, facing outwards; this was for a vertical post or jamb stud that supported the lintel and the wider window area with reveal. The lintel likely predates window and served the original rear doorway. No corresponding notch or beam is visible on the surviving west reveal though staining on the lintel above the end of the reveal suggests a feature was once attached to the lintel; in photos from before the removal of the window (Plate 20) a decorative board was affixed across the top of the wall and window from this point. The west jamb stud is likely affixed to the rear of the lintel and is disguised by the plaster reveal.

A cross section through the opening illustrates the construction of the feature from the original doorway to the blocked window as well as the relationship between the original building and the rear extension (Figure 12) (Plate 19 and 25). Figure 13, a phased drawing of the window opening, illustrates the different phases of the window from the original doorway opening, the

window insertion and the 20<sup>th</sup> century infilling. The west-facing cross section, illustrated in Figure 12 and 13, shows that the window was infilled using breezeblocks during the construction of the rear extension in 1977. The original window construction was likely wooden framed with decorative lime plaster reveals; the surviving lintel is what remains of the wooden construction for both the window and earlier doorway. In the lower half of the wall, the wall was also recessed which is the remains of the original doorway opening. In the cross section a thin section of roughly coursed sandstone and half bricks bonded with lime mortar and sealed with plaster. In the east-facing cross section, where the splayed reveal and lower rectangular recessed alcove have been removed, the fabric and thickness of the building has been revealed. The original wall is 500mm thick and is composed of rubble-coursed sandstone; the central wall core is comprised of more angular and small stone but is largely similar to the external and internal faces of the wall. The internal face had been originally coated in lime plaster; subsequent layers of plaster, wallpaper and paint are visible on top of the original plasterwork. The external face has been covered by the breezeblock-constructed 1977 extension; a small cavity is present between the original stone walls and the breezeblocks for insulation.

The rear room is an L-shaped late 20<sup>th</sup> century extension that was formerly the large kitchen area of the café (Plate 26 and 27). The walls are plastered and constructed from breezeblocks. The room steps down from the original building with a floor level difference of 200mm through the two openings on the north wall. The west wall is stained with the kitchen fats and oils in the former location of the oven (Plate 28). At its south end, the wall angles diagonally towards the rear doorway (Plate 29). On the south wall is the internal face of the 21<sup>st</sup> century rear door way and three light timber casement window.

## 7 DISCUSSION

The ground floor of 10 Market Place has been significantly altered from its original early 19<sup>th</sup> century central-entry with two-room layout. Figure 15 phases the property and its features from its original layout to its current form. The general change in layout has been influential in the specific alterations and development of the rear window opening.

### *Late 18<sup>th</sup> century to early 19<sup>th</sup> century- Construction and original layout*

The property was original built as a central-entry, two-room vernacular building as part of the three-property terrace including 9 and 11 Market Place. The addition of the terrace further enclosed the market area and allowed for the creation of Borogate to the west. The construction is of local calcareous sandstone and the properties were some of the two hundred constructed and owned by the Duncombe family (RCHME 1987, pp. 100).

The true original layout is difficult to discern due to the lack of original features, particularly the replacement of the ceiling and the alterations to the rear-entrance. Typically, two-room ground floors are difficult to identify, particularly within terraced properties that are gabled-entranced, as they tend to be remnants of earlier long-houses which have been partitioned (RCHME 1987, pp. 143). This is not the case with 9 to 10 Market Place which has been three separate houses since its construction and illustrated separately on the 1822 Tukes and Ayers Town Plan (Figure 4). Central-entrance, two-room layouts are rarely symmetrical and internal planning is indicated by the location of the front entrance (at the central axis or slightly within one half of the elevation) (RCHME 1987, pp. 145). The entrance-way of 10 Market Place is slightly off centre,

towards the west and suggests the door opened into the western room (visible in Figure 10). Properties of this type can also open into small central passageways taken out of one of the rooms. The passageways generally appear to be from later constructions (19<sup>th</sup> century and feature central-axis entrances) or are additions to standing buildings as with 32 High Street Helmsley (RCHME 1987, pp. 145). As a late 18<sup>th</sup> century construction, 10 Market Place, would have likely originally opened into the west room, similar to the layout of 21 High Street, Helmsley, which bears a close resemblance to the property; a later separation to form a passageway is also possible (RCHME 1987, pp. 145). The window opening originally served as the rear-entry way, opposite the front entrance, at the back of the western room or at the end of the potential central passageway addition.

The staircase, now located on the eastern wall, is a later alteration which was added when the front entryway was moved to the east of the front elevation. In central-entrance properties of this type the staircase was either attached to the rear wall or within the central passage-way between the two rooms. The location of the staircase generally depends on whether there is no passageway (or it was a later addition) or a central passageway is an original feature (RCHME 1987, pp. 145-6). In 10 Market Place the former is true and the staircase was probably located on the rear wall.

Houses of this form also included smaller internal additions, including a pantry, though no evidence within the property survives for these smaller rooms.

#### *Early to mid-19<sup>th</sup> century*

The form of the curved window reveal is early to mid-19<sup>th</sup> century in date and indicates that the alteration from rear-entrance to window was early in the buildings history. The transformation of the doorway into the window coincides with the construction of an early extension to the property visible on the 1853 OS Map. The rear entrance at this point was moved to the west in order to access the extension and the window installed in its place. The original lintel for the door was left *in situ* and became part of the window frame. The lower half of the opening was partially blocked with sandstone and half bricks (as seen in Figures 12- 13 and Plate 19) creating a small recessed area underneath the window sill.

#### *Mid-19<sup>th</sup> century to early 20<sup>th</sup> century*

Alterations to the property during the latter half of the 19<sup>th</sup> century were predominantly to the additions to the rear of the building and no evidence of features from this period survive. The outbuildings corresponded with the extensions to the Blacksmith shop to the rear of 11 Market Place, on Borogate. The property was leased and occupied by a saddler named Thomas Barwick during much of the mid-19<sup>th</sup> century and the outbuildings were likely workshops (Feversham Archives, NYCRO).

The property was leased by the Butler family in the late 19<sup>th</sup> century and was occupied as a domestic home with no large changes in form until a bow window was added to the third bay of the ground floor around the turn of the century. The bow window is visible in photographs in 1910 as well as 1950s (Figure 10) (Helmsley Archive). The entrance door was still located in the centre of the elevation in the 1950s. The property was sold by the Duncombe Estate in 1915 (Figure 9).

#### *Mid-20<sup>th</sup> century to present*

The current layout, prior to building works, was predominantly formed during the 1970s when the rear extension was added and the new ground floor ceiling installed (1977). The Nice Things Café was already a registered retail premise in the late 1970s and the use of the premises had altered from domestic to retail between the 1950s and the 1970s. Due to the rear extension the rear window with curved reveal was blocked with cinderblocks. The rear doorway into the earlier extension buildings was also blocked prior to the current extension and the buildings now form part of 11 Market Place. The fireplace was also replaced in the latter half of the 20<sup>th</sup> century and a date on the mortar surround shows some alteration in 1992. The bow window was removed and replaced, along with the central entryway between 1980 and 1990; photographs from 1992 show the altered location of the entrance and a larger bay window (Helmsley Archive). The current rectangular bay window was installed in 1995. The entrance was moved to the first bay, replacing the original window though it retained the upper lintel detailing; further alterations to the first floor windows (conversion from Yorkshire Sash to hinged) resulted in no fenestrations retaining full original features while the ground floor fenestrations have nearly completely altered. The plaster on the west wall has also been removed to create a feature wall where the room would have been entirely plastered in its original form.

The most recent works have sought to reopen the blocked window at the rear to create a new opening. During the course of the works the eastern curved reveal and lintel were removed. The reveal is to be reconstructed and the lintel reinstalled.

## 8 SUMMARY

The ground floor of the property 10 Market Place, Helmsley has been extensively altered from its original central-entryway, two-room plan. The original form of the building was common in Helmsley and in other villages across the North York Moors and would have been a fairly typical small vernacular building constructed from local resources. Similar properties with two-room layouts include 21 High Street Helmsley, to the north west of the property.

The alterations, particularly those from the late 20<sup>th</sup> century have resulted in little evidence of the original layout, including the replacement of the ceiling. The best evidence of the original layout is the front entrance and the rear doorway-turned-window. The openings are slightly off centre which indicates which room the doorway opened into and, thus, which was the larger room. Evidence of further original internal features, such as a pantry, have been entirely removed. The rear window and its distinctive curved reveals were later alterations, in the first half of the 19<sup>th</sup> century, when the rear entryway was moved to grant access to workshops and outbuildings at the rear of the property. The window was subsequently blocked during the extensive late 20<sup>th</sup> century extension and modernisation works. Details on the ground floor, including the infilled doorway and fireplace, are indicative of alterations in the late 19<sup>th</sup> and early 20<sup>th</sup> century.

A majority of the property within Helmsley were owned by the Duncombe family and the 10 Market Place (lease number 518 on the Tukes and Ayers 1822 Town Plan) was rented out to Thomas Barwick (a saddler) and the Butler family, throughout the 19<sup>th</sup> century before being sold in 1915. The greatest period of alteration to the property was after it was sold by the Duncombe

Estate, during the mid to late 20<sup>th</sup> century, where it became an open plan retail premises with a rear extension.

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## ACKNOWLEDGEMENTS

Thank you to the client, 1 Voltage Ltd and Beth Davies; Matthew Rohan from Rohan Woodworking; and the North Yorkshire County Records Office for aiding in the completion of these works.

## FIGURES

**Figure 1:** Site Location (Regional). Crown copyright reserved. Reproduced with the permission of OS on behalf of HMSO. Licence number 100018343.

## FIGURES

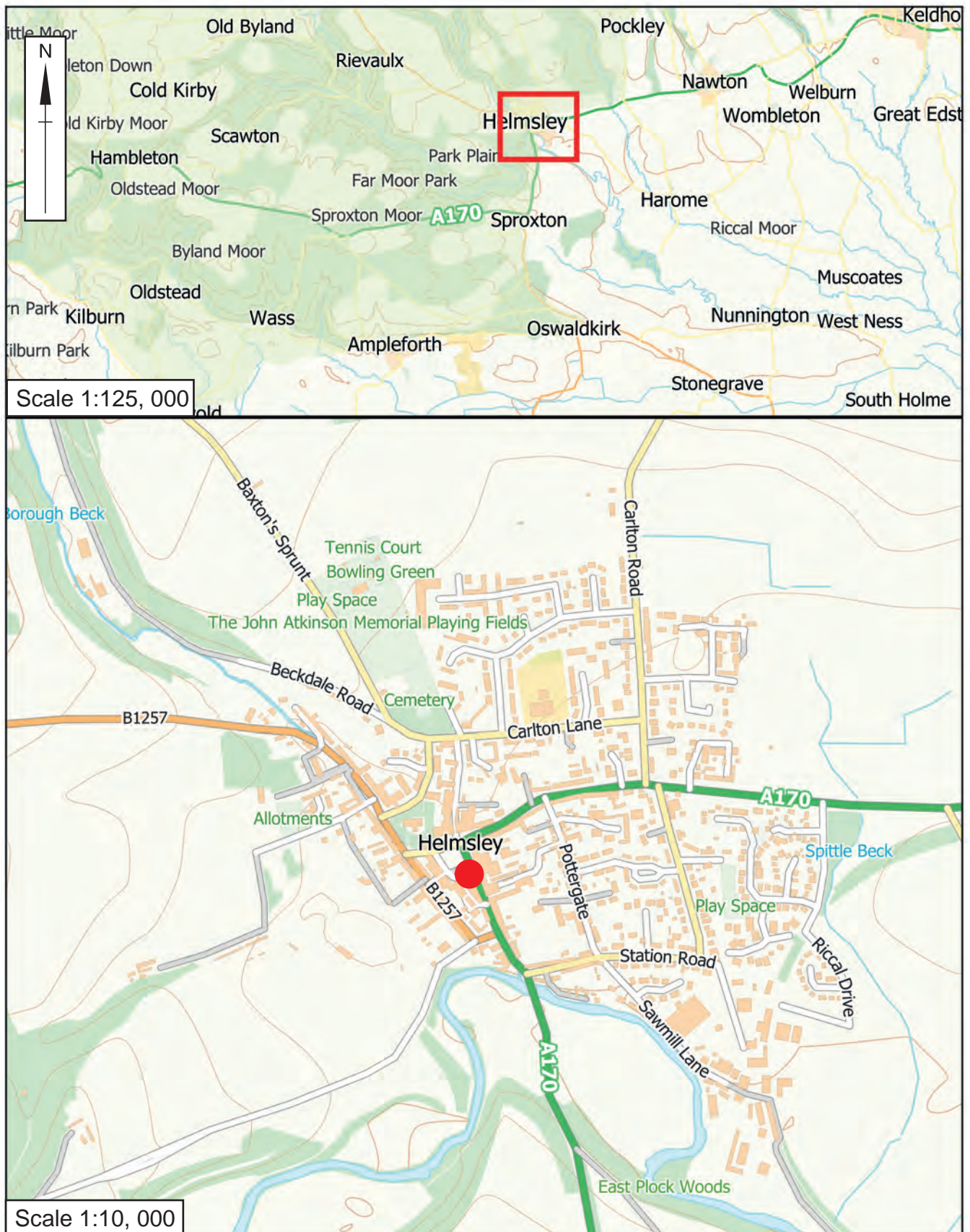


Figure 1: Site Location (Regional). Crown copyright reserved. Reproduced with the permission of OS on behalf of HMSO. Licence number 100018343

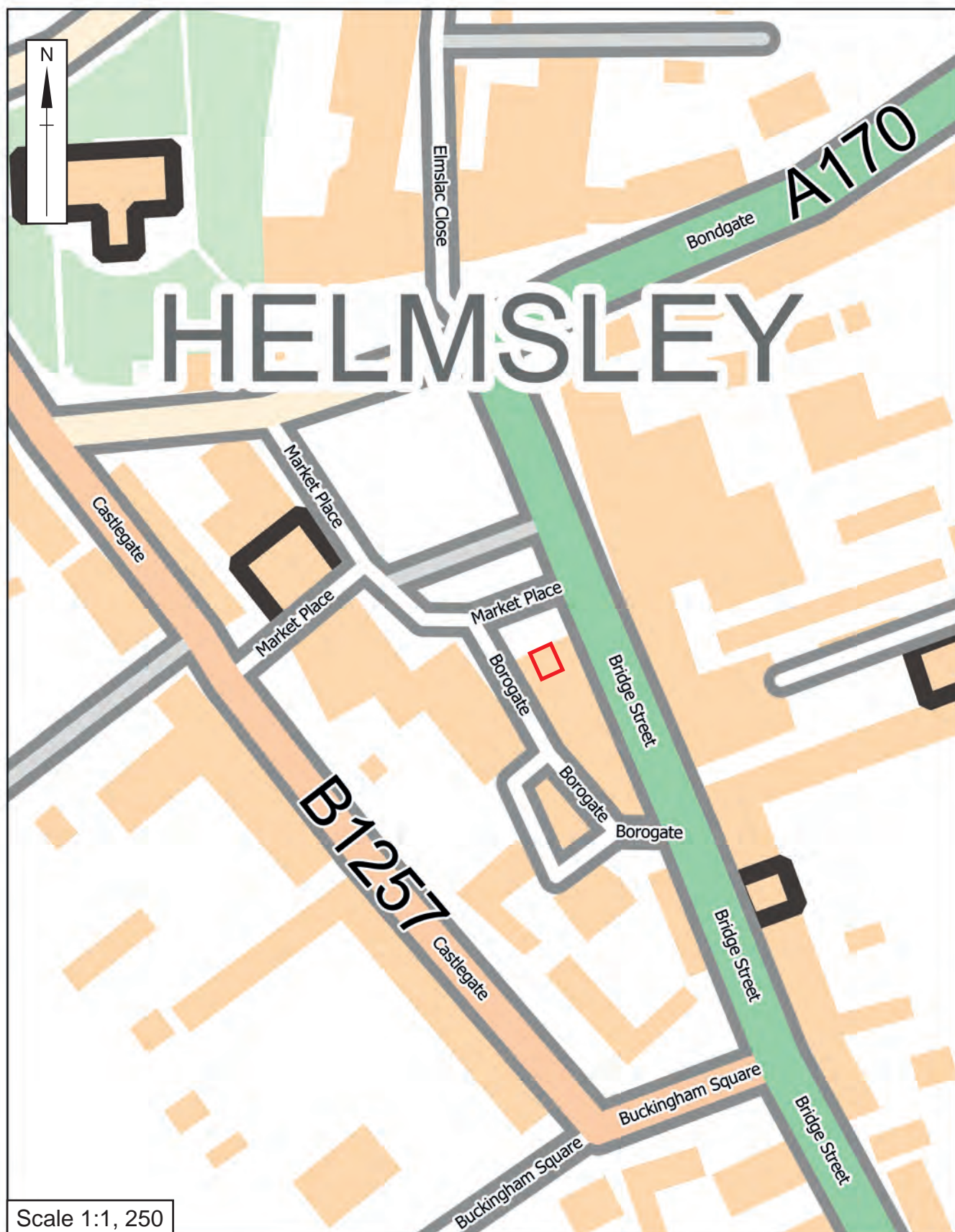


Figure 2: Site Location (Detail). Crown copyright reserved. Reproduced with the permission of OS on behalf of HMSO. Licence number 100018343

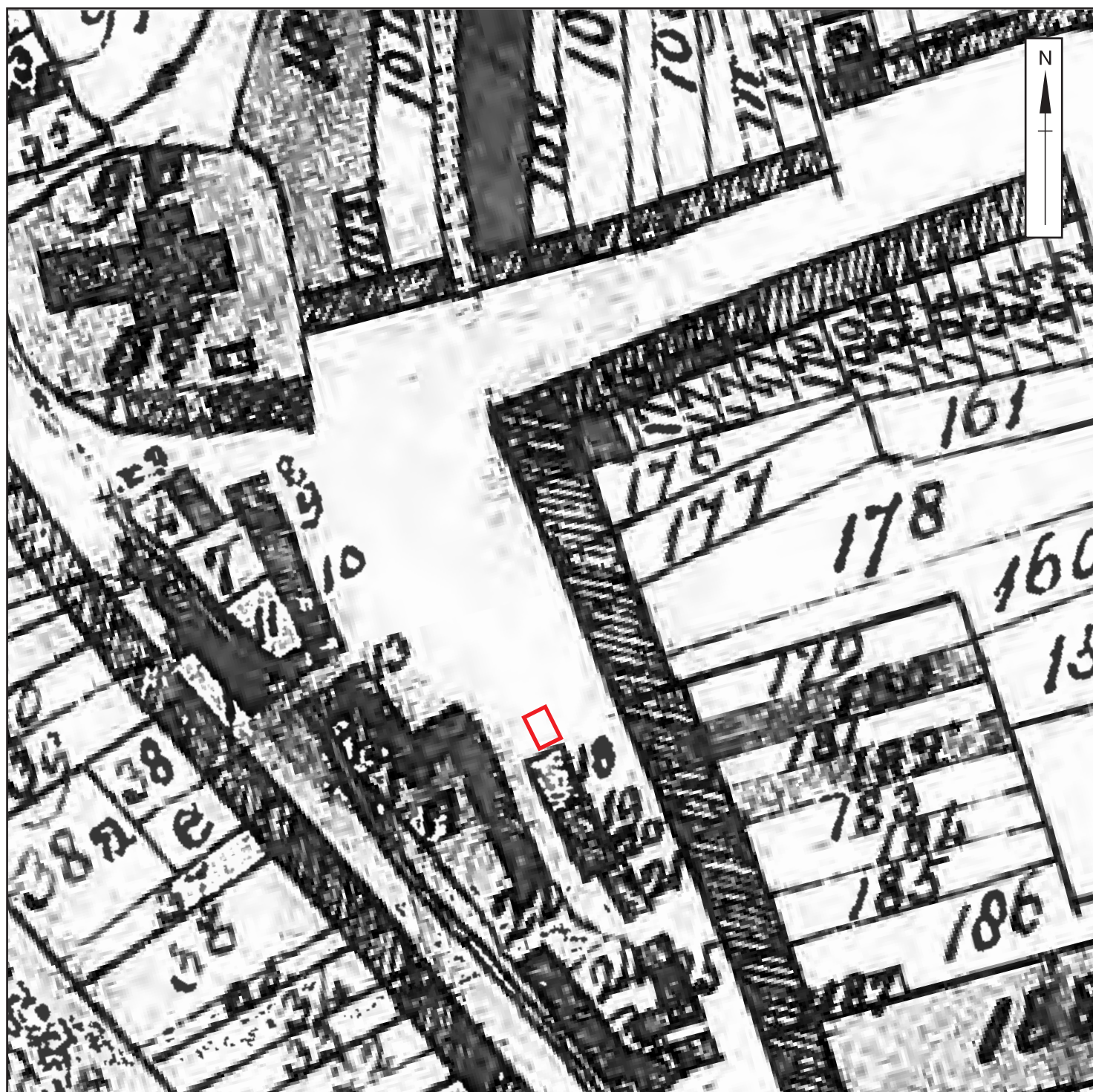


Figure 3: 1795 Town Plan produced by D. Seaton for Charles Slinsby Duncombe



Figure 4: 1822 Town Plan produced by Tukes and Ayre for Charles Slinsby Duncombe with detail of lease number '518'.



Figure 5: 1853 OS Map



Figure :6 1891 OS Map



Figure 7: 1912 OS Map, 25 inch.



Figure 8: 1950 OS Map

# Helmsley Properties.

Lots 1 and 1a.

(COLOURED PINK ON PLAN.)

IN BONDGATE (South Side).

## **Grass Paddock, or Two Building Sites,**

in the occupation of the Representatives of the late Thos. Chapman.

Acres	1 Acre 0 Roods 31 Perches.
Rent, apportioned	£4 0s. 0d.
Outgoings, 1914	Nil.
Tenancy	Vacant possession can be given March 25th next.

Lot 2.

(COLOURED PINK ON PLAN.)

IN MARKET PLACE.

A BLOCK OF

## **Three Dwelling-houses, Stationer's Shop, Blacksmith's Shop and Shoeing Shed, with Gardens adjoining,**

occupying the South side of the Market Place, and adjoining Bridge Street on East side, and Boroughgate on the West, the whole forming a

## **Very Valuable Island Block of Business Property,**

in the occupation of

Mr. C. S. Allenby, Miss Butler, Messrs. E. Todd and C. Pennock.

Mr. Allenby's House contains:—

Two Sitting-rooms, Kitchen, Scullery, 4 Bedrooms, Bathroom, W.C., Store Pantry, and Dairy at rear, and Out-offices.

NOTE.—Wood Buildings belong to Tenant.

Miss Butler's House contains:—

Sitting-room, Kitchen, Larder, 2 Bedrooms, and usual Out-offices.

Mr. E. Todd's House contains:—

Shop, Kitchen, Dairy, Sitting-room, Office, Boxroom, 3 Bedrooms, and usual Out-offices.

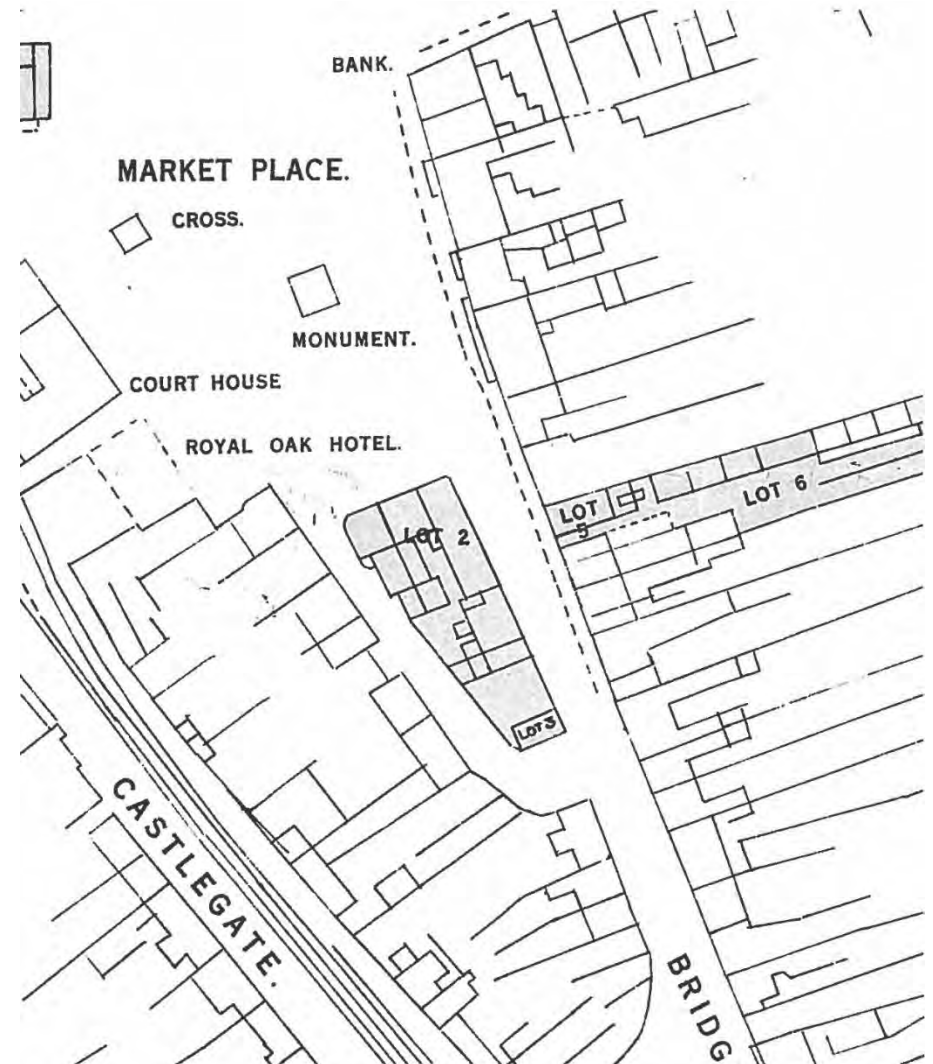
Mr. C. Pennock's Property comprises:—

Blacksmith's Shop and Shoeing Shed.

Rents, apportioned ... £26 10s. 0d.

Outgoings, 1914 ... Nil.

Tenancy ... Yearly, from March 25th, subject to Six Months' notice.



**Figure 9:** Description for 'Lot 2', which includes 10 Market Place, sold in 1915 by the Duncombe Family. Map for 'Lot 2' continues on next page. From the Feversham family archive at the North Yorkshire County Record Office.



**Figure 10:** 10 Market Place during the coronation in 1952 with alterations to the front elevation. This includes the bow window. From the Helmsley Archives.

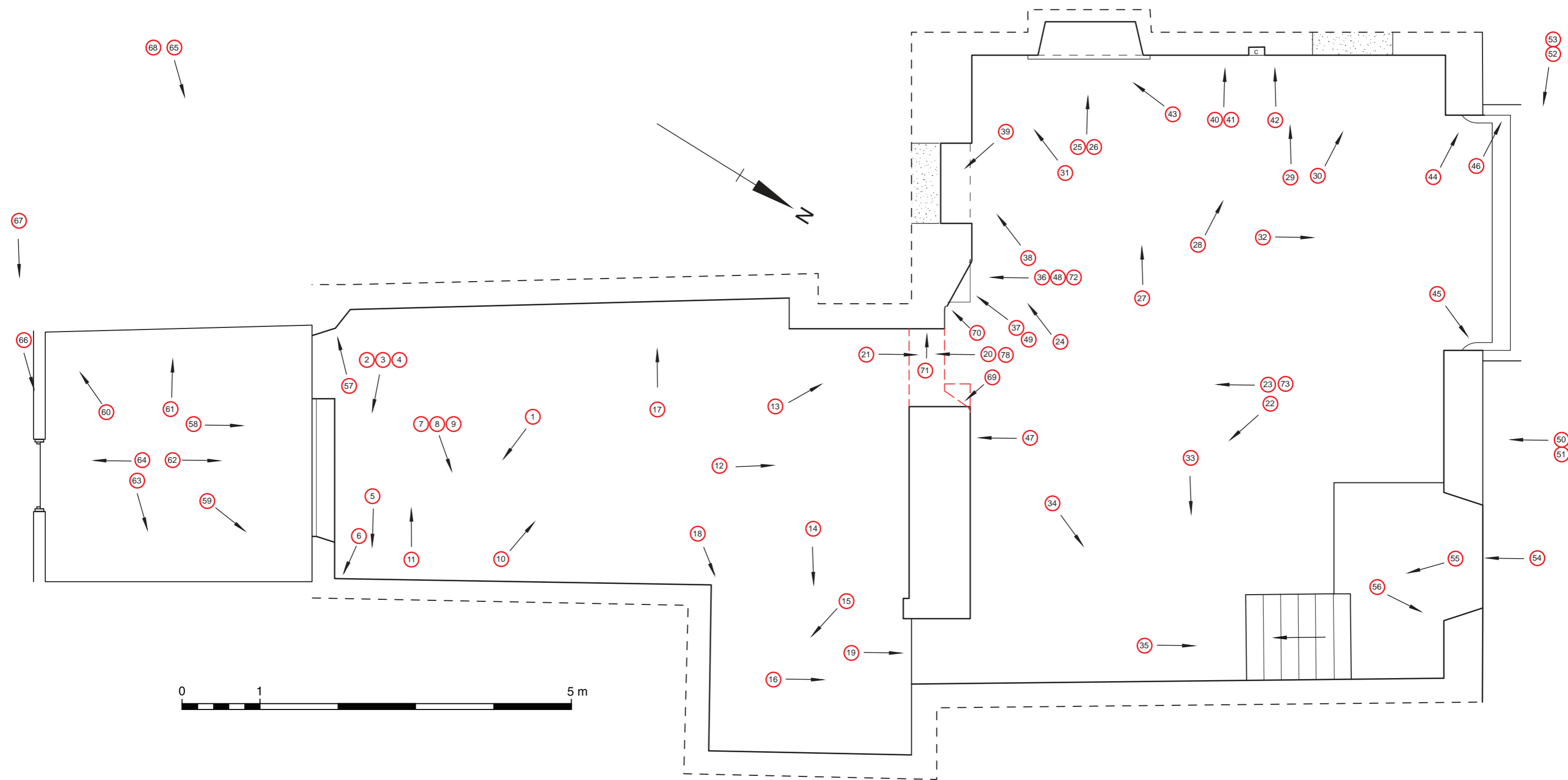


Figure 11: Building Plan with photo directions. Based on drawings from client

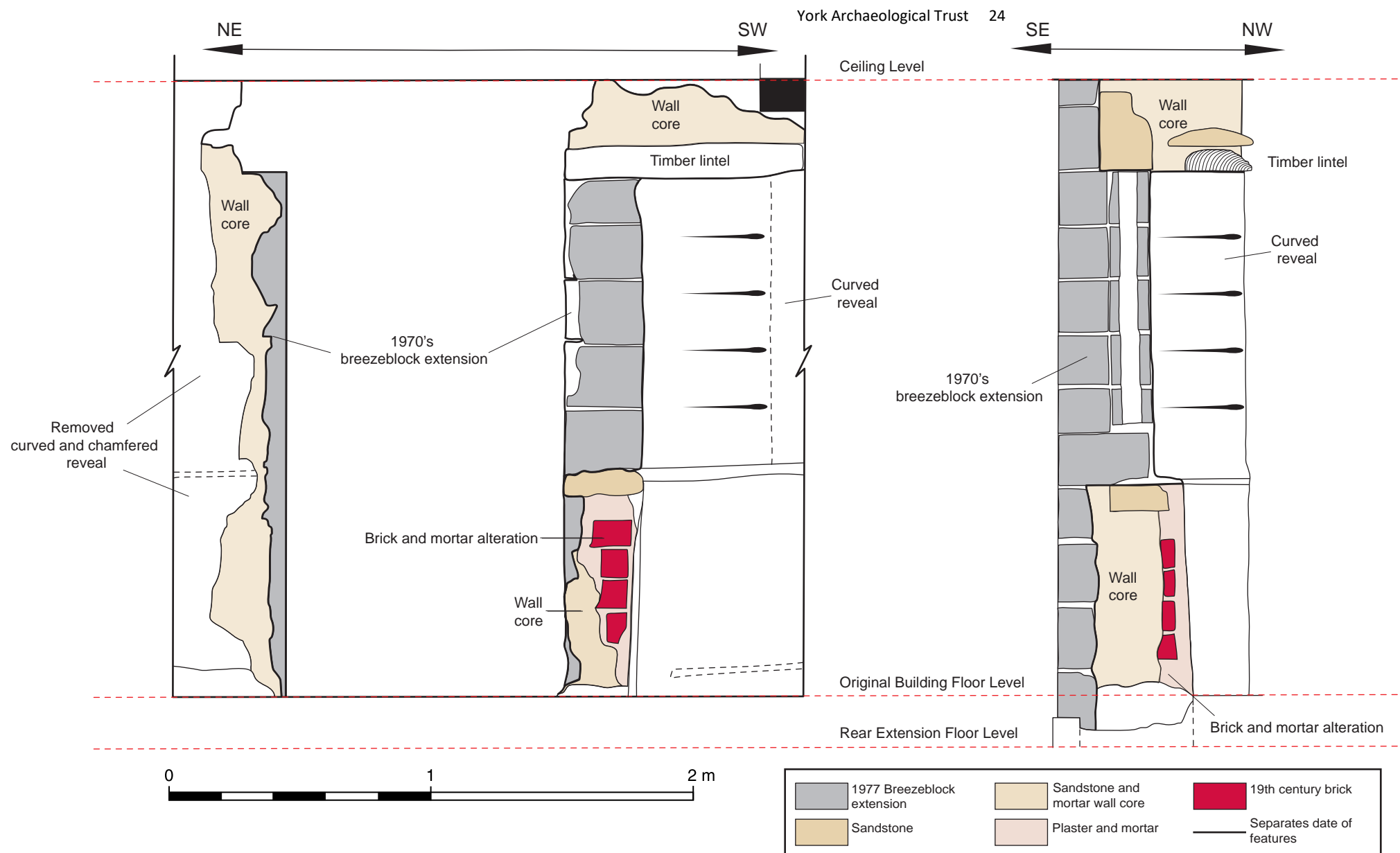
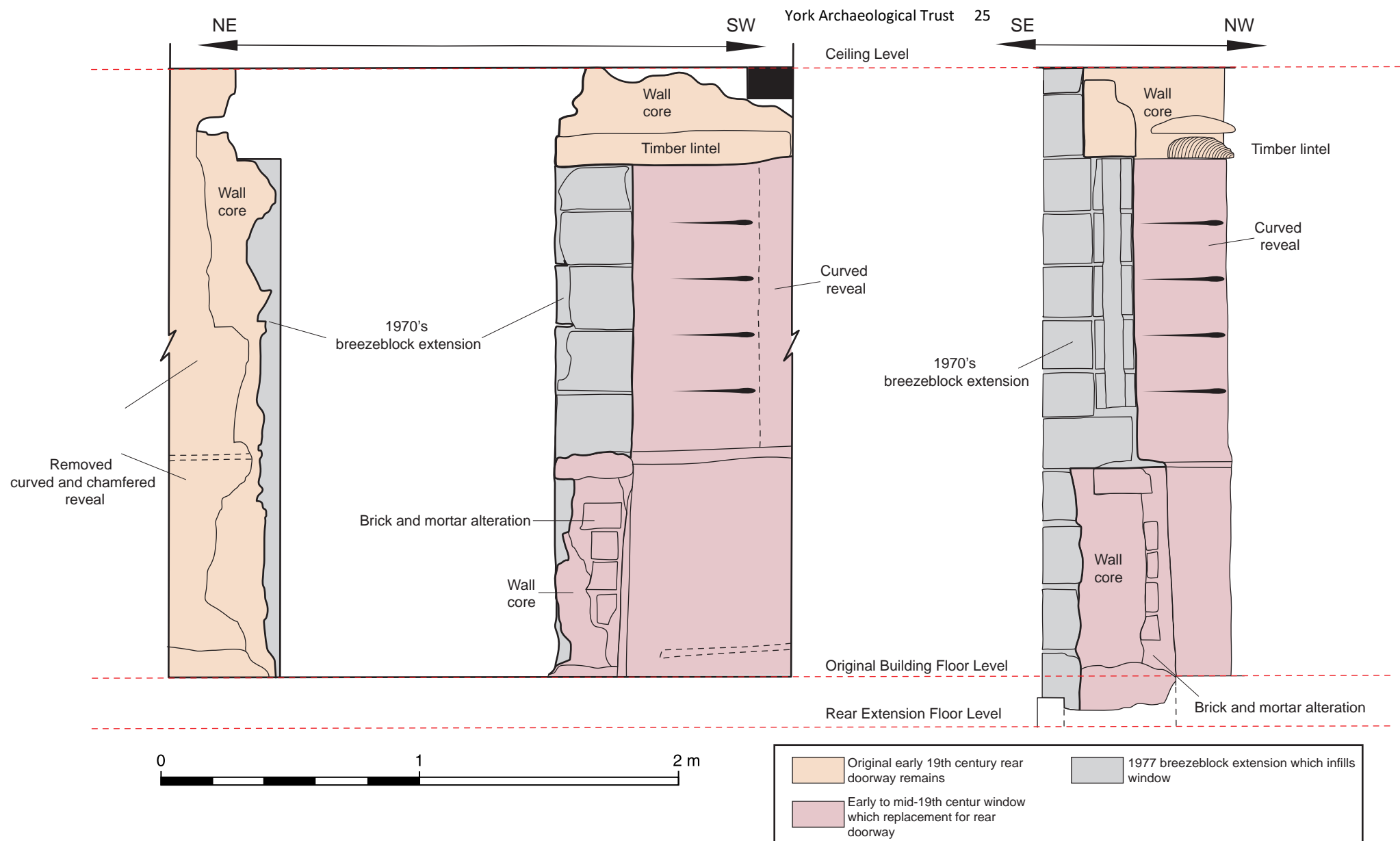
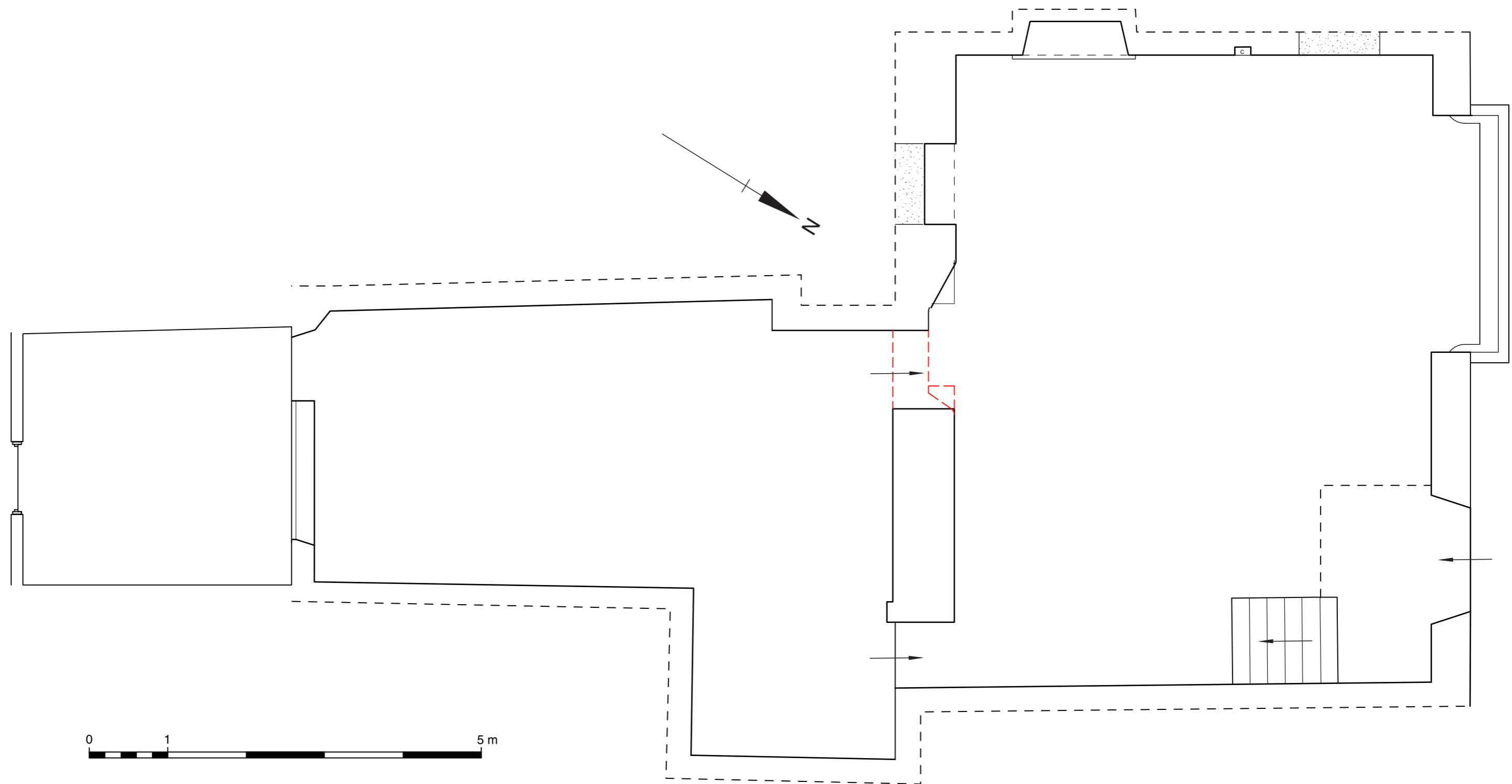


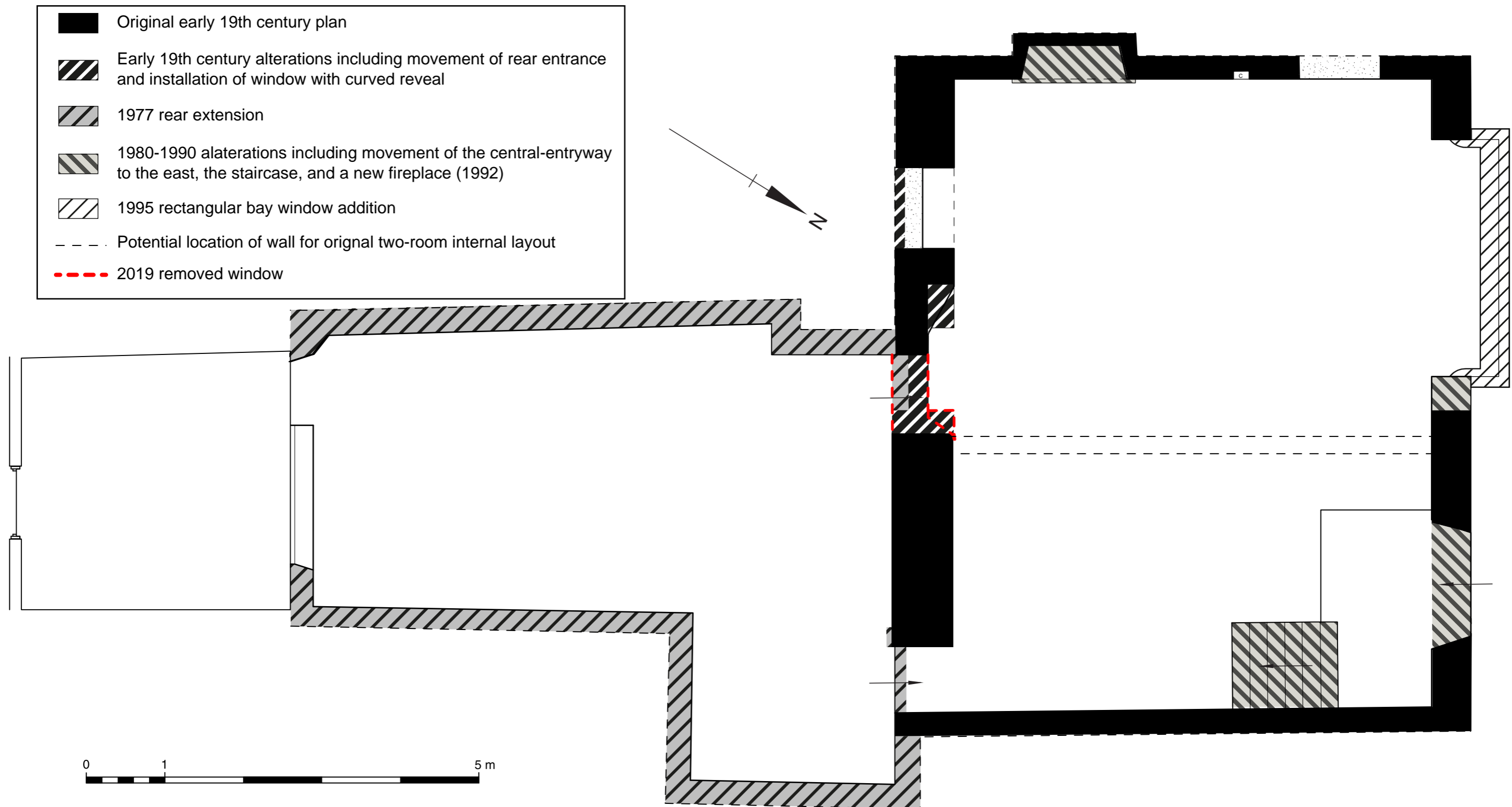
Figure 12. Elevation and cross section of removed window reveal



**Figure 13:** Phased elevation and cross section of removed window reveal



**Figure 14:** Plan of building including blocked doorway, removed window and altered fireplaces along western wall. Based on drawings from client and fieldwork drawings



**Figure 15:** Phased drawing of layout with reference to potential original layout and later additions. Based on drawings from client and fieldwork drawings

## PLATES



**Plate 1:** Front elevation of 10 Market Place, looking south south-east. (Photo. 51, DSC\_0070).



**Plate 2:** Altered entrance to property with original lintel and worn threshold. Looking south south-east.  
(Photo. 54, DSC\_0073).



**Plate 3:** Rectangular bay window added in 1995, looking south-east. (Photo. 53, DSC\_0072).



**Plate 4:** Buildings on Borogate and to the rear of Market Place which block views of the rear of the property. Looking north-east. (Photo. 68, DSC\_0121).



**Plate 5:** Overlooked courtyard to rear of property with ginnel beyond. Looking south south-west.  
(Photo. 60, DSC\_0084).



**Plate 6:** Ginnel at rear of property. Access point to rear courtyard. Looking east north-east. (Photo. 67, DSC\_0120).



**Plate 7:** Ground floor fenestrations at rear of property. 1970s extension. Note neat quarry-faced blocks versus rough coursing visible in Plate 8. Looking north north-west. (Photo. 58, DSC\_0082).



**Plate 8:** First floor fenestrations at rear of property. 1970s extension. Looking north north-west. (Photo 62, DSC\_0086).



**Plate 9:** North wall in original building. Interior of 1995 rectangular bay window addition. Looking north north-west. (Photo. 32, DSC\_0045).



**Plate 10:** East wall in original building. Remains of wood panelling and dado rail visible along with staircase. Looking north-east. (Photo. 33, DSC\_0046).



**Plate 11:** West wall and associated features from the 19th and 20th century. Looking south-west. (Photo. 27, DSC\_0039).



**Plate 12:** Fireplace addition along the west wall. Looking south-west. (Photo. 26, DSC\_0038).



**Plate 13:** Graffiti in the fireplace indicates some alterations in 1990. (DSC\_0110).



**Plate 14:** Square 'nook' in the west wall, potentially an original feature of from the late 19th century. (Photo. 40, DSC\_0056).



**Plate 15:** The brick-built rear of the chimney flue for 11 Market Place with two mortar filled features 1m from the ground. (Photo. 29, DSC\_0041).



**Plate 16:** South wall with opening into 1970s extension. Looking south-east. (Photo.22, DSC\_0032).



**Plate 17:** Alcove in south wall. (Photo. 38, DSC\_0052).



**Plate 18:** Infilled original rear window with splayed reveals. Partially removed to create a second opening into the rear extension. Looking south south-east. (Photo. 72, DSC\_0542).



**Plate 19:** Detail of surviving window reveal on west side of doorway. (Photo.70, DSC\_0449).



**Plate 20:** Infilled window prior to removal with splayed reveal and recessed cupboard beneath sill.  
(Provided by the client).



**Plate 21:** Remains of removed window reveal on east side of doorway. (Photo. 47, DSC\_0063).



**Plate 22:** East side of removed window reveal where most elements have been removed. Original wall core is visible along with relationship to 1977 extension. (Photo. 69, DSC\_0440).



**Plate 23:** Section of lintel that remains *in situ* above the removed window. Compression at the centre of the lintel is visible in the left of the picture. (Photo. 72, DSC\_0482)



**Plate 24:** Removed lintel with shaped end and small notch for joint cut out. (Photo. 75, DSC\_0603).



**Plate 25:** Detail shot of sawed timber lintel and wall core above the removed window opening. (Photo. 71, DSC\_0479).



**Plate 26:** Rear extension constructed from breeze blocks. Looking west. (Photo. 10, DSC\_0015).



**Plate 27:** Remains of plaster in the rear extension. Looking north-east. (Photo. 14, DSC\_0020).



**Plate 28:** Staining on the walls from fats and oils, indicative of the rooms use as a kitchen. (Photo. 17, DSC\_0023).



**Plate 29:** Doorway to rear of property leading to enclosed courtyard. (Photo. 57, DSC\_0081).

## APPENDIX 1 – INDEX TO ARCHIVE

Item	Number of items
Context sheets	
Levels register	
Photographic register	
Sample register	
Drawing register	
Original drawings	
B/W photographs (films/contact sheets)	
Colour slides (films)	
Digital photographs	
Written Scheme of Investigation	
Report	

**Table 1** Index to archive

## APPENDIX 2 PHOTOGRAPHIC REGISTER

No.	Photo ID.	Room	Direction Facing	Initials & Date	Notes/Scale
1	DSC_0003	Rear Room	E	BW 08/08/19	South wall of the Rear Room.
2	DSC_0004	Rear Room	ENE	BW 08/08/19	Detail of window in south wall of the Rear Room.
3	DSC_0005	Rear Room	ENE	BW 08/08/19	Detail of window in south wall of the Rear Room.
4	DSC_0006	Rear Room	ENE	BW 08/08/19	Details of window in south wall of the Rear Room.
5	DSC_0007	Rear Room	ENE	BW 08/08/19	Detail of surviving tiled floor in the Rear Room.
6	DSC_0010	Rear Room	E	BW 08/08/19	Detail of ceiling with 20 <sup>th</sup> century timber in the Rear Room.
7	DSC_0012	Rear Room	NE	BW 08/08/19	East wall of the Rear Room.
8	DSC_0013	Rear Room	NE	BW 08/08/19	East wall of the Rear Room.
9	DSC_0014	Rear Room	NE	BW 08/08/19	East wall of the Rear Room.
10	DSC_0015	Rear Room	W	BW 08/08/19	West wall of the Rear Room, looking towards the Front Room.
11	DSC_0016	Rear Room	SW	BW 08/08/19	West wall of the Rear Room.
12	DSC_0017	Rear Room	NNW	BW 08/08/19	North wall of the Rear Room.
13	DSC_0018	Rear Room	NW	BW 08/08/19	North wall of the Rear Room with detail of opening into the Front Room
14	DSC_0020	Rear Room	NE	BW 08/08/19	East wall of the Rear Room alcove.
15	DSC_0021	Rear Room	ESE	BW 08/08/19	South wall of the Rear Room alcove.
16	DSC_0022	Rear Room	NNW	BW 08/08/19	Opening between the Rear and Front Rooms. Situated to the east, along the north wall.
17	DSC_0023	Rear Room	SW	BW 08/08/19	Detail of kitchen oil staining on the west wall of the Rear Room.
18	DSC_0024	Rear Room	NE	BW 08/08/19	Detail of steel I-Beam in the ceiling of the Rear Room.
19	DSC_0025	Rear Room	NNW	BW 08/08/19	Detail of the tiled step in the eastern opening between the Front and Rear Rooms.
20	DSC_0029	Front Room	SSE	BW 08/08/19	Detail of wall core in the western opening of between the Front and Rear Rooms
21	DSC_0030	Rear Room	NNW	BW 08/08/19	Detail of step from the Rear Room into the Front Room in the western opening. Includes wall core.
22	DSC_0032	Front Room	SE	BW 08/08/19	South wall of Front Room.
23	DSC_0035	Front Room	SSE	BW 08/08/19	New west opening in south wall of Front room.
24	DSC_0036	Front Room	SSW	BW 08/08/19	Detail of recessed alcove in south wall of the Front Room.

No.	Photo ID.	Room	Direction Facing	Initials & Date	Notes/Scale
25	DSC_0037	Front Room	SW	BW 08/08/19	Hooded fireplace in west wall of the Front Room
26	DSC_0038	Front Room	SW	BW 08/08/19	Hooded Fireplace in west wall of the Front Room.
27	DSC_0039	Front Room	SW	BW 08/08/19	West wall of the Front Room
28	DSC_0040	Front Room	WNW	BW 08/08/19	West wall of the From Room.
29	DSC_0041	Front Room	SW	BW 08/08/19	Detail of brickwork within the west wall of the Front Room.
30	DSC_0042	Front Room	WNW	BW 08/08/19	North west corner of the Front Room.
31	DSC_0043	Front Room	SW	BW 08/08/19	South west corner of the Front Room with detail of the recessed alcove and the fireplace.
32	DSC_0045	Front Room	NNW	BW 08/08/19	Bay window in the north wall of the Front Room.
33	DSC_0046	Front Room	NE	BW 08/08/19	East wall of the Front Room.
34	DSC_0048	Front Room	NNE	BW 08/08/19	East wall of the Front Room and under the stairs.
35	DSC_0049	Front Room	NNW	BW 08/08/19	Detail of cupboard or opening beneath the stairs.
36	DSC_0050	Front Room	SSE	BW 08/08/19	Detail of surviving section of chamfered curved window reveal in south wall of the Front Room.
37	DSC_0051	Front Room	SSW	BW 08/08/19	Detail of surviving section of chamfered curved window reveal in south wall of the Front Room.
38	DSC_0052	Front Room	SW	BW 08/08/19	Detail of recessed alcove in south wall of the Front Room.
39	DSC_0054	Front Room	SE	BW 08/08/19	Detail of recessed alcove in south wall of the Front Room.
40	DSC_0056	Front Room	SW	BW 08/08/19	Detail of small recessed niche in the west wall of the Front Room.
41	DSC_0057	Front Room	SW	BW 08/08/19	Recessed wall niche in wider context of the west wall of the Front Room.
42	DSC_0058	Front Room	SW	BW 08/08/19	Detail of infilled niche in west wall of Front Room.
43	DSC_0059	Front Room	SSW	BW 08/08/19	South west corner of the Front Room with detail of the fireplace.
44	DSC_0060	Front Room	WNW	BW 08/08/19	Detail of curved reveal for the bay window in the north wall of the Front Room.
45	DSC_0061	Front Room	NE	BW 08/08/19	Detail of the curved reveal for the bay window in the north wall of the Front Room.

No.	Photo ID.	Room	Direction Facing	Initials & Date	Notes/Scale
46	DSC_0062	Front Room	WNW	BW 08/08/19	Detail of the curved reveal of the bay window and its interior structure
47	DSC_0063	Front Room	SSE	BW 08/08/19	Detail of removed curved reveal for the former window opening in the south wall of the Front Room.
48	DSC_0064	Front Room	SSE	BW 08/08/19	Detail of surviving section of the timber lintel in the removed window opening in the south wall of the Front Room.
49	DSC_0068	Front Room	SSW	BW 08/08/19	Detail of cross section of the sawn timber lintel and wall core in the removed window opening.
50	DSC_0069	External	SSE	BW 08/08/19	North-facing exterior elevation of the property.
51	DSC_0070	External	SSE	BW 08/08/19	North-facing exterior elevation of the property.
52	DSC_0071	External	SE	BW 08/08/19	Detail of the bay window exterior in the north-facing elevation.
53	DSC_0072	External	SE	BW 08/08/19	Detail of the bay window exterior in the north-facing elevation.
54	DSC_0073	External	SSE	BW 08/08/19	Detail of the entrance door in the north-facing elevation.
55	DSC_0074	Entrance Hall	SE	BW 08/08/19	Stairway leading to second floor of the property.
56	DSC_0076	Entrance Hall	N	BW 08/08/19	Detail of ceiling beams in the entrance way of the property.
57	DSC_0081	Rear Room	SW	BW 08/08/19	Detail of south west corner of the Rear Room.
58	DSC_0082	Rear Courtyard	NNW	BW 08/08/19	First floor south-facing exterior elevation of the property.
59	DSC_0083	Rear Courtyard	N	BW 08/08/19	North east corner of the rear courtyard.
60	DSC_0084	Rear Courtyard	SSW	BW 08/08/19	South west corner of the rear courtyard.
61	DSC_0085	Rear Courtyard	SW	BW 08/08/19	Window of 11 Market Place overlooking the rear courtyard.
62	DSC_0086	Rear Courtyard	NNW	BW 08/08/19	Second floor south-facing exterior elevation of the property.
63	DSC_0087	Rear Courtyard	NE	BW 08/08/19	Wall of 9 Market Place overlooking the rear courtyard.
64	DSC_0088	Rear Courtyard	SSE	BW 08/08/19	Rear wall of courtyard with exterior entrance door.
65	DSC_0118	External	NE	BW 08/08/19	Rear roofline of property.
66	DSC_0119	External	NE	BW 08/08/19	South-facing elevation of property from rear ginnel.
67	DSC_0120	External	ENE	BW 08/08/19	Ginnel at rear of property where the courtyard is accessed.

No.	Photo ID.	Room	Direction Facing	Initials & Date	Notes/Scale
68	DSC_0121	External	NE	BW 08/08/19	Property looking from the south.
69	DSC_0440	Front Room	E	BW 16/09/19	Detail of removed section of window reveal and original wall.
70	DSC_0449	Front Room	S	BW 16/09/19	Detail of surviving window reveal and extension wall.
71	DSC_0479	Front Room	SW	BW 16/09/19	Cross section of original wall and surviving section of lintel.
72	DSC_0482	Front Room	SSE	BW 16/09/19	Detail of surviving section of lintel above removed window opening.
73	DSC_0542	Front Room	SSE	BW 16/09/19	New opening to rear room where an original window feature formerly existed.
74	DSC_0591	Front Room	N/A	BW 16/09/19	Detail of removed lintel.
75	DSC_0603	Front Room	N/A	BW 16/09/19	Detail of removed lintel.
76	DSC_0621	Front Room	N/A	BW 16/09/19	Detail of removed lintel.
77	DSC_0624	Front Room	N/A	BW 16/09/19	Detail of removed lintel.
78	DSC_0702	Front Room	SSE	BW 16/09/19	Detail of tiled floor, wall core and step in new wall opening.

**Table 2:** Photographic Register

### APPENDIX 3 INDEX OF PHOTOGRAPHY



1- DSC\_0003



2- DSC\_0004



3- DSC\_0005



4- DSC\_0006



5- DSC\_0007



6- DSC\_0010



7- DSC\_0012



8- DSC\_0013



9- DSC\_0014



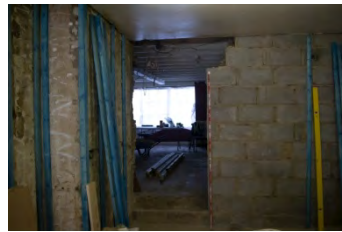
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11- DSC\_0016



12- DSC\_0017



13- DSC\_0018



14- DSC\_0020



15- DSC\_0021



16- DSC\_0022



17- DSC\_0023



18- DSC\_0024



19- DSC\_0025



20- DSC\_0029



21- DSC\_0030



22- DSC\_0032



23- DSC\_0035



24- DSC\_0036



25- DSC\_0037



26- DSC\_0038



27- DSC\_0039



28- DSC\_0040



29- DSC\_0041



30- DSC\_0042



31- DSC\_0043



32- DSC\_0045



33- DSC\_0046



34- DSC\_0048



35- DSC\_0049



36- DSC\_0050



37- DSC\_0051



38- DSC\_0052



39- DSC\_0054



40- DSC\_0056



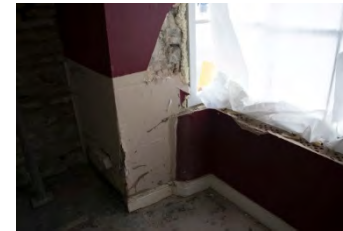
41- DSC\_0057



42- DSC\_0058



43- DSC\_0059



44- DSC\_0060



45- DSC\_0061



46- DSC\_0062



47- DSC\_0063



48- DSC\_0064



49- DSC\_0068



50- DSC\_0069



51- DSC\_0070



52- DSC\_0071



53- DSC\_0072



54- DSC\_0073



55- DSC\_0074



56- DSC\_0076



57- DSC\_0081



58- DSC\_0082



59- DSC\_0083



60- DSC\_0084



61- DSC\_0085



62- DSC\_0086



63- DSC\_0087



64- DSC\_0088



65- DSC\_0118



66- DSC\_0119



67- DSC\_0120



68- DSC\_0121



69- DSC\_0440



70- DSC\_0449



71- DSC\_0479



72- DSC\_0482



73- DSC\_0542



74- DSC\_0591



75- DSC\_0603



76- DSC\_0621

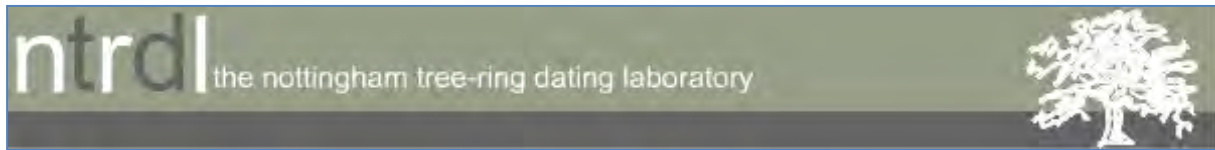


77- DSC\_0624



78- DSC\_0702

## APPENDIX 4 DENDROCHRONOLOGY REPORT



### NICE THINGS CAFÉ & GIFT SHOP, 10 MARKET PLACE, HELMSLEY, NORTH YORKSHIRE: SUMMARY OF THE DENDROCHRONOLOGICAL ANALYSIS OF A SINGLE TIMBER

By Alison Arnold

#### SAMPLING AND ANALYSIS

An oak lintel was removed from this building as part of renovation works with a slice taken from both ends and sent to our Laboratory for tree-ring analysis. The two slices were sub-sampled with each sub-sample being given the code HLM-Y and numbered A and B (Fig 1). These two samples were prepared and measured and their data series matched against each other to produce an averaged pattern (Fig 2). This was compared against an extensive collection of reference chronologies from the British Isles but unfortunately no secure match was noted and it remains undated.

#### DISCUSSION

It is unfortunate that, despite the lintel containing sufficient rings for dating, this timber could not be securely matched. The very outer 10 or so rings are somewhat compressed which may have impacted on successful matching against the reference chronologies or it is possible that this timber is from a place, or grew during a period, for which there is currently insufficient reference data available to provide a cross-match. However, it is more likely due to the well acknowledged fact that the dating of single samples against the reference chronologies is far less successful than the dating of replicated site chronologies formed from a group of cross-matched samples from different timbers. In effect one is trying to match the growth pattern of a single tree which may have been unduly influenced by non-climatic events during its lifespan.

*Table 1: Details of tree-ring series from The Nice Things Café & Gift Shop, 10 Market Place, Helmsley, North Yorkshire*

Sample number	Sample location	Total rings	Sapwood rings	First measured ring date (AD)	Last heartwood ring date (AD)	Last measured ring date (AD)
HLM-Y01	Lintel	92	23	----	----	----



Figure 1: Sliced samples, with sub-sampled and prepared HLM-Y01A (left) and HLM-Y01B (right)

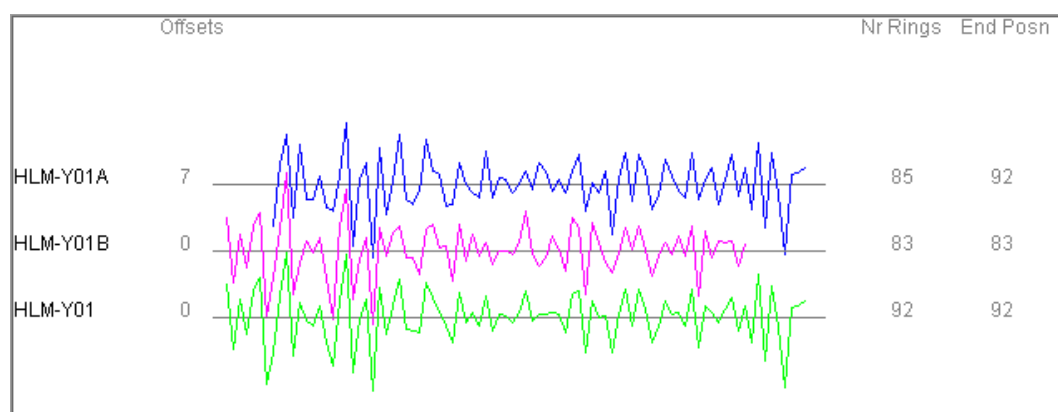


Figure 2: The growth patterns of samples HLM-Y01A and HLM-Y01B and the averaged pattern I(HLM- Y01)

## APPENDIX 5 LISTED BUILDING ENTRY

### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1308323

Date first listed: 18-Mar-1985

Statutory Address: 9, 10 AND 11, MARKET PLACE

### Location

Statutory Address: 9, 10 AND 11, MARKET PLACE

The building or site itself may lie within the boundary of more than one authority.

County: North Yorkshire

District: Ryedale (District Authority)

Parish: Helmsley

National Park: NORTH YORK MOORS

National Grid Reference: SE 61287 83759

### Details

SE 6183 HELMSLEY MARKET PLACE (south side) 10/78 Nos 9, 10, 11 - GV II

3 terraced houses, Nos 9 and 10 now shops. Early/mid C19. Hammered coursed sandstone, dressed sandstone quoins, pantile roof, brick stacks. 2 storeys, 5 first floor windows. C20 glazed door with stone lintel to No 9 at left. C20 glazed door to No 10. C20 half-glazed door with wedge lintels to No 11 at right. Nos 9 and 10 have C20 bow windows, No 11 has 3-light Yorkshire sash with wedge lintel. First floor: 6-pane sash to No 9, three casements with wedge lintels to No 10, and C20 casement to No 11. Gable coping and shaped kneelers. Ridge stacks at party walls. Included for group considerations.

**Listing NGR: SE6128783759**

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

## APPENDIX 6 WRITTEN SCHEME OF INVESTIGATION

### WRITTEN SCHEME OF INVESTIGATION FOR BUILDING RECORDING

<b>Site Location:</b>	<b>Nice Things Cafe, 10 Market Place, Helmsley</b>
<b>NGR:</b>	<b>SE 61287 83765</b>
<b>Proposal:</b>	<b>Internal alterations and installation of bi-fold doors to the rear</b>
<b>Planning ref:</b>	<b>NYM/2019/0358/FL/LB</b>
<b>Prepared for:</b>	<b>1 Voyage Ltd</b>
<b>Document Number:</b>	<b>2019/108</b>

#### 1 SUMMARY

- 1.1 1 Voyage Ltd, on behalf of J and H Cafe Ltd, have received planning and listed building consent for internal alterations and installation of bi-fold door to the rear of Nice Things Cafe, 10 Market Place, Helmsley, YO62 5BL (SE 61287 83765).

- 1.2 The following archaeological conditions have been imposed:

*A Written Scheme of Investigation (WSI) should be produced ahead of the Historic Building Record. The WSI should state the nature of the work being undertaken, methodologies and standards of the Historic Building Recording which should be adhered to.*

*The requirement is to provide the following:*

- *a Level 2 record of the ground floor of 10 Market Place as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016);*
- *a Level 3 record of the ground floor window opening and returns to the rear of 10 Market Place as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016)*

- 1.3 This Written Scheme of Investigation (WSI) has been prepared in response to the above conditions. The work will be carried out in accordance with this WSI.

#### 2 SITE LOCATION & DESCRIPTION

- 2.1 The site is the Nice Things Cafe, 10 Market Place, Helmsley, YO62 5BL (Figure 1), set within a row of terraced buildings located to the south of the market place in the market town of Helmsley.

### 3 DESIGNATIONS & CONSTRAINTS

- 3.1 The building is situated within North York Moors National Park. This area is subject to the policies of the North York Moors Local Plan which was adopted in May 2003. It also lies within Zone 3 of the Historic Core of the Helmsley Conservation Area, designated in 1973 by North Yorkshire County Council. According to the Conservation Area Appraisal Document, the building lies within the historic core of the market town, a settlement which is thought to have 12<sup>th</sup>-century origins.
- 3.3 10 Market Place, Helmsley is Grade II listed (NHLE 1308323). The property, along with 9 and 11 Market Place, is an early-mid-19<sup>th</sup>-century, two-storey terraced building. The terraced houses are of hammered, coursed sandstone and dressed sandstone quoins, with pantile roofs and brick stacks. Number 10 had a glazed door and bow windows added in the 20<sup>th</sup> century.

### 4 HISTORICAL BACKGROUND

- 4.1 Helmsley is thought to have pre-Conquest origins; it has been suggested that the town may have been the site of an important Anglo-Saxon manor (Tyler 1979). By the 10<sup>th</sup> century, a church and burial ground had been established, and the building of a castle on the western side of the settlement in the early 12<sup>th</sup> century was highly influential in the town's early development.
- 4.2 In the late 12<sup>th</sup> century a borough was created by Robert de Roos. Although subjected to some subsequent division and alteration, elements of early planning of the borough are still recognisable in the long narrow plots that form the eastern side of Market Street and Bridge Street. With the exception of the church and castle, there is little upstanding fabric of the medieval period surviving in the town.
- 4.3 The growth of Helmsley throughout the medieval period saw the development of new areas such as Bondgate, High Street and Ryegate. The main market place still remained the focus, evidenced by the construction of an imposing building, now Rectory House, for the Estate's agents in the 16<sup>th</sup> century.
- 4.4 The character of Helmsley is predominantly post-medieval, with the majority of buildings dating to the 17<sup>th</sup> century (Pevsner 1966). These can be considered as predominantly vernacular in form and fabric, being built of local materials and often in a regional style. By the early 18<sup>th</sup> century the dominant cottage industry was weaving, but this declined following the growth of machine-driven looms in the West Riding, leading to the collapse of the linen trade in Helmsley and the decline of the weekly Saturday market.
- 4.5 Little development or growth occurred in Helmsley during the 18<sup>th</sup> century, and it was not until the mid-19<sup>th</sup> century that the town saw an economic recovery. Civic buildings, hotels and the police station were constructed during this period, and in 1871 an extension of the Pilmoor branch railway reached Helmsley, leading to the extension of Ryegate eastwards.

- 4.6 During the 20<sup>th</sup> century small housing estates were constructed between Bondgate and Station Road, and to the north of Carlton Lane. Land to the east of Helmsley was also developed into a larger housing estate. These developments lie outside the Helmsley Conservation Area.

## 5 BUILDING RECORDING METHODOLOGY

- 5.1 This Written Scheme of Investigation has been produced in accordance with Chartered Institute for Archaeologists (CIfA) and Historic England best practice guidance.
- 5.2 The building recording will correspond with a Level 2 survey as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016). The principal aim is to produce a full drawn and photographic record of the ground floor of 10 Market Place, with a descriptive record of the interior of the building.
- 5.3 The building recording will also include a Level 3 record of the ground floor window opening and returns to the rear of 10 Market Place as set out in Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England 2016).

### Written Record

- 5.4 The Level 2 written record will include:
- The precise location of the building as an address and in the form of a National Grid reference.
  - The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
  - A summary of the building's form, function, date and sequence of development. It will also include any available information regarding the architects, builders, patrons and owners.
- 5.5 The Level 3 written record will include:
- Discussion of any published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
  - An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
  - An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations.
  - An account of any fixtures, fittings associated with the building, and their purpose.
  - Any evidence for the former existence of demolished structures associated with the building.
  - A summary of the findings of dendrochronology analysis report.
  - A discussion of the building's past and present relationship to its setting: its relationship to local settlement patterns or other man-made features in the landscape; its part in a larger architectural or functional group of buildings; its visual importance as a landmark, etc.
  - Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site.

- A glossary of architectural or other specialist terms.
  - A full bibliography and other references list of the sources consulted.
- 5.6 A detailed photographic register will be maintained to link the written and photographic records.

#### **Drawn Record**

- 5.7 The drawn site records, the completed CAD drawings presented in the report and the use of existing survey drawings will conform to the conventions and procedures laid out in the Historic England guidance *Understanding Historic Buildings* (2016).
- 5.8 For the Level 2 survey, a plan of the ground floor will be produced at a scale of at least 1:20. In addition, elevation drawings at a suitable scale will be produced where they will assist in understanding the structural sequence of the building. For the Level 3 survey, two cross/long section drawings will be produced to detail the constructional elements, vertical relationships and other architectural details of the ground floor window opening and returns to the rear of the building. The position and orientation of any supporting photographs will be marked on a separate plan drawing.
- 5.9 Any available drawings from previous surveys will also be consulted.
- 5.10 The drawings will show (with annotations where required) the historic construction of the building, the form and position of structural features of significance and where former parts of the structure can be inferred to have been.
- 5.11 All drawings will include metric scales and details of orientation. There will be clear labelling to signify the subject, date of survey and the name/initial of the surveyor. The drawings will be produced in line with conventions set out in chapter 7 of *Understanding Historic Buildings: A Guide to Good Recording Practice* (Historic England, 2016).

#### **Photography**

- 5.12 A fully indexed photographic record and a detailed register will be compiled of the location, subject and direction of view of all photographs taken. As required by a Level 2 building recording, photographs will include:
- General views of the buildings in the wider setting
  - The overall appearance of all rooms and circulation areas
  - Internal decorative detail relevant to the building's design, development or use
  - Any dates, inscriptions or graffiti which contribute to an understanding of the building or its fixtures or fittings
  - Any building contents or ephemera which has a significant bearing on the buildings history
- 5.13 As required by a Level 3 building recording and in addition to the list set out in 5.12, photographs will include:
- Any internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
  - Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

- 5.14 Photographs (where possible) will include graduated scales. Where required, the camera will be tripod-mounted as per Historic England's guidance, and artificial lighting will be used where necessary.
- 5.15 All Building recording photography will be carried out using a Canon EOS 50D SLR with images recorded using RAW settings and then converted from RAW format to uncompressed TIF at 8-bit. Digital photographs for inclusion in the project archive will not be manipulated or altered.
- 5.16 Digital photography will be produced in line with guidance set out in Digital Image Capture and File Storage, Historic England 2015.
- 5.17 File names will meet the requirements of the North Yorkshire County Record Office (<https://www.northyorks.gov.uk/record-office-policies-and-deposits>).

#### **Background Research as per 4.1 of the NYMNPA Brief**

- 5.18 Documentary research should form a component of every recording project.
- 5.19 A map-regression exercise based on the readily-available map and photographic evidence, held in the Record Office, Local History Library or other relevant local collections. The examination of online historic map sources alone is not acceptable.
- 5.20 An examination of all relevant documentary and secondary sources as per the sources identified in Paragraph 4.1.1 of Understanding Historic Buildings: A Guide to Good Recording Practice (Historic England, 2016)
- 5.21 Should unexpected features or structures that merit further research be identified during the course of the building recording works a contingency period for investigation and research must be allowed. The scope and nature of such work must be agreed with the NYMNPA curator and would form a new piece of work to be commissioned.

## **6 REPORT & ARCHIVE PREPARATION**

- 6.1 Upon completion of the historic building recording, 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, statutory designation information and dates when the fieldwork took place.
  - c) An account of the methodology and results of the operation, describing structural data, an account of the building's past and present use, associated finds and environmental data. The results section will also include discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence and a critical evaluation of previous records of the building, where they exist.
  - d) A selection of photographs and drawings, including an overall plan of the site accurately identifying the area of historic buildings recording. Copies of historic maps, drawings, views or photographs illustrating the development of the

building or its site will also be included. Photographs within the report will not exceed a maximum of two plates per side of A4.

- e) Individual photographs will be identified by means of running a sequence of numbers (eg. Plate 1, Plate 2) and this numbering system will be used in cross-referencing throughout the report and on the photographic plans. The relevant original frame number will be included in the brackets at the end of each caption.
- f) Specialist artefact and environmental reports as necessary.
- g) A full bibliography and list of sources, details of archive location and destination (with accession number, where known), together with a catalogue of what is contained in that archive.
- h) A copy of the key OASIS form details
- i) Copies of the Brief and WSI
- j) Additional photographic images may be supplied on a CDROM appended to the report

This written report will include all the relevant requirements of Understanding Historic Buildings (Historic England 2015).

- 6.2 Copies of the report will be submitted to the commissioning body, the North York Moors National Park Authority and the HER/SMR (in PDF format).
- 6.3 The requirements for archive preparation and deposition will be addressed and undertaken in a manner agreed with the recipient museum. In this instance the county record office of Northallerton is recommended and an agreed allowance should be made for the curation and storage of this material.
- 6.4 Provision for the publication of results, as outlined in the Brief, will be made.
- 6.5 The information content of the written report will become publicly accessible once deposited with the NYMNPA, unless confidentiality is explicitly requested, in which case it will become publicly accessible six months after deposit.
- 6.6 The NYMNPA shall assume permission to use in perpetuity all material presented within the final deposited archive upon deposition. However, York Archaeological Trust will retain the right to be identified as the author of all project documentation and reports as specified in the Copyright, Designs and Patents Act 1988 (chapter IV, section 79).
- 6.7 The permission will allow the NYMNPA to reproduce material, including for non-commercial use by third parties, with the copyright owner suitably acknowledged.
- 6.8 The finished report will be supplied within eight weeks of completion of all fieldwork, unless otherwise agreed by the North York Moors National Park Authority.
- 6.9 As per 7.3 of the NYMNPA Brief, All material originally created in digital form will be created and prepared for deposition according to recognised standards and guidelines such as those made available by the Archaeology Data Service (<http://guides.archaeologydataservice.ac.uk/>). In particular, file formats should be considered carefully.

- 6.10 As per 7.4 of the NYMNP Brief, the project archive will comprise all records created during the project (both hard copy and digital) as well as all objects and associated samples collected. When creating and preparing project archives, relevant minimum standards should be adhered to, including Brown 2011 and CiFA 2014d, and guidelines made available by the Archaeology Data Service.
- 6.11 As per 7.5 of the NYMNP Brief, archives should be submitted to the agreed repository within 150 working days of the submission of a project's final written report.

## **7 HEALTH AND SAFETY**

- 7.1 Health and safety issues will take priority over archaeological matters and all archaeologists will comply with relevant Health and Safety Legislation.
- 7.2 A Risk Assessment will be prepared prior to the start of site works.

## **8 TIMETABLE & STAFFING**

- 8.1 The timetable will be as agreed with the client and will be undertaken at the earliest possible opportunity once the WSI has been approved. Staffing will comprise project archaeologist Becky Wilson and project manager Mary-Anne Slater. Staff profiles are appended for each.

## **9 MONITORING OF ARCHAEOLOGICAL FIELDWORK**

- 9.1 As a minimum requirement, North York Moors National Park Authority 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 processes and quality of the historic building recording can be assessed. York Archaeological Trust will notify North York Moors National Park Authority 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 North York Moors National Park Authority.

## **10 COPYRIGHT**

- 10.1 York Archaeological Trust retain the copyright on this document. It has been prepared expressly for 1 Voyage Ltd, and may not be passed to third parties for use or for the purpose of gathering quotations.

## **KEY REFERENCES**

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For the latest Historic England guidance documents see:

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

**Figure 1 has not been reproduced.**



# YORK ARCHAEOLOGICAL TRUST

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