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**York City F.C.
Bootham Crescent
Clifton
York**

**Proposed Residential Development
Desk Based Assessment**

MAP
June 2002

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Summary

MAP Archaeological Consultancy Ltd has assessed the archaeological and historical background of the proposed development area. Existing records have been searched to predict the nature of the archaeological resource in the area around the York City F.C. Bootham Crescent ground, Clifton, York.

The modern roads through Bootham and Clifton follows approximately the line of the York to Catterick Roman Road. The area around Clifton has several known Roman occupation and cemetery sites. The Proposed Development Site lies immediately adjacent to an area where further Roman activity has recently been documented.

1. Introduction

- 1.1 The Desk Based Assessment has been commissioned by Persimmon Homes (Yorkshire) Ltd. to assess an area for a proposed housing development situated at York City's Bootham Crescent ground (NGR SE 5990 5295 : Fig. 1 : Pls. 1-4).
- 1.2 Archaeological remains are protected by means of Statutory Instruments (including Scheduled Ancient Monument legislation) and by Local Development Plan, which states '*outside York City Centre AAI it will also be a standard requirement for developers to undertake an archaeological survey of proposed development sites in order to assess their archaeological value*' (Para. 4.33 : City of York Local Plan Deposit Draft May 1998). The Secretary of State's Policy on Archaeological remains, Planning Policy Guidance 16 (PPG 16), describes it as '*a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction*' (PPG 16, 1990).

1.3 The purpose of desk-based assessments is to determine, from existing records, the nature of the archaeological resource within the proposed development area. All methods and practices utilised comply with the *IFA Code of Conduct*.

1.4 This report was funded by Persimmon Homes (Yorkshire) Ltd.

1.5 All maps within this report have been produced from Ordnance Survey with the permission of the Controller of Her Majesty's Stationary Office, Crown Copyright. License No. AL 50453A.

2. Site Description

2.1 The proposed development area is currently a football stadium with associated stands and administrative buildings (Pls. 1 to 4). The buildings are constructed of brick, concrete and glass with a car park to the east of the main stand. Current vehicular access to the site is via Grosvenor Road, on the south-eastern corner of the site.

2.2 The site is 1.705 hectares in size and at an elevation of approximately 12.5m AOD.

2.3 The site stands on drift geology of glaciolustrine clay underlain by sand and gravel, which is underlain by boulder clay. The solid geology is of Bunter and Keuper sandstone.

3. Aims and Objectives

3.1 The objectives of the report is to give a brief outline of the archaeological and historical background of the development site in Clifton, including:-

- Archaeological Background including aerial photographs, spot finds, previous archaeological work, sites on the Sites and Monuments and National Archaeological Records, and listed buildings;
- Historical Background of the village of Clifton from Domesday to the Twentieth century, including ownership, Estate maps, Ordnance Survey maps, Hearth Tax return, leases, accounts and court rolls;
- Summary of archaeological potential of the general area around the proposed development site;
- To provide recommendations for further work.

4. Methodology

- 4.1 The historical and archaeological background of Clifton and Bootham has been gathered from a variety of sources including York City Library, City of York Council, York City Archives, and the Borthwick Institute for Historical Research at the University of York. Surviving documents, cartographic evidence, the Sites and Monument records, aerial photographs and previously published work were consulted.

5. Historical Background

- 5.1 Clifton is in the Parish of St. Michael le Belfrey (detached) and Bulmer Wapentake in the North Riding of Yorkshire, and is located c. 1 mile north-west of the City of York. The place name Clifton derives from the Old English, *Cliftune*, meaning 'settlement at the cliff or slope' (Smith 1979, 15). Cliff Hill is located 0.5 km west of Clifton on the east bank of the River Ouse.
- 5.2 In 1086, the Domesday Book lists two entries for Clifton (Faull and Stenton 1986), '*In CLIFTON there are 18 carucates of land paying tax, 9 ploughs can plough them. Now waste. Value before 1066, 20s. Of these Morcar had 9½ carucates of land paying tax, which 5 ploughs can plough. Now Count Alan has there 2 ploughs; and 2 villagers and 4 smallholders with 1 plough. There is a meadow, 50 acres; of these 29 (acres) are St. Peter's and the others are the Count's. Besides these the Archbishop has there meadow, 8 acres. The manor is 1 league long and another wide. Value before 1066, 20s. Now the same. The Canon's have 8½ carucates, waste*'. The second entry reads '*In CLIFTON, 9 ½ carucates taxable. 5 ploughs possible. Morcar had 1 manor there. Now Count Alan had there 2 ploughs; and 2 villagers and 4 smallholders and 1 plough. Meadow 21 acres. Value before 1066, 20s; now 16s*'.
- 5.3 The Township of Clifton lay within the Liberty of St. Mary. One of ten religious houses in York, St. Mary's was the "richest house in the north" (Palliser 1979, p. 221). A Charter of 1318 states that Bootham was a vill belonging to St. Mary's Abbey, and "the abbot and monks had a right to hold a weekly market" (Smith 1937, 283). The will of Simon the Mason, dated 1332, notes gardens in Bootham and "Kennyngdyke". A rent roll of c. 1280 describes "tofts". There is no evidence of any buildings in the Proposed Development Area in Medieval times, as it was outside the city walls.
- 5.4 St. Mary's Abbey surrendered to dissolution on 29th November 1539. After which, the lands belonging to St. Mary's Abbey was sold to different owners.

5.5 Cartographic Evidence

- 5.5.1 A 1545 sketch map of York records "*howsis*" along Bootham as far as Marygate. The 1611 Map of York by John Speed shows street frontage on both sides of "*Boudam*" (Bootham) approximately two hundred paces north-west of Marygate, up to St. Mary's.
- 5.5.2 In the 1630's Clifton and Rawcliffe were annexed to the jurisdiction of the city. In the Civil War, during the siege of York, the area around Bootham sustained severe damage and destruction "where many faire houses being fired" (Wenham 1970, 40). Ingram's Hospital on Bootham, built by Sir Arthur Ingram in 1630-2 (SE 5978 5253) was "so badly damaged that it required extensive rebuilding in 1649" (*ibid.*, 2110).
- 5.5.3 Eighteenth century maps of York showed gardens and houses on Bootham, but built only as far north as St Mary's.
- 5.5.4 The 1836 Plan of the Clifton, Rawcliff & Skelton Estates (ACC 245: Fig. 3) shows the area of the site as belonging to St Saviourgate Charity
- 5.5.5 The 1853-4 First Edition Survey Map shows the site, to the west of the York and North Midland Railway, which was opened in 1845 (Fig. 4) as a single plot of open land bordered to the north and west by strip fields and Asylum Lane to the south. This road provided access to the York Lunatics Hospital, the first Lunatic asylum to be built in Yorkshire.
- 5.5.6 By 1892 the site is being used as a cricket ground with a single building sited along the north eastern boundary. Newborough Terrace has been built and a narrow alley separates the cricket ground from the houses (Pl. 2). A school has been constructed along the northern boundary of the site (Figs. 4 & 5).
- 5.5.7 The 1909 and 1910 Ordnance Survey Map Extracts (Figs. 6 & 7) show a Pavilion in the south-western corner of the site, in addition to the building illustrated on the 1892 and 1893 maps.
- 5.5.8 By 1931 a much more elaborate pavilion has been constructed replacing the simple rectangular structure with a crescent shaped block of three individual units (Figs. 8 & 9). A 'Bowling Green' is shown in the northern corner of the site with a small building immediately to the south. To the east of the site Lumley Barracks and Colton's Hospital (Almhouses) have been built.

- 5.5.9 The 1937 Ordnance Survey Map Extracts (Figs. 10 & 11) illustrate the transformation of the site from a cricket ground to a football stadium. A series of buildings are shown set back from the eastern boundary of the site and landscaping elements are shown in the north and south-western corners of the site. Three small square buildings are shown fronting Grosvenor Road. Up to 1937 Grosvenor Road had previously been known as Asylum Road.
- 5.5.10 The 1958 and 1959 Ordnance Survey Map Extracts (Figs. 12 & 13) show little change from the 1937 map (Fig. 11).
- 5.5.11 By 1961 (Fig. 14) the earthen terraces depicted on the earlier maps have been redeveloped in the north to accommodate the housing of a terrace with a ramp shown to the west. Along the western side of the ground is the Grand Stand and a further Grand Stand is shown on the eastern side. Two short areas of terracing are also shown, one in the north and one in the south. In the southern part of the ground further terraces are shown along with a ramp and a number of steps. The three buildings depicted on the 1931 map have been joined by two more buildings to the west. The 1962 Ordnance Survey Map Extract (Fig. 15) adds no new information.
- 5.5.12 The 1974 Ordnance Survey Map Extract (Fig. 16) shows the location of four 'L Twr' - flood lights and the changes to the buildings on Grosvenor Road from two separate units to one.
- 5.5.13 The 1982 Ordnance Survey Map Extract (Fig. 17) is of too small scale to pick up any finite changes in the ground's layout and facilities.
- 5.5.14 The current Ordnance Survey Map Extract (Fig. 18) dated 2002 shows the current layout of the Grand Stands and the redeveloped south-eastern corner of the site which houses the Club Shop. Further remodelling from the 1980's is seen in the south-western corner of the site.

5.6 York City Football Club

- 5.6.1 In the 1890's York Wednesday, who claimed to be the oldest club in the city, along with the teams from St Clements, Heworth, Ebor Wanderers and school teams from Bootham, St Johns and Elmfield College played in friendlys. None of the clubs were affiliated to any association or League. The enthusiasm of the York clubs and the growing trend elsewhere in Britain for football as a sport resulted in the York & District League being established in 1897. This league consisted of ten clubs. In 1900

the York City & District Football Association was formed and local cup competitions arranged. By 1907 the League had three divisions and over twenty-four clubs. The success of the League illustrated the demand for amateur football in the city.

- 5.6.2 The demand for a representative club from the city resulted in the creation of the York City Football Club in 1908. The club's home ground was in Holgate Road at the end of Lindley Street and Murray Street. The ground's capacity was 300 and the stands came from York Racecourse. Average success in 1910-1911 resulted in the creation of a professional club in 1912.
- 5.6.3 The new club's ground was a plot of rough land in Burton Stone Lane, known as Field View. The move to Field View saw acceptance in to the Midland League where York City played until 1915.
- 5.6.4 In 1917 York City folded, the club went in to liquidation and the Field View ground was given over to allotments which in turn became a housing estate.
- 5.6.5 After the First World War there was a resurgence in demand for a senior team to represent the city. On May 6th, 1922 the decision was made to form the York City Football and Athletic Club Limited. The club was once again accepted in to the Midland League. The 1927 application to the Football League was not accepted. But in 1929 York City was accepted into the Football League's Third Division North.
- 5.6.6 From 1922 - 1932 York City played at Fulfordgate. The ground consisting of eight acres of land, with no covered stands and dressing rooms housed in an old army hut. Open stands came later from York Racecourse. A number of improvements were made over the years and at the time of the 1927 application to the Football League the ground had a capacity of 17,000. The biggest crowd of 12,721 was recorded in 1931.
- 5.6.7 The problems of transport access to Fulfordgate was seen as the cause of dwindling crowds. Action to rectify the problems resulted in the move to Bootham Crescent in 1932.
- 5.6.8 The new ground, previously used by York Cricket Club, had to be drained and then developed to the designs provided by Ward & Leckenby. Two stands were erected, the Main and the Popular. The ground was officially opened on 31st of August, 1932 under a lease hold arrangement.

- 5.6.9 The Directors decision to move was backed up by marked increases in crowd attendance (Pl. 5).
- 5.6.10 During the Second World War the tunnel at the back of the Popular Stand was used as an air raid shelter for pupils and staff of Shipton Street school. The ground was slightly damaged during an air raid in April 1942.
- 5.6.11 In 1948 the ground was purchased for £4,076. The whole ground and buildings were listed at £7,204 in 1949.
- 5.6.12 Post-war improvements consisted in the concreting of the banking at the Bootham Crescent end, loud speakers were installed, drainage work was undertaken, concrete terraces were built in the Popular Stand and in 1955 the Main Stand was extended towards Shipton Street. By 1958 the ground had a capacity of 23,600. In 1959 flood lighting was installed.
- 5.6.13 In 1974 seats were installed in the Popular Stand, in 1980 the floodlights were updated and in 1981 a gymnasium was built at the Bootham Crescent end.
- 5.6.14 Improvements in crowd management resulted in the building of eight new turnstiles at the Shipton Street end in 1985 along with the refurbishment of the dressing rooms, referees room and the physiotherapist's treatment room (Pl. 6). A Club Shop was built in 1985. In 1986-7 hospitality boxes were built into the Main Stand. A covered stand at the Shipton Street end was built in the early 1990's.
- 5.6.15 Further improvements were made to the ground in the 1990's as a consequence of the Hillsborough disaster.
- 5.6.16 As in 1932 it is once more felt that York City Football Club needs to move grounds to survive. The new ground is seen as a venue which "can be used seven days a week, 52 weeks a year and not just for football" (Batchelor www.ycfc). The actual location for the new ground is not yet decided but how it will look has been released (Pl. 7).

6. Archaeological Background

- 6.1 The area around the development site has revealed a great deal of previous archaeological activity. The development site lies outside the area of the Roman Fortress. Twenty nine previously known sites are listed including three Roman Roads

(Fig. 18 : Sites 1-3), six Roman cemeteries (Fig. 18 : Sites 4-9), and twenty previous excavation or watching brief sites (Fig. 18 : Sites 10 - 28).

6.2 Roman Roads

6.2.1 A Roman Road 1 ran from the north-west gate of the Roman Fortress and north to Catterick (*Cataractonium*) and has a similar alignment to modern Bootham (Fig. 18 : Site 1). 6.2.2 Two segments of this road have been uncovered at Clifton Green (SE 5932 5302) and in front of the White House, Clifton (SE 5968 5262 : RCHM 1962, 3).

6.2.3 A Roman Road linked Roads 1 and 3 (Fig. 18 : Site 2).

6.2.4 Another Roman Road was aligned parallel to Bootham (Fig. 18 : Site 3), and converged to the north-west with the York to Catterick Road. This road ran south of the fortress and connected to the Brough on Humber Road. A segment of road was uncovered during the excavation of St. Peter's School Swimming Pool (SE 5945 5256), and was composed of "cobbles and clay" (RCHM 1962, 2).

6.3 Roman Burials

6.3.1 An extensive Roman cremation and inhumation cemeteries have been found within 1 km of the proposed development site (Fig. 18 : Sites 4 to 10). On the junction of Clifton and Burton Stone Lane, a group of cremations in pottery dating to the Second century AD were found in the Nineteenth century (Fig. 18 : Site 4). Inhumations and cremations were recorded at The Avenue Clifton (Fig. 18 : Site 5). An extensive Roman cremation and inhumation cemetery was found on Clifton Fields, south-west of St. Peter's School, Clifton, in the Seventeenth and early Eighteenth centuries (Fig. 18 : Site 6). Further burials were uncovered at St. Peter's School in Clifton and were excavated by York Archaeological Trust (Fig. 18 : Site 7).

6.3.2 Stone cists (coffins) and a late Third-Fourth century inhumation cemetery were found in 1885 south of Bootham on the eastern side of the York-Scarborough Railway line (Fig. 18 : Site 8). An extensive Roman cemetery was found during the construction of York Railway station (Fig. 18 : Site 9) located 1 km south of the Proposed Development Area. A small inhumation cemetery was disturbed in the early Nineteenth century around Clarence Street (Fig. 18 : Site 10).

6.4 *Archaeological Excavation Sites*

- 6.4.1 Deposits indicating Roman occupation, ranging in date from the Second to Fourth centuries, were found at Avenue Terrace, Clifton (SE 5949 5282 : Fig. 18 : Site 11).
- 6.4.2 A building and tessellated pavement (Fig. 18 : Site 12) was found at St. Olave's School. Roman occupation debris and floor deposits were uncovered during excavations at Bootham School in 1954 (SE 5995 5240 : Fig. 18 : Site 13). Roman occupation deposits and Second century pottery, including an imported Rhenish ware motto beaker inscribed "AXSAST", were also found at the White House in Clifton (SE 5968 5265 : Fig. 18 : Site 14).
- 6.4.3 York Archaeological Trust have evaluated eleven sites in the vicinity of Clifton/Bootham between 1975 and 1997. Medieval deposits were revealed during evaluations at No. 57 Bootham and Bootham at (Figure 18 : Sites 15 & 16). Modern Deposits were found at Bootham Park Hospital No. 84 Bootham, in a pipe trench adjacent to Nos. 43-77 Bootham, and 36-37 St. Mary's (Fig. 18 : Sites 17, 18, 19 & 20). Remains of the Roman Road were uncovered at No. 81 Bootham/Queen Anne Road (Fig. 18 : Site 21). A possible inhumation was found at 3 Clifton (Fig. 18 : 22), and another inhumation, with Roman Road deposits and Second century pottery at the Grange Hotel, Nos. 5-9 Clifton (Fig. 18 : Site 23). A Cobble Surface of possibly Roman date was found at St. Peter's School (Fig. 18 : Site 24).
- 6.4.4 A Watching Brief at No. 1a Grosvenor Terrace by York Archaeological Trust (YORYM 1983.1027) found no archaeological deposits (Fig. 18 : Site 25). An Evaluation, Excavation and Watching Brief at Grosvenor Terrace in 2000 found a series of possibly Roman, medieval and modern deposits (YORYM 2000. 208 : MAP 2001). Trenches excavated by MAP on North Parade/Queen Anne's Road did not reveal any significant archaeological deposits (Fig. 18 : Site 26).
- 6.4.5 Evaluation of the Magnet Joinery site in 2001 (MAP ongoing) produced evidence for Roman ditches and medieval pits (Fig. 18 : Site 27).
- 6.4.6 A Watching Brief undertaken by John Samuels in 2002 at the Lumley Barracks site during residential redevelopment (Fig. 18 : Site 28) located a feature at 2m below existing ground level filled with large quantities of Roman pottery (J. Oxley pers. com).

6.5 *Spot Finds and Other Sites*

- 6.5.1 The remains of a Stone Cross and a Boundary Stone were noted on Bootham 300m south-east of Avenue Road (SE 5940 5272 : Fig. 18: Site 29).
- 6.5.2 The remains of St. Mary's Priory and Hospital (Scheduled Ancient Monument No. York 12) lies 800m south-east of the proposed development site (Fig. 18 : Site 30).

7. **Discussion**

- 7.1 The map regression has shown that the area around the development site was not developed until the Twentieth century. Prior to this, the area was fields. Initially the land was utilised as a cricket ground, then cricket ground and bowling green. By the early 1930's the site became a football stadium and this is its current role.
- 7.2 Previous finds and excavations have shown that in the Roman period there were extensive cemeteries either side of Clifton and Bootham, which follows the approximate line of the Roman Road. Evidence of Roman structures and occupation deposits have also been found at the junction of Avenue Terrace and Clifton, approximately 100m west of the Proposed Development Area as well as the recent discovery of Roman activity immediately adjacent to the site.
- 7.3 The proposed layout for the development consists of a mixture of houses and apartment blocks (Fig. 19).
- 7.4 Ground disturbance has the possibility of revealing archaeological features particularly of Roman date, however disturbance from development and improvements to the site since the 1930's may limit the quality of any surviving archaeology.

8. Bibliography

8.1 Primary Sources

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City of York Council : Sites and Monuments Record

York City Archives

1836 Plan of the Clifton, Rawcliff & Skelton Estates immediately adjoining the City of York as arranged into Lots for Sale by Auction. (ACC 245)

Central Library, York

Ordnance Survey Maps

1853 Sheet 174 NE (First Edition) Scale 6 inch to 1 mile

1892 Sheet CLXXIV.6 Scale 25 inch to 1 mile

1893 Sheet 174 NE (Second Edition) Scale 6 inch to 1 mile

1909 Sheet CLXXIV.6 Scale 25 inch to 1 mile

1931 Sheet CLXXIV.6 Scale 25 inch to 1 mile

1937 Sheet CLXXIV.6 Scale 25 inch to 1 mile

1937 Sheet 174. Scale 1:10560

1958 Sheet SE 65SW. Scale 1:10560

1958 Sheet SE 65SW. Scale 1:10560

1960 Sheet 5953. Scale 1:1250

1961 Sheet 5953 SE. Scale 1:2500

1961 Sheet 5952. Scale 1:1250

1962 Sheet 5952. Scale 1:2500

1971 Sheet SE 55SE. Scale 1:10560

1959 Sheet 174 Scale 1:10560

1971 Sheet SE 65SW. Scale 1:10000

1975 Sheet 5953 SE; Scale 1:1250

1975 Sheet 5953 SE; Scale 1:1250

1982 Sheet SE 65SW. Scale 1:10000

1985 Sheet 55SE. Scale 1:10000

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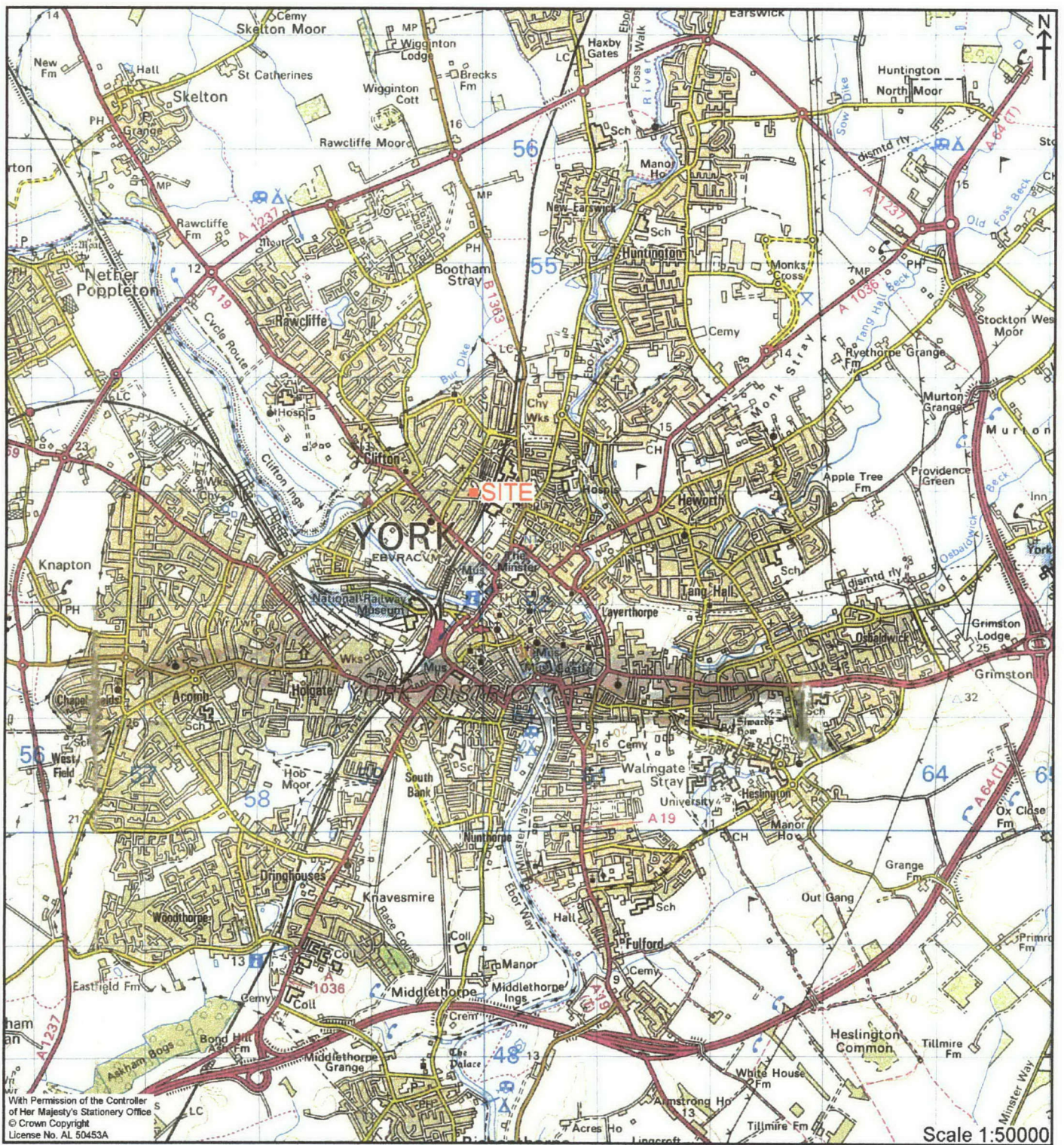


Figure 1. Site Location.

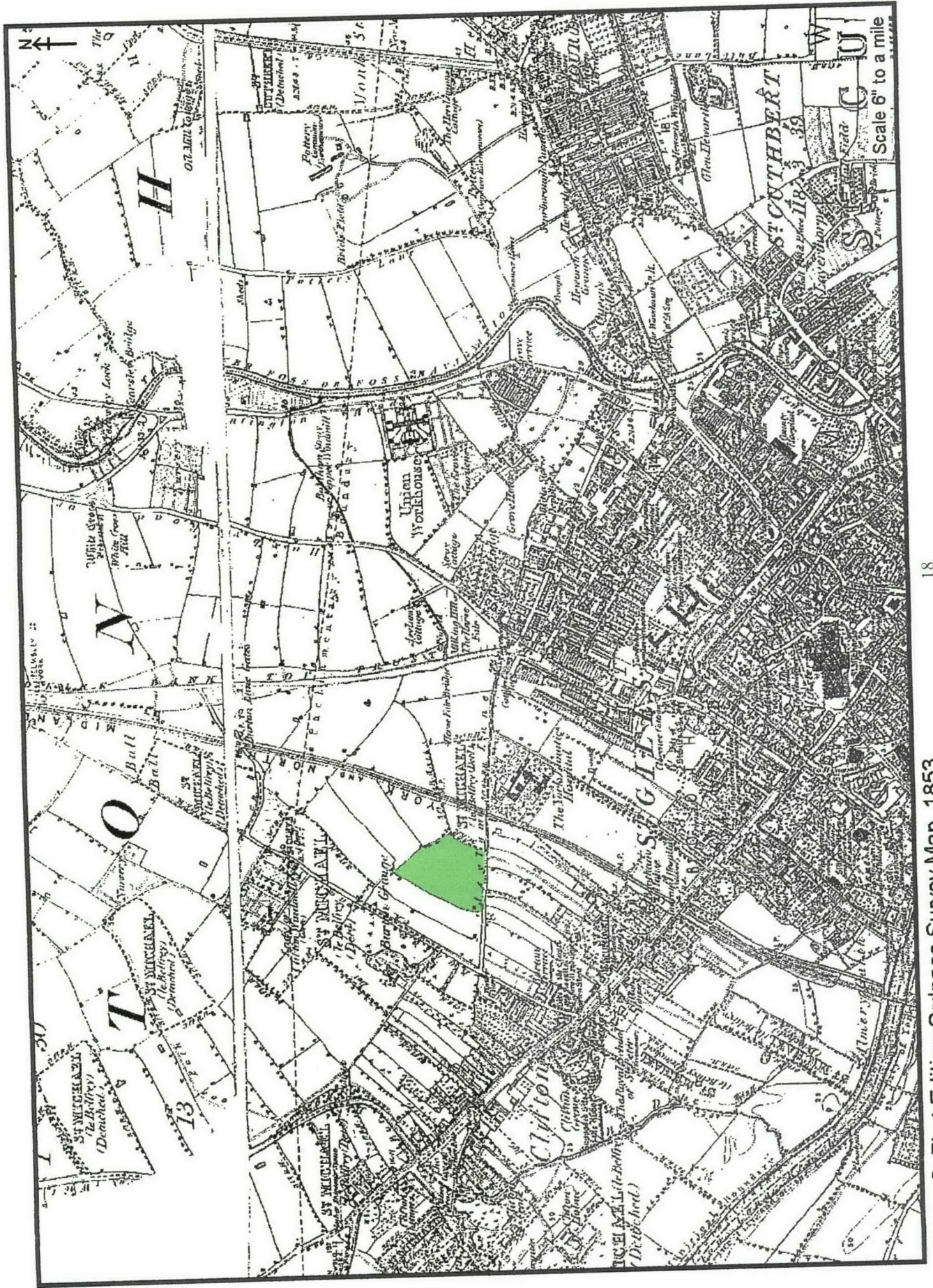


Figure 3. First Edition Ordnance Survey Map, 1853

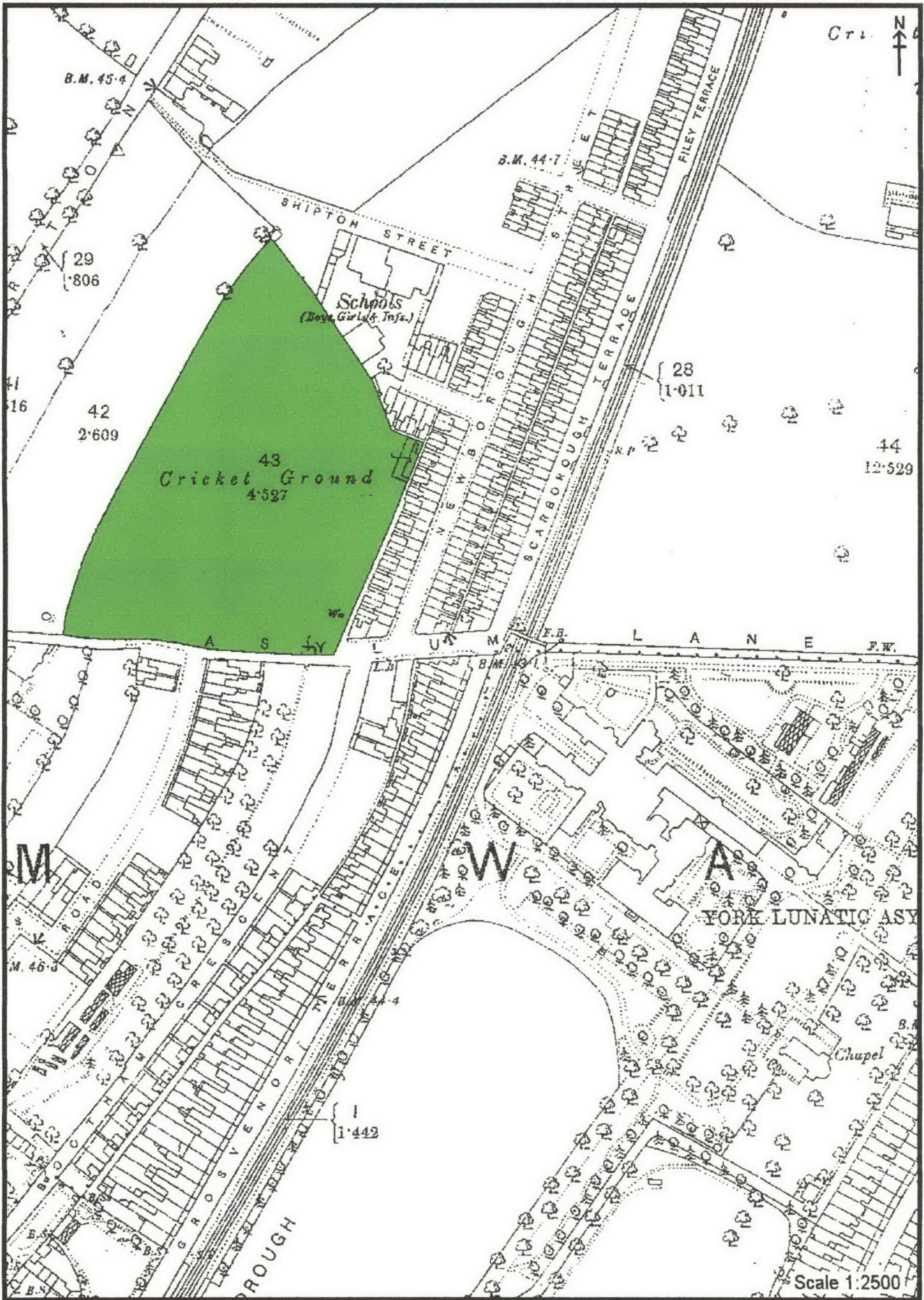


Figure 4. Extract from Ordnance Survey County Series Map 1892

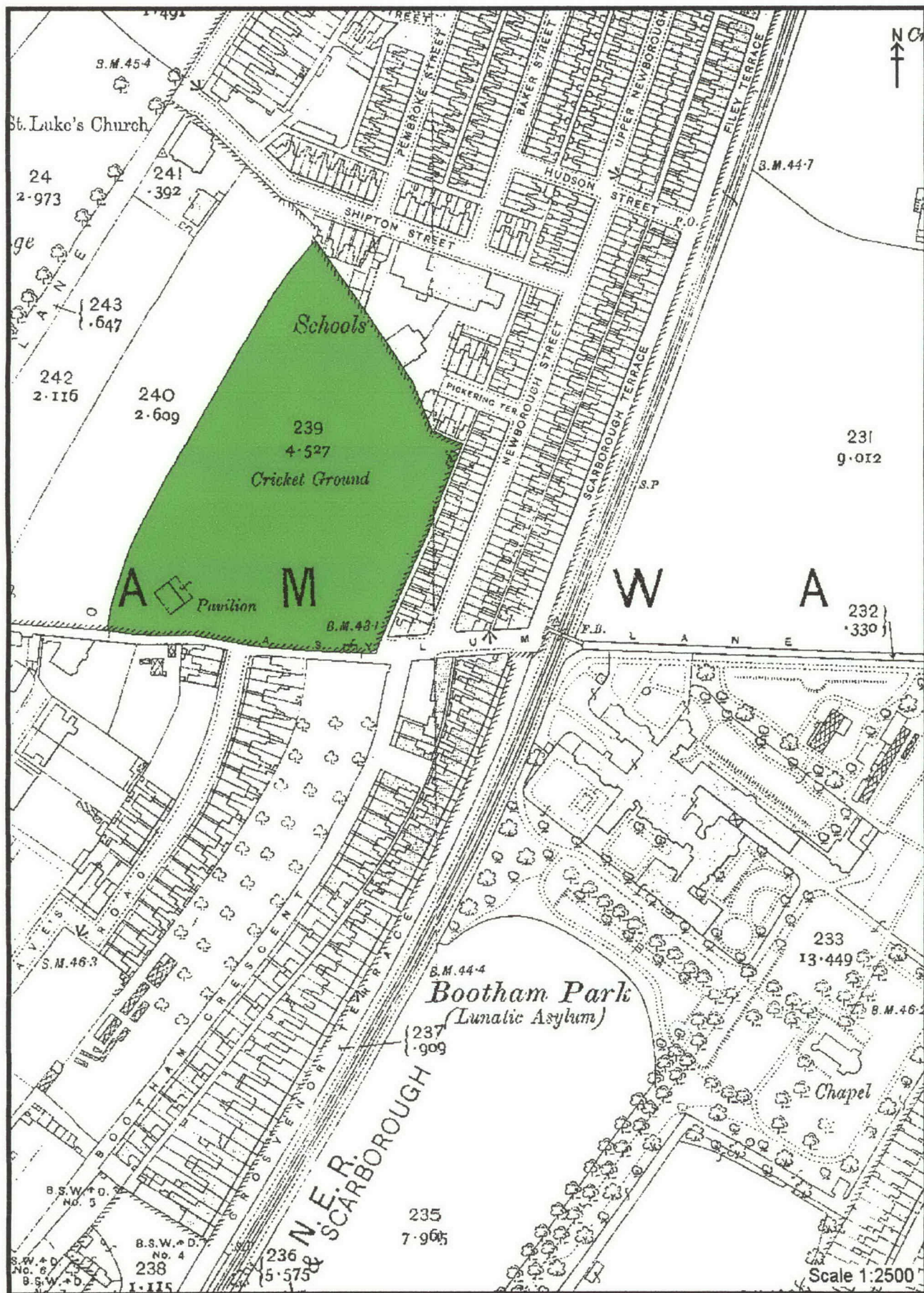


Figure 6. Extract from Ordnance Survey County Series Map 1909

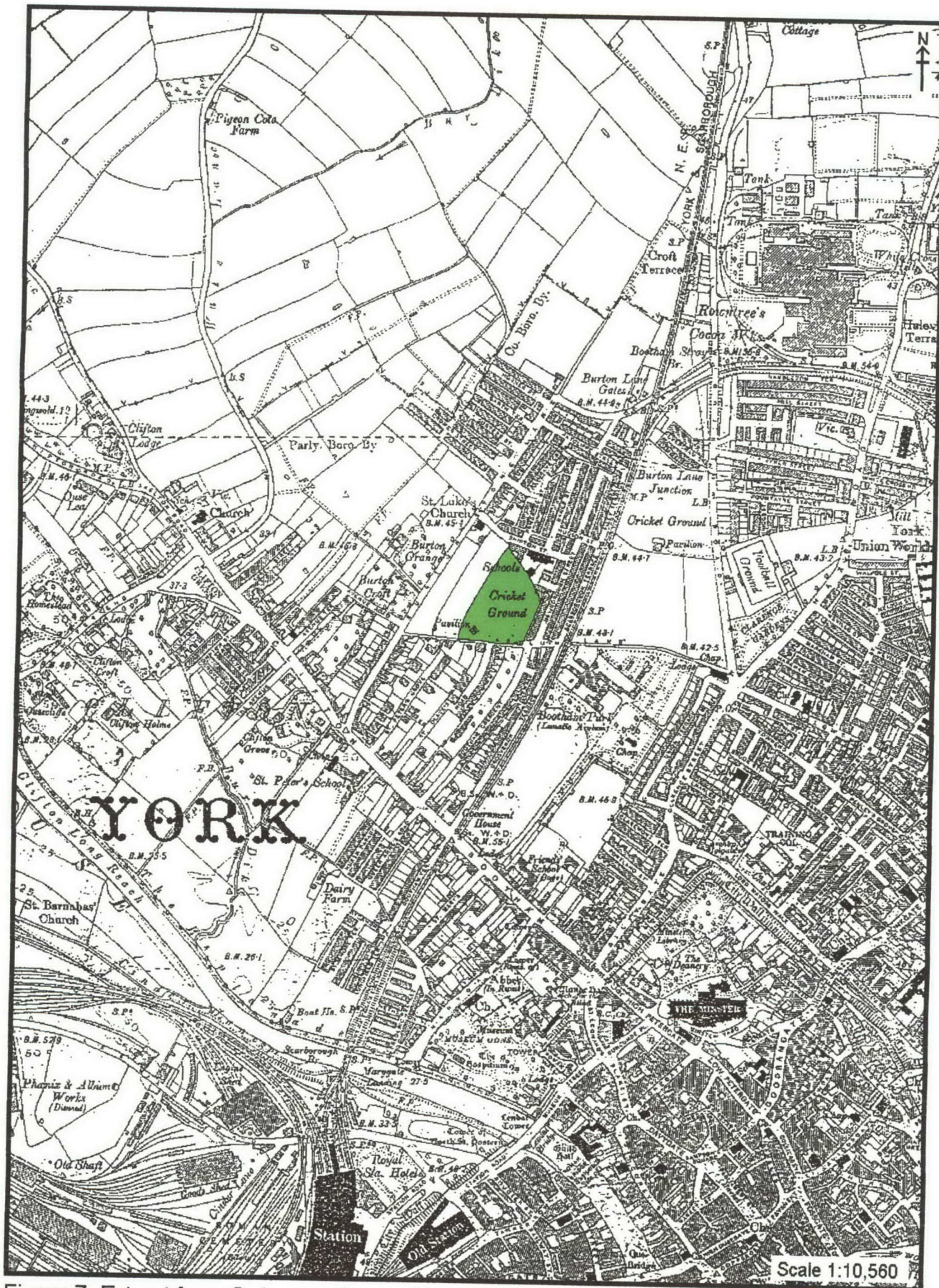


Figure 7. Extract from Ordnance Survey Map 1910



Figure 8. Extract from Ordnance Survey Map 1931

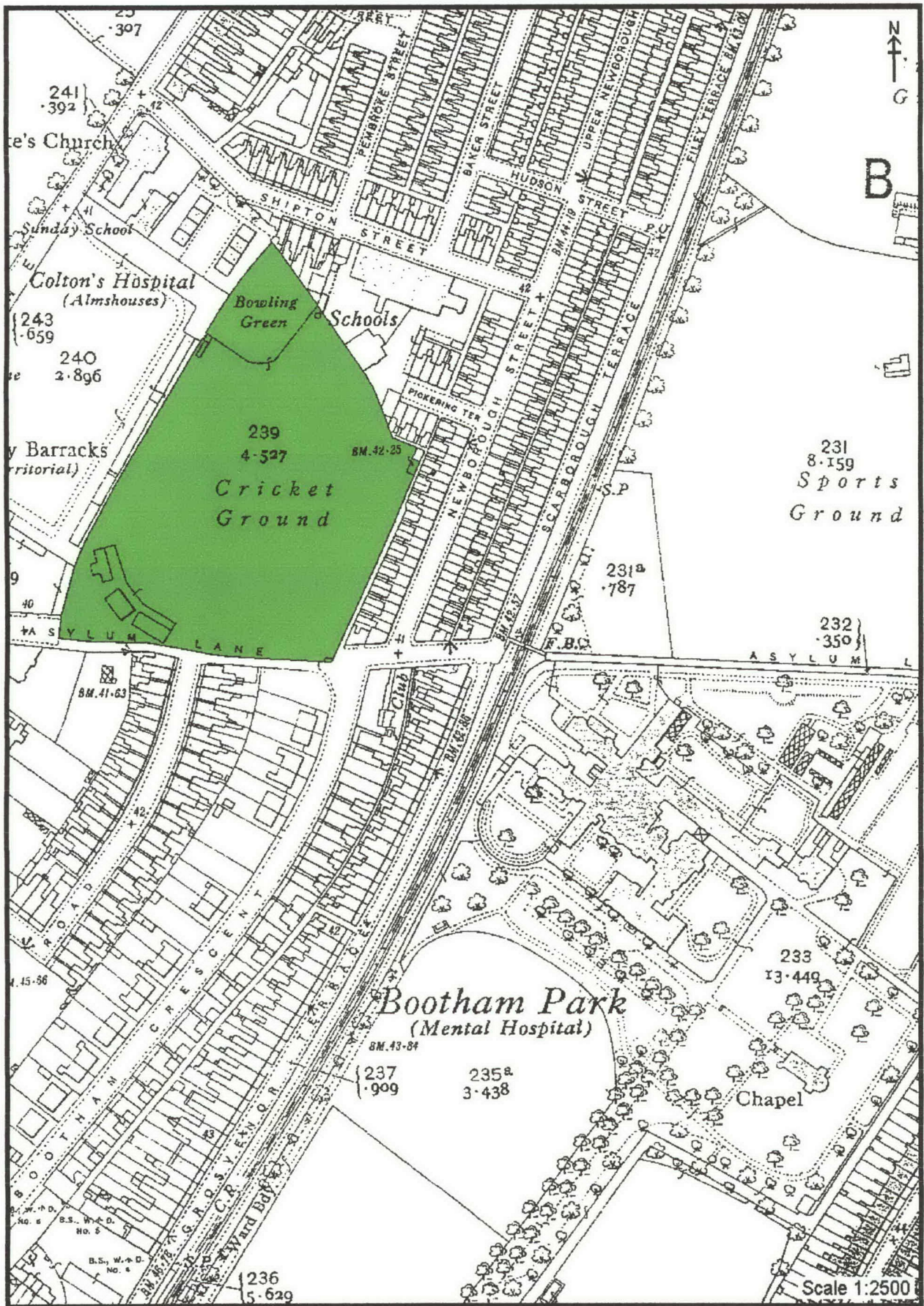


Figure 9. Extract from Ordnance Survey County Series Map 1931

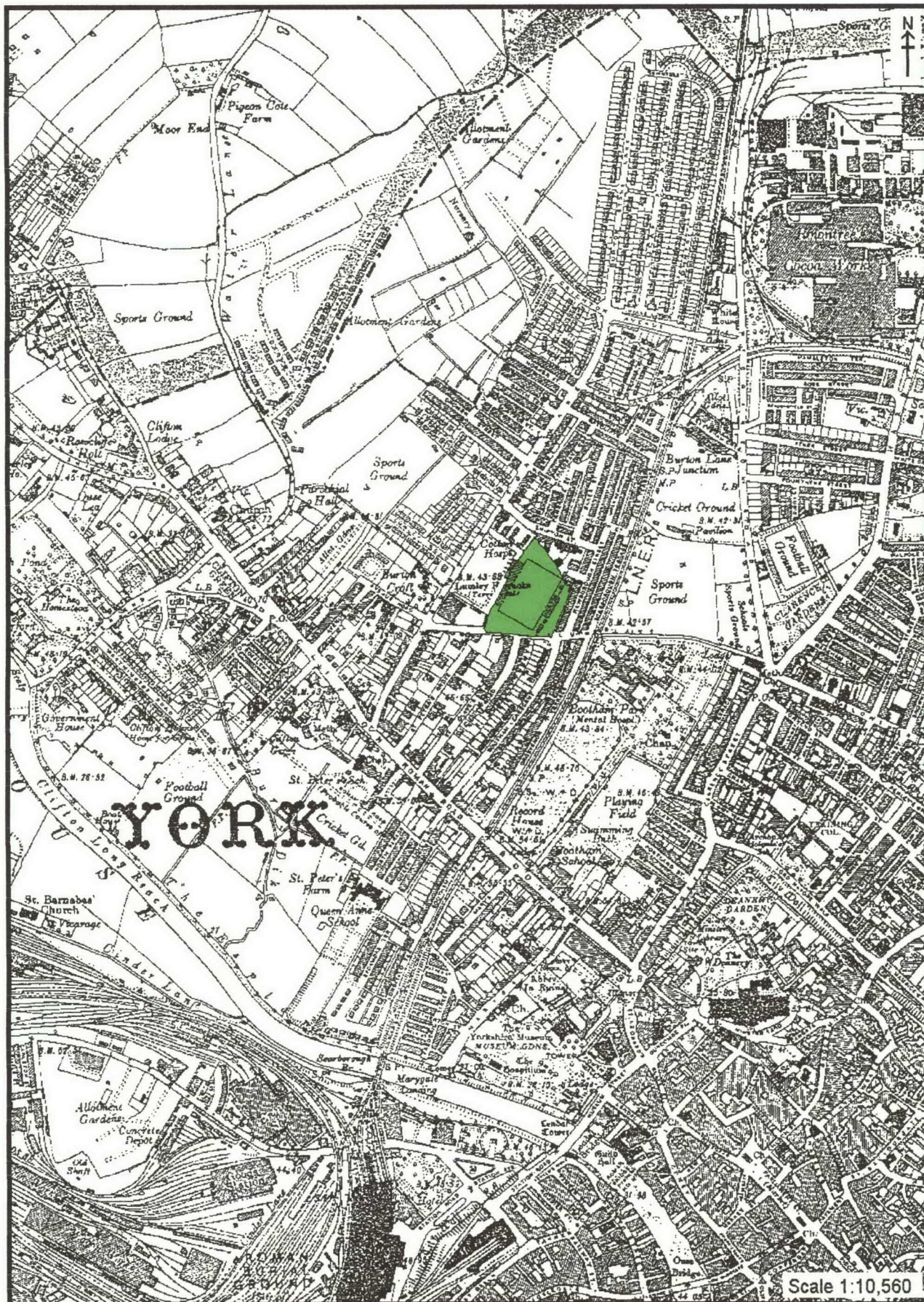


Figure 10. Extract from Ordnance Survey Map 1937

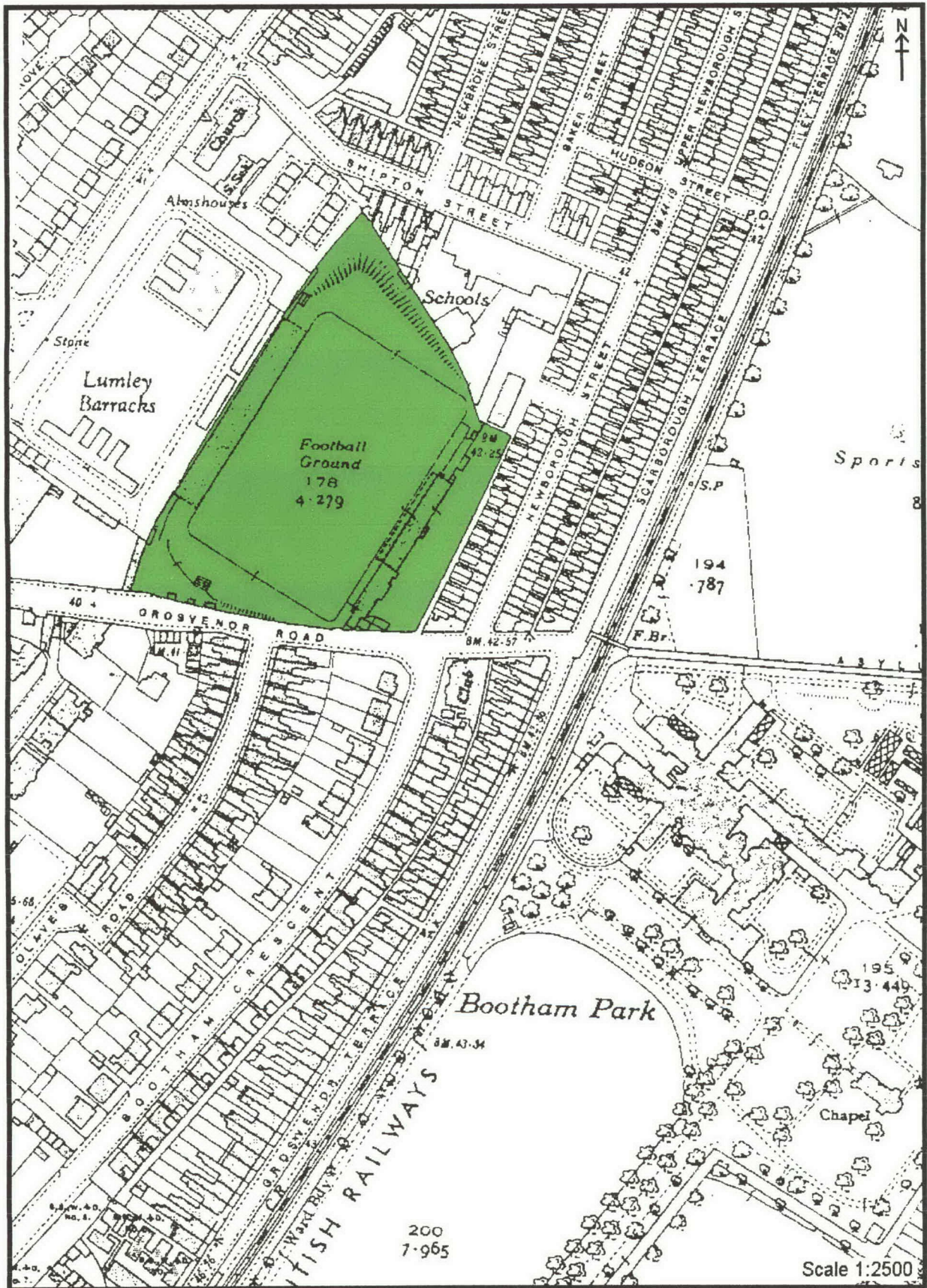


Figure 11. Extract from Ordnance Survey Map 1937

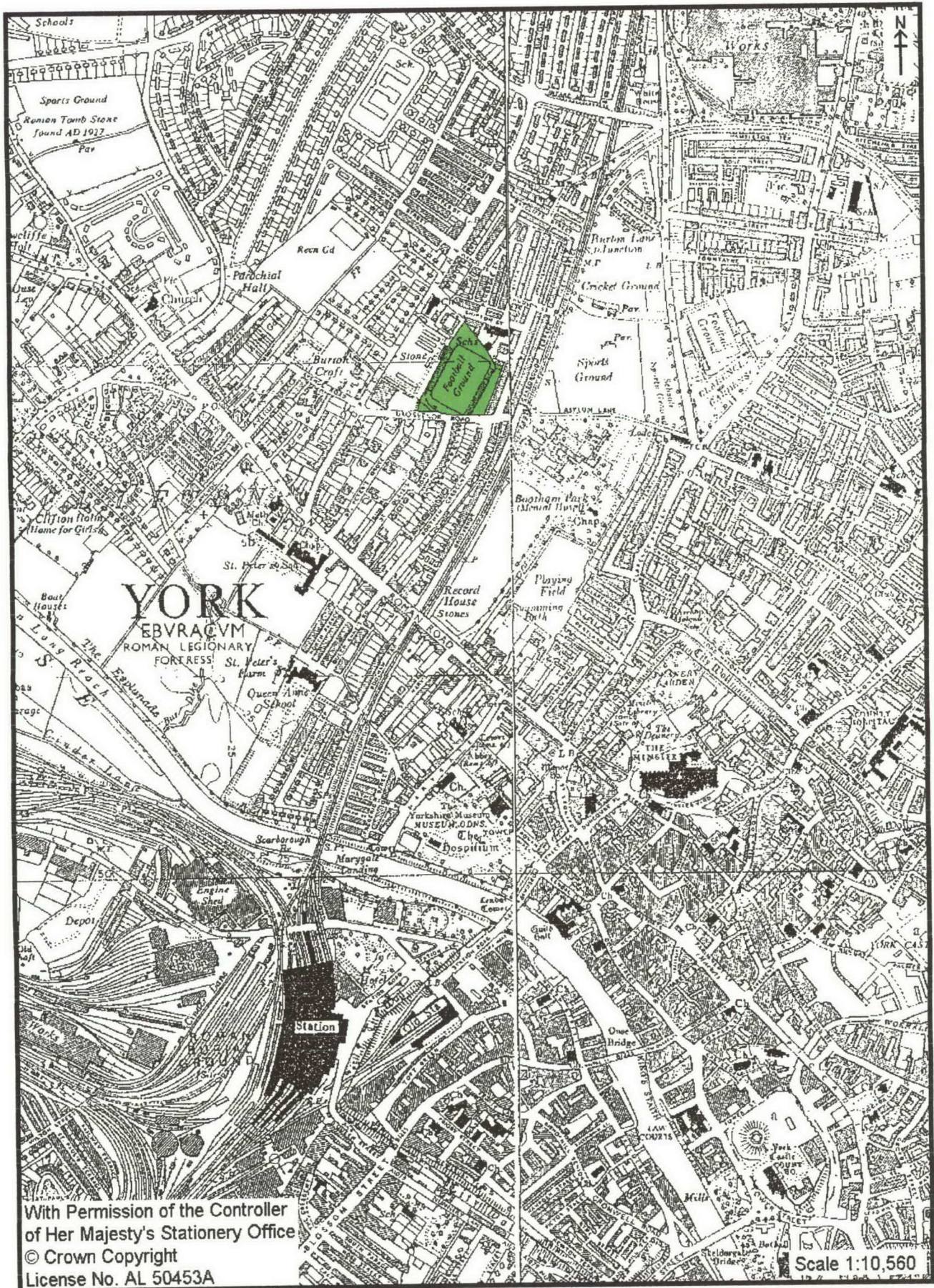


Figure 12. Extract from Ordnance Survey Map 1958

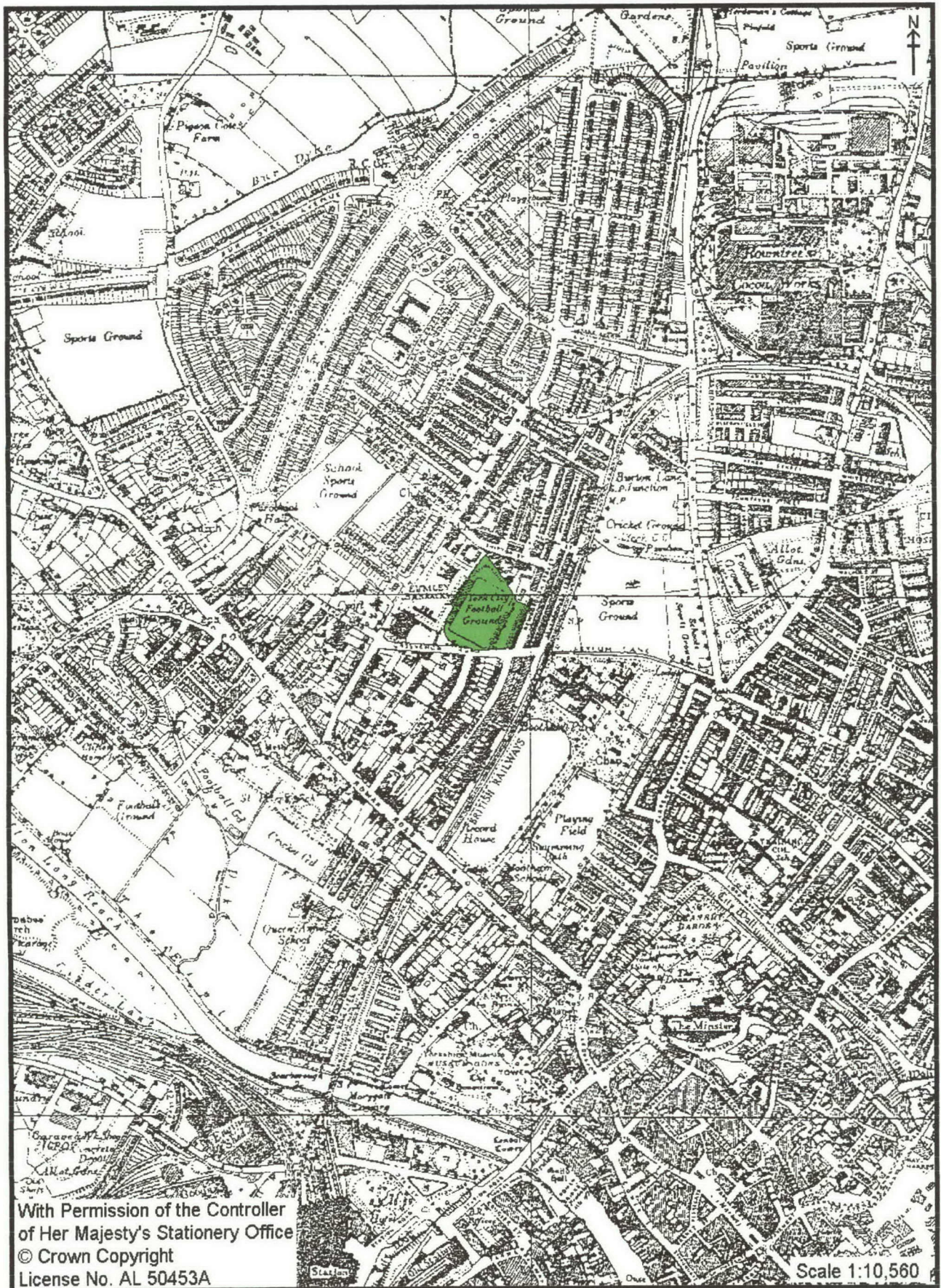


Figure 13. Extract from Ordnance Survey Map 1959



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Scale 1:1,250

Figure 14. Extract from Ordnance Survey Map 1961

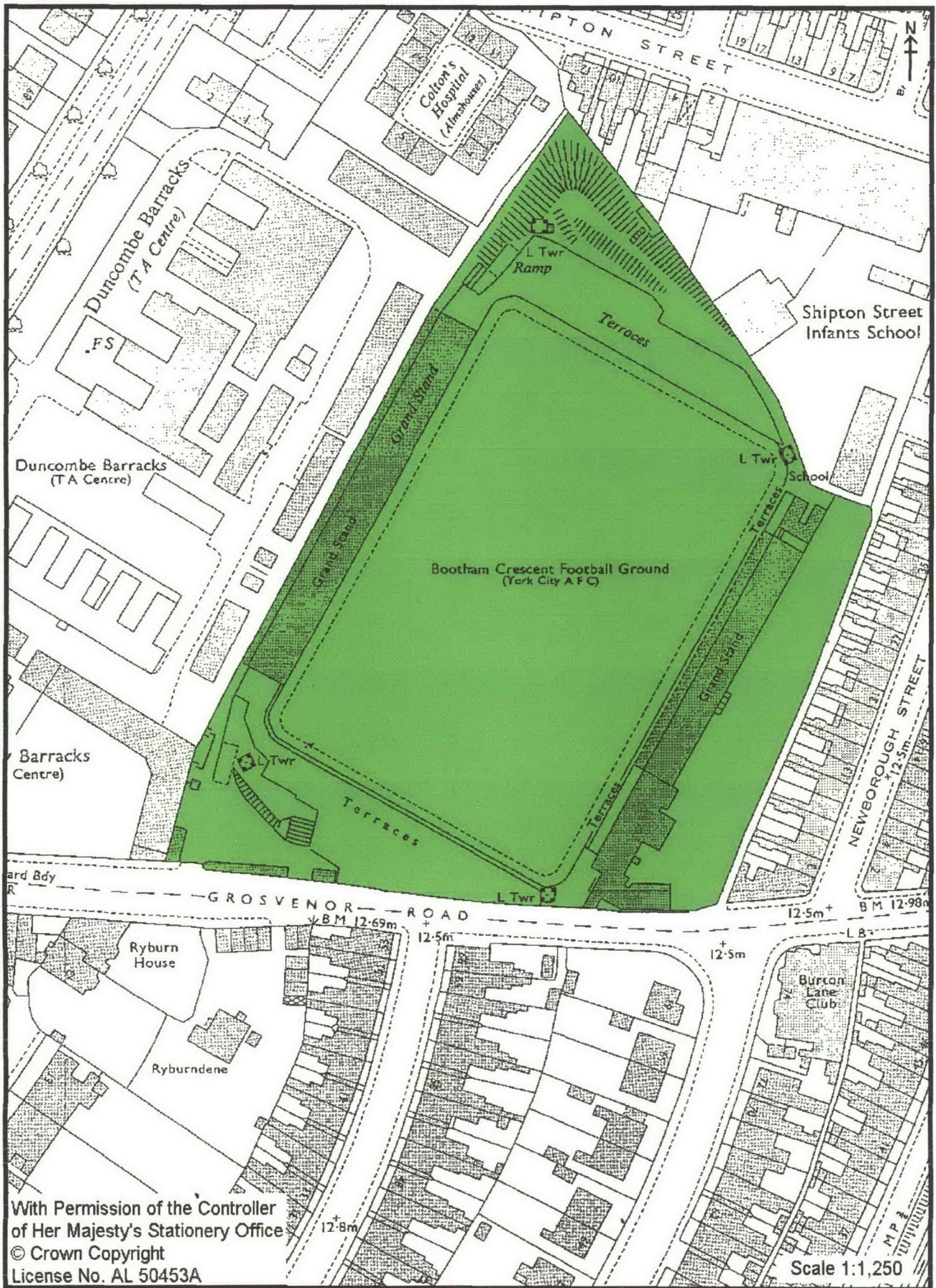


Figure 16. Extract from Ordnance Survey Map 1974

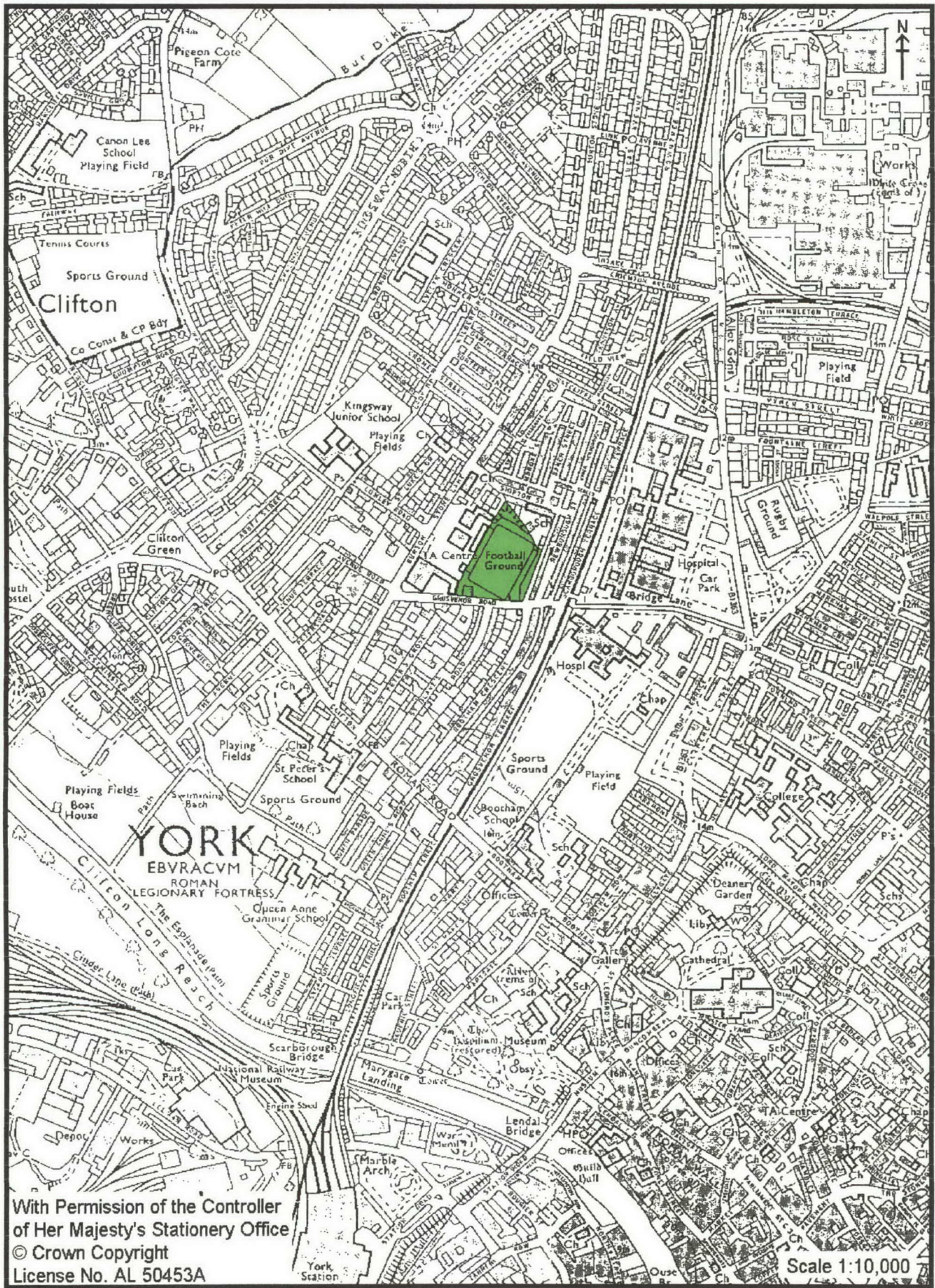


Figure 17. Extract from Ordnance Survey Map 1982



Figure 18. Extract from Ordnance Survey Map 2002

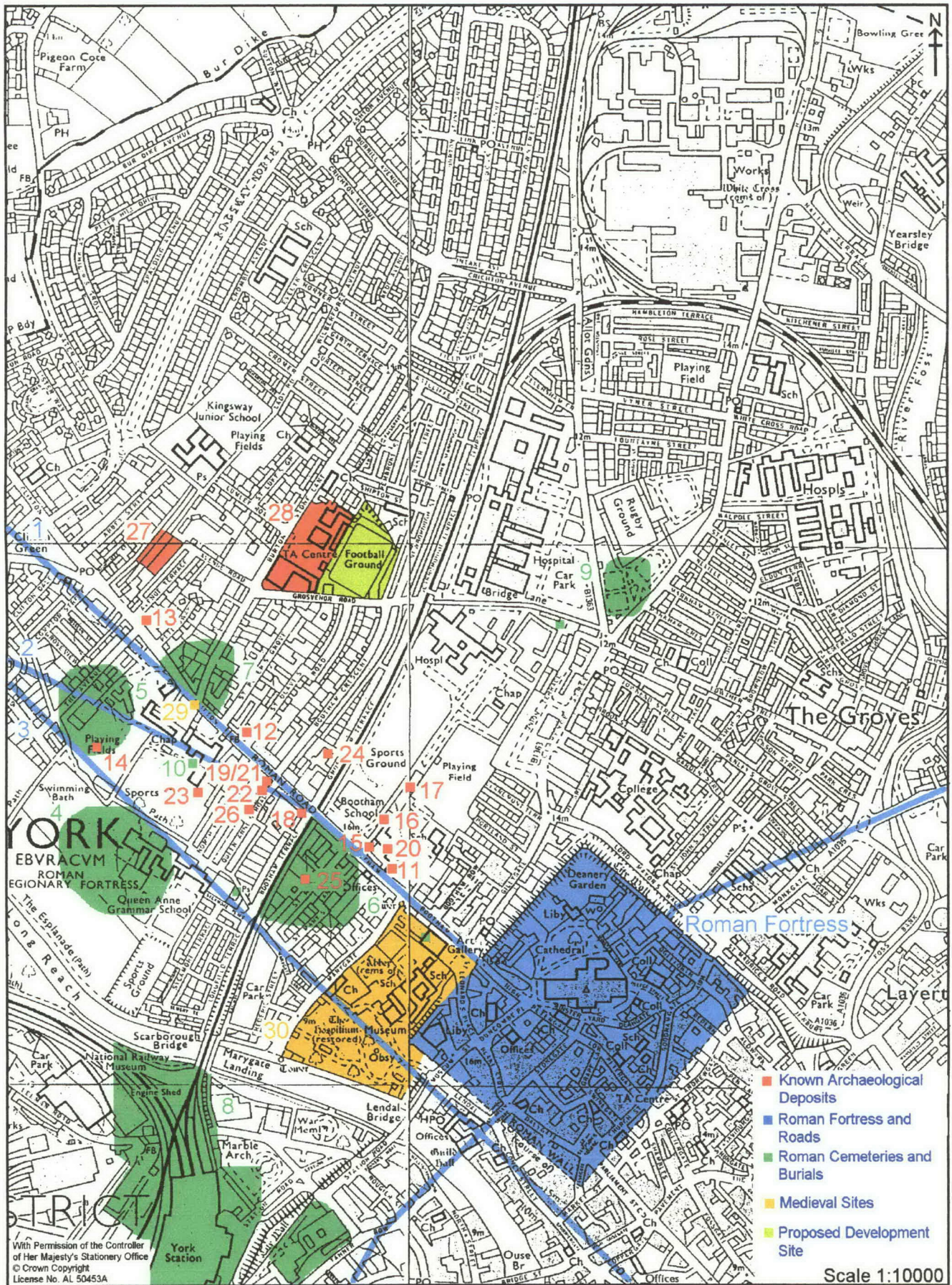


Figure 19. Known Archaeological and Historical Sites.

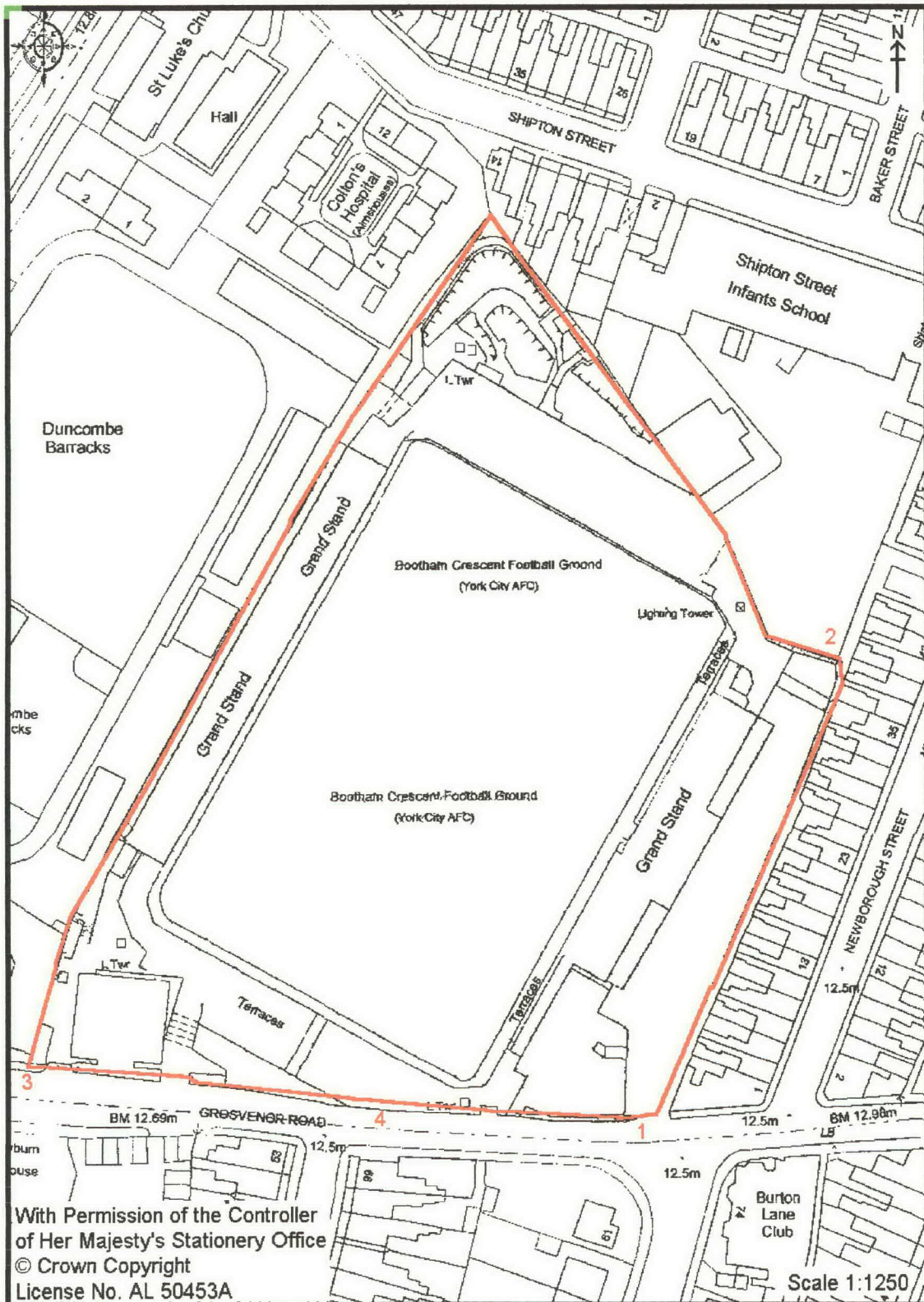


Figure 20. Location of Plates



Plate 1. Bootham Crescent Football Ground. Entrance. Facing north.



Plate 2. Alleyway between Bootham Crescent and backyards of Newborough Street. Facing south.



Plate 3. Bootham Crescent Football Ground Offices and Turnstiles fronting Grosvenor Road. Facing north-east.



Plate 4. Bootham Crescent Football Turnstiles fronting Grosvenor Road. Facing north-east.



Plate 5. Bootham Crescent. Shipton Street end. 1938.

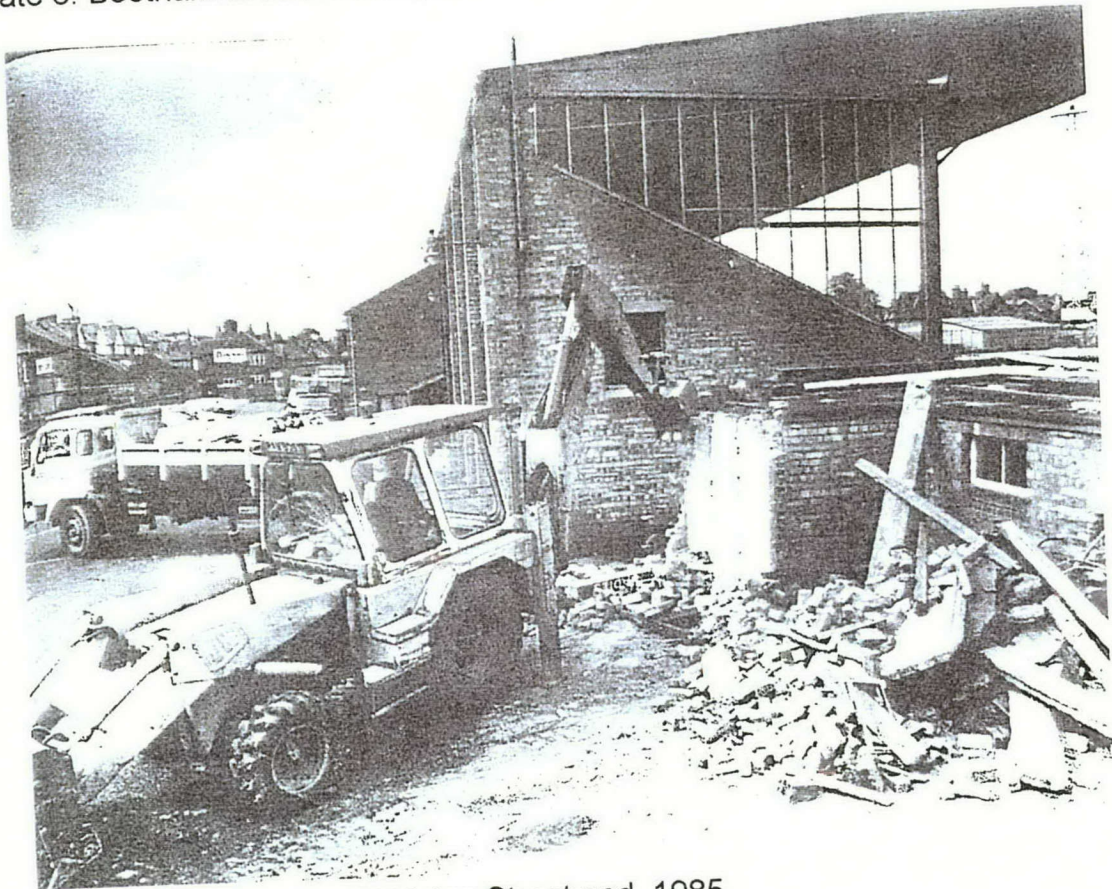


Plate 6. Improvements at Shipton Street end. 1985.



Plate 7. Proposed New Stadium.