

**MAP  
ARCHAEOLOGICAL PRACTICE LTD**

**26-28 Tadcaster Road  
Dringhouses  
York  
North Yorkshire**

**SE 5870 4980**

**MAP 5.20.2015**

**Desk Based Assessment**

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<b>Date:</b> <b>15/07/2015</b>	<b>Date:</b> <b>15/07/2015</b>

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<b>Contents</b>	<b>Page</b>
Figure List	2
Plate List	2
Non Technical Summary	3
1. Introduction	3
2. Site Description	4
3. Aims and Objectives	5
4. Methodology	5
5. Policy Context	6
6. Significance Criteria	8
7. Results	10
8. Impact of the Development	25
9. Conclusions and Recommendations	26
10. References and Bibliography	27
11. List of Contributors	28

<b>Figure List</b>	<b>Page</b>
1. Site Location. Scale 1:25,000.	35
2. Proposed Development Area. Scale 1:1,250.	36
3. Designated Heritage Assets (Conservation Areas and Listed Buildings). Scale 1:10,000.	37
4. Non-designated Heritage Assets (Monuments). Scale 1:10,000.	38
5. Non-designated Heritage Assets (Events). Scale 1:10,000.	39
6. Character Area 75 Dringhouses and Tadcaster Road	40
7. Extract from the 1853 first edition Ordnance Survey Map. Scale 1:10,560.	41
8. Extract from the 1892 edition Ordnance Survey map. Scale 1:2,500	42
9. Extract from the 1909 Edition Ordnance Survey map. Scale 1:2,500	43
10. Extract from the 1938 edition Ordnance Survey map. Scale 1:2,500	44
11. Extract from the 1969 edition Ordnance Survey map. Scale 1:1,250	45
12. Plan of 2004 evaluation trenches. Scale 1:1,250	46

<b>Plate List</b>	<b>Page</b>
1. View of 26-28 Tadcaster Road, looking west	47
2. View of the gardens behind 28 Tadcaster Road (right) and yard (left), 9a Mayfield Grove (background), looking west	47
3. The access lane to 9a Mayfield Grove, looking south	48

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**Non Technical Summary**

*This report has been undertaken by MAP Archaeological Practice Ltd for Mr W Cloughton, to evaluate the Historical and Archaeological background, and to assess the impact of the proposed development.*

*The site currently consists of the houses 26-28 Tadcaster Road with gardens to the rear; an adjacent courtyard with garages and outbuildings; and 9a Mayfield Grove further west, with a large garden to the west of that house.*

*There are no Designated Heritage Assets on the Proposed Development Site, however some are adjacent to or opposite the Site. Several Non-designated Heritage Assets are also adjacent to the Proposed Development Site. Furthermore, archaeological deposits of Roman and perhaps medieval date are likely to be present. There are no nationally significant remains within the site to prevent development.*

*Further archaeological evaluation of the Proposed Development Area would allow an appropriate mitigation strategy of the impact of the development on sub-surface archaeological deposits to be proposed.*

**1. Introduction**

1.1 This Archaeological Desk Based Assessment has been undertaken by MAP Archaeological Practice Ltd., under instruction from Mr W Cloughton, to evaluate the Historical and Archaeological background

and to assess the impact of the proposed development: (SE 5870 4980: Figs. 1 & 2).

- 1.2 Archaeological, Historical and Architectural remains are protected by means of Statutory Instruments; including the Ancient Monuments and Archaeological Areas Act 1979 and Planning (Listed Buildings and Conservation Areas) Act 1990); and also by World Heritage Status, the National Planning Policy Framework, Chapter 12 (March 2012).
- 1.3 The Proposed Development does not affect any World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields.
- 1.4 The work was funded by Mr W Cloughton.
- 1.5 All Maps within this report have been reproduced from the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office, Crown Copyright, Licence No. AL50453A.

## **2. Site Description**

- 2.1 Dringhouses is located 2km south-west of the City of York. The Proposed Development Area is located on the north-west side of Tadcaster Road.
- 2.2 The site encompasses an area of approximately 130m long (north-west/south-east) by 50m wide. The proposed development area currently comprises buildings, garages and gardens associated with 26 and 28 Tadcaster Road; and further gardens to the rear of a bungalow at 9a Mayfield Grove, with access from Mayfield Grove.
- 2.3 The site stands at a height of about 17.5m AOD along Tadcaster Road, sloping down to approximately 12.6m AOD at the extreme western end of the plot.

2.4 The site stands on soils of the (Macney et al. 1984, 13). The bedrock is Bunter Sandstone (BGS online).

### **3. Aims and Objectives**

3.1 The Desk Based Assessment has been prepared in accordance with best practice guidelines issued by the Institute of Field Archaeologists Chartered Institute for Archaeologists) *Standard and Guidance for historic environment desk-based assessment* (ClfA 2014).

3.2 An assessment is required that will consider the likely survival of buried archaeological deposits on the site, the likely significance of such deposits and the impact on them of the proposal and assess the historic interest of the standing buildings and their contribution to the area's historic character and will consider the impact of the development proposal.

3.3 The aim of the Desk Based Assessment is to:

- Identify recorded features of historical and archaeological significance within the study area
- Establish the potential for hitherto unrecorded and unknown sites
- Assess the relative importance of the sites
- Assess the likely impact of the proposed development on the sites
- Make recommendations to mitigate any impact of the development on the sites

### **4. Methodology**

4.1 The assessment comprised the evaluation of historical information derived from cartographic and pictorial documents, the Ordnance Survey and the Historic Environment Records; and secondly by consideration of previous Archaeological Excavations, Evaluations and

Watching Briefs. It covered an area of one kilometre from the centre of the proposed development area.

- National Archives
- National Monument Register
- City of York archives
- City of York Council Historic Environment Record

4.2 The following data sources were utilised for assessment:

- I. City of York Council Historic Environment Record (HER) entries for 250m around the site
- II. National Monuments Record
- III. Listed Building/Conservation records
- IV. Aerial Photographs
- V. Scheduled Monuments List
- VI. English Heritage Register of Historic Parks and Gardens and Register of Battlefields
- VII. Visual inspection of the site
- VIII. Plans and maps of the site and its environs, including historical pictorial and surveyed maps and including pre- and post-war Ordnance Surveys up to the present day
- IX. Place and street name evidence
- X. Trade and Business Directories
- XI. Historical documents and photographs
- XII. Appropriate archaeological and historical journals and books.

## **5. Policy Context**

5.1 Archaeological, historical and architectural remains are protected by means of Statutory Instruments (including the Ancient Monuments and Archaeological Areas Act 1979 and Listed Buildings and Conservation Areas Act 1990) and the National Planning Policy Framework adopted in March 2012.

## 5.2 **Ancient Monuments and Archaeological Areas Act 1979**

5.2.1 Section 46 in the Department of Culture Media and Sport 2010: Scheduled Monuments. Identifying, protecting, conserving and investigating nationally important archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979) states '*In terms of impact of development on the setting of a scheduled monument, securing the preservation of the monument 'within an appropriate setting' as required by national policy is solely a matter for the planning system. Whether any particular development within the setting of a scheduled monument will have an adverse impact on its significance is a matter of professional judgement. It will depend upon such variables as the nature, extent and design of the development proposed, the characteristics of the monument in question, its relationship to other monuments in the vicinity, its current landscape setting and its contribution to our understanding and appreciation of the monument*'.

## 5.3 **Planning (Listed Buildings and Conservation Areas) Act 1990**

5.3.1 Section 66 (1) in the Planning (Listed Buildings and Conservation Areas) Act 1990 states '*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*'.

## 5.4 **National Planning Policy Framework: 12. Conserving and enhancing the historic environment**

5.4.1 NPPF-12 sets out the Government's objectives for the historic environment and rationale for its conservation. It recognises the unique place the historic environment holds in England's cultural heritage and the multiple ways it supports and contributes to the economy, society and daily life. The NPPF also identifies the historic environment as a non-renewable resource. Its fragile and finite nature is a particularly

important consideration in planning. Conserving this resource for future generations accords with the principles of sustainable development. Government places a priority on its conservation and has set out tests to ensure that any damage or loss is permitted only where it is properly justified.

- 128 *In determining application, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*
- 132 *When considering the impact of the proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed buildings, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I or II\* listed buildings, grade I or II\* registered park and gardens, and World Heritage Sites, should be wholly exceptional.*
- 133 *Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh the harm or loss, or all of the following apply:*
- *The nature of the heritage asset prevents all reasonable uses of the site*
  - *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
  - *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
  - *The harm or loss is outweighed by the benefit of bringing the site back into use.*
- 139 *Non designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

## **6. Significance Criteria**

### **6.1 The principal aims of the Heritage Assessment are:-**

- I. To identify known cultural heritage and archaeological sites within or in the vicinity of the proposed development;

- II. To identify areas within the application boundary with the potential to contain any previously unrecorded archaeological remains;
- III. To assess the physical and visual effects of the proposed development upon historic buildings or archaeological sites and their settings;
- IV. To propose appropriate mitigation measures which could be built into the development proposals to avoid, reduce or remedy any potential adverse effects identified; and,
- V. To assess the acceptability of the development proposals with respect to cultural heritage and archaeology in relation to local plan policies and national planning guidance.

## 6.2 Criteria of Sensitivity

6.2.1 The criteria of sensitivity has been assessed in accordance with the following principles:

**Table 1: Criteria of Sensitivity**

<b>Sensitivity</b>	<b>Type of Heritage Asset</b>
<b>Very High</b>	World Heritage Sites – sites of universal value, importance and significance
<b>High</b>	Designated Heritage Assets as defined in NPPF such as Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area
<b>Medium</b>	Undesignated Heritage Sites, such as listed on the County Historical Environment Register
<b>Low</b>	Sites or Buildings which may have some potential interest or significance but which have not been identified by the Local Authority
<b>Negligible</b>	Buildings or sites of no architectural, historical, aesthetic or communal significance

## 6.3 Significance of Impacts

6.3.1 The significance of impacts has been assessed in accordance with the following principles:

**Table 2: Significance of Impacts**

<b>Magnitude</b>	<b>Factors in the assessment</b>
<b>Substantial</b>	Very significant impact.

	<p><i>Adverse Impact-</i> when the development proposals would destroy or significantly compromise the integrity of a regionally or nationally important archaeological site or historic building and mitigation could not remove or modify such effects.</p> <p><i>Beneficial Impact-</i> The proposals would result in effects that improve the historic landscape character and the quality of the archaeological record by detailed recording and increased interpretation and public dissemination.</p>
<b>Moderate</b>	<p>Significant impact.</p> <p><i>Adverse Impact-</i> development proposals would partially damage or compromise but not destroy the integrity of a regional or national important archaeological site or historic building. Adequate mitigation measures can be specified. Impact on the setting of sites, buildings and historic landscapes which would diminish the character, appearance and understanding.</p> <p><i>Beneficial Impact-</i> The proposals would result in effects that fit very well with the historic landscape character enabling the restoration of valued characteristic features.</p>
<b>Minor</b>	<p>Slight impact.</p> <p><i>Adverse Impact-</i> Integrity of regional and national important sites not substantially compromised. Locally significant sites and historic buildings could be destroyed or substantially compromised. However, substantial mitigation measures can be specified.</p> <p><i>Beneficial Impact-</i> The proposals would result in effects that improve the archaeological understanding of the quality and character of the site.</p>
<b>Neutral</b>	<p>Very slight impact.</p> <p>The proposals would have no effect on archaeological sites, historic buildings or historic landscapes.</p>

6.3.2 The significance of effects are summarised below:-

**Table 3: Significance of Effects**

<b>Sensitivity Impact</b>	<b>Very High</b>	<b>High</b>	<b>Medium</b>	<b>Low</b>	<b>Negligible</b>
<b>Substantial</b>	Substantial	Substantial	Moderate	Minor	Minor
<b>Moderate</b>	Substantial	Substantial	Minor	Minor	Negligible
<b>Minor</b>	Moderate	Moderate	Negligible	Negligible	Negligible
<b>Neutral</b>	Minor	Minor	Negligible	Negligible	Negligible

## 7. Results

### 7.1 Historical background

7.1.1 Dringhouses is located 2km south-west of the City of York, and was originally in the Wapentake of Ainsty in the West Riding of Yorkshire. Dringhouses does not appear in the Domesday Survey of 1086. Place name and documentary evidence seems to suggest that Dringhouses

was an Anglo-Scandinavian or early medieval settlement outside of the city boundary and existing as a separate manor prior to 1066.

7.1.2 The word Dringhouses first appears in 1109 as 'Drengeshirses'. The place name may derive from the Old English 'dreng' meaning a free tenant holding land by tenure from before the Norman Conquest; or from the Old Norse 'drenr' a young man, lad or servant (Smith 1962).

7.1.3 The earliest documentary evidence places Dringhouses in the detached parish of Holy Trinity, Micklegate and therefore probably part of the earlier Anglo-Saxon parish of Christ Church (the predecessor of Holy Trinity Priory).

7.1.4 Dringhouses was a medieval manor. It was first owned by the canons of Holy Trinity, Micklegate, and then by Archbishop Walter de Gray. Walter granted the manor to his brother prior to 1244. A government enquiry of 1284 records "in that township (Dringgenhus) are four carucates of land: of which Robert de Gray holds the sum of two carucates of the Prior of Holy Trinity, York for one pound of incense a year". Robert de Gray's grandson, Sir John de Rotherfield had a warren in Dringhouses in 1331 and died in possession of the manor in 1359. The land passed through the female line to Sir John Deincourt. In 1479 Francis Lovel brought a case against York Corporation for their refusal to allow pasture for his men on the Knavesmire, which he claimed as Lord of the Manor of Dringhouses. No decision was made until in 1483 the dispute was settled immediately in his favour by King Richard III.

7.1.5 Initially the people of Dringhouses worshipped at a church in Acomb. By the Fifteenth century this arrangement had become unacceptable and in 1482 a church (Chapel of St. Helen) was built on a vacant plot fronting Tadcaster Road, which was in the ownership of Sir Francis Ingleby. St. Helen's was rebuilt in 1725 and again in mid Nineteenth century, when it was renamed St. Edward the Confessor.

7.1.6 In 1381, the Poll Tax records show fifty tax payers living in Dringhouses.

7.1.7 The agricultural basis for Dringhouses economy is illustrated by a series of wills. Six such examples survive dating from 1389 to 1478. Trades described within include a 'husbandman' and a 'yeoman'. Evidence for medieval farming activity is seen in the strip fields shown on the early maps of the village and reflected in the Nineteenth and Twentieth century building plots.

7.1.8 During the Civil War the city of York held York for the Crown but in the summer of that year three Parliamentarian armies beseiged the city. On the south side of the city, from Acaster Malbis in a half circle round to Clifton, the lines were held by a Scottish army commanded by the Earl of Leven, with his headquarters in Dringhouses, probably at Middlethorpe Hall. Historical records suggest that the presence of the Scots in the Acaster area was not a pleasant experience for the local inhabitants. The resulting looting and demands on the local population for food and animals resulted in Parliamentary legislation which excused the tenants of the Acaster area from payment of rent to the local landlord (another Fairfax). Raine had noted that the village of Dringhouses was burnt to the ground (Raine 1852) but there is no mention of this in other more detailed accounts of the siege of York (Wenham 1970). The only military incident recorded was an attempt by nine Royalist horsemen to break through the besieging lines between Acomb and Dringhouses. Two were killed, six taken prisoner and one escaped (ibid 1970).

7.1.9 Tadcaster Road roughly follows the line of the Roman Road. In the 18<sup>th</sup> century the increase in trade and demand for agricultural products to feed an increasing population motivated the merchant and landowning classes to improve existing roads. In 1724 an Act of Parliament was passed authorising the conversation of the York to Tadcaster road into

a turnpike. A single gate was to be erected not more than three miles from York and tolls charged to maintain the road. Increases in the amount of toll paid were made in 1808 and 1824. In 1814 new gates were erected at Dringhouses, the Toll House was situated at 100 Tadcaster Road. This property until recently was known as 'Tollgarth'. The turnpike continued to operate until 1872.

7.1.10 Trade Directories for the 19<sup>th</sup> and 20<sup>th</sup> centuries provide information on the occupations of the inhabitants of Dringhouses (Baines & Kelly Trade Directories). In 1822 the population of Dringhouses was 156 people engaged in a variety of trades including shop keepers, gardeners, inn keepers, butchers, farmers and a brick maker (Baines 1822). By 1838 the population of Dringhouses had risen to 194 and consisted of 610 acres of land (Baines 1838). By 1851 Dringhouses consisted of 75 houses and a population of 342 (Sheahan & Whellan 1855).

7.1.11 The mid 19<sup>th</sup> century saw a concerted effort by local Corporations to improve the health and living conditions of the populace. Gas came to Dringhouses in 1844, piped water in 1846, both supplied by private companies. Public transport in the form of a two-horse bus service operated from Dringhouses to Pavement came in to being in 1897.

7.1.12 In c. 1914 Dringhouses village extended from what is now the Swallow Hotel to 100 Tadcaster Road (then Tollgarth) with four large houses further to the south (Middlethorpe Lodge, Ashfield, Albersyde and Dringthorpe).

7.1.13 The 18<sup>th</sup> century industry of brick making continued into the 19<sup>th</sup> century. Four brick ponds existed in Dringhouses at Jones and Grays at Hob Moor (now the site of Edmund Wilson swimming pool), Kelsey's near to Hob Moor, Leatham's to the west of Albersyde and Nelson's which was located in Ainsty Avenue. As the main industry in the village

brick and tile making absorbed a high number of the male population of Dringhouses.

7.1.14 The demands on housing in the Post-war period saw the massive changes to the size and complexion of Dringhouses.

## 7.2 Historic Environment Record

A 250m radius search was undertaken for the Proposed Development Area on the City of York Historic Environment Record (HER) on 3<sup>rd</sup> July 2015.

7.2.1 There were ten Designated Heritage Assets within the search area, all Grade I or II Listed Buildings or monuments (Fig. 3).

**Table 4: Designated Heritage Assets within 250m of the Proposed Development Area**

SMR Ref.	Grid Ref. (SK)	Description	Period
DYO374	SE5882849819	17 Tadcaster Road. Grade II Three houses, now house. Northern end C17, raised and re-fronted late C18. Southern end early C18, converted late C20. Narrow brick in Flemish bond. Plain tile roof. EXTERIOR: 2 storeys. Brick storey band, and dentil course at eaves. The windows are glazing bar sashes. The ground-floor windows, 3 to the right of the door and 3 to the left, have segmental brick arches, except for the 2nd window which probably replaces the front door to formerly No.13. On the 1st floor there are 3 windows. The door has 4 panels. The gables have brick copings and chimneys, and there is an intermediate coping and chimney in line with a straight joint to the right of the 2nd ground-floor window. INTERIOR: not inspected. RCHM records stop-chamfered beams and bressumer over large fireplace. Various C18 and C19 fireplaces. (RCHME: City of York: South-west of the Ouse: HMSO: 1972: 116).	Post-medieval
DYO375	SE5881649784	23 Tadcaster Road Grade II GV	Post-medieval

		House, now hotel. C17 with C18 and early C19 alterations and additions. Painted brick with slate roof. EXTERIOR: 2 storeys and 3 bays. The windows are glazing bar sashes. The right-hand window on the ground floor has margin panes. The ground floor windows have external shutters, each with 3 recessed panels. The door has 6 raised and fielded panels and a shallow overlight. The C20 open timber porch has a pitched roof and extends to the roadside as a covered way. Ridge chimneys on left-hand gable and to right of 2nd bay. INTERIOR: not inspected. RCHM records early C19 staircase with stick balusters and moulded handrail. Cased ceiling beams, and various C18 and C19 fireplaces. (RCHME: City of York: South-west of the Ouse: HMSO: 1972-: 116).	
DYO368	5891050128	306 Tadcaster Road Grade II House. 1833, restored 1978. Mottled brick with dressings of painted stone or stucco. Hipped slate roof. EXTERIOR: symmetrical, 2 storeys and 3 bays, with the central bay recessed slightly. The windows are sashes, with glazing bars which were renewed in 1978. The ground floor windows are flanked by pilasters which support an entablature which has a fillet with continuous guttae and has a cornice with guttae. Below each window there is a cellar window with glazing bars. The 1st floor windows have architraves. The porch is supported on columns which have painted marbling added in the late C20, and has a fillet with continuous guttae below a plain cornice. The door has 6 sunken panels, panelled reveals, and an overlight with margin panes and geometrical glazing. Chimneys to left and right. INTERIOR: not inspected. (An Inventory of the Historical Monuments of the City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 129).	Post-medieval
		64-66 Tadcaster Road Grade II Farmhouse, later divided into 2 houses. Early C18 with alterations in the late C18 or early C19 and in C20. Painted render over brick. Steep slate roof. EXTERIOR: 2 storeys	

		<p>and 4 bays, with a narrow string course and with diagonally-set bricks at the eaves. The windows are glazing bar sashes. The lefthand bay has no window on the ground floor, and has a doorway offset to the left. The door is late C19 or C20, with 4 panels. The 3rd bay contains a doorway to No.64, which is boarded and framed and has a plain rectangular overlight. The gables are coped. Axial stack on ridge between 1st and 2nd bays. Gable stack at right. INTERIOR: not inspected. RCHM records in No.64 an original staircase with turned balusters with knops, square newels and moulded handrail. Early C19 staircase in No.66 with stick balusters. Both houses retain C18 fireplaces and cupboards on upper floors. (RCHME: City of York: South-west of the Ouse: HMSO: 1972:- 117-8).</p>	
DYO336	SE5877149689	<p>Church of St Edward the Confessor Grade II Parish church. 1847-9 by Vickers and Hugall of Pontefract. Vestry enlarged 1902, and spire renewed 1970. MATERIALS: squared limestone, with green slate roofs. Fibreglass spire. PLAN: the church has an aisleless nave, west bell turret, north porch, lower chancel, and south-east vestry. EXTERIOR: the west wall has diagonal buttresses, and a central buttress reducing in 4 stages. To each side there is a moulded pointed window of 2 lights with Geometrical tracery. At the apex of the gable there is a 4-sided bell turret, set diagonally and carried on moulded corbelling. Its lowest stage has a clock face facing north-west, and the bell openings are pointed and cusped. The spire is of fibreglass imitating ashlar. The south wall of the nave is of 4 bays separated by buttresses. The windows are moulded and pointed and have Geometrical tracery. Except for the western window, which is of one light, they are of 2 lights. The north wall of the nave has 2 similar windows. The gabled porch has a moulded pointed doorway with angle shafts which have foliated caps, and with C20 glazed doors. Below the apex of the gable there is a</p>	Post-medieval

		<p>niche with a statue of St Edward the Confessor. The north wall of the chancel has two 2-light windows with more elaborate mouldings which include ball flower decoration and with hood moulds which have head stops. The east window of the chancel is of 3 lights with Geometrical tracery and has ornamentation which includes ball flower decoration and shafts with foliated caps. The south wall of the vestry has windows with plain pointed lights, of 2 lights to the left of the door and one to the right. The east wall of the vestry has a flat head and 2 trefoiled ogee lights.</p> <p>INTERIOR: not inspected. RCHM record the interior as painted and gilded, with painted texts and inscribed scrolls in relief: Minton tiled floor. Nave roof supported on demi-angel holding shields. FITTINGS: include octagonal stone pulpit and font, wooden pews and carved choir stalls. The stained glass was designed for the church by William Wailes, 1849. Memorial window of 1932 to Mrs G Brierley by Bewsey.</p> <p>MONUMENTS: include: in Vestry, monument to Samuel Francis Barlow, 1800, removed from earlier chapel: white on grey marble with fluted base, moulded cornice, with draped urn on pedestal between two flaming lamps, signed Wm.Stead, York. (Bartholomew City Guides: Hutchinson J and Palliser DM: York: Edinburgh: 1980-: 288; RCHME: City of York: South-west of the Ouse: HMSO: 1972-: 38-40).</p>	
DYO332	SE5874049741	<p>Cross Keys Hotel Grade II GV Hotel. Early C18 with alterations in late C18 and 1900. Brick in Flemish bond. Roof pantiled above eaves courses of plain tiles.</p> <p>EXTERIOR: 2 storeys plus attics and 3 bays. The outer bays have 2storey canted bay windows with glazing bar sashes on brick bases and with flat roofs above cornices. At 1st floor level in the centre there is a blocked window opening with elliptical arch, with a smaller glazing bar sash window within the blocking. The attic dormers are plain tiled and have moulded pedimented gables and glazing bar sashes. In the centre on the</p>	Post-medieval

		<p>ground floor there is a wide carriageway with an elliptical arch, now blocked, but containing narrow windows with glazing bars to each side of an added porch. This porch has a pediment on console brackets, and a door architrave. To the left of the blocked carriageway there is evidence of further rebuilding, including part of a brick band. The left-hand return wall, facing south towards St Helen's Road, has two 2-storey canted bay windows similar to those to the front elevation. The roof above is half-hipped, with a gable above a wide dormer which has casements with glazing bars. INTERIOR: not inspected. RCHM records original staircase with turned balusters with knops, square newels and moulded handrail. An inn has existed on this site since c1250. (RCHME: City of York: South-west of the Ouse: HMSO: 1972-: 117).</p>	
DYO331	SE5891249721	<p>Goddards Grade I GV House with attached loggia and gateway opening on to terrace: now the Yorkshire Regional Office of The National Trust. Built 1926-27: by WH Brierley for Katharine and Noel Goddard Terry; gardens by G Dillistone; plasterwork by G Bankart. MATERIALS: red brick in English bond, with black header diaper patterns, ashlar doorcase and oriel window and moulded brick plinth and dressings. Hipped, pitched and gabled roofs are tiled with brick corbelled kneelers and banks of tall octagonal stacks of moulded brick. Lead lined timber guttering on iron clamps, and rainwater goods of lead with clamps embossed with initials NTK, date 1927 and lion crest. Windows are framed in timber with wooden pegs. Terrace retaining wall of red brick in English bond with bands, strings and coping of moulded brick. Surface is stone paved, inlaid with cobbles in strips and panels. EXTERIOR: ENTRANCE FRONT: 2-storey central range with 2-storey projecting gabled porch; crossgabled wing with attic to left, gabled crosswing to right, both with external gable stacks; the whole on high plinth with moulded string. Porch has moulded and</p>	Post-medieval

		<p>quoined doorcase with square head and hoodmould, Tudor arched opening and spandrels carved with dragons: double doors are of nailstudded sunk panels. Datestones at base of doorcase are inscribed PNLT to left, KTPT to right, both dated 27 Jan 1926. Within the porch is hemi-domed niche to left; inner front door is panelled, in moulded Tudor arched doorcase. On first floor of porch is 4-light oriel window with cinquefoiled lights and decorative glazing. Finials on gable are tapered and octagonal. To left of door and in left wing, fenestration is irregular with 2-light double transomed window at left end of first floor and 1, 2 or 3 lights elsewhere. To right, ground floor of centre range has one 3-light window flanked by 2-light windows, all diamond latticed with moulded brick sills; on first floor, three windows are of 3 lights: wing has one 3-light window on ground floor and single light on first floor. Generally, ground floor windows are transomed and have square hoodmoulds; first floor windows have narrow sills: all are square latticed casements, unless indicated otherwise, some with top-hung lights. Gable end chimney stacks elaborated with decorative brickwork. GARDEN FRONT: 2-storey 3-window main range between shallow projecting cross-gables: main range extends further right for 3 bays with half hipped 2-light attic dormers: 1-storey loggia projects forward to right of right cross-gable, enclosing terrace. To left of right cross-gable is glazed garden door in chamfer-stopped opening beneath pedimented and return stopped hoodmould. Windows on ground floor are of 2, 4, 5 and 6 transomed lights beneath return stopped hoodmoulds with pendants. On first floor, 4- and 5-light windows in gables and 3-light window with decorative glazing at right end are transomed, those in gables having hoodmoulds as on ground floor: others are of 4 and 5 lights, one projecting slightly as false oriel. All windows have narrow moulded brick sills. Left gable apex pierced by small vents, right one has single diamond latticed light beneath cornice hood: both are filled</p>	
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		<p>with decorative brickwork. Beyond the loggia, windows are mullioned, one at right end of first floor of 4 transomed lights. Detailing obscured by Virginia creeper. Loggia is of 2 open and 1 closed bays. Two open bays are trabeated with 2 square and 1 cylindrical piers of moulded brick. Within, floor is of herringbone brick. Tudor arched opening of two orders at inner end leads to small vaulted lobby from which three other arches lead, two with sunk panelled doors, one blind. Similar door and doorway at outer end leads to closed bay which has two 2-light diamond latticed windows with return stopped hoodmoulds and moulded sillstring. RIGHT RETURN: 2 storeys, 4 windows, 2-window centre flanked by cross-gabled projecting wings. Except for one 1-light and one 4-light window in centre of first floor, all windows are transomed and have return stopped hoodmoulds with pendants: the left window in centre of ground floor altered to fire escape door with boarded lower part. Ground floor window sills are formed by moulded plinth string. Gables have slits in the apex and are filled with lozenge panels of raised brickwork. INTERIOR: GROUND FLOOR: gallery hall and stairhall: both are wainscoted, gallery to full height, stairhall to dado height. Hall ceiling is coffered with moulded beams, some coffers having plaster mouldings; stairhall ceiling fitted with fielded panelling. Doors are of 2 moulded panels, in stairhall set in eared architraves, some with faceted blocks in the ears, one with broken pediment. Door and window reveals are panelled. Stairhall approached through 2-bay Tudor arched screen with spandrels and frieze carved with floral motifs and flutes: one bay is closed with balustrade of thick splat balusters and moulded rail. Staircase to first floor has similar balustrade, square newels carved with fretwork on the outer faces and bulbous square pendants and finials. Drawing room: fully lined with bolection moulded panelling including deep window reveals with window seats over radiators: 2-panel door in eared bolection moulded</p>	
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		<p>architrave. Bolection moulded chimney piece with enriched moulded cornice shelf and overmantel panel: fire surround and fender of polished stone and stone paved hearth. Semicircular fireplace alcoves in eared and keyed round-arched surrounds with shell moulded heads and shaped shelves. Part of ceiling is segment vaulted: all parts decorated with plaster moulded arabesque frieze of pomegranates and rosettes, panels enclosing flower and foliage sprays, and isolated motifs. Original chandelier and wall light fittings survive. Dining room: fully lined with fielded panelling incorporating 2-panel doors in bolection moulded architraves and 4-panel doors in plain architraves: panelled window reveal with window seat over radiator. Eared chimneypiece has enriched moulded and dentilled cornice shelf and overmantel painting in eared panel: Tudor arched stone fire surround has carved flowers and flutes, dragons in the spandrels, moulded stone fender and paved hearth. Moulded and enriched ceiling cornice and original chandelier. Former study has 2-panel door in bolection moulded architrave and stencilled wallpaper, possibly original. Carved wood chimney piece with fluted jambs, enriched moulded cornice shelf and lively acanthus frieze, probably re-used: metal fireplace in stone surround with moulded stone fender and paved hearth. Former recreation or morning room has 4-panel doors in bolection moulded architraves: eared bolection moulded chimneypiece with polished stone fireplace, fender and hearth: moulded ceiling cornice. Tudor arched opening leads to service wing lobby. Kitchen and other service rooms retain fitted cupboards and drawers, shelving, original sinks and tiling: bell panel survives and fireplace in original servants hall. FIRST FLOOR: gallery openings are Tudor arched as on ground floor. Doors are 2-panelled and window and doorcases eared with faceted blocks: window reveals are panelled. Elsewhere doorcases are bolection moulded, some eared, and doors are 2- or 4-panelled. Some</p>	
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		<p>rooms have stone fireplaces with integral fenders and moulded surrounds with cornice shelves; others have metal fireplaces in tiled surrounds. One room retains built-in corner cupboard fitted with washbasin. A number of ceilings are deeply coved: two rooms have ceilings segmented by moulded corniced beams; others have moulded cornices. Attic: most rooms retain cast-iron fireplaces, some painted woodgrain. FITTINGS: the interior of the house is so little altered that fittings have been replaced in only one cloakroom: others retain original baths, water closets, washbasins and heated towel radiators. Throughout the house original light switches, bell pushes, door and window furniture survive. SUBSIDIARY FEATURES: garden wall attached to right return is approximately 4 metres high, on moulded plinth between square section terminal piers encircled by moulded brick strings: coping is stepped up over gateway. Chamfered Tudor arched gateway leads to terrace. Terrace retaining wall is approximately 1.5 metres high with moulded plinth, moulded brick strings and flat coping: square piers are continuous with wall. This house is the finest surviving example of the work of Walter Brierley, the Lutyens of the north. (Country Life: Aslet C: Scholarly Sensibility The Country Houses of W H Brierley - I: 1982-: 878; Nuttgens P: Brierley In Yorkshire: York: 1984-: 28).</p>	
DYO371	5890050200	<p>Milestone. Mid/late C19. Sandstone, faced with cast-iron. Stone of rectangular plan, and lower part of iron face of triangular plan. Semicircular top plate. Inscriptions cast in raised letters. Top plate inscribed: 'TADCASTER &amp; HOB MOOR ROAD YORK CITY'. The left-hand face below is inscribed: 'TADCASTER 8 MILES LEEDS 22 MILES'. The right-hand face is inscribed: 'YORK 1 1/2 MILES'.</p>	Post-medieval
DYO376	SE5880949784	<p>25 Tadcaster Road Grade II* Lodge and carriage entrance. 1927 by Walter Brierley for N Terry. Narrow red brick, mostly in stretcher bond, with some patterned headers. Oak-mullioned windows with</p>	Post-medieval

		<p>leaded lights. Plain tile roof. Almost symmetrical, but with differences of fenestration. EXTERIOR: one storey with attics. In the centre there is a carriage entrance with oak posts and lintel. To each side there are 3-sided brick staircase turrets with staggered one-light windows, one to each floor. To the left there are 2 windows of 3 lights with hood moulds, and two 3-light hipped attic dormers. Above the carriage entrance there is a similar dormer of 2 lights, and towards the right one of 3 lights. To the right the ground floor has 3 windows of one light with hood moulds. Ridge chimneys to right of carriageway, and towards left between dormers. The end walls are half-hipped with coped gables. INTERIOR: not inspected. (Country Life: Aslet C: Scholarly Sensibility: The Country Houses of W H Brierley - I: 1982-: 878; Nuttgens P: Brierley in Yorkshire: York: 1984-: 28).</p>	
DYO333	SE5873249708	<p>32 Tadcaster Road Grade II GV House. Early C19 with C18 remains. Brick in Flemish bond with pantiled roof. EXTERIOR: 2 storeys and 3 bays. The windows are glazing bar sashes with rusticated stone lintels. The left-hand window on the 1st floor is tripartite and bowed. To the left on the ground floor there is a doorcase with engaged reeded columns, a door with 6 recessed panels, and an overlight with margin panes. The timber gutter is carried on paired rectangular brackets. Gable chimneys. INTERIOR: not inspected. SUBSIDIARY FEATURES: to the right of the doorway there are attached iron railings which extend across the front of the building. (RCHME: City of York: South-west of the Ouse: HMSO: 1972-: 117).</p>	

7.2.2 There are thirty-four Non-designated Heritage Assets within one kilometre of the Proposed Development Area (Table 7: Fig. 5). These Heritage Assets range in date from the Roman to Modern Period.

**Table 7: Non-designated Heritage Assets (Events and Monuments) within 250m of the Proposed Development Area.**

HER Ref.	Grid Ref. (SE)	Description	Period
EYO49	58604970	27 St Helen's Road. 1994 geophysical survey and excavation. Geoquest	
EYO62	58504960	52-60 Tadcaster Road. YAT geophysical survey. YORYM:1995.55	
EYO78 =MYO2032	58644962	Fox public house. YAT excavation, YORYM:1997.70	Roman
EYO94	58694965	Starting Gate. YAT evaluation YORYM:1996.170	Roman
EYO115	58624962	26-30 Regency Mews. YAT evaluation, YORYM:1997.186	
EYO135 = EYO778	58574971	27 St Helen's Road. YAT watching brief, YORYM:1997.194	
EYO299 = MYO2033	58674965	Starting Gate. YAT excavation, YORYM:2003.303	Roman
EYO321	58804990	288 Tadcaster Road. OnSite Archaeology watching brief OSA05WB01	
EYO753	58944981	FAS watching brief, YMH04	
EYO797	58704980	Rear 28 Tadcaster Road. MAP evaluation, YORYM:2004.13	Roman medieval
EYO978	58804980	Roman road, aerial photo AJC053/01	Roman
EYO990	58904980	Ridge and furrow, aerial photo AJC061/20-21	Medieval
EYO1005 = MYO2124, MYO3504	59005000	Ridge and furrow, aerial photo AJC062/13	medieval
EYO1078	58504970	Moated site, aerial photo AJC099/06-17	Medieval
EYO1599	58404940	Aerial photo PVA78:03:15/22-24	
EYO4050 = MYO2176	5885949830	Marriott Hotel. FAS watching brief	
EYO4147 = EYO4148	5903750143	Ridge and furrow, aerial photo AJC99/18	medieval
EYO4512 = EYO4539 = MYO3836	58534945	Aerial photo 1936. 174.10.17611	
EYO4804	58934945	Aerial photo 1936. 174.1417608	
EYO4805	58824971	Aerial photo 1936. 174.14.17609	
EYO5104	58554971	Geotechnical survey 1997	
MYO2032	SE58642 49580	Roman cemetery (part), Fox and Roman public house	Roman
MYO2033	SE56890488 59	Roman road (RCHME Road 10)	Roman
MYO2124	SE59027500 23	Ridge and furrow, Knavesmire	Medieval ?
MYO2231	SE58355008	Ridge and furrow, broad	medieval
MYO2239	SE59384953	York Ravecourse	Modern
MYO2241	SE58914945	Ridge and furrow	medieval
MYO3431	SE58684887	Ridge and furrow	medieval
MYO3435	SE58834961	Ridge and furrow	medieval
MYO3436	SE58944959	Ridge and furrow	medieval
MYO3437	SE58955004	Ridge and furrow	medieval
MYO3440	SE58355034	Ridge and furrow	medieval
MYO3442	SE57904987	Ridge and furrow	medieval

MYO3708	SE58754971	3 polished greenstone axes, found 1884	Neolithic
MYO3709	SE58754971	Sandstone axe or hammerstone	Neolithic
MYO3711	SE58304956	Ridge and furrow	medieval
MYO3836	SE58385001	Ridge and furrow	medieval
MYO4028	SE58504983	Dringhouses Primary School 1903-4. Designed by W H Brierley (12 drawings in the Borthwick Institute). A very important building in the life of many local people. Nominated for inclusion on the local list of heritage assets.	Modern
MYO4029	SE58664976	1 St Helen's Road Built c.1910 originally as the club house for Knavesmire Golf Club. It retains its original veranda and long room at the front of the building. Nominated for inclusion on the local list of heritage assets.	Modern
MYO4030	SE58654958	Fox and Roman public house. There has been a pub on this site since at least 1822. The present building by Samuel Needham dates to 1900 and still retains external and internal original features, an important building contributing to the street scene on the approach to York. The outbuildings, formerly stables with original half doors, are an important relic of the time when Dringhouses was important in the racing and hunting worlds. A well used local amenity. Nominated for inclusion on the local list of heritage assets.	Modern
MYO 4033	SE58894984	Marriott Hotel The central section of the hotel was a house (1876); The Hollies was built for John Close, a York businessman and Alderman, by the N. E. Railway who required the site of his original house for the new Railway Station. The rear garden contains elements of the original design with path edges and steps in wrought iron. Also known as Swallows Hotel. Nominated for inclusion on the local list of heritage assets.	Modern
MYO4036	SE58764977	Wall between 26 and 28 Tadcaster Road Boundary wall between the front gardens of these two houses. Constructed of brick and cobble, it is probably a remnant of an earlier building on the site. Of particular interest because of the rare use of cobbles as a building material in York. Nominated for inclusion on the local list of heritage assets.	Post-medieval
MYO4037	SE58594946	92 Tadcaster Road This detached house, c.1892, has square bay windows and extensive decorative tile-hanging. A good and	Modern

		rare example of this craft in Dringhouses. Nominated for inclusion on the local list of heritage assets.	
MYO4038	SE58604947	Methodist Chapel 1896 chapel which replaced an earlier chapel built in 1834, it was superceded as a place of worship in 1954. Although much altered (it is now a shop) it is still recognisable. It was part of the social history of Dringhouses. Nominated for inclusion on the local list of heritage assets.	Modern
MYO4039	SE58875006	308-12 Tadcaster Road Ashtonhorpe House is a traditional late Victorian town house, brick with stone mullioned windows. Has had sympathetic extensions and contains a notable staircase. Of pale brick with red brick dressings, is notable as a rare local example of the work of the Arts and Crafts architect Fred Rowntree of Scarborough, who later worked in London. Ashtonhorpe House and its neighbouring houses are fine examples of turn of the century English domestic architecture. 308-312 Tadcaster Road mark the extension of the City of York adding dignity along the Tadcaster Road towards the village of Dringhouses. Nominated for inclusion on the local list of heritage assets.	Modern
MYO4040	SE59025030	Boundary fence, Hob Moor and Knavemire This white painted secure boundary complete with wide gates and kissing gates has been part of the local scene for decades. Evidence of the former use of these parts of the stray for grazing. Nominated for inclusion on the local list of heritage assets.	Post-medieval
MYO4041	SE58764969	Flooring, St Edward's old chapel This remnant of flooring, presumably dating from 1745 when the chapel was built is in the churchyard. The Chapel was replaced by the present church in 1849. Nominated for inclusion on the local list of heritage assets. Map location is approximate.	Post-medieval
MYO4073	SE59034987	Boundary stone Magnesian limestone, possibly once inscribed near the corner of the Marriot Hotel boundary wall. Other boundary stones in the vicinity are EH listed. Nominated for inclusion on the Local List of Heritage Assets.	Post-medieval
MYO4077	SE59145000	19th century. A relic of the times when horses and cattle grazed this part of Knavesmire. There is no inscription on it. Nominated for inclusion on the Local List of Heritage Assets.	Post-medieval

### 7.3 ***Prehistoric/Undated Heritage Assets***

7.3.1 There are no Designated Heritage Assets dating to the Prehistoric period within 250m of the Proposed Development area.

7.3.2 There are two Non-Designated Heritage Assets dating to the Prehistoric Period within 250m of the Proposed Development Area: four Neolithic axes, probably found in the same location (MYO3708-9).

**Sensitivity: Low**

**Significance: Local to Regional**

### 7.4 ***Roman Heritage Assets***

7.4.1 There are no Designated Heritage Assets dating to the Roman Period within 250m of the Proposed Development Area.

7.4.2 There are 4 Non-designated Heritage Assets dating to the Roman Period within 250m of the Proposed Development Area: Road RCHME 10 (MYO2033) and cemetery (MYO020, 195 and 2032). Although the cemetery assets are not precisely located, it should be noted that the find spot of a Roman tomb is shown on the 1892 Ordnance Survey map, very close to the site (Fig. 8) and a stone coffin was found at the Cross Keys inn (MAP 2004), to either side of the site.

7.4.3 Also, 9 events relate to Roman excavated remains (EYO49, EYO78, EYO094, EYO115, EYO135, EYO299, EYO778, EYO797, EYO4050); EYO797 was a previous evaluation of the site itself. These interventions suggest that a substantial settlement lined the main Roman road to York from the south, with burials (if not cemeteries) further away from the road (Ottaway 2004, 126).

**Sensitivity: High**

**Significance: Regional**

## **7.5 Anglo-Saxon/Anglo-Scandinavian**

7.5.1 There are no Designated or Non-designated Heritage Assets dating to the Anglo-Saxon or Anglo-Scandinavian Periods from within 250m of the Proposed Development Area.

**Sensitivity: Low**

**Significance: Local to Regional**

## **7.6 Medieval**

7.6.1 There are no Medieval Designated Heritage Assets within 250m of the Proposed Development Area

7.6.2 Within 250m of the Proposed Development Area, there are 10 Non-designated Heritage Assets attributed to the Medieval Period: all ridge and furrow (MYO2241, 3431, 3435-7, 3440, 3442, 3711, 3836). Also 8 Events indicating medieval activity in the vicinity, mostly evidence for ridge and furrow but including a moated site and a boundary ditch.

**Potential: Low**

**Significance: Local to Regional**

## **7.7 *Post-medieval to Modern***

7.7.1 There are 10 Designated Post-medieval and Modern assets within 250m of the Proposed Development Area: several houses (DYO331, 333, 335, 368, 374-6; a hotel (MYO332), a church (MYO336) and a milestone (MYO371).

7.7.2 There are 17 Non-designated Heritage Assets in the study area dating to the Post-medieval and Modern periods. These include a Methodist chapel (see Table 7).

**Potential: Low**

**Significance: Local to Regional**

## **7.8 Areas of Archaeological Importance, Conservation Area and Listed Buildings**

- 7.8.1 The eastern half of the site lies within the Dringhouses part of the York Area of Archaeological Importance (AAI).
- 7.8.2 The site is adjacent to, and opposite, York Conservation Area 9, Tadcaster Road. It is within the York Landscape Character Area 75, residential (HYO22428), which is part of the Broad Type Layer for Dringhouses village (HYO22427; DYO1706).
- 7.8.3 There are no listed buildings on the Proposed Development Site but there are several in close proximity, along Tadcaster Road. The closest to the Site is the Cross Keys public house (DYO332) which lies immediately south of the Site.

## **7.9 Site Walkover**

- 7.9.1 The site walkover was carried out on 12<sup>th</sup> July 2015. The site was found to be little changed from the 2004 evaluation, with the detached houses of 26 and 28 Tadcaster Road towards the road frontage and small gardens to their rear. To the south, behind 30 Tadcaster Road was a yard containing outbuildings and garages, accessed via a lane between Nos 28 and 30.
- 7.9.2 To the west was a bungalow, 9a Mayfield Grove, overlooking the narrow access lane from Mayfield Grove. The two-thirds of the site to the west formed an extensive garden for the bungalow.

## **7.10 Potential for Unrecorded Sites**

- 7.10.1 The potential for archaeological deposits within the proposed development area is assessed as moderate to high and of local to regional significance. It lies within an area of Roman settlement and burials. Furthermore, although it has not been identified

archaeologically, the site lies within the historic core of Dringhouses and medieval remains might also be encountered, especially towards the road frontage.

## **8. Impact of Development**

8.1 The Sensitivity of the site is moderate, as the site may have some interest or significance that has not been identified by the City of York Historic Environment Record. The proposed development has the potential to disturb archaeological deposits. Further archaeological evaluation is recommended in the form of Geophysical Survey and Archaeological Trial Trenching to assess the extent, nature, form and date of any below ground archaeology surviving on the site. A suitable mitigation strategy for preservation by record or *in situ* could then be devised. The survival of archaeological deposits, finds and features within the Proposed Development Area would not prevent development, if mitigation measures are taken.

8.2 The Proposed Development will require the removal of the overburden, the insertion of roads, excavations of drains, foundations and services. These works will have the potential to have a direct impact on any surviving below ground archaeology.

### **8.3 Significance and Setting**

8.3.1 The Proposed Development may have a moderate adverse impact on the Listed Buildings in the area, especially if substantial development on the street frontage affects the setting of those buildings.

## **8.4 Mitigation Measures**

- 8.4.1 To provide enough information for an informed decision of the impact of the Proposed Development on any surviving sub-surface Archaeology, archaeological evaluation by geophysical survey and perhaps trial trenching is recommended. However, with appropriate mitigation the archaeological resource can be preserved by record. There are no nationally significant remains within the site to prevent development.

## **9. Conclusions and Recommendations**

- 9.1 There are no Designated Heritage Assets on the Proposed Development Site, however some are adjacent to or opposite the Site. Similarly several Non-designated Heritage Assets are adjacent to the Proposed Development Site. However, archaeological deposits of Roman and perhaps medieval date are likely to be present. There are no nationally significant remains within the site to prevent development.
- 9.2 Further archaeological evaluation of the Proposed Development Area would allow an appropriate mitigation strategy of the impact of the development on sub-surface archaeological deposits to be proposed.

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## **11. List of Contributors**

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Administration, filing, copying and binding by Sophie Coy



**TITLE:** Site Location.

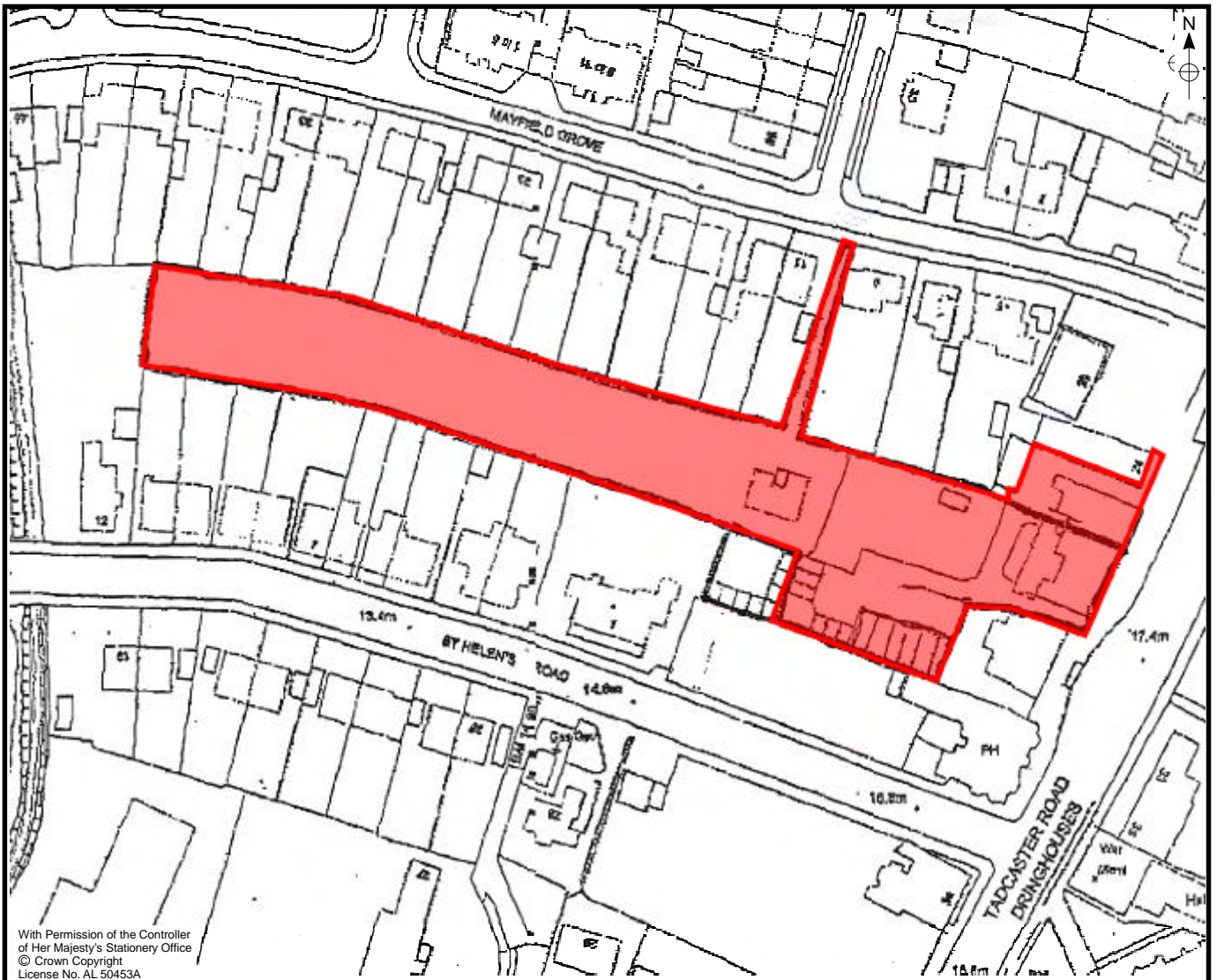
**SITE:** Land at 26-28 Tadcaster Road, York

**FIGURE:** 1.

**Scale:** 1:25,000

**CLIENT:** Mr. B. Cloughton

**DRAWN BY:** KCH



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**TITLE:** Proposed Development Area.

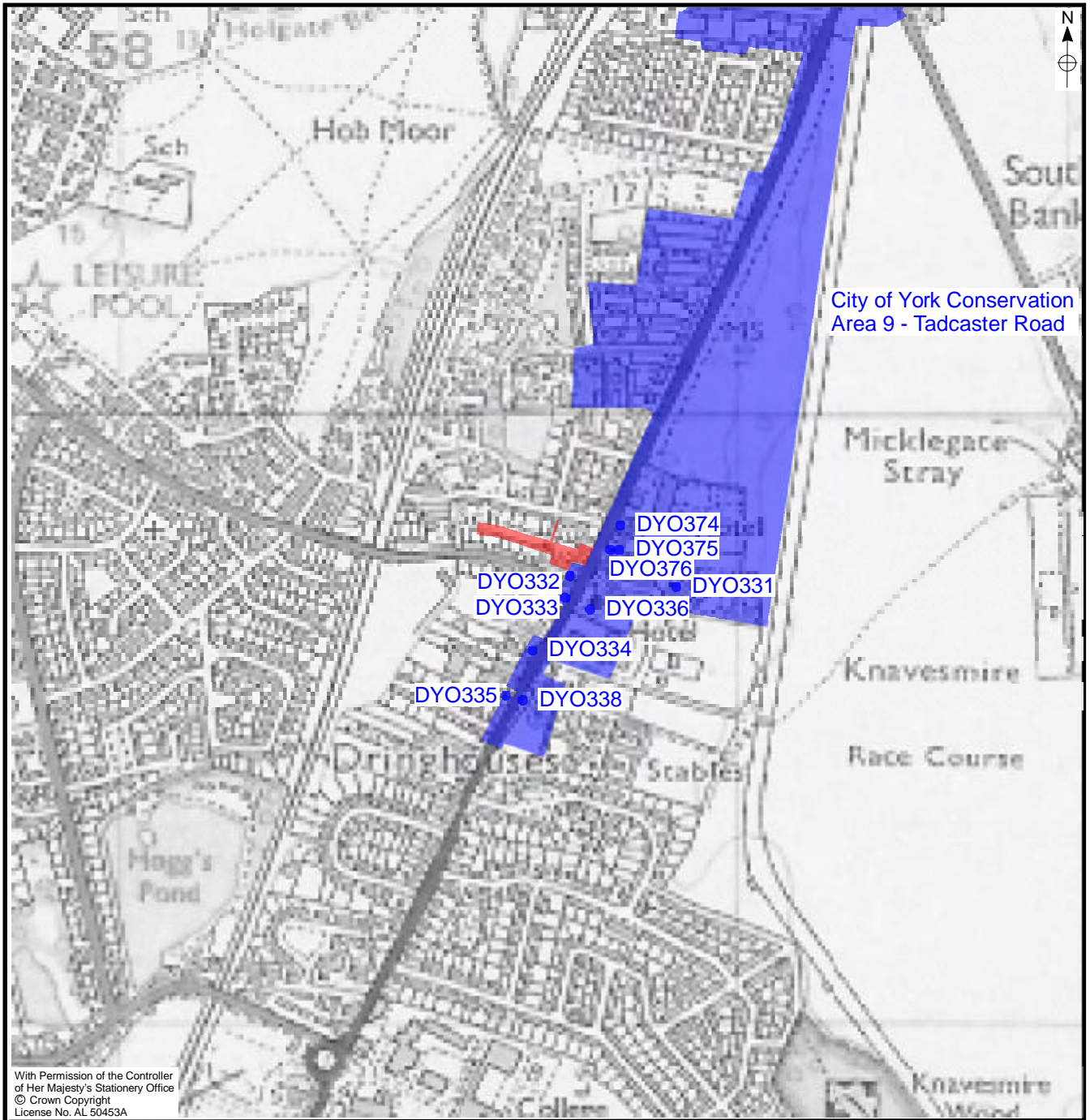
**SITE:** Land at 26-28 Tadcaster Road, York

**FIGURE:** 2.


**Scale:** 1:1,250

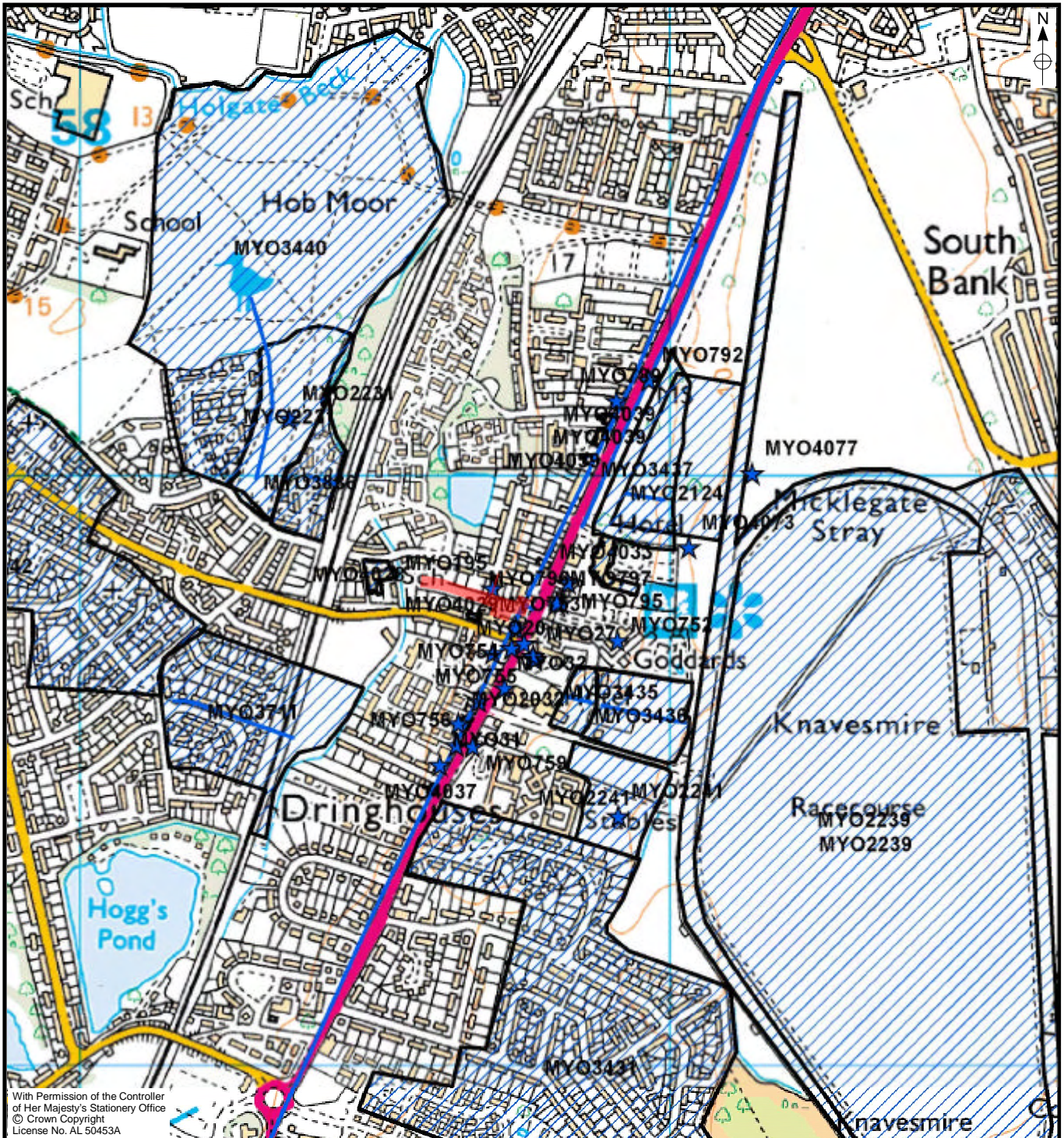
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	<b>TITLE:</b> Designated Heritage Assets - Conservation Area and Listed Buildings.	
<b>SITE:</b> Land at 26-28 Tadcaster Road, York	<b>FIGURE:</b> 3.	<b>Scale:</b> 1:10,000
<b>CLIENT:</b> Mr. B. Cloughton	<b>DRAWN BY:</b> KCH	



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**TITLE:** Non-designated Heritage Assets - Monuments.

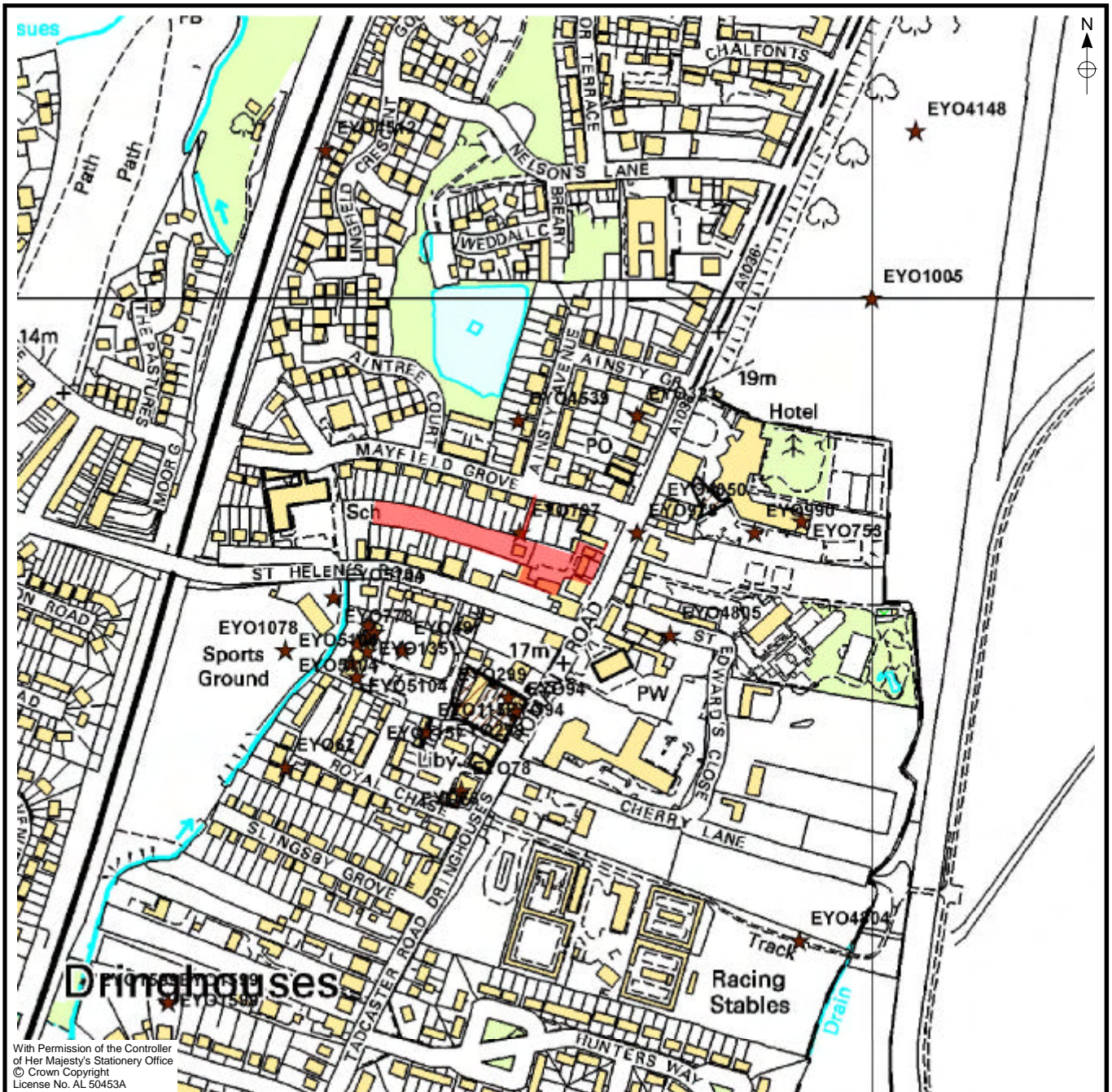
**SITE:** Land at 26-28 Tadcaster Road, York

**FIGURE:** 4.

**Scale:** 1:10,000

**CLIENT:** Mr. B. Cloughton

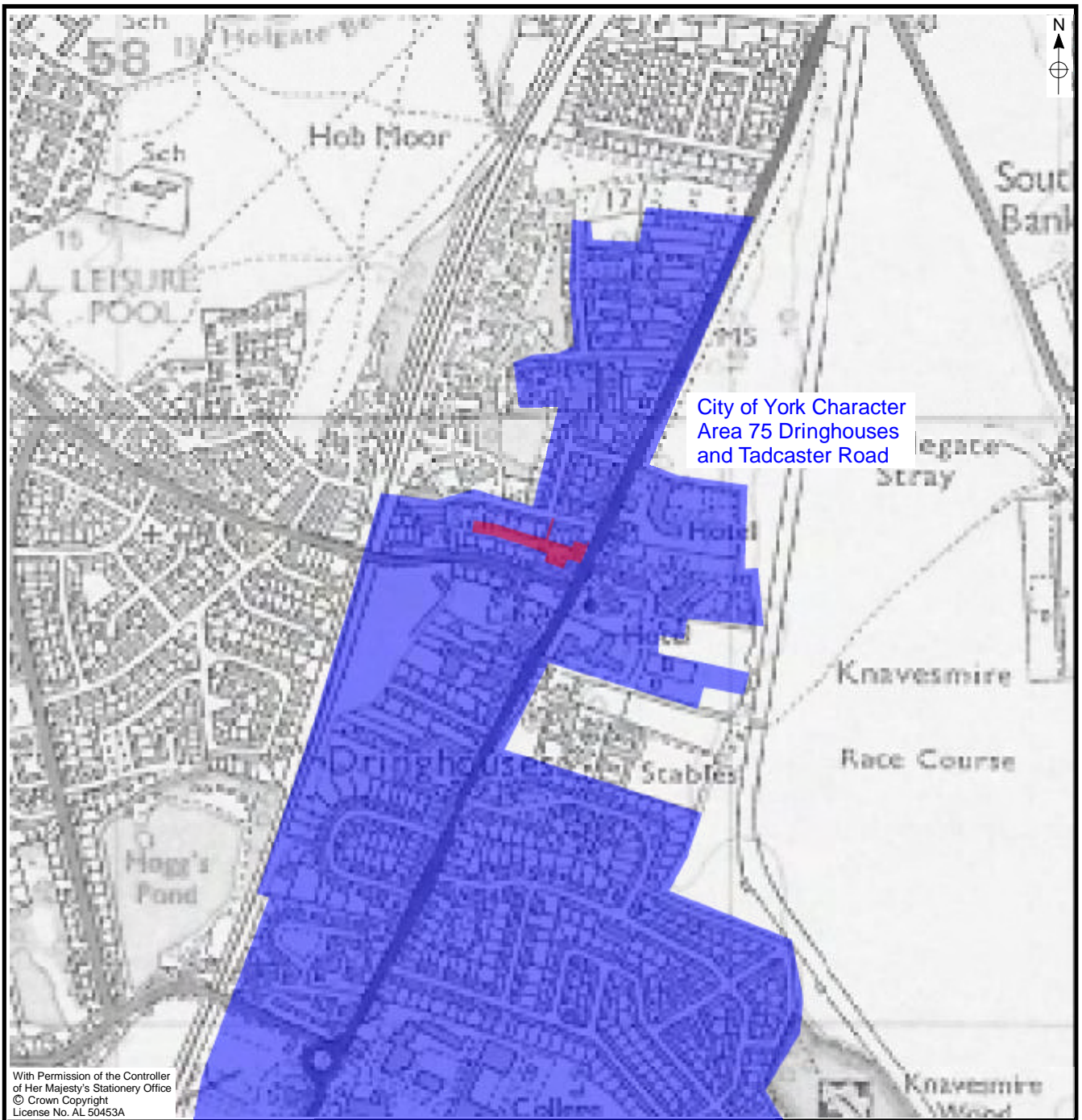
**DRAWN BY:** KCH




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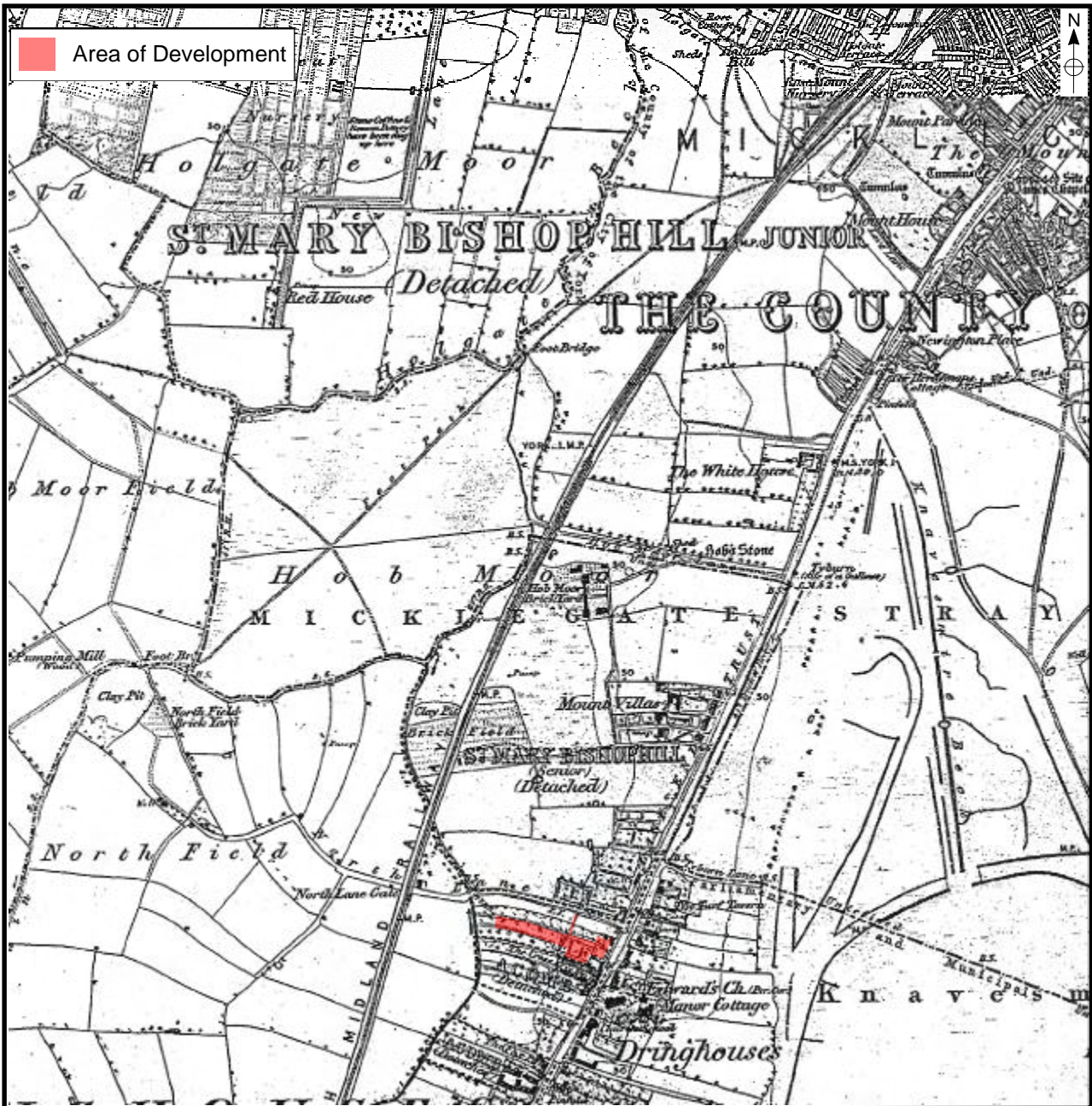



<b>TITLE:</b> Non-designated Heritage Assets - Events.	
<b>SITE:</b> Land at 26-28 Tadcaster Road, York	<b>FIGURE:</b> 5. <b>Scale:</b> 1:5,000
<b>CLIENT:</b> Mr. B. Cloughton	<b>DRAWN BY:</b> KCH



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	<b>TITLE:</b> Character Area 75 Dringhouses and Tadcaster Road.	
<b>SITE:</b> Land at 26-28 Tadcaster Road, York	<b>FIGURE:</b> 6.	<b>Scale:</b> 1:10,000
<b>CLIENT:</b> Mr. B. Cloughton	<b>DRAWN BY:</b> KCH	



	<b>TITLE:</b> Extract from the 1853 First Edition Ordnance Survey Map, 1853.	
<b>SITE:</b> Land at 26-28 Tadcaster Road, York	<b>FIGURE:</b> 7.	<b>Scale:</b> 1:10,560
<b>CLIENT:</b> Mr. B. Cloughton	<b>DRAWN BY:</b> KCH	

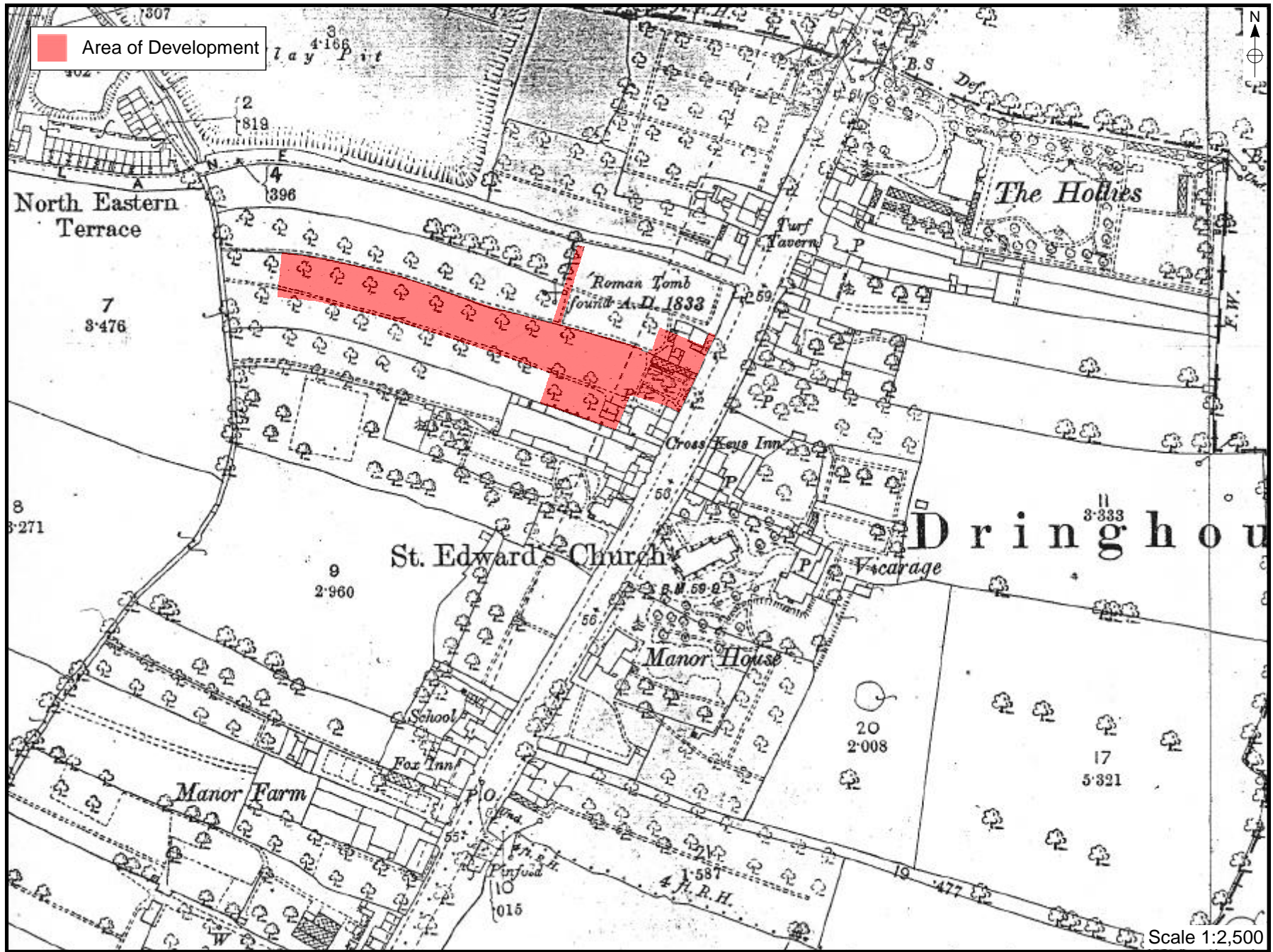
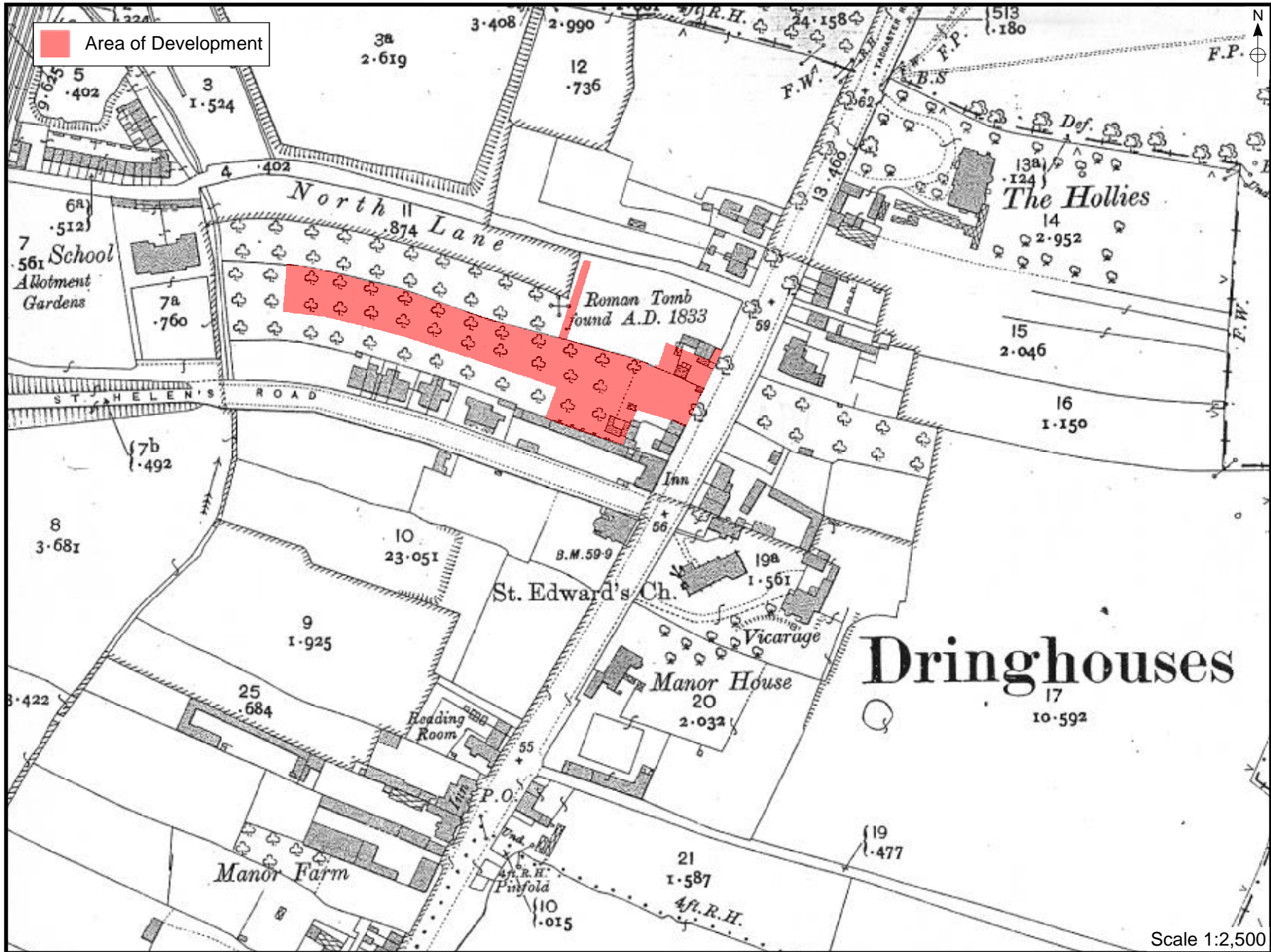


Figure 8. Extract from the 1892 Edition Ordnance Survey Map.<sup>42</sup>



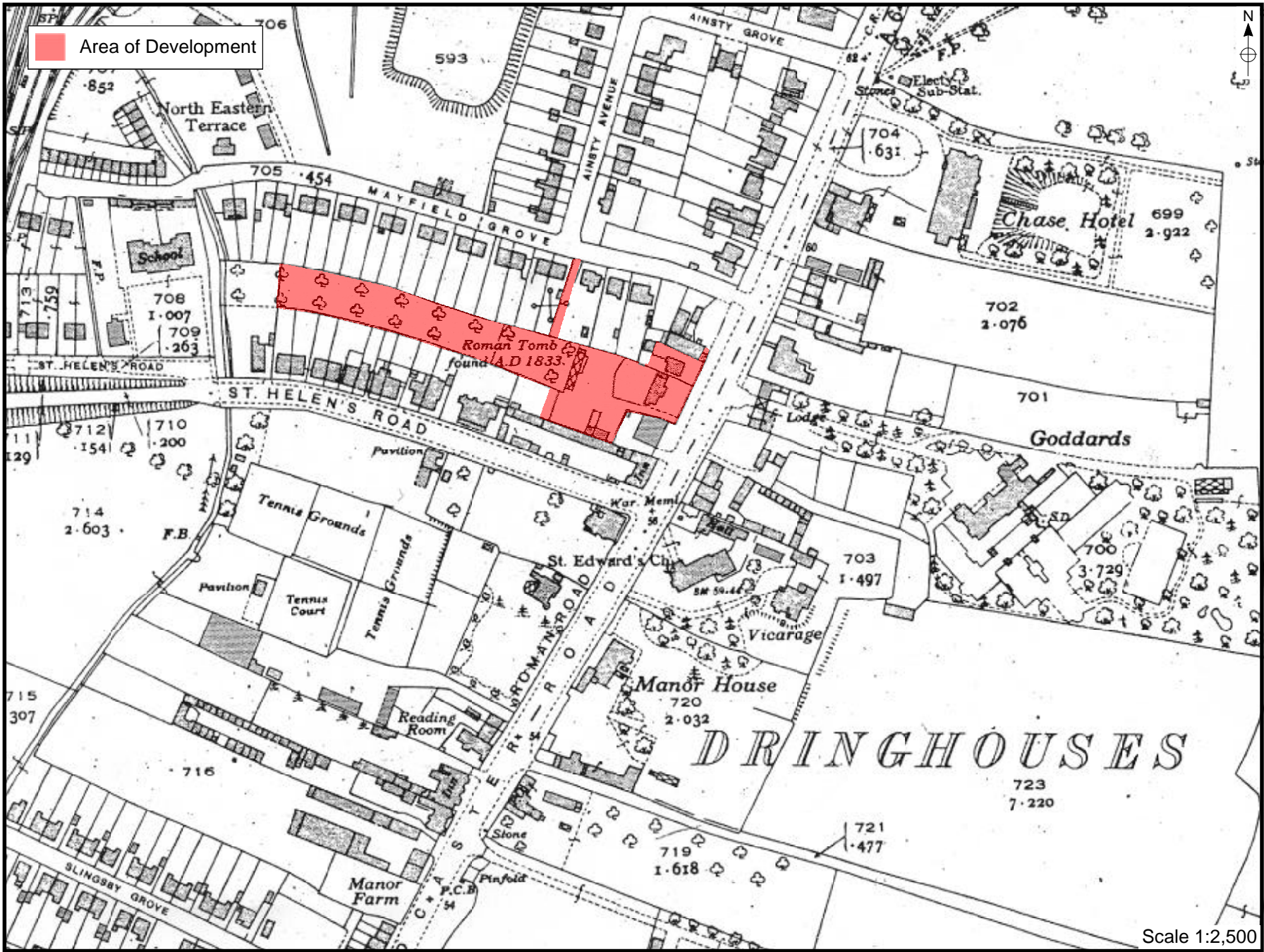
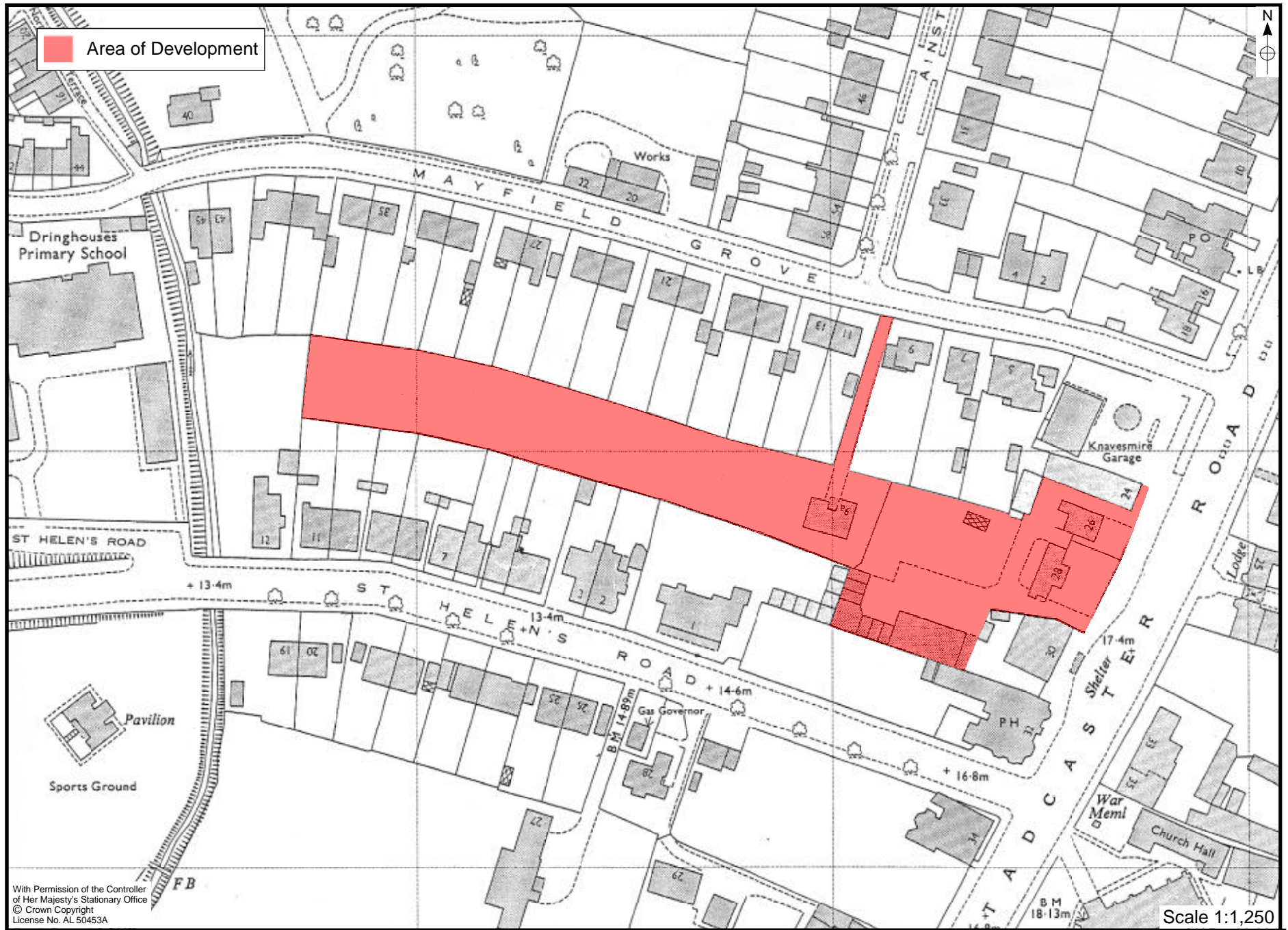


Figure 10. Extract from the 1938 Edition Ordnance Survey Map.



Desk Based Assessment  
 Figure 11. Extract from the 1969 Ordnance Survey Map.

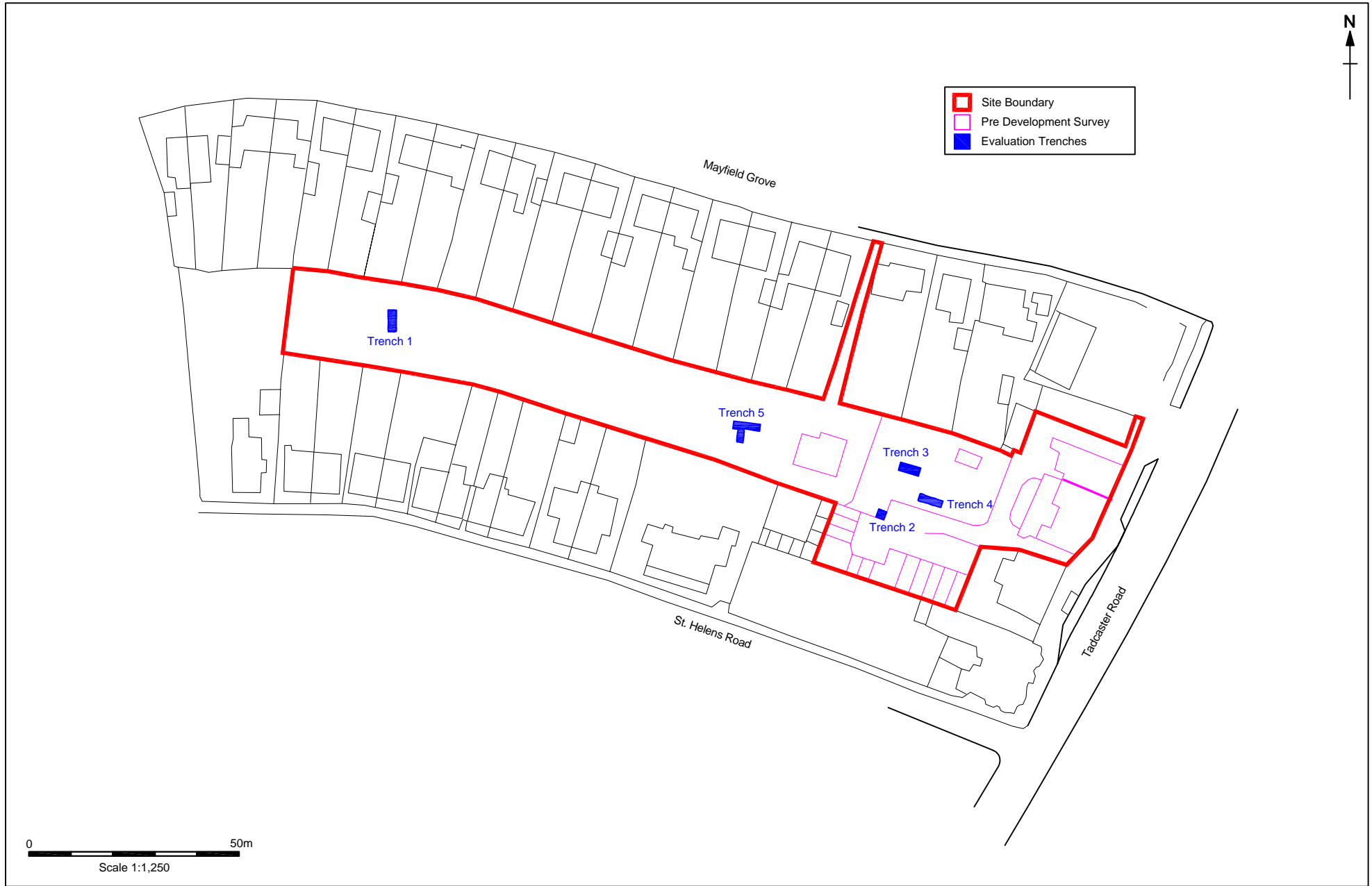


Figure 12. Plan of Archaeological Evaluation Trenches 1-5.



Plate 1. View of 26-28 Tadcaster Road. Facing West.



Plate 2. View of the Gardens behind 28 Tadcaster Road and yard 9a Mayfield Grove. Facing West.



Plate 3. The Access Lane to 9a Mayfield Grove. Facing South.