The Guildhall, York

Heritage Statement

National Grid Reference: SE 6006 5193

AOC Project No: 51602

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AOC Archaeology Group

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Heritage Statement

On Behalf of:	**City of York Council** **West Offices** **Station Rise** **York** **YO1 6GA**
National Grid References (NGR):	**SE 6006 5193**
AOC Project No:	**51602**
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This document has been prepared in accordance with AOC standard operating procedures.

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1 Introduction

1.1 AOC Archaeology Group has been commissioned by the City of York Council to contribute to a Heritage Statement that is being prepared as part of a planning application for the redevelopment of the Guildhall complex in York (SE 6006 5193). This assessment report focuses on sub-surface archaeological remains at the site and the potential impact of the proposed development upon them. It collates, and builds upon, the results of previous desk-based research and field evaluations at the site (AOC Archaeology 2015; AOC Archaeology 2016; YAT 2012). The potential impact of the proposed development upon above-ground structures of archaeological and historical significance and their settings will form a separate part of the Heritage Statement, and are therefore not addressed here.

1.2 This report forms part of a broader Heritage Statement which will meet the requirements of current planning regulations set out in the National Planning Policy Framework (NPPF). The work has been undertaken in accordance with nationally recognised standards defined by Historic England (formerly English Heritage) and the Chartered Institute for Archaeologists (CIfA).

2 Site Location and Description

2.1 The proposed development site (the Guildhall complex) is situated in the centre of York on the north-east side of the River Ouse (Figures 1 and 2). The site is bounded to the southwest by the River Ouse, and to the northeast by the rears of buildings that front onto Lendal and Coney Street; additional river-side buildings lie to the northwest and southeast.

2.2 The main focus of the complex is the Guildhall, which was originally constructed between 1449 and 1453. To its southeast lies the South Range, which is thought to have been constructed in the early 20th century, and to its northwest lie the Municipal Offices, which were constructed between 1888 and 1891. To the northwest of the Offices lie the North Annex and its tower, both of early 20th century date. A temporary wooden building (the Hutments building) was constructed to the northwest of the annex in the late 1930s or early 1940s, but this was demolished in August 2014 following a programme of historic building recording (AOC Archaeology 2015).

2.3 The site is situated on a gently sloping terrace above the River Ouse, which lies at approximately 11m above Ordnance Datum (OD).

3 Methodology

3.1 This report is divided into three sections: a summary of the archaeological and historical context of the site derived from previous desk-based research and from archaeological excavations within the development site and in its immediate vicinity; a brief account of the development proposals; and an assessment of the potential impact of the development on buried archaeological remains.

3.2 The main sources of information that have been consulted are:

- The City of York Historic Environment Record (HER)
- Historical maps of the City of York
- The National Heritage List for England
- Archaeological excavation reports
- In-house and web-based sources of topographical, geological, archaeological and historical information

- Proposed development plans

4 Archaeological and Historical Background

Roman period (AD 71 – c. 410)

4.1 A Roman legionary fortress was founded at York by the IX Legion 'Hispana', close to the confluence of the rivers Ouse and Foss, in about AD 71. To the southwest of the River Ouse a large civilian settlement developed, which was eventually to gain the status of Colonia in the early 3rd century, when it also became the capital of the province of Britannia Inferior.

4.2 The defences of the fortress on its northeastern and northwestern sides are reflected in the alignment of the medieval city walls in these areas. The remains of the southwestern side of the fortress wall lay within Museum Gardens, to the north-west of the Guildhall site, and include the substantial masonry remains of the Multangular Tower. The line of the southwestern defences continued towards the southeast on an alignment broadly parallel with, but to the north of, Lendal, and the southwest gate of the fortress was situated in what is now St Helen's Square. Foundations associated with this gate were revealed in 1988 (Ottaway 1996, 247-249). The Roman bridge crossing the River Ouse was located approximately in line with the course of Tanner Row on the river's southern side, and the site of the Guildhall on its opposing bank. The bridge carried the main road from the south-west up to the gate of the fortress. In 1893 stone remains thought to be part of the Roman bridge were recorded on the southern side of the river opposite the Guildhall (RCHME 1962, 3). It is therefore possible that similar remains, and parts of the road leading to the fortress, may survive on the northern side of the river in the vicinity of the Guildhall.

4.3 Given its riverside location, it is possible that during the Roman period the Guildhall site was partially within the range of the mean high water level of the River Ouse, and therefore prone to flooding. It is unclear, however, what the width or depth of the Ouse was during this period, and it has been suggested that lower sea levels may have ensured that tides only reached the city twice a month (Briden 1997), indicating that Guildhall site may have been suitable for riverside structures. Traces of riverfront warehouses have been identified at a site at 39-41 Coney Street, where Roman deposits were identified at around 3.5m below the modern ground level (Hall 1986). Other evidence of Roman buildings in the vicinity include two walls recorded on Lendal during the construction of the Post Office in the late 19th century (this site lies just 40m to the northeast of the Guildhall Municipal Offices; RCHME 1962, 61-62). A third wall at this site, which lay further to the southwest (nearer to the Guildhall) may also be Roman in date and, if so, suggests settlement extending some distance beyond the Lendal frontage towards the river bank. The Guildhall site therefore has the potential to contain features or deposits of Roman date, and the possibly waterlogged nature of some of the deeper deposits may provide conditions consistent with the survival of organic remains, including timbers relating to buildings or riverside revetments.

Early medieval period (*c.* AD 410 – 1066)

4.4 There is little evidence of any activity within the walled area of York in the period following the end of official Roman rule in the early 5th century, other than slight traces of occupation within the headquarters building of the former fortress. Cemeteries of late 5th century date have been uncovered on The Mount, to the south-west of the city, and in Heworth to its north-east, suggesting that communities of Anglo-Saxon incomers were present in the vicinity during this period (Hall 2007, 43).

4.5 Archaeological evidence for 7th century occupation within York is also limited, although York appears to have been an important centre by the early part of this century, and it was here that the

Northumbrian king, Edwin, was baptised by the missionary Paulinus in AD 627. The presence of a cathedral church on the site of the Roman fortress headquarters, and a possible monastic enclave at Bishophill within the walls of the former Colonia on the southwestern side of the city, also suggest the continued significance of York at this time (Hall 2004, 43-45). However, the focus of the Anglo-Saxon settlement of Eoforwic may have been further to the south, near the confluence of the rivers Ouse and Foss where parts of a settlement and probable trading centre dating to the period c. AD 700-850 have been excavated (Hall 2007, 49-50).

4.6 The city was occupied by the Vikings in AD 866, and expanded as an important trading centre through the 10th century. The focus of the Viking settlement lay to the southeast of the site of the Roman fortress, although smaller-scale activity closer to the Guildhall has been recorded (such as the cutting of a ditch along the course of the in-filled fortress ditch in the vicinity of Lendal; Hall 2004, 491).

4.7 The city was re-conquered by King Edred in AD 954 becoming part of the newly formed English kingdom, under the control of the earls of Northumbria. The penultimate earl, Siward, died at York in AD 1055 and, according to the Life of King Edward the Confessor, was buried at 'the monastery of St Olaf' at Galmanho (assumed to be church of St Olaf, Marygate). The church of St Olaf had been founded by Siward and the area in the vicinity of the church was known as Earlsburgh, suggesting that the earls of Northumbria had a residential complex there (Hall 2007, 66; VCH 1961).

4.8 Fragments of 10th – 11th century pottery were retrieved from a borehole excavated at the Guildhall site in May 2016, although their evidential value may be limited (AOC Archaeology 2016). However, given the limited archaeological evidence from the immediate vicinity of the site, the potential for the survival of early-medieval remains in the vicinity of the Guildhall complex remains unknown.

Later medieval period (c. AD 1066 – 1500)

4.9 During the later medieval period the proposed development site lay within the grounds of an Augustinian Friary, the first reference to which dates from 1272. It is thought to have been founded by friars from Tickhill, who bought seven houses to establish their new friary (RCHME 1981, 50). The friary expanded during the 13th and 14th centuries through incidental grants of land and property. In 1382 the Mayor of York granted the friars a narrow plot by Old Coney Street (now Lendal) which was apparently close to the friary church, and extended from a corner of the friary wall to its gate (VCH 1974). Two further plots of land were granted to the friary on St Leonard's Landing, on the river to the west of the Guildhall site, in 1482. A stone dormitory was also begun in 1425 and a cloister constructed in 1452 (RCHME 1981, 50). The friary ultimately appears to have occupied a block of land bounded by the Guildhall to the south-east, Lendal to the north-east, the line of the modern Museum Street to the north-west, and the River Ouse to the south-west. By the early 16th century it also owned property throughout York, on Coney Street, Stonegate, Davy Gate, Walmgate and Micklegate amongst others, as well as lands at Oswaldkirk and Huntington, outside the city walls (VCH 1974).

4.10 The friary appears to have been walled, and to have had a gate fronting on to Lendal. A number of upstanding sections of stone wall in the vicinity of the Guildhall have been tentatively identified as possible remnants of the friary. These include a substantial stone wall that was identified in Lendal Cellars during building work in 1984 (this property lies immediately to the northeast of the Guildhall complex), a stretch of stone wall on the southeast side of the Lendal Cellars building, and a short stretch of stone wall identified during the evaluation of the Guildhall site in 2014 (Ottaway 2011, 10; AOC Archaeology 2015). There is also a section of the river wall on the southwestern edge of the site which contains a blocked water gate that may have provided access into the friary from the river.

This is defined by a change in the coursing of the stone of the wall and the presence of a chamfered, projecting gate surround. A short length of stone wall identified on the landward side of the river wall during the 2014 evaluation at the site may be associated with this structure (AOC Archaeology 2015). Although these fragments of potentially medieval stone wall survive, they are not sufficient to recreate the layout of the friary complex or any of its buildings.

4.11 In the 1970s seven human burials were excavated in the garden of what is now 'The Graduate' bar, which lies immediately to the north of the northwestern end of the Guildhall complex (YAJ 1975). Another human burial was recorded during building works at Lendal Cellars in 1984. These most likely represent the burial ground associated with the friary church, and suggest that burials may extend into the northwestern part of the development site. However, no human burials were encountered during the evaluation undertaken in 2014 (AOC Archaeology 2015).

4.12 Richard III is known to have stayed at the friary when visiting York before he became king, and a friar by the name of William Bewick was made surveyor of the King's works (VCH 1974). Two cousins of Richard's wife, Sir Humphrey Neville and his brother Charles, are also known to have been buried in the friary in 1469 after they had been executed in York for rebelling against Edward IV (VCH 1974).

4.13 The first reference to a Guildhall in York dates from 1256 (RCHME 1981, 76). It functioned as a centre of civic administration, and the court of the mayor and bailiffs was held there in 1330 and 1368. The building had an inner chamber which is referenced in 1416 as the 'council chamber within the Common Hall'. A lane running under the 'Common Hall' is known to have been in existence in the 14th century. This lane survives, running underneath the north aisle of the present Guildhall, but it appears to have been reconstructed in the 15th century when the Guildhall was built. A short length of wall, thought to be associated with the early Guildhall, was revealed during archaeological excavations beneath the present Guildhall in 2012 (Whyman 2012).

4.14 Work began on constructing the present Guildhall in 1449, under the guidance of Robert Couper, mason, assisted by John Barton, master mason of York Minster. It may have taken until at least 1453/4 to complete the work. Account books survive which show that the new building was supported on driven piles and that stone from the earlier Guildhall was reused. To the east of the Guildhall lay associated structures, including a chapel, *maison dieu* (an almshouse or hospital), kitchen, buttery and pantry, but these no longer survive. Repairs and refurbishments to the building are known to have taken place in the 17th, 18th and 19th centuries. The building was badly damaged in the Second World War but it was restored and reopened in 1960. It is a Grade I Listed Building.

Post-medieval period (c. AD 1500 – c.1900)

4.15 The friary was dissolved in 1538, and its buildings were offered to the Council of the North as a permanent home. However, the site was deemed unsuitable due to its being 'very cold on the water of the Ouse without open air, saving on the same water, which always is very contagious as well in winter as in summer, by means of sundry corrupt and common channels, sinkers, and gutters of the said city conveyed under the same' (VCH 1974). Records from this time suggest that the lead from the roof of the church, which was dedicated to St Catherine Virgin and Martyr, filled 40 cart loads, which is thought to be a weight of around 40 imperial tons (VCH 1974). This suggests that it was a substantial structure. The site was subsequently obtained by Sir George Lawson who, after the demolition of some of the friary structures, used it partly as a kitchen garden. In 1545 the remaining possessions of the friary were granted to Sir Richard Gresham (VCH 1974).

4.16 The earliest detailed map of York was produced in the middle of the 16th century, following the Dissolution, and may be a plan commissioned by the city Corporation in 1541 (PRO MPB 1/49/1;

RCHME 1972, xxxiv). Although this provides a schematic plan of the city, with detail of the walls and street names, it does not include clear property boundaries. John Speed's plan of 1610 is the first to show individual buildings in the city. Although also schematic, it appears to depict Common Hall Lane extending southwestwards from St Helen's Square, with the Guildhall on its southeastern side. Much of the remainder of the proposed development site is unoccupied.

4.17 The earliest map to attempt a detailed survey of the city is Archer's plan of c. 1682 which shows properties and plot boundaries. This was followed in c.1683 by Jacob Richard's plan of York, which is based on Archer's plan with slight revisions. This depicts a substantial structure, or range of structures, occupying the river front along the southern side of the former friary site. On Richard's plan it looks like a large building, and it could represent one of the former friary buildings that continued to be occupied in the late 17th century. However, on Archer's slightly earlier map, the structure looks more like a riverside staith or large jetty. The remainder of the proposed development site is shown on these maps as being subdivided into regular, rectilinear plots, but no buildings other than the Guildhall, and the possible riverside structure, are shown.

4.18 Later smaller-scale maps, such as Benedict Horsley's of 1694, John Cossin's of 1722, Francis Drake's of 1736 and Peter Chassereau's of 1750 show major buildings and churches individually, but built-up areas are only depicted through shading, and they provide little insight into the development of the Guildhall complex. However, it is known that the Mansion House, to the northeast of the Guildhall, was constructed during the period 1725-33, which is likely to have involved the demolition of the medieval buildings that lay to the northeast of the Guildhall. Edward Baines' map of York from 1822 shows both the Guildhall and the Mansion House. To the west of the Guildhall, most of the land that forms the proposed development site appears to be given over to gardens or yards, but there are three small buildings depicted along the river's edge.

4.19 The first accurate large-scale map of York was produced by the Ordnance Survey in 1852 at a scale of 1:1056. This confirms the impression given by Baines' map, and depicts gardens, some with paths and possible flower beds, to the west of the Guildhall. However, by this time, there were only two small buildings near the river's edge, one with a semi-circular apse extending across the river wall. This map also identifies the area to the north of the Guildhall as the site of the former friary, and suggests that the river wall once formed part of the friary.

4.20 Between 1888 and 1891 the Municipal Offices were constructed on the northwestern side of the Guildhall (Pevsner and Neave 1995, 194-195). The North Annex and its tower were constructed between 1901 and 1903, and the Hutments building, which lay on the northwestern edge of the proposed development site, was constructed in the late 1930s or early 1940s. The latter was demolished in 2014 following a programme of historic building recording (AOC Archaeology 2015). The Municipal Offices and the North Annex are Listed Buildings (Grade II*).

Guildhall excavations 2012

4.21 In 2012 York Archaeological Trust (YAT) excavated two trenches on the northeastern part of the proposed development site (Whyman 2012; Figure 2). One was located beneath the Guildhall in Common Hall Lane (Trench 2) and one was located to the northeast of the Guildhall in Common Hall Yard (Trench 3). A third trench was located outside the proposed development site in the basement of the Mansion House, but this exposed only natural deposits (Trench 1). The available information on these excavations is limited, and that which is in the public domain lacks levels data (Ordnance Datum heights).

4.22 In Trench 3 the earliest deposits encountered are thought to date from the 12th / 13th centuries, and may represent the bare-earth back yards ('backlands') behind the medieval properties that once

fronted onto Coney Street. Two substantial stone walls, both of which ran parallel with the front of the Guildhall, appeared to post-date the backlands deposits. One of these walls was mortared and the excavators suggest that its associated ground surface was at a level close to that of the threshold of the main door of the Guildhall. This wall may represent one of the other buildings that are known to have been constructed at the same time as the Guildhall – a chapel, *maison dieu* (an almshouse or hospital), and a kitchen/buttery/pantry. This suggests that *in situ* 15th century deposits survive in Common Hall Yard at a height of approximately 11.3m above OD (level taken from the Guildhall threshold, as depicted on the Guildhall topographical survey, drawing 2579-04/05-Master).

4.23 The excavation also recorded a series of external yard surfaces and possible internal floors that were associated with the 16th / 17th century use of the buildings in Common Hall Yard. These structures were finally demolished in 1725 in order to build the Mansion House. Following this, the area in front of the Guildhall appears to have been used as a yard until late in the 19th century when it was converted to a garden or shrubbery.

4.24 In Trench 2, which was situated below the Guildhall in Common Hall Lane, the earliest feature encountered was part of a well-built stone wall that pre-dated the construction of the Guildhall in the 1440s. It is suggested that this represents part of an earlier Guildhall on the site which sources indicate was in existence by 1378. Above this structure lay the 15th century foundations of the existing Guildhall.

Guildhall excavations 2014

4.25 In 2014 AOC Archaeology Group excavated two evaluation trenches on the northwestern part of the proposed development site, following the demolition of the Hutments building (AOC Archaeology 2015; Figures 2 and 3). These trenches lay immediately to the west of the North Annex on ground that slopes gently from north (high) to south (low). Trench 1 was excavated to a depth of approximately 1m below ground level (i.e. the ground level following the removal of all elements of the Hutments building), the base of the trench lying at 9.79m above OD in the north and 9.61m above OD in the south. Once these levels had been reached, a 1m by 1m test pit was excavated in the northern part of the trench to investigate deeper deposits, the base of which lay at 9.35m OD. Trench 2 was excavated to a maximum depth of 1.3m below ground level, the base of the trench lying at between 9.13m above OD and 9.27m above OD. A 1m by 1m test pit was then excavated in the base of the trench, the base of which lay at 8.72m above OD.

4.26 In Trench 1 the earliest deposit was encountered in the test pit, which comprised mid greyish brown silty clay with common cobbles and pebbles (Deposit 1112; upper surface at 9.89m above OD). This had been cut by a number of small features, possibly horticultural in character, which are tentatively ascribed a mid-to-late 16th century date. To the south of the test pit, an arrangement of unworked limestone blocks was revealed which is also thought to be an early feature (the stones were revealed when the fills of a later pit were removed, the pit having truncated the earlier stone structure). The stones are thought to represent a wall aligned approximately northeast-southwest, the upper surface of which lay at 9.89m above OD. This stratigraphically early structure may be associated with the friary, and, if so, would pre-date its dissolution in 1538. However, given its limited exposure, definitive interpretation is not possible.

4.27 The features exposed in the test pit were overlain by an extensive soil layer, which may have its origins in the horticultural use of the site following the demolition of large parts of the friary in the 16th century, but it appeared to be truncated by 17th century features (Deposit 1055). Of the latter, the most notable were 15 shallow, rectangular pits, which are interpreted as ‘lazy beds’, a form of post-

medieval horticulture characteristic of the 17th and 18th centuries. They lay at 10.29m above OD in the north and 9.97m OD in the south. A further horticultural soil sealed the lazy beds (Deposit 1051).

4.28 Deposit 1051 was cut to insert a compacted rubble pathway formed of brick, tile, plaster and masonry fragments which lay at 10.85m above OD in the north and 10.33m OD in the south (Deposits 1032 and 1033). The rubble material included pieces of worked stone and pieces of medieval brick and tile which are thought to derive from a demolished medieval structure. However, the pathway itself appeared to be of early 18th century date, and is thought to have remained in use into the 19th century. A later 19th century pathway was also identified (Deposits 1010 and 1014).

4.29 In Trench 2 the earliest deposit was encountered in the test pit, and comprised dark bluish grey clay with a moderate amount of preserved organic material (Deposit 1111; upper surface at *approximately* 8.72m above OD). This represents waterlogged material, the organic remains having been preserved by anoxic conditions. Deposit 1111 abutted a limestone wall which was aligned northeast-southwest, the upper surface of which lay at 8.72m above OD. This wall lay perpendicular to the river wall which forms the southwestern boundary of the site, and may relate to the blocked Watergate that has been identified in the river wall's southwestern elevation, and which may be of medieval date.

4.30 The wall was sealed by two deposits of demolition rubble, which contained late medieval brick and tile, and a mortar surface (Deposits 1105, 1106 and 1107). Surface 1105 lay at 9.27m above OD in the north and 9.17m OD in the south. It may relate to a 17th century structure depicted on Richard's map of York of 1683. Deposits associated with the demolition and decay of this structure, and with ground levelling after its use, were also encountered. The early 18th century trackway defined by deposits 1032 and 1033 in Trench 1 was also identified in Trench 2 (Deposit 1042; upper surface at 10.08m above OD). Following the deposition of additional layers of made ground, another pathway made of mortar and gravel was recorded at 10.18m above OD (Deposits 1025 and 1031). This equates to the 19th century pathway recorded in Trench 1 (Deposits 1010 and 1014).

Boreholes 2014

4.31 Five boreholes were excavated in 2014, all of which lay within the bounds of Trenches 1 and 2 from the evaluation undertaken by AOC Archaeology (Boreholes QBH1-5; Quaternary Scientific 2014; Appendix 1). The natural basal unit encountered in Boreholes QBH2-4 comprised gravelly, sandy clay or clayey sand, which is considered to be either equivalent to or derived from the Vale of York Formation of Devensian age (c. 80,000 to 11,500 ca, BP). The upper surface of this unit sloped upwards from southwest to northeast, being at 2.45m above OD in Borehole QBH2 and at 8.25m above OD in Borehole QBH4. In Boreholes QBH2 and QBH3, which lay on the southwestern half of the site, closest to the river, the natural glacial deposits were sealed by deposits of clay, silty sand, or sandy silt, which in places contained organic material and, towards the top of the sequence, some anthropogenic material. This unit is interpreted as alluvium which accumulated on the floodplain of the River Ouse. The surface of the alluvium lies at 4.83m above OD in Borehole QBH2 and c. 6.05m above OD in Borehole QBH3 (see Figure 5). However, the archaeological evaluation recorded a waterlogged clay at 8.72m above OD in Trench 2, which suggests that pockets of waterlogged material survive above the alluvial unit recorded in the boreholes. This unit was not encountered in Boreholes QBH4 and QBH5 which lay on the northeastern half of the site, which suggests that the site lies on the edge of the floodplain (the limit of alluvial deposition). The uppermost unit in all five boreholes was characterised as 'Made Ground typical of post-medieval reclamation fill' (Quaternary Scientific 2014, 4). However, given what is known of the site's history and the results of the evaluation, it is likely that this material spans earlier periods as well. The upper surface of the 'Made Ground' unit lay at 9.28m above OD in the southwest and 10.25m above OD in the northeast, the

unit being deepest in the southwest, towards the river (it is 4.45m deep on the southwestern side of the site, and 2m deep on the northeastern side of the site). This discrepancy, which may derive in part from the dumping of material on the river bank to form a revetment to prevent flooding, has the effect of making the modern ground surface at the site more level. It should be noted that Borehole QBH1 hit a solid obstruction at 7.95m above OD and was abandoned (see Figures 4 and 5). This indicates that additional buried structures survive at depth on the southwestern half of the site.

Boreholes and Test Pit excavations 2016

4.32 In 2016 five additional boreholes were excavated at the proposed development site (Soil Engineering 2016; AOC Archaeology 2016; Figure 2; Appendix 2). At the time of writing, only the borehole logs were available, and the following has been written without the benefit of formal geotechnical interpretation.

4.33 Boreholes 3, 4a, 5 and 6 were located in the former evaluation trenches on the Hutments site and in some instances mirrored the positions of the 2014 boreholes in this area. They identified sandstone bedrock at between -4.70 below OD in the southwest (BH3) and -4.58m below OD in the northeast (BH6). This was sealed by up to 5.5m of fine to coarse natural sand, the upper surface of which lay between 0.01m above OD and 0.92m above OD. Glacial deposits were encountered to a height of 1.6m above OD in the southwest (BH3) and 5.12m above OD in the northeast (these figures differ slightly from the earlier borehole results, although the incline is evident in both sets of data).

4.34 No significant units of alluvium were identified in the 2016 borehole logs, although some of the wet, silt-rich deposits that were recorded are likely to derive from alluvial deposition (see Figure 5). Some of these contained anthropogenic material, such as pottery, ceramic building material and animal bone. In borehole BH3, deposits 304 and 305 contained two fragments of animal bone and two sherds of early medieval pottery, the latter dated to 1050/1070 – 1150 (AOC Archaeology 2016). These deposits spanned from 1.6m above OD to 4.10m above OD. In borehole BH4a, a series of silts, silty clays and sands lay between 1.6m above OD and 6.8m above OD. Some of these contained organic, peaty material and timber fragments (deposits 404 and 405). Deposit 405 contained a single fish bone and a sherd of Humberware datable to the period between the mid-14th century and the end of the 16th century (AOC Archaeology 2016). In borehole BH5 the glacial deposits were also sealed by two deposits of silt and clay, both with occasional organic inclusions and fragments of animal bone, which lay between 3.61m above OD and 6.31m above OD (deposits 505 and 506). These deposits were sealed by a layer of compacted cobbles that may represent a surface (deposit 504, upper surface at 6.71m above OD). In all the boreholes, the upper unit was described as ‘Made Ground’. These results demonstrate that deposits incorporating evidence of human activity survive at considerable depth below the North Annex area (extending to as much as 8m below ground level).

4.35 Boreholes BH1 and BH2 were located in the narrow alleyway between the Guildhall and the South Range. Borehole BH2 was abandoned when site services were encountered. In borehole BH1 sandstone bedrock was identified at -2.48m below OD. This was sealed by a deposit of sand, the upper surface of which lay at -0.58m below OD. There followed a number of glacial deposits, which extended to 5.12m above OD, and then a unit of alluvium, extending to 6.92m above OD. The latter included peaty, organic matter, and three sherds of a Late Saxon greyware thought to date from the 10th or early 11th century (deposit 104; AOC Archaeology 2016). This material was sealed by ‘Made Ground’. As in boreholes BH3-BH6, this demonstrates that waterlogged deposits and evidence of human activity survive at depth in the vicinity of the Guildhall and South Range (between 3.5m - 5.3m below ground level).

4.36 A test pit excavated against the northwestern wall of the North Annex Tower revealed only post-medieval made ground to a depth of 8.98m above OD (Test Pit 1). This may represent ground disturbance dating from the construction of the tower in the early 20th century, or earlier phases of late post-medieval activity at the site. Two additional test pits were excavated against the northwestern wall of the South Range. The earliest deposits encountered in both pits appeared to represent post-medieval levelling, possibly associated with the construction of the South Range in the early 20th century. These deposits extended to a depth of 9.03m above OD in Test Pit 2 and 8.91m above OD in Test Pit 3. These results suggest that in the immediate vicinity of the walls of the North Annex Tower, and along the northwestern side of the South Range, localised ground disturbance of post-medieval date, probably deriving from late 19th or early 20th century phases of construction at the site, will be encountered.

5 Summary of the Proposed Development Plans

5.1 The proposed development comprises a suite of measures to refurbish and enhance the Guildhall complex. Full details of these works can be found in the Draft Stage 3 Report produced by Ove Arup and Partners Ltd (Arup 2016). What follows is a brief summary of the main proposed developments which have the potential to impact upon sub-surface archaeological remains. These are illustrated in Figure 4.

The North Annex

5.2 It is proposed to demolish the central portion of the North Annex and replace it with a new building with a larger footprint. This building, which will include a lift shaft pit, will be supported on 450mm diameter piles linked by pile caps and groundbeams. Single pile caps will be 750mm by 750mm and 1000mm deep; double pile caps will be 750mm by 2100mm and 1000mm deep. The ground beams will be 750mm wide and 750mm deep. The lift shaft will be 2900mm by 3400mm and 1000mm deep.

5.3 It is also proposed to demolish the internal walls, floors and other structures within the remaining northeastern part of the North Annex (the external walls will be retained). A new steel frame will be inserted within this part of the building which will be supported by 450mm diameter piles, sealed by a concrete raft.

5.4 It is proposed to underpin the northwestern wall of the North Annex Tower using 200mm diameter mini piles internally and 450mm diameter piles externally. These will be connected by a continuous ground beam that will be 3.25m wide and 700mm deep.

The South Range

5.5 It is proposed to underpin the front portion of the South Range using 200mm diameter mini piles (one placed internally, the other externally) which will be connected by pile caps and ground beams. The pile caps will be 500mm long by 1900mm long and 700mm deep. The ground beams spanning the pile caps will be 500mm by 500mm.

5.6 It is proposed to demolish the rear portion of the South Range and construct a steel framed building in its place. This will be supported by 450mm diameter piles connected by ground beams measuring 750mm wide by 750mm deep.

Common Hall Yard

5.7 It is proposed to undertake minor groundworks in Common Hall Yard to improve access arrangements to the Guildhall.

Across the site

5.8 A network of service trenches will be required across the site.

6 Potential Impact of the Groundworks on Archaeological Remains

Statement of Indemnity

6.1 The following impact assessment has been compiled using indicative construction designs, most of which lack OD heights (Arup 2016). In particular, for the underpinning of the North Tower and the South Range assumptions have had to be made regarding the possible formation levels of ground beams, this information not being available at the time of writing. This is, by definition, an imprecise exercise and the comments below should be treated cautiously and are subject to alteration following the finalisation of formation levels in these areas.

6.2 Indicative OD heights for formation levels have been made available for the new North Annex building, which has allowed more confident predictions to be made about the impact of the proposed development in this area. However, at this stage in the construction design, these levels must still be considered subject to alteration as the design plans are finalised, and the comments below treated accordingly.

6.3 In addition to the above, accurate OD heights for the archaeological deposits and features identified by YAT in 2012 were not available, which also hinders accurate assessment of the impact of the proposed development in the vicinity of the Guildhall and the South Range.

6.4 This assessment should, therefore, be considered an initial exercise in assessing the impact of the proposed development on subsurface archaeological remains based on currently available information, rather than a definitive statement. It will require revision once finalised construction designs and additional archaeological data are available.

New North Annex building

6.5 The results from Trench 1 (2014 excavations) indicate that potentially early post-medieval (16th century) deposits, and a potentially late medieval wall, survive at 9.89m above OD on the northwestern part of the evaluated area. These were sealed by a horticultural soil layer, most likely of 17th century date, which lay at between 9.97m and 10.29m above OD.

6.6 The results from Trench 2 (2014 excavations) indicate that a potentially late medieval wall, and some deposits exhibiting organic preservation, occur at 8.72m above OD on the southwestern part of the evaluated area. Deposits that appeared to represent the transition from the late medieval period to the post-medieval period lie between 8.72m to 9.27m above OD.

6.7 For the purposes of this report, the above levels are considered to represent the approximate horizons at which archaeological remains of high archaeological significance are encountered in the vicinity of the North Annex. However, it must be stressed that the later deposits and features at the site, which are of post-medieval date, also have archaeological significance and a mitigation strategy will be required that encompasses all potential archaeological deposits.

6.8 It should also be noted that, in addition to the two walls identified during the 2014 evaluation of the North Annex area, boreholes QBH1 (2014) and BH4 (2016) hit obstructions at 7.95m above OD and 10.68m above OD respectively (see Figures 4 and 5).

6.9 Relatively detailed construction design information is available for the North Annex (supplied by Ove Arup and Partners Ltd; Figures 4 and 5). This suggests that the formation level for the lift shaft in the new North Annex building will be at between 9.15m and 9.4m above OD, depending on whether the depth of its concrete base is 750mm or 1000mm deep. For the purposes of this report, the lower level is assumed (9.15m above OD). The formation level for the pile caps associated with the new structure will be slightly higher, at 9.75m above OD. On the southwestern part of the North Annex

site, archaeological remains of high significance lie at 8.72m above OD, and will therefore lie below the impact level of the pile caps and the lift shaft. However, deposits which may represent the transition from the late medieval period to early post-medieval period on this part of the site, would be slightly impacted by the excavation of the lift shaft (the maximum height of these deposits was 9.27m above OD, whilst the lift shaft may reach 9.15m OD). On the northeastern part of the North Annex site, archaeological remains of high significance lie at 9.89m above OD. These deposits and structures will, therefore, be impacted by the proposed development, by up to 0.74m in the case of the lift shaft, and 0.14m in the case of the pile caps. The lift shaft will, therefore, have the greatest impact on archaeological deposits considered to be of high significance. However, the ground beams and pile caps are relatively extensive across the footprint of the building and will impact on a larger area, although to a shallower depth.

North Annex Tower - underpinning

6.10 As noted above, it is not possible to determine accurately the level of impact of the underpinning of the North Annex tower on sub-surface archaeological remains as OD heights for the formation levels for this work are not yet available. However, it is understood that the pile caps are likely to lie just below current ground level (pers. comm. Rick Lee, Arup, August 2016). The lowest point recorded on the topographical survey to the northwest of the tower is 10.26m above OD (level taken from the Guildhall topographical survey, drawing 2579-04/05-Master). The ground beam connecting the piles used to underpin the northwestern wall of the tower will be 700mm deep (Arup 2016). This would suggest an impact level of c. 9.56m above OD. If this approximation of the impact level is broadly correct, it suggests that the archaeological deposits of high significance that lie adjacent to the tower would not be impacted by the underpinning, as they lie at 8.72m above OD. Deposits which may represent the transition from the late medieval to early post-medieval period on this part of the site would also be unaffected (their maximum height was recorded as 9.27m above OD). Furthermore, the results from Test Pit 1 (2016 excavations) suggest that in the immediate vicinity of the tower late post-medieval levelling deposits exist to a depth of at least 8.98m above OD.

South Range – underpinning

6.11 As with the underpinning of the North Annex tower, OD heights for formation levels are not yet available for the underpinning of the South Range. For the purposes of this report, it is assumed that the pile caps used in the underpinning works will lie just below current ground level. Ground level along the northwestern side of the South Range rises from 10.47m above OD in the southwest to 11.21m above OD in the northeast. Ground level along the northeastern side of the South Range is between 11.26m and 11.33m above OD. Ground level along the southeastern side of the South Range rises from 10.7m above OD in the southwest to 11.44m above OD in the northeast (all levels taken from the Guildhall topographical survey, drawing 2579-04/05-Master). The ground beams spanning the pile caps will be up to 750mm deep, giving a formation level of approximately 9.72m above OD at the lowest ground surface level surrounding the structure, and 10.69m above OD at the highest ground surface level (Arup 2016).

6.12 The results from Test Pits 2 and 3 suggest that the deposits in the immediate vicinity of the northwestern wall of the South Range comprise late post-medieval levelling, and that they extend to a depth of at least 9.03m above OD in Test Pit 2 and 8.91m above OD in Test Pit 3. If the above approximation of the likely formation level of the underpinning is broadly correct, the underpinning would be unlikely to impact on any subsurface archaeological remains of high significance on this side of the building. However, archaeological survival has not been tested on the northeastern or southeastern sides of the South Range, and it is therefore not currently possible to assess the potential impact of the proposed development in these areas. Furthermore, work undertaken by YAT

in 2012 suggests that well-preserved medieval remains survive in Common Hall Yard close to the ground surface, potentially at c. 11.3m above OD. Ground level along the northeastern wall of the South Range is at 11.33m above OD, so there may actually be high potential for significant archaeological remains to survive in this area at a depth that would be impacted by the underpinning works.

Common Hall Yard

6.13 Detailed information on the scope and extent of groundworks in Common Hall Yard is not yet available. The results of YAT's 2012 excavations, however, suggest that medieval remains of high archaeological significance survive in this area close to ground level, and any works below *approximately* 11.3m above OD are likely to impact on these remains.

Service trenches

6.14 Detailed information on the extent and depth of any new service trenches required by the proposed development is not yet available.

Alluvial and waterlogged deposits

6.15 Borehole data suggest that deposits of alluvium, including some waterlogged deposits containing preserved organic matter and artefactual material, survive beneath both the North Annex area and the South Range area of the proposed development site. The *approximate* extents of these are listed in Table 1 below:

Borehole	Extent	Depth below ground level
BH3	4.1m OD to 1.6m OD	6m - 8.5m bgl
BH4a	6.8m OD to 1.6m OD	3.5m - 8.7m bgl
BH5	6.31m OD to 3.61m OD	3.9m - 6.6m bgl

Table 1: Alluvial and waterlogged deposits

6.16 The long-term effects of piling on these deposits may need to be considered, as disturbance of sealed, waterlogged organic deposits may adversely affect their long-term preservation.

7 Concluding Comments

7.1 This document should be revised when more detailed construction designs are available which include definitive OD formation levels for all major areas of groundworks.

7.2 Consideration should be given to acquiring additional archaeological data to inform this assessment. The following would be informative:

- OD heights for the archaeological deposits and structures excavated by YAT in 2012.
- The archaeological excavation of a test pit at the location of the lift shaft in the new North Annex building to investigate archaeological survival below the existing building (which will be demolished).
- If practicable, the archaeological excavation of a test pit on the southeastern side of the South Range to assess archaeological survival on this side of this structure.

7.3 In addition, Historic England may require monitoring of waterlogged deposits at the site.

7.4 Whilst it is not the purpose of this document to suggest an archaeological mitigation strategy for the site, the proposed piling methodology, as outlined by Ove Arup & Partners, would help to ensure that buried archaeological structures of high significance are preserved *in situ*. This methodology comprises probing the proposed pile locations to test for buried obstacles, then revising the pile layout (where feasible) to avoid these obstructions. Where the piling layout cannot be altered, controlled archaeological excavation would be required to remove and record the obstruction. Four potential obstructions are currently known in the North Annex area: the two walls identified during the 2014 evaluation and obstacles encountered in boreholes QBH1 (2014) and BH4 (2016), which were located at 7.95m above OD and 10.68m above OD respectively. These are depicted in Figure 4, in relation to the indicative pile layout.

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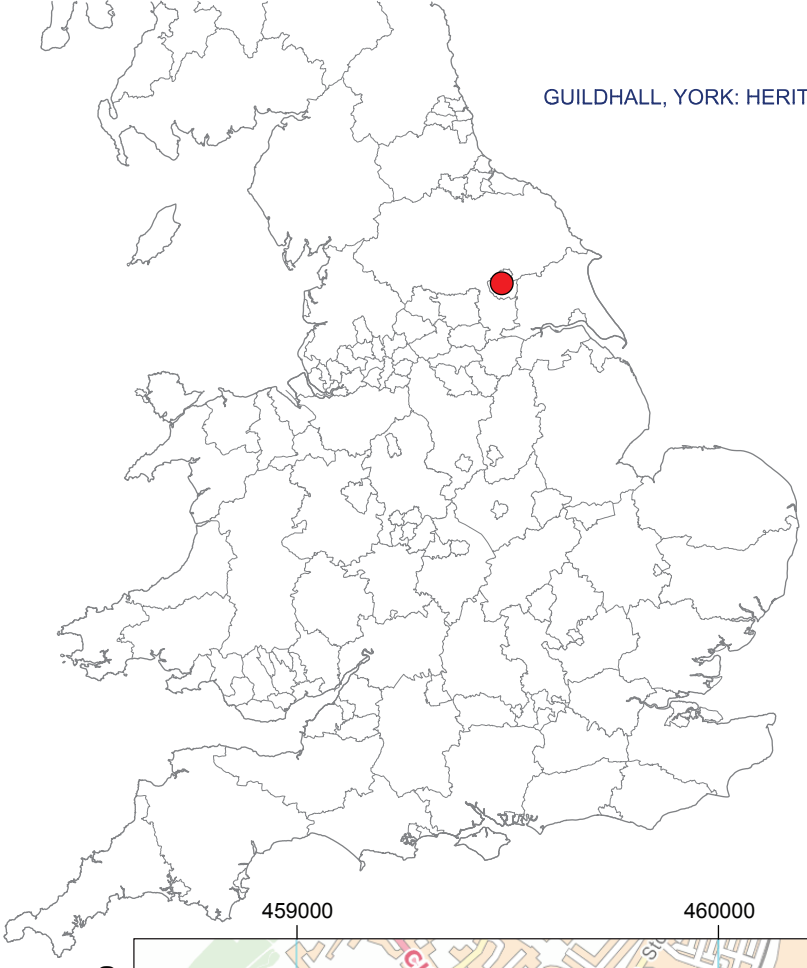


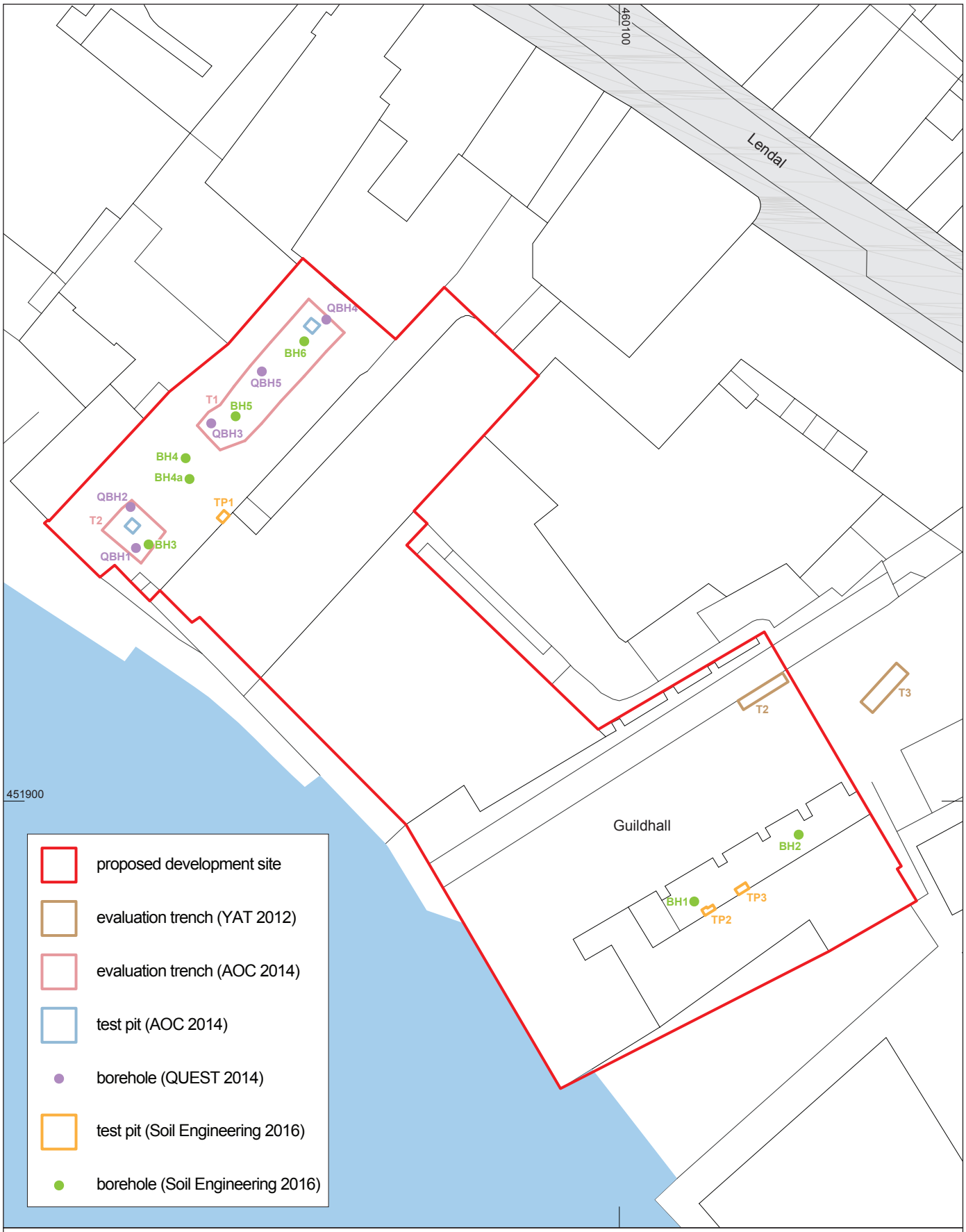
Figure 1

N

Site location

0 500m

AOC Archaeology Group



Detailed Site Location Showing Areas of Archaeological Investigation

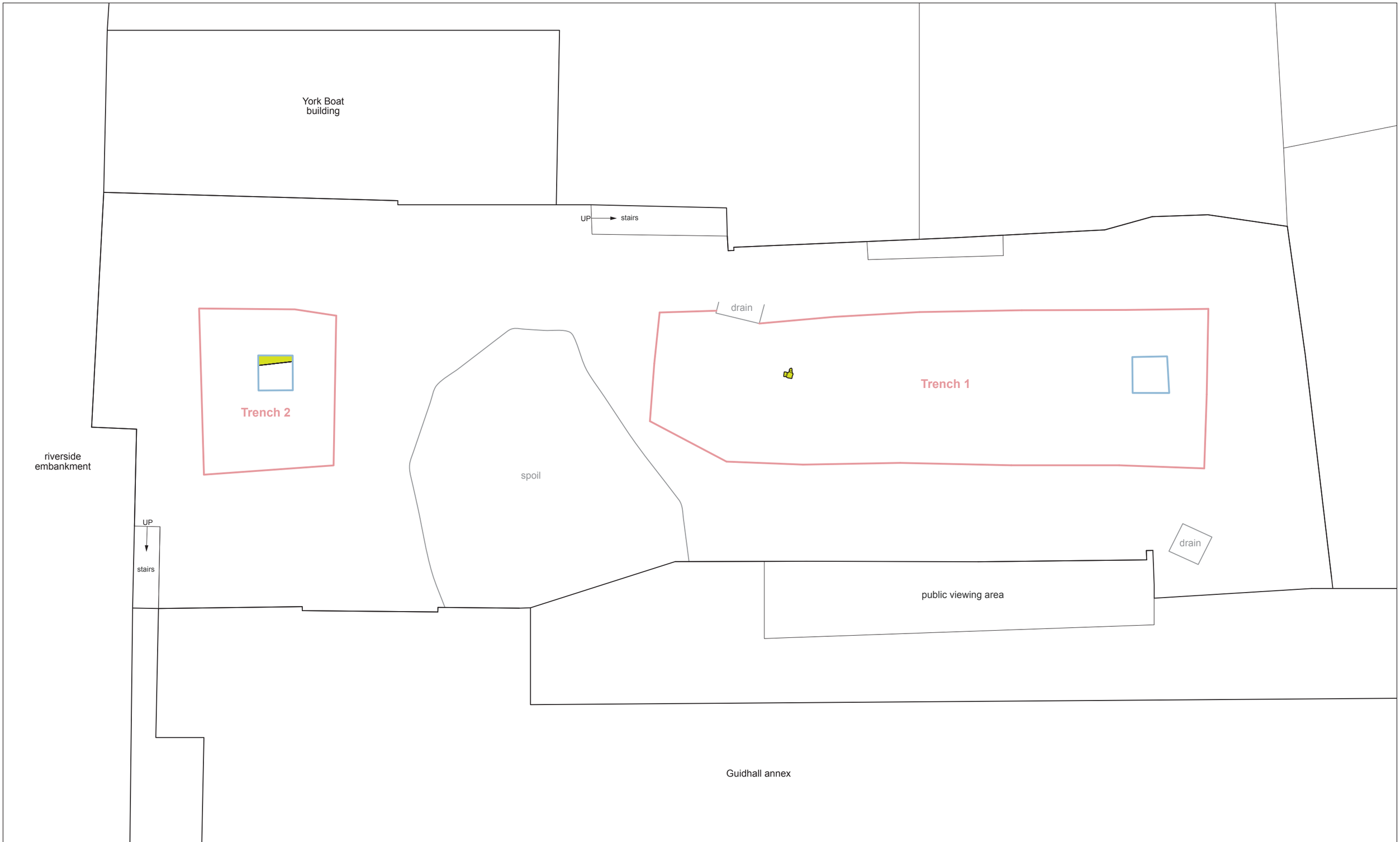
Figure 2

N

0 20m

1:500 at A4

AOC Archaeology Group



Location of Walls Identified Within Evaluation Trenches (AOC 2014)

Figure 3

evaluation trench (AOC 2014)

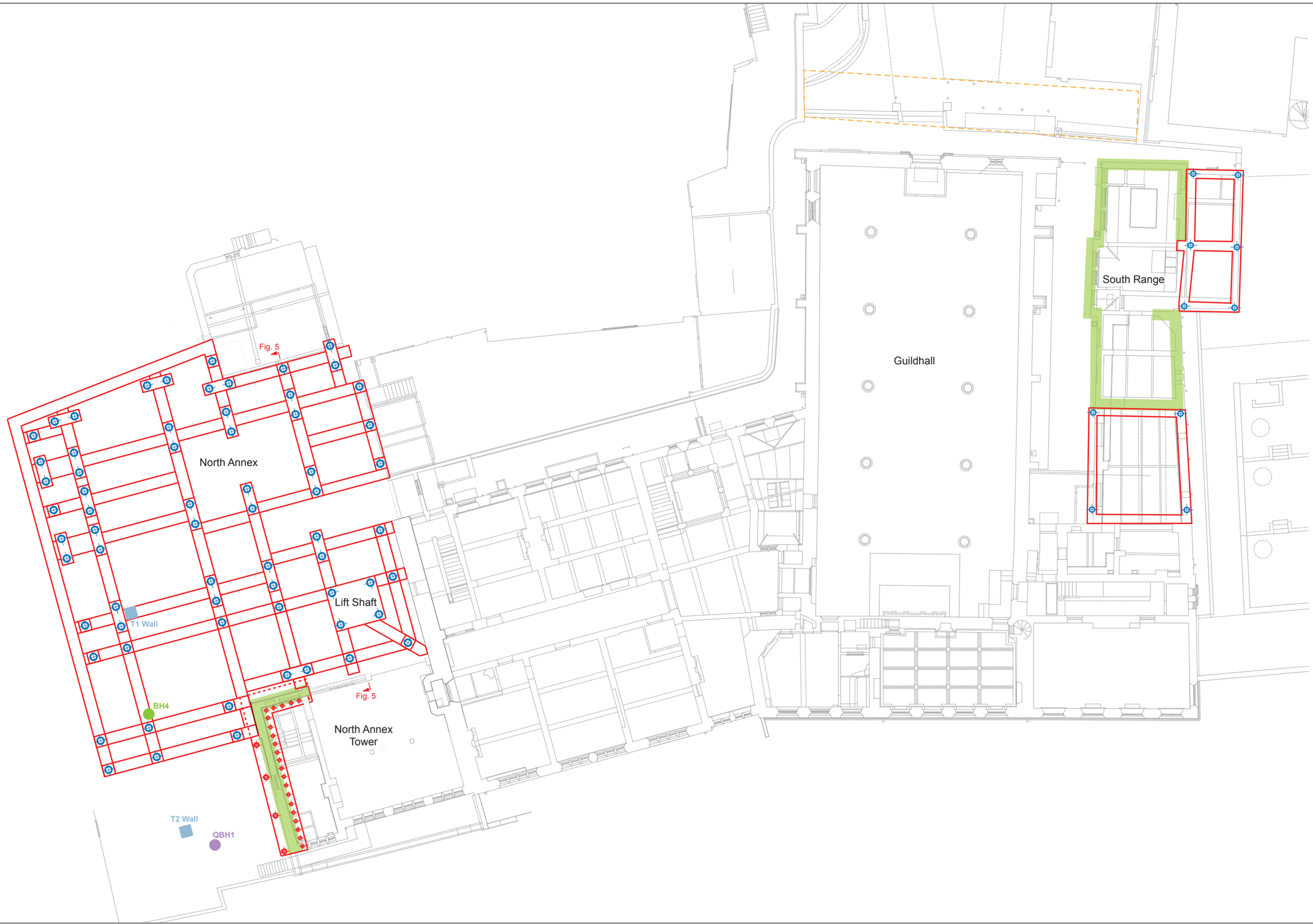
test pit (AOC 2014)

wall

0 5m

1:100 at A3

AOC Archaeology Group



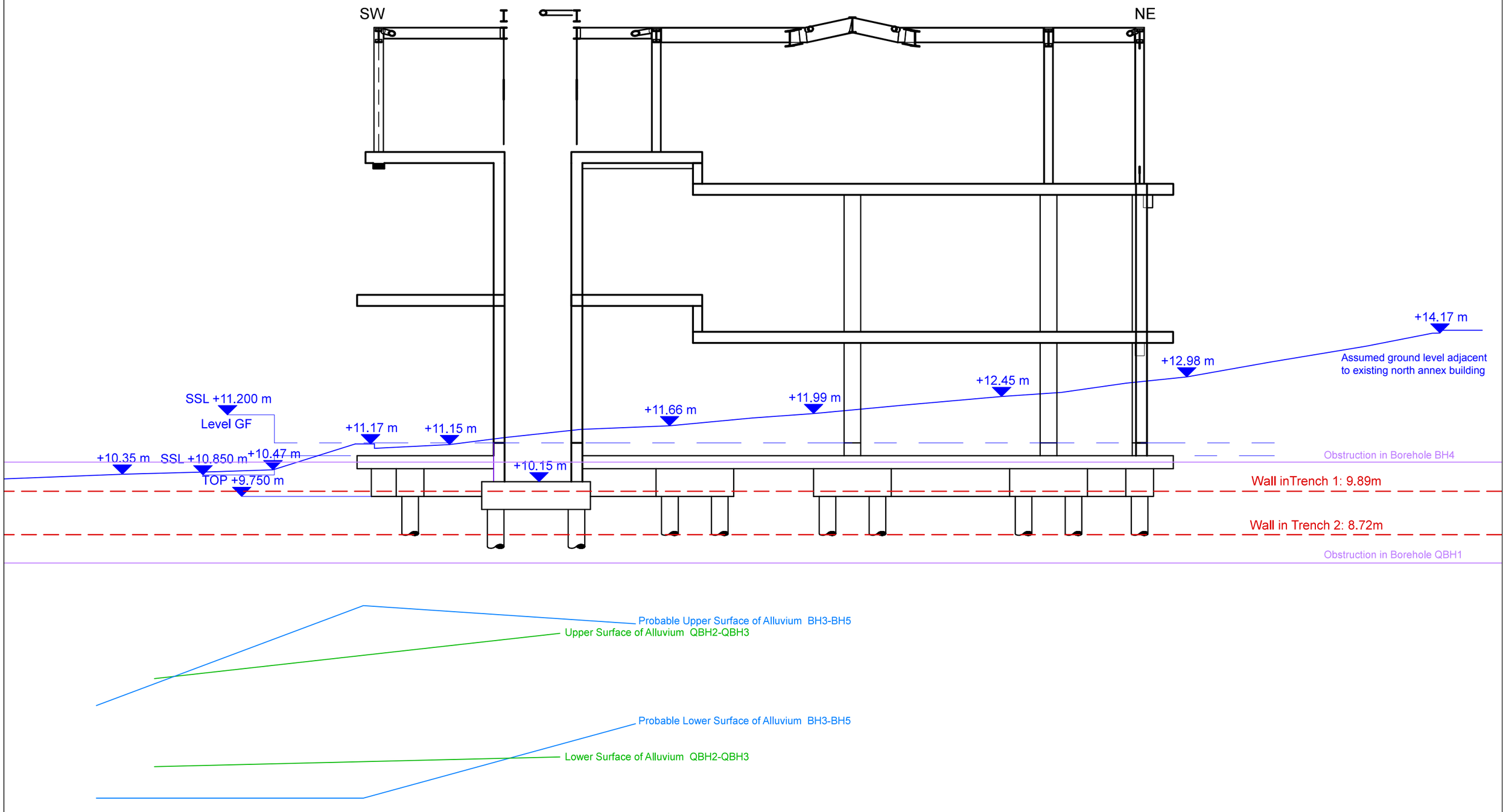
Location of Proposed Groundworks (Based on Indicative Construction Design Plans) Showing Known Obstructions in the North Annex Area

Figure 4

ground beam | pile | underpinning | minor groundworks in Common Hall Yard

0 10m
1:250 at A3

AOC Archaeology Group



Indicative Section Through New North Annex Building Showing Known Archaeological and Geological Deposits of Significance, and Potential Piling Obstructions

Figure 5

0 5m

1:100 at A3

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