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MAP Archaeological Practice

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Land off Shipton Road  
Skelton  
York

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Archaeology and Heritage Desk Based  
Assessment

05.14.2019

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Land off Shipton Road  
Skelton  
North Yorkshire

MAP 5-14-2019

Archaeology and Heritage Desk Based Assessment

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Date: 04/04/19	Date: 04/04/19

Land off Shipton Road  
Skelton  
North Yorkshire

SE 56652 56057  
MAP 5-14-2019

Archaeology and Heritage Desk Based Assessment

Contents	Page
Figure List	2
Plate List	2
Non-Technical Summary	4
1. Introduction	5
2. Site Description	5
3. Aims and Objectives	6
4. Policy Context	7
5. Methodology and Significance Criteria	12
6. Results	16
7. Setting of the Heritage Assets	22
8. Impact of the Development	23
9. Conclusions	24
10. References and Bibliography	25
11. List of Contributors	26

<b>Figure List</b>		<b>Page</b>
1.	Site Location. Scale 1:20,000	27
2.	1km Search Area. Scale 1:15,000.	28
3.	Designated Heritage Assets. Scale 1:15,000.	29
4.	Non-designated Heritage Assets. Scale 1:15,000	30
5.	Archaeological Events. Scale 1:15,000.	31
6.	Historic Landscape Characterisation. Scale 1:15,000	32
7.	Extract from 1 <sup>st</sup> Edition Ordnance Survey Map. Scale 1:15,000	33
8.	Extract from 1938 Edition Ordnance Survey Map. Scale 1:15,000	34
9.	Extract from 1970 Edition Ordnance Survey Map. Scale 1:15,000	35
10.	Proposed Trench Location Plan. Scale 1:1000	36
<b>Plate List</b>		<b>Page</b>
1.	General Shot of Proposed Development Area.	37
2.	General Shot of Proposed Development Area.	37
3.	General Shot of Proposed Development Area.	38
4.	Toll Bar Cottage from Proposed Development Area.	38
5.	General Shot of Proposed Development Area.	39
6.	General Shot of Proposed Development Area.	39

## Appendices

1. Designated and Non-Designated Heritage Assets within one kilometre of the Proposed Development (Tables 3-5). 40

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Skelton  
North Yorkshire

SE 56652 56057

MAP 5-14-2019

Archaeology and Heritage Desk Based Assessment

**Non-Technical Summary**

*This report has been undertaken by MAP Archaeological Practice Ltd on instruction from Yorvik Homes to evaluate the Historical and Archaeological background, and to assess the impact of the proposed residential development on land off Shipton Road, Skelton, York.*

*The Proposed Development Area currently consists of land associated with a garden centre including a car parking area, retail storage areas and greenhouses. A small grassed area is present in the north-west corner of the site.*

*There are eleven Designated and fifty-three Non-Designated Heritage Assets within 1km of the Proposed Development Area.*

*The assessment has revealed a low potential for archaeological deposits to be present on the site. Any development on the site would have a minor impact on the setting of Toll Bar Cottage, although this could be considered a beneficial impact if plans are sympathetic to the Grade II Listed Building.*

## 1. Introduction

1.1 This Archaeology and Heritage Desk Based Assessment has been undertaken by MAP Archaeological Practice Ltd., under instruction from Yorvik Homes to evaluate the Historical and Archaeological background, and to assess the impact of a proposed residential development on land off Shipton Road, Skelton, York (centred NGR SE 56652 56057, 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 by World Heritage Status, the National Planning Policy Framework, Chapter 16 (February 2019).

1.3 The work was funded by Yorvik Homes.

1.4 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, License No. AL50453A and data derived from Open Street Map.

## 2. Site Description

2.1 The Proposed Development Area is located to the west of Skelton village, approximately 5km north-west of York City Centre (central NGR SE 56652 56057 figs 1 & 2).

2.2 The Proposed Development Area is approximately 1.2ha in size and occupied by Skelton Garden Centre and associated parking and storage areas. The north-west corner is grassed with a small pond.

2.4 The site lies on Sherwood Sandstone which is overlain deposits of the Alne Glaciolacustrine Formation (BGS 2019).

### 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* (CIfA 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 setting and significance of the standing buildings and their contribution to the area's historic character and will consider the impact of the development proposal on them.

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. Policy Context

4.1 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 February 2019.

### 4.2 Ancient Monuments and Archaeological Areas Act 1979

4.2.1 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'*.

### 4.3 Planning (Listed Buildings and Conservation Areas) Act 1990

4.3.1 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'.*

#### 4.4 National Planning Policy Framework: 16. Conserving and Enhancing the Historic Environment

4.4.1 NPPF-16 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.

189 *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.*

193 *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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

194 *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of;*

- A) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional.;*
- B) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

195 *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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- A) *the nature of the heritage asset prevents all reasonable uses of the site; and*
- B) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- C) *Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- D) *the harm or loss is outweighed by the benefit of bringing the site back into use,*

4.5 **Historic England: Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment and Historic England: Historic Environment Good Practice Advice in Planning: 3 – The Setting of Heritage Assets.**

4.5.1 The Contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or a place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from and through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

4.6 **Local Policy**

4.6.1 Policies D4, D5, D6 and D7 of the draft City of York Local Plan relate to concerns relevant to this Desk-Based Assessment.

**Policy D4 (Conservation Areas)** stated that;

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

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

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

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

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

**D5 (Listed Buildings)** states that;

**Policy D5: Listed Buildings**

*Proposals affecting a Listed Building or its setting will be supported where they:*

- i. preserve, enhance or better reveal those elements which contribute to the significance of the building or its setting. The more important the building, the greater the weight that will be given to its conservation; and*
- ii. help secure a sustainable future for a building at risk;*
- iii. are accompanied by an appropriate, evidence based heritage statement, assessing the significance of the building.*

*Changes of use will be supported where it has been demonstrated that the original use of the building is no longer viable and where the proposed new use would not harm its significance.*

*Harm to an element which contributes to the significance of a Listed Building or its setting will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss of a Listed Building will be permitted only where it can be demonstrated that the proposal would bring substantial public benefits.*

#### **D6 (Archaeology) states;**

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

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

#### **D7 (The Significance of Non-designated Heritage Assets) states;**

*Development proposals will be encouraged and supported where they are designed to sustain and enhance, the significance of York's historic environment, including non-designated heritage assets.*

*The significance of non-designated heritage assets and their settings should be assessed in development proposals against the following criteria, namely the:*

- special architectural or vernacular interest; and/or*
- townscape and landscape significance; and/or*
- historic interest; and/or*
- artistic significance; and/or*
- archaeological significance; and/or*
- age and rarity; and/or*
- community significance.*

*Development which would remove, harm or undermine the significance of such assets, or their contribution to the character of a place, will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and significance of the heritage asset.*

*Prior to the demolition, alteration, extension or restoration of heritage assets (both designated and on-designated) appropriate building recording relevant to the asset's significance and the scope of works will be undertaken.*

## 5. Methodology and Significance Criteria

5.1 The assessment comprised the evaluation of historical information derived from cartographic and pictorial documents, the Ordnance Survey and the Historic Environment Records, Regional, National and International Designations; and secondly by consideration of previous Archaeological Excavations, Evaluations and Watching Briefs. It covered an area of 1Km from the centre of the proposed development area.

5.2 The following data sources were utilised for assessment:

- I. UNESCO World Heritage List
- II. National Heritage List for England
- III. City of York Historic Environment Record.
- IV. City of York Archive
- V. National Monuments Record
- VI. Conservation Area Appraisals
- VII. Aerial Photographs
- VIII. Historic England Register of Historic Parks and Gardens and Register of Battlefields

- IX. 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
- X. Place and street name evidence
- XI. Trade and Business Directories
- XII. Historical documents and photographs
- XIII. Appropriate archaeological and historical journals and books.

### 5.3 *Assessment of Heritage Assets*

5.3.1 A Heritage Asset is described in the National Planning Policy Framework Annex 2 Glossary as '*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)*'. Heritage Assets include buildings, structures, landscapes, parks, battlefields, towns, villages, factories and earthworks, on the UNESCO World Heritage List, National Heritage List for England and cropmarks, monuments and events on Historic Environment Records/Sites and Monument Record. Built Heritage is known from documentary evidence, cartographic sources, historical associations or events, places and structures of architectural interest. Buried Heritage is known from documentary evidence, cartographic sources, past archaeological investigations, aerial photographic cropmarks, areas of earthworks and geophysical or LIDAR anomalies interpreted as archaeological features.

## 5.4 Heritage Assets: Types and Significance

5.4.1 Heritage Assets are assessed in terms of significance and of designation. Designated Heritage Assets are listed as internationally, nationally and regionally important including World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Park and Gardens, Registered Battlefields and Conservation Areas. Some Buried or Built Heritage described as Non-designated Heritage Assets may be of National Significance but has not been designated due to its current use or have not been fully assessed in the past.

*Table 1: Designated Heritage Assets*

Significance	Type	Sensitivity/Importance
International	Built & Buried Heritage: World Heritage Site Status	Very High
National	Built Heritage: Scheduled Monument, Listed Building, Registered Park and Gardens Buried Heritage: Scheduled Monument, Registered Park and Garden, Registered Battlefield	High
Regional	Conservation Areas	High

*Table 2: Non-designated Heritage Assets*

Significance	Type	Sensitivity/Importance
National	Built or Buried Heritage assessed as same significance/sensitivity or importance as Scheduled Monuments and/or Listed Buildings	High
Regional	Buried or Built Heritage with archaeological, architectural or historical merit that are well preserved or good examples of regional types or that have an increased value due to their group associations, regional rarity or historical associations.	Moderate

Local	Built or Buried Heritage of archaeological, architectural or historical interest, which are truncated or isolated from their original context and are of limited use in furthering archaeological, architectural or historical knowledge.	Slight/Low
Negligible	Built Heritage: Modern Buildings of no architectural interest or importance. Areas of Modern Disturbance/Quarrying	None

## 5.5 *Criteria for Assessing Impacts*

5.5.1 The Proposed Developments may either adversely impact or beneficially enhance historic assets within the development area, in the vicinity. Heritage Assets are assessed in accordance with the procedures set out in Historic England Advice Notes. A critical resource for this report is *The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning: 3* (Historic England 2017). Within this document a staged approach is proposed:

**Step 1:** Identify which heritage assets and their settings are affected

**Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

**Step 4:** Explore ways to maximise enhancement and avoid or minimise harm

**Step 5:** Make and document the decision and monitor outcomes

## 6. Results

### 6.1 Recent Archaeological Work

6.1.1 Little is known of the prehistoric periods in the immediate vicinity of the Proposed Development Area. However, given the proximity of the site to the River Ouse, it is possible that the area was exploited for Prehistoric occupation. This has been recognised approximately 600m south of the site where on land near Hurns Bridge where a circular ditch with a delineated entrance was excavated by York Archaeological Trust (YAT) in 1996 (HER IS MYO3877). The feature was interpreted as an isolated hut circle which dated to the Iron Age. The terminals of the ditches formed an entrance to the site, which probably had a domestic purpose.

6.1.2 Thirteen sherds of late- Bronze Age or early Iron Age pottery was recovered during an evaluation at the site of the former Del Monte factory, approximately 150m south of the Proposed Development Area (MAP 2018). The pottery was recovered from a single ditch which it was interpreted as either being part of a wider field system or a drainage ditch with accumulative clayey fills. It was suggested that the presence of prehistoric pottery and fire-cracked stones alluded to the feature being 'on the fringe of a moderate level of activity'.

6.1.3 Cropmark data of features which are presumed to date to the Late Prehistoric or Romano-British periods are known to exist in the area although to date little work has been carried out to assess the date or function of the features.

6.1.4 The Roman period is well represented in the York area. The Proposed Development Area lies approximately 5km north of York which was a major

administrative centre, known as Eboracum, during the Roman period, although it is likely that the area was occupied prior to this.

6.1.5 The A19, Skelton Road follows the putative route of a Roman road which ran between York and Aldborough although no archaeological excavation has been undertaken to confirm this. In 1996, during the laying of a water pipeline, a cobbled surface was identified which was interpreted as a Roman road, based on its width, although this was some 150m from the assumed route of the road (MYO170)

## **6.2 Historical Background**

6.2.1 Although there is no archaeological evidence for Anglo-Saxon settlement in the immediate area, the inclusion of the 'ton' element of local place names (see 6.2.2), for example Skelton, Shipton and Clifton indicate an Anglo-Saxon presence in the area.

6.2.2 The name Skelton has both Anglian and Old English elements. The Anglian work 'Scell' refers to an outcrop or shelf of land whilst the 'ton' element is derived from Old English 'tun' which refers to an enclosure or farmstead (Ekwall.1960).

6.2.3 Skelton is listed in the Domesday Survey of 1086 as 'Schelton' which was a small village of 8 households in the Hundred of Bulford. The village was under Thorbiorn in 1066 and King William by 1066 (opendomesday 2019).

6.2.4 Nether Poppleton Moated site is located approximately 900m south-west of the Proposed Development Area, on the south bank of the River Ouse. The site (Scheduled Monument 1014621), which consists of a moated site,

fishponds and associated earthworks was a Northumbrian Royal estate which was passed by St Wilfred (Bishop of York between AD660 and AD691) to Everilda who established a nunnery on the site. The earliest features on the site are the church of St Everilda and its surrounding buildings. As has been identified on other high-status Anglo-Saxon sites, it is likely that large halls were also present. The moated site consists of a rectangular platform which was enclosed by a ditch and back to the north (Historic England 2019).

6.2.5 The Church of St Giles (1315980) is a Grade I Listed Building which dates to around 1240, possibly by the same masons that built York Minster. The historic core of the village is Skelton is focussed around the church. Several areas of ridge and furrow exist in the area, further indicating a strong Medieval presence in the area.

6.2.6 The first edition Ordnance Survey map (fig.7) shows the Proposed Development Area as falling within 4 strip fields, which are labelled as 'The Stripes'. It is likely that these fields were reminiscent of a planned enclosure of the area although field names, such as 'Northfield' 'Southfield', 'The Parkfield' and 'Brookfield' may be suggestive of an earlier open field system. The village of Skelton is sown to the north-east

6.2.7 By the 1938 edition (fig. 8) Shipton Road is present but not named and the Proposed Development is contained within one field with Stripe Lane being present to the north and Toll Bar Cottage to the east.

6.2.8 The 1970 edition (fig 9) shows little change in the immediate area although there has been some development of Skelton.

6.2.11 Two Conservation Areas are present within the vicinity of the Proposed Development Area. Skelton Conservation Area was designated in 1978 and includes; The Green, Skelton Hall and Skelton Manor which form the historic core of the village.

6.2.12 The Nether Poppleton Conservation Area was designated in 1993 and includes the historic core of the village including St Everilda's Church and Manor Farm.

### **6.3 Historic Environment Record**

6.3.1 A one-kilometre radius search was undertaken for the Proposed Development Area on the City of York Historic Environment Record in March 2019.

6.3.2 There are no Designated Heritage Assets within the Proposed Development Area. A Grade II Listed Building is located immediately east of the site. There are eleven Designated Heritage Assets within one kilometre of the Proposed Development Area (Appendix 1: Tables 3. Fig. 3) including a Scheduled Monument, Listed Buildings and two Conservation Areas.

6.2.3 Within one kilometre of the Proposed Development Area there are fifty-three Non-Designated Heritage Assets noted on the City of York Historic Environment Record, including monuments, archaeological events and Historic Landscape Characterisation records (Appendix 1 – Table 5; Figs. 4, 5 & 6) These Non-designated Heritage Assets are considered of medium sensitivity and Local to Regional significance.

### **6.3 Prehistoric/Undated Heritage Assets**

6.3.1 There are seven undated Non-Designated Heritage Assets listed on the HER within 1km of the Proposed Development Area. Three of these records (MYO173, MYO174, MYO387) relate to cropmarks of ditches and enclosures whilst MYO375 records a cobbled surface below Church Lane which is likely to represent a former road surface. There are also three records (MYO288, MYO289 and MYO372) of undated inhumation burials which have been recovered in the area.

6.3.2 There is one Non-Designated Heritage Asset dating to the prehistoric period within the search area. An Iron-Age hut circle was excavated to the south of the Proposed Development Area (MYO3877).

### **6.4 Roman Heritage Assets**

6.4.1 There is one Non-Designated Heritage Asset within the search area which dates to the Roman period. MYO170 records a cobbled surface which has been interpreted as a Roman road.

### **6.5 Anglo-Saxon/Anglo-Scandinavian**

6.5.1 There are no Designated or Non-Designated Heritage Assets dating to the Anglo-Saxon period within 1km of the Proposed Development Area although the earliest phase of a Medieval moated site (see 6.6.1) is likely to date to the Anglo-Saxon period.

### **6.6 Medieval**

6.6.1 There are two Designated Heritage Assets dating to the Medieval period within 1km of the Proposed Development Area including a moated

enclosure which is designated as a Scheduled Monument (DYO1608) and a Grade I Listed Church (DYO1525).

6.6.2 There are nine Non-Designated Medieval assets within the search area including a record of Skelton village which has Medieval origins (MYO168) and eight records of areas of ridge and furrow.

## **6.7 Post-Medieval to Modern**

6.7.1 There are seven Post-Medieval to modern Listed Structures including five houses, an ice house and a mile post. All are Grade II Listed.

6.7.2 The Skelton and Nether Poppleton Conservation Areas fall within the 1km search area. Both cover the historic cores of the villages.

6.7.3 Two Post-Medieval or modern Non-Designated assets are recorded within the search area, both houses (MYO169 and MYO523).

6.7.4 Twenty-three archaeological events have taken place within 1km of the Proposed Development Area including Desk Based Assessments and Aerial Photography and Geophysical Survey.

6.7.5 There are twelve Historic Landscape Characterisation records within the search area. The Proposed Development Area falls within an entry which records the Skelton Village area.

## **6.8 Potential for Unrecorded Sites**

6.8.1 The potential for archaeological deposits within the Proposed Development Area is assessed as low and of local to regional significance.

6.8.2 Given that parts of the Proposed Development Area has been undeveloped since at least the 19<sup>th</sup> century, there is the potential that archaeological deposits may survive on the site however these may have been compromised during the excavation of foundations for the garden centre which occupies part of the site.

## 7. Setting of the Heritage Assets

7.1 Historic England Guidance on the Setting of Historical Assets (Historic Environment Good Practice Advice in Planning Note 3 (second edition) December 2017) states that "Setting is not itself a heritage asset, nor a heritage designation... its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.' Assessing the setting takes in heritage asset's physical surroundings and the experience of the asset, the form and appearance of the development, wider effects of the development and the permanence of the development.

7.2 The National Planning Policy Framework describes the setting of a heritage asset as; *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the assets and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'* (NPPF 2019, Annex 2 Glossary).

7.3 There is one Scheduled Monument, seven Listed Buildings and two Conservation Areas within the vicinity of the Proposed Development Area, all of which are considered to be of high sensitivity.

7.4 Toll Bar Cottage, a Grade II listed Building lies immediately to the east of the Proposed Development Area (plate 4). Any development on the site would have an impact on the setting of the Designated Heritage Asset however, given the current open views between the garden centre and the Listed Building, restricted only by a low fence, careful design of any development which incorporates screening between the site and the asset, would improve the visual setting of the Listed Building.

7.5 The Proposed Development would have a neutral impact on all other Designated Heritage Assets as they are not within view of the site.

## **8. Impact of Development**

8.1 The results of the Heritage Assessment have shown there are no, known, nationally important archaeological remains located on the site.

8.2 If archaeological deposits were found to be present on the site, they could be destroyed by the groundworks and insertion of footings, services and infrastructure. It is highly unlikely that there are any deposits that would prevent development. Any archaeological deposits could be recorded with appropriate mitigation.

8.3 There would be a minor but potentially beneficial impact on the setting and significance of Toll Bar Cottage. Consideration should be given to the asset during the planning stage to ensure a limited visual impact on the Grade II Listed Building.

## 9. Conclusions

- 9.1 The results of the Heritage Assessment have shown there are no, known, nationally important archaeological remains located on the site to prevent development.
- 9.2 The assessment has revealed a low potential for archaeological deposits to be present on the site any deposits present are likely to be of local to regional significance. Given the nature of the site, consisting of concrete slab car parking and storage areas, and the presence of large greenhouses, the vast majority of the site would not be conducive to Geophysical Survey. Due to an active garden centre operating on the site, areas suitable for Evaluation by Trial Trenching are limited. The location of Proposed Trial Trenches are shown in Fig 10.
- 9.3 The Grade II Listed Toll Bar Cottage is located immediately to the East of the Proposed Development Area. At present the boundary between the Heritage Asset and the garden centre is marked only by a low post and rail fencing. Consideration of the asset at the planning stage could allow for any development to have a beneficial impact on the setting of the house, through the implementation of screening. The proposed development would have a neutral impact on all other Designated Heritage Assets.

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Open Domesday: Skelton. Available at;  
<https://opendomesday.org/place/SE5656/skelton/>

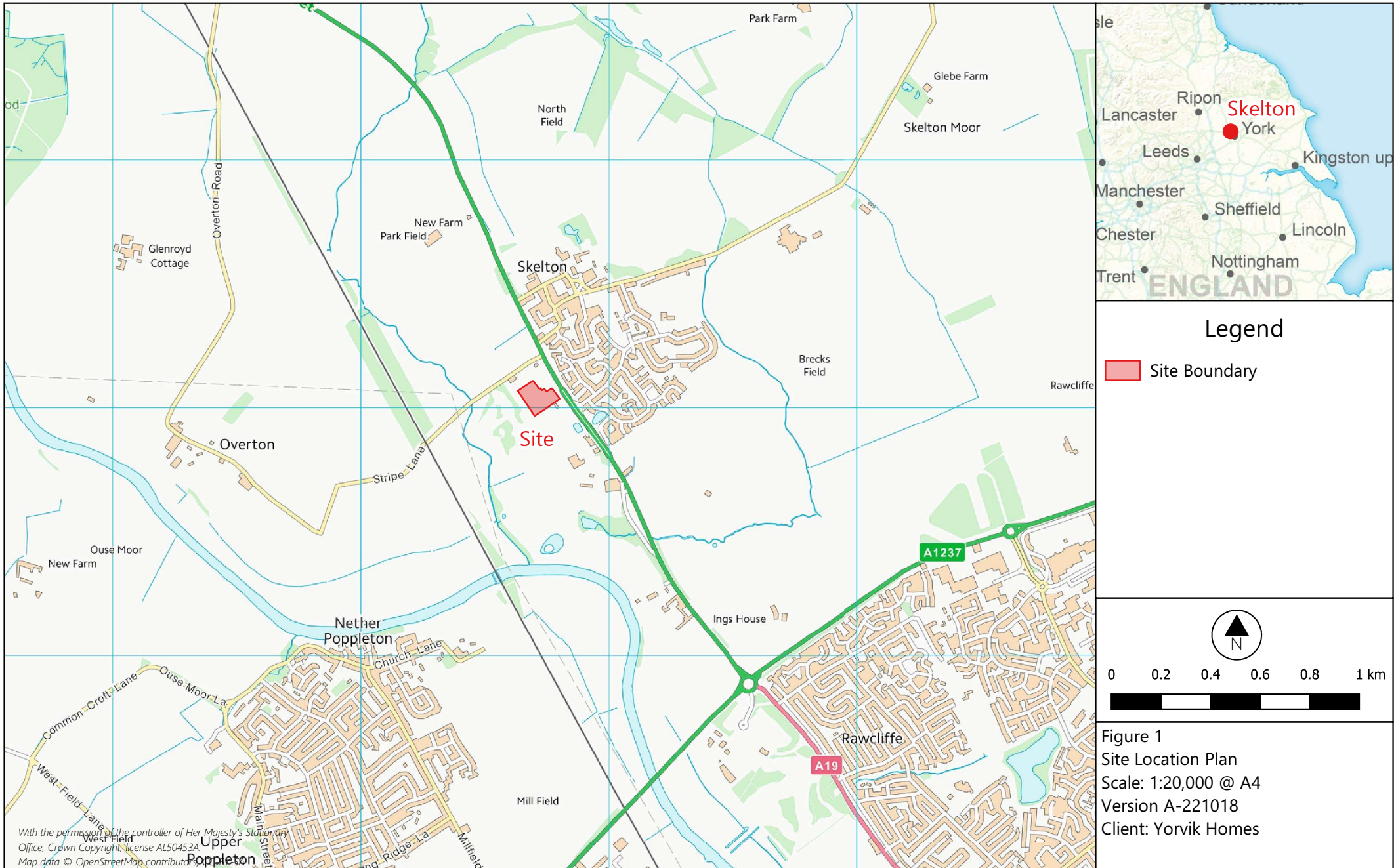
11. **List of Contributors**

Desk Based Assessment by Charlotte Stodart

Drawings and Plates by Charlotte Stodart & Max Stubbings

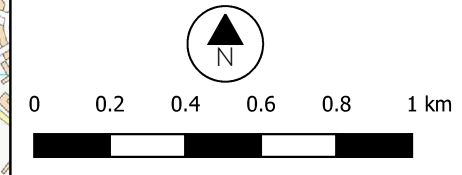
Site Walkover by Catherine Whitehouse

Administration, filing, copying and binding by Sophie Coy



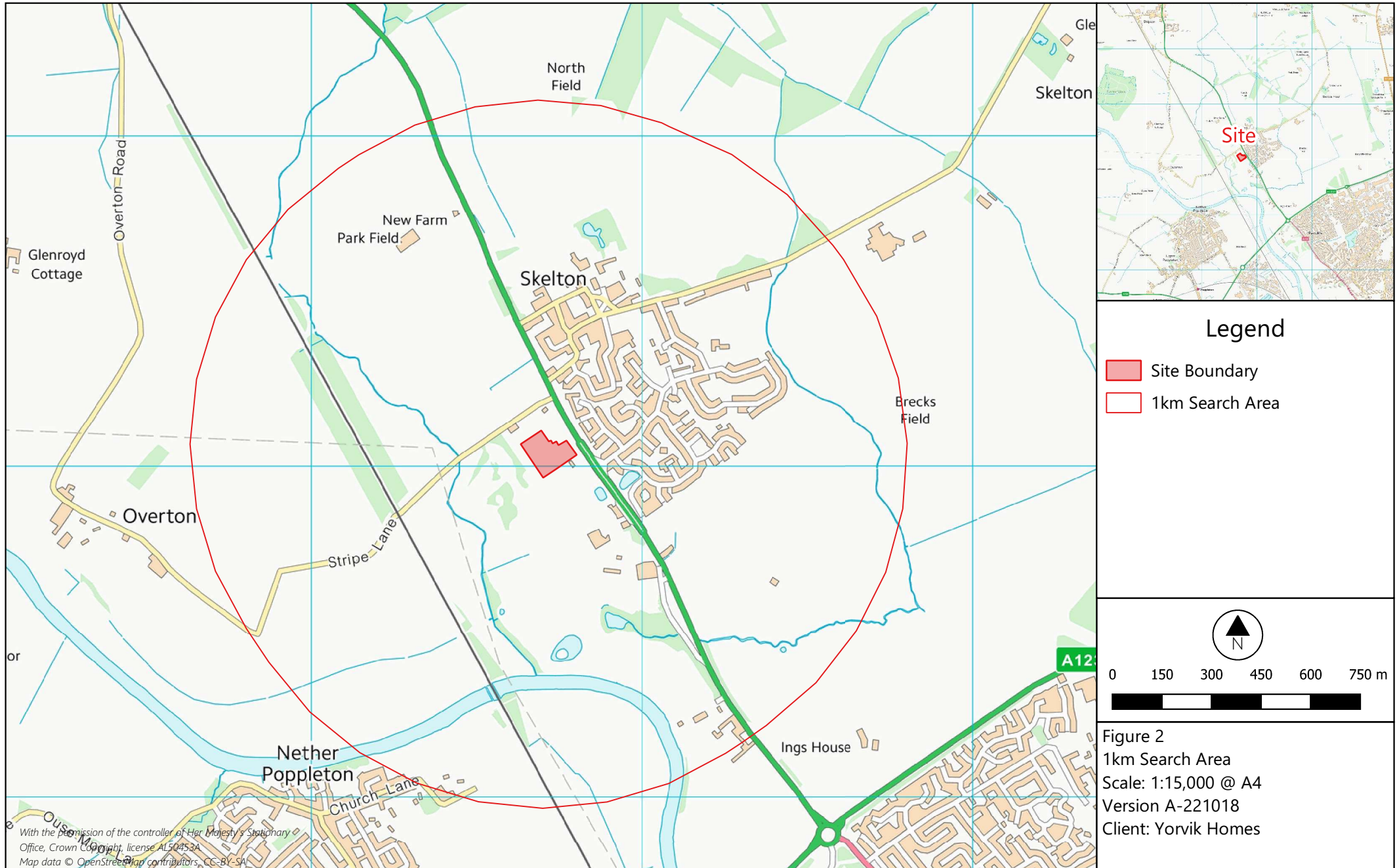
**Legend**

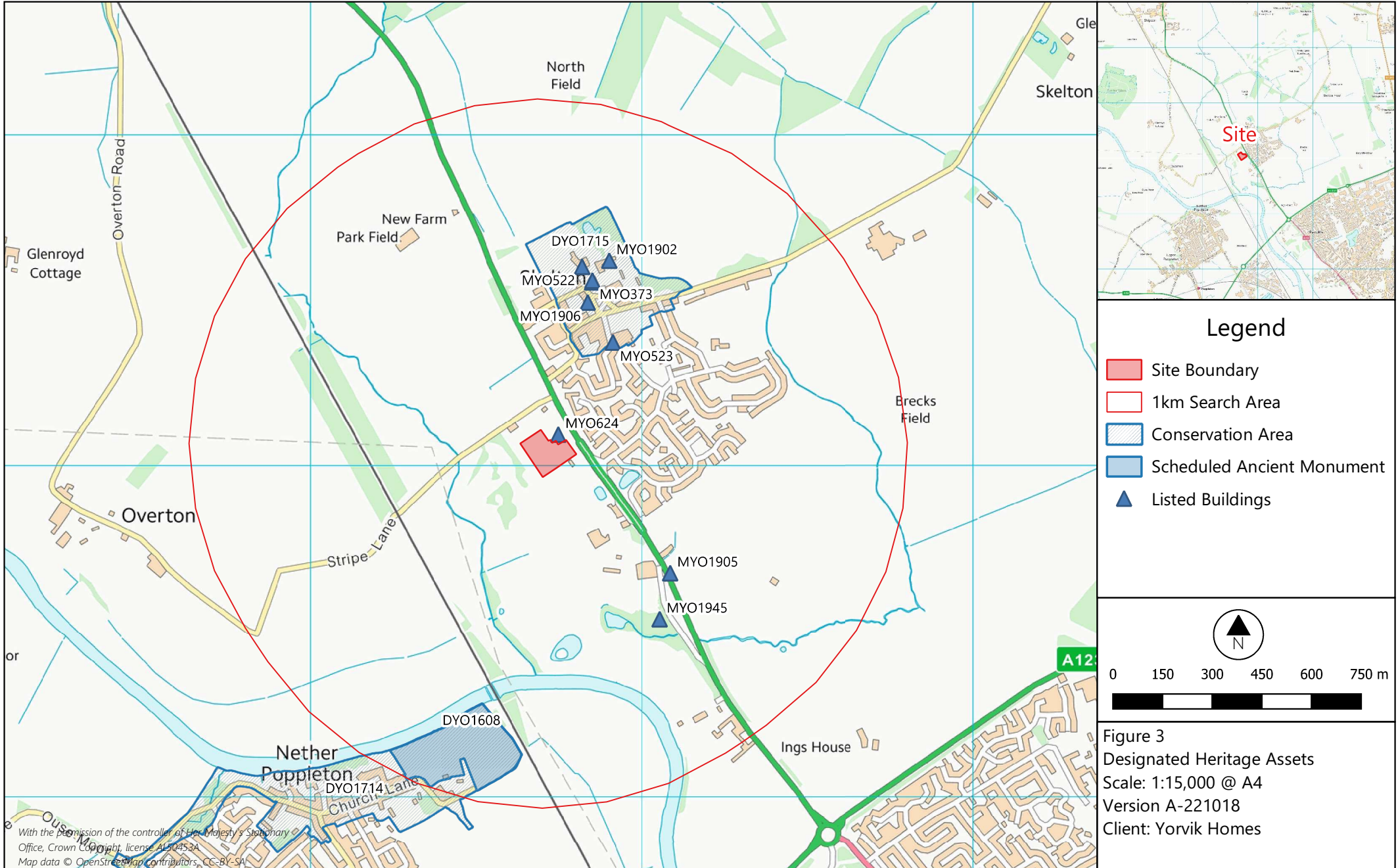
Site Boundary

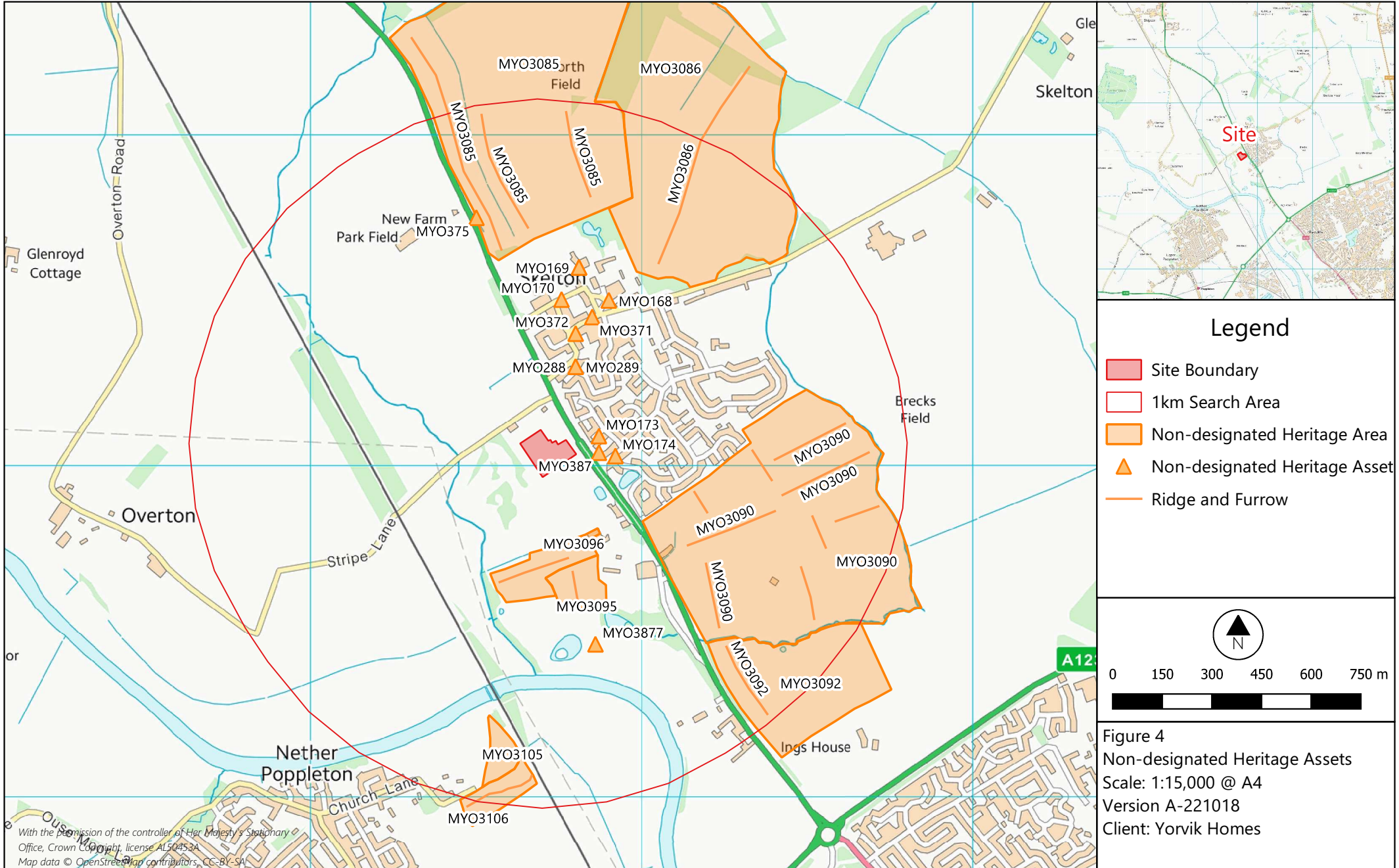


**Figure 1**  
Site Location Plan  
Scale: 1:20,000 @ A4  
Version A-221018  
Client: Yorvik Homes

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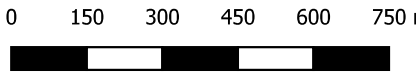


### Legend

- Site Boundary
- 1km Search Area
- Non-designated Heritage Area
- Non-designated Heritage Asset
- Ridge and Furrow



N

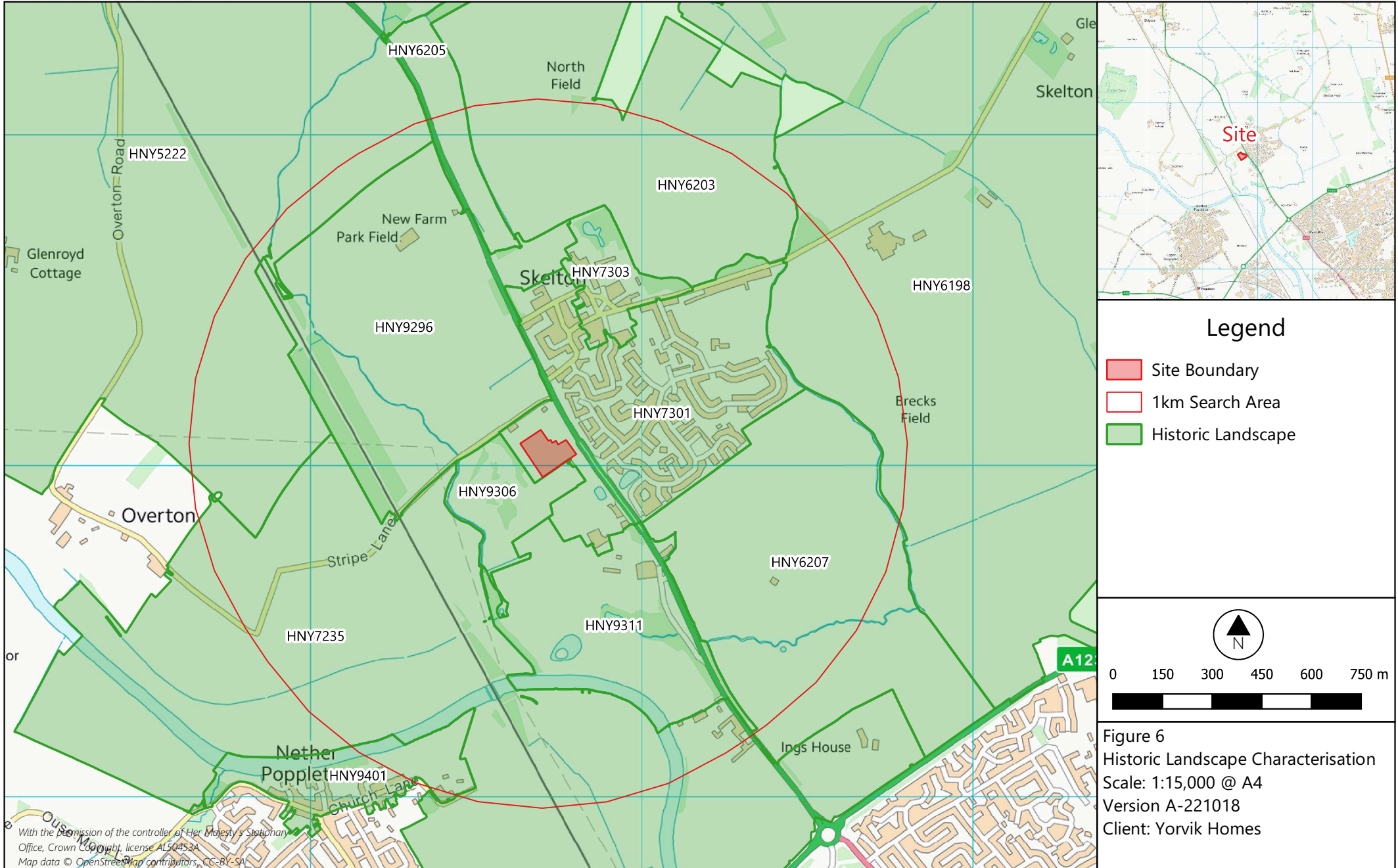


0 150 300 450 600 750 m

Figure 4  
Non-designated Heritage Assets  
Scale: 1:15,000 @ A4  
Version A-221018  
Client: Yorvik Homes


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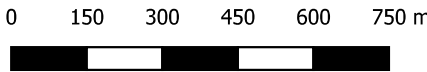


### Legend

- Site Boundary
- 1km Search Area
- Historic Landscape



N



0 150 300 450 600 750 m

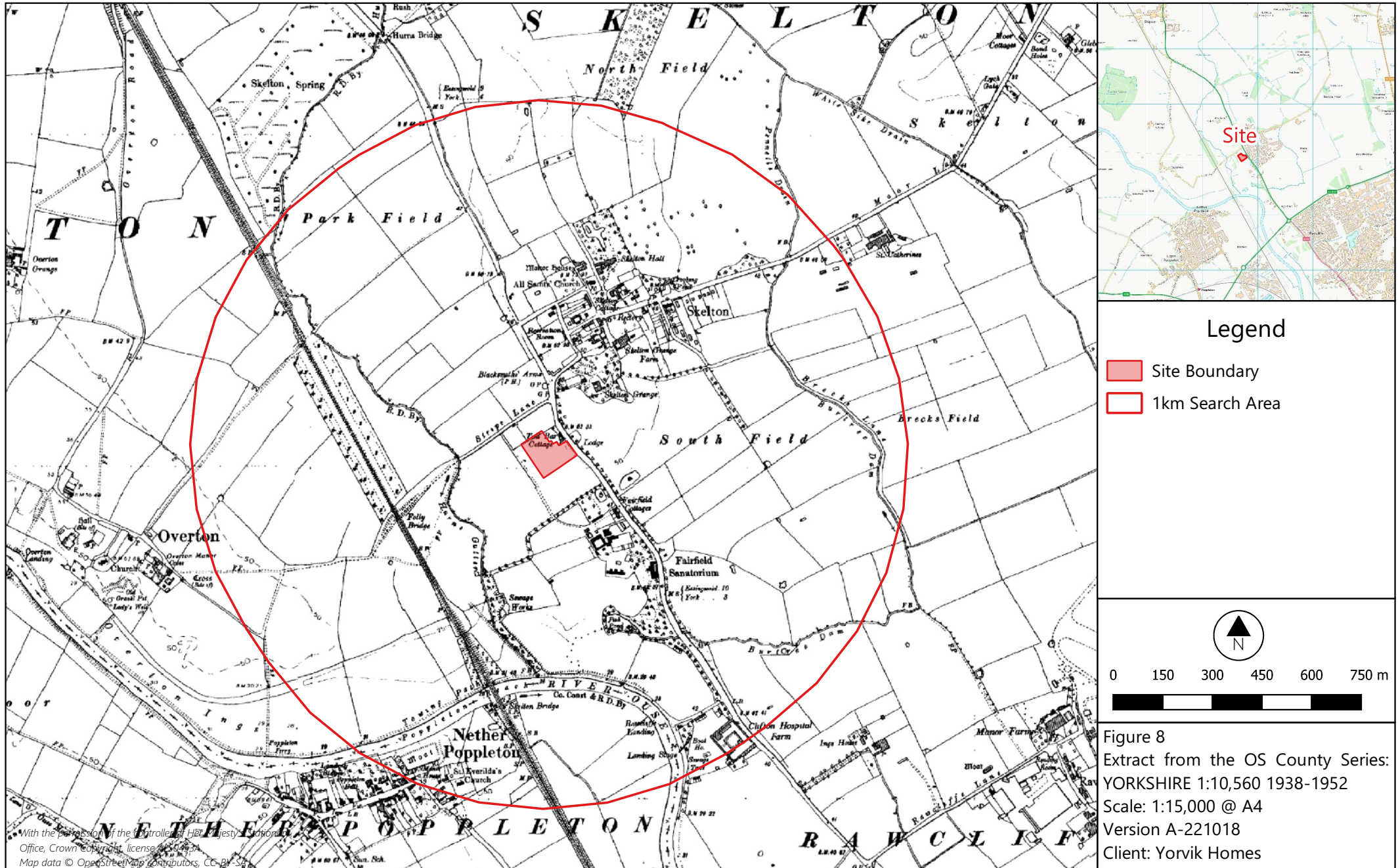
Figure 6  
Historic Landscape Characterisation  
Scale: 1:15,000 @ A4  
Version A-221018  
Client: Yorvik Homes

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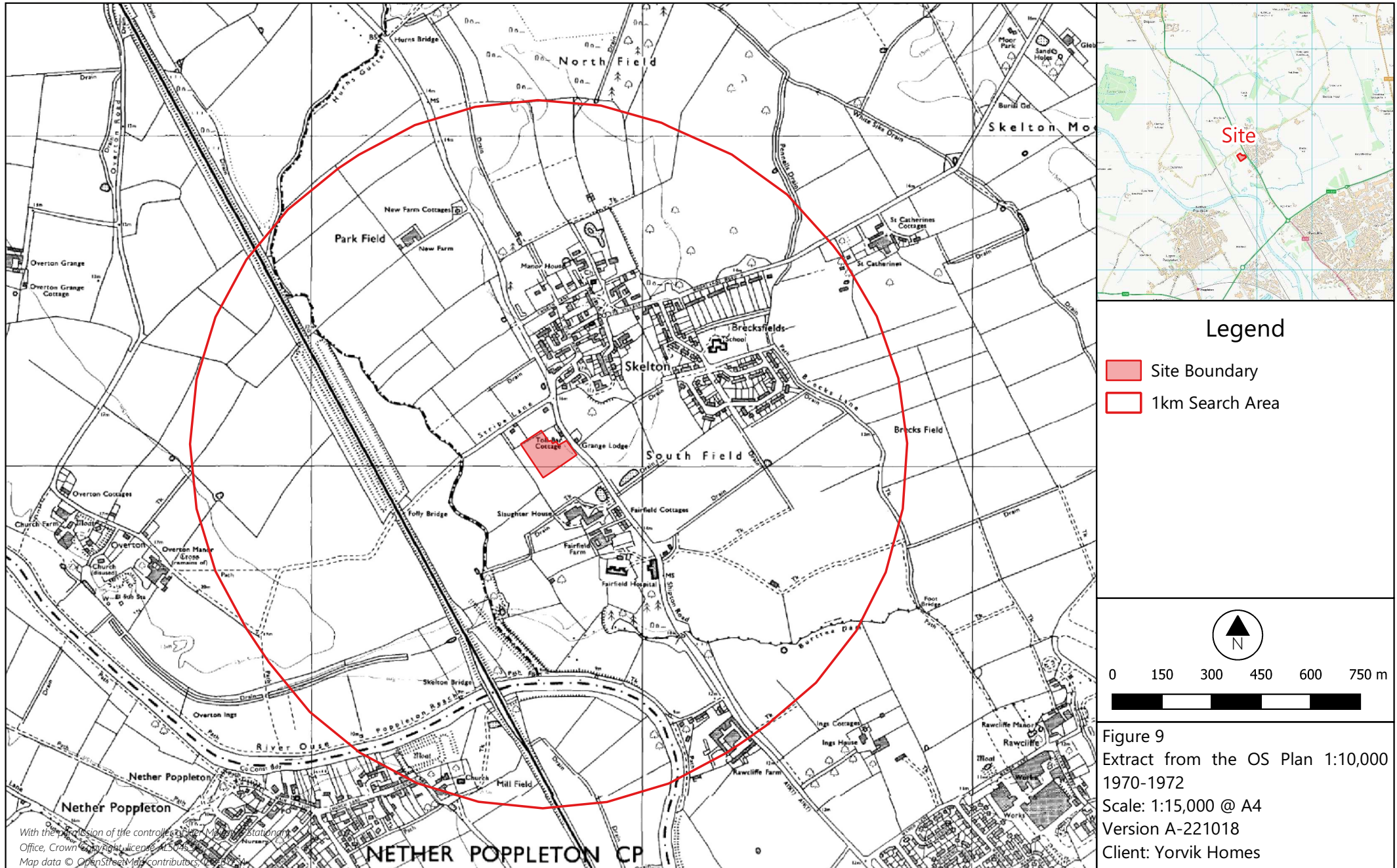


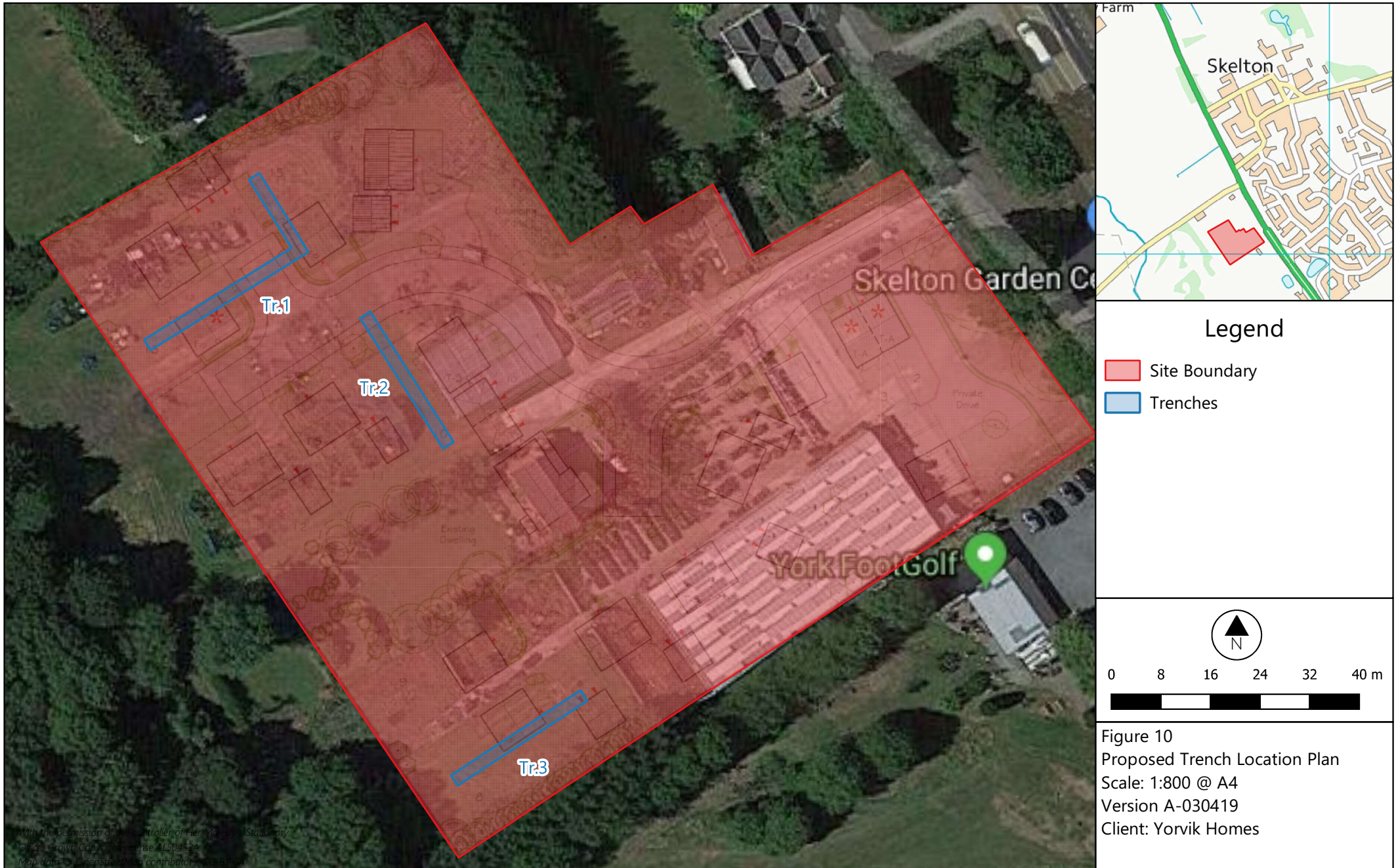
Figure 7  
Extract from the OS County Series:  
YORKSHIRE 1:10,560 1850-1854  
Scale: 1:15,000 @ A4  
Version A-221018  
Client: Yorvik Homes

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Figure 10  
Proposed Trench Location Plan  
Scale: 1:800 @ A4  
Version A-030419  
Client: Yorvik Homes



Plate 1. General Shot of Proposed Development Area. .



Plate 2. General Shot of Proposed Development Area. .



Plate 3. General Shot of Proposed Development Area.



Plate 4. Toll Bar Cottage from the Proposed Development Area.



Plate 5. General Shot of Proposed Development Area.



Plate 6. General Shot of Proposed Development Area.

**Table 3: Designated Heritage Assets within 1Km of the Proposed Development Area**

HER Ref.	Grid Ref.	Description	Period	Grade
DYO1608	SE 5643 5515	<p><b>Nether Poppleton Medieval Moated Site, Fishponds and Earthworks around and associated with St Everilda's Church.</b></p> <p>The monument includes a medieval moated site, a sample of the surrounding medieval field system, a group of associated fishponds and part of the high status Anglo-Saxon settlement complex which preceded it. It lies immediately adjacent to the Church of St Everilda which itself has Saxon origins. The monument lies 5km northwest of York and is located on the south bank of the River Ouse on the north eastern edge of Nether Poppleton. St Everilda's Church is traditionally considered to have been founded during the seventh century. The evidence suggests that the site had been a Northumbrian royal estate which St Wilfred (Bishop of York c.660-691) passed to Everilda. Everilda is known to have established a nunnery on land given to her by Wilfred which, by her death inc.700, had 80 inhabitants. The Domesday Book records that Oddi, the deacon, held a substantial estate at Poppleton before 1066 and that this land was Everilda's. By the early Norman period the church had an unusual cruciform layout, indicating a high status as would befit a nunnery. The earliest features of the site were the church and a surrounding cluster of buildings used for religious, domestic and administrative functions which, given the standing of the church, would have been on a grand scale. The complex was likely to have included large halls similar to structures found elsewhere on high status Anglo-Saxon sites. This cluster of early buildings subsequently influenced the development and layout of Nether Poppleton. In particular Church Lane followed a route to the church which respected the position and extent of the existing complex. The larger settlement at Nether Poppleton developed as a regular or planned village in the early Norman period. The impetus for this was probably the acquisition of the church by St Mary's Abbey, York, in the late 11th century. Much of the form and fabric of the current church dates to rebuilding during this period. The medieval</p>	Medieval	SM

		<p>moated site and its fish ponds were created between the 12th and early 13th centuries immediately north of the church and its related complex of buildings. Moated sites usually served as prestigious aristocratic and seigneurial residences, indicating that the settlement associated with St Everilda's Church was considered important well into the medieval period. The moated site consists of a rectangular platform enclosed by a ditch or moat with an outer counterscarp bank to the north. The platform measures 110m east to west by 45m north to south. The moat varies in depth from 1m on the south side to up to 3m on the remaining sides. The moat is up to 15m wide at the top, sloping down to measure 2m wide at the base. The counterscarp bank to the north is 10m wide and 1m high. A second smaller and more irregular platform lies to the east of the main platform separated from it by the eastern moat. There are low banks and a shallow moat round this second platform which on the south side appears to have been filled in. The fish ponds lie on the land sloping down from the east of the moat. They extend eastward for 140m ending at the railway line. They remain visible as a linear depression divided into a series of tanks. The westernmost section is a prominent earthwork up to 1.5m deep and 65m long, and is 25m wide at its west end, tapering to a rounded end 5m wide at the fence crossing the field from north to south. At this point there is an irregular earthwork measuring 40m by 20m and forming a further pond. The fishponds continue eastward and can be identified as a broad depression, partly infilled in places, ending at a further hollow 30m wide by 60m long and up to 0.75m deep. This last pond is truncated by the fence line and the disturbed ground beyond. In the orchards to the south of the moat a number of linear earthworks are visible. These include a ditch extending southwards adjacent to the west wall of the orchard and an embankment extending east to west along the south side of the moat. The exact nature and function of these earthworks is not yet fully understood. They are probably medieval in date and relate to wider activity around the moated site but they may also relate to earlier Saxon activity.</p>		
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		<p>In the field to the east of the churchyard a large raised platform measuring around 50m east-west by 80m north-south extends from the churchyard wall. It predates the present churchyard boundary, and the eastern extent of the present church yard must overlie part of this platform. It is surrounded by a slight ditch and is interpreted as medieval in date. Buildings associated with the moated site and church will have occupied the level platform. To the east of this platform ridge and furrow earthworks, the remains of the medieval field system, extend east to west and are truncated on their eastern side by the railway embankment. St Mary's Abbey held the site from 1088 until the dissolution in 1540, although throughout this period the site was leased out. During this period works were undertaken, including the rebuilding of the church and the construction of the moat and its internal structures. In the late 15th century a timber frame barn was built to the south of the site. The barn, known as Rupert's Barn after it was used to billet Royalist troops prior to the Battle of Marston Moor during the Civil War in 1644, still survives, although it was altered in the 18th century. St Everilda's Church and its graveyard remain in ecclesiastical use and are not included in the scheduling. Rupert's Barn, which is Listed Grade II, also lies outside the monument. All walls, fences, gates and the surface of tracks, drives and yards are excluded from the scheduling, although the ground beneath is included.</p>		
DYO101	SE 5681 5660	<p><b>Skelton Manor House.</b> House. Mid C16 origins with major alterations of early-mid C18 and late C19. For Edward Besley, the Roman Catholic MP for York and his wife Bridget Nelson. Vestigial timber framing subsequently cased in brick, with plain tile roof. Probably originally a hall with 2 cross wings to the rear, now hallway entry with wings breaking forward slightly. 2 storeys, 6 first-floor windows. Late C19 mullion and transom windows. C19 gabled porch with battened door to left of central section and large 6-light transomed window to right. Left wing: 5-light window. Right wing: 6-light canted bay window. First floor: 2-light fixed windows to central section and left wing. 4-</p>	Post-Medieval	II*

		<p>light fixed window to right wing. Hipped roofs to wings. Ridge stack and right end stack. Interior: surviving posts in the kitchen, near the back stairs, by the door to the cellar and at the west end of the main staircase probably delineate the original back wall, while studding in the rear passage and a truss at the top of the back stairs supporting a wall plate running to the north suggest cross wings to the rear. The post in the kitchen is marked IIII. The north wall of the kitchen contains a fine chamfered and stopped bressumer. The entrance hall is panelled in oak, C17 in date, with a plaster acanthus frieze above. The niche in the north wall is a C20 insertion, but in character. The over mantel is elaborately carved with arches within the panels, and may not be original in this position. The cupboard door and that to the back stairs both have cocks head hinges. To the left of the hall is the dining room with a fine frieze of pomegranates, roses, carnations and grapes to the cross beam. The walls have C17 panelling with a frieze and the fireplace, which may be C16 in origin, has some Victorian work included. To the right of the hall the sitting room is panelled in light oak. Closed string main staircase with vine-scroll strings, elaborately carved newels and mirror balusters. Comparison with the staircase at Sheriff Hutton Park suggests that it might be by Thomas Ventriss of York. First floor: the chamber over the hall is panelled throughout with a carved and arcaded frieze similar to that at 58 Stonegate, York (early C17). This date is supported by the style of the caryatids and atlantes which stand on classical bases and bear blank shields and separate each round-arched panel. Full height figures flank the fireplace, one a caryatid holding a quill and a bird, and the other an atlantus holding a harp. The north-south ceiling beam carries a plaster frieze of pomegranates, the emblem of Katherine of Aragon, which suggests a mid-late C16 date for this feature. The doorway from the landing into this room is of late C16 date with 2 wooden C15bosses attached. The cupboard by this door carries C17 arabesques, but the butterfly hinges suggest re-use in the C18.</p> <p>The small sitting room to the left of the</p>		
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		landing contains a plaster frieze of mermaids and mermen with shields. This is late C16 and has been interrupted by the insertion of the C17 staircase. Mermaids were the symbol of Mary, Queen of Scots so this may be a reference to Catholicism. The panelling in the west bedroom is C17 and painted white, but is probably not original to this room. The east bedroom has light oak panelling. In the north wall of the north bedroom a post and wall plate are visible, giving further evidence for a rear cross wing to the original timber-framed structure. The interior of this house is exceptionally well preserved and has been restored with very great care		
DYO102	SE 5691 5637	<b>Grange Farmhouse.</b> House. Mid-late C18 with later C18 and C20 additions. Whitewashed brick, stone slate roof with Roman tiles to rear. Central-hallway entry with additional outshut under catslide roof and C20 porch to rear. 2 storeys, 3 bays. 6-fielded-panel door beneath divided overlight. Replacement 16-pane sashes throughout. First-floor band. Fire insurance plaque to right. Dentilled course. Raised gable ends and brick kneelers. End stacks.	Post-Medieval	II
DYO203	SE 5674 5609	<b>Toll Bar Cottage.</b> Toll bar cottage. Probably early C19. Brick, rendered. Slate roof. Single storey, three bays including projecting central canted bay. Parallel rear wing in similar style of C20 date. Central 6-panel door. 3-light cross windows with central top opening light. Segmental brick arches. Roof hipped over canted bay, with finial. Central stack. The York-Northallerton Road first turnpiked in 1752. Included for historical interest	Modern	II
DYO1481	SE 5690 5662	<b>Skelton Hall.</b> House. 1824 with C20 alterations. Built for Mrs Mary Thompson, widow of Henry Thompson of Kirby Hall. White brick with Welsh slate roof. 2 storeys, 7 first-floor windows with central 5-bay section breaking forward. Double-leaf glazed door in Doric porch flanked by unequal 6-pane sashes. Left wing: three C20 casements. Right wing: C20 conservatory. First-floor band forms continuous sill to sashes with glazing bars. Flat brick arches to all windows. Band above first-floor windows. Wide cornice. Hipped roof to central section. Stacks to left end and	Modern	II

		rising through pitch of roof. Interior: much altered during conversion of house into 2 dwellings. Hallway has round arch held on fluted pilasters and moulded frieze. Doors to reception rooms in fluted architraves. Fine cast-iron grate to study. Original staircase with cast-iron balustrade survives but is no longer in original position.		
DYO1484	SE 5708 5567	<b>Milepost Opposite Fairfield Manor.</b> Milepost. Mid C19. Cast iron. Triangular on plan with sloping upper face. Left face: attached semi-circular plaque reads York 3. Right face: attached semi-circular plaque reads Easingwold 10. Sloping upper face reads London 199.	Modern	II
DYO1485	SE 5683 5649	<b>Pyramid House.</b> House. Mid C18. Brick with stone dressings, pantile roof. Square on plan, with central entrance. 2 storeys, 3 bays. 6-fielded-panel door beneath overlight flanked by original 16-pane sashes with thick glazing bars. First-floor band. Blind central window to first floor flanked by replacement 16-pane sashes. Flat brick arches with keystones and moulded stone sills throughout. Stepped eaves course. Pyramidal roof. This house was formerly used as the village school.	Post-Medieval	II
DYO1524	SE 5705 5553	<b>Ice House Approximately One Hundred Meters South of Fairfield Manor.</b> Ice house. Late C18-early C19 with C20 repairs. Brick. Barrel-vaulted passage c2.5 metres in length leading to sunk domed ice chamber.	Post-Medieval	II
DYO1525	SE 5684 5655	<b>Church of St Giles.</b> Church. c1240 with restorations of 1814-18 by Henry Graham and 1863 by Ewan Christian. Probably by the masons of the south transept of York Minster. Magnesian Limestone, Westmorland slate. 2-bay aisled nave and single-bay aisled chancel with bell cote at junction. West front: nave and aisles divided by buttresses, with dogtooth string course at sill level which runs round whole of facade. Central lancet with nook-shafts with annulets and dogtooth decoration beneath oculus. Aisles: lancets with dogtooth to hoodmolds. Low angle buttresses. South porch: exact C19 copy of original pointed doorway of 4orders with stiff leaf capitals and dogtooth decoration. South aisle: 2 very narrow lancets flanking a priests' door. Northaisle:3 very	Medieval	I

		<p>narrow lancets with blocked doorway opposite south porch. East end: triple stepped lancets with collared shafts and dogtooth decorated beneath vesica flanked by buttresses lancets to aisles and angle buttresses. Interior: tall pointed arcades of 2 chamfered orders on filleted quadripartite piers with similar chancel arch. The external string course is echoed inside as are the nook-shafts are of original Purbeck marble. Contemporary font with faceted decoration. Memorials. Tomlinson Bunting, died 1768. White tablet on grey mount with shell motif below and orange marble frieze carrying pediment with arms. Joseph and Sarah Hotham, erected by Sir Richard Hotham in 1791. White shield. Grey mount with shield to base. This is a particularly fine and complete example of C13 church building. Pevsner N, Yorkshire: the North Riding, 1966. Wilson, C, O'Connor D and Thompson M, St Giles Skelton, A Brief Guide, 1978. Christian E Architectural Illustrations of Skelton Church, Yorkshire, 1846.</p>		
DYO1715	SE 5690 5655	<p><b>Skelton Conservation Area.</b> Skelton Conservation Area was designated in 1973. It includes The Green, Skelton Hall and Skelton Manor which form the historic core of the village. The Church of St. Giles is a Grade I listed building dating from c.1240. Skelton Manor (GII*) has mid-16th century origins. There are also many other GII listed buildings within this area. The main elements of the character and appearance of the area are:</p> <ol style="list-style-type: none"> <li>1) A combination of interesting topography, street pattern and varied buildings give Skelton its attractive, rural character.</li> <li>2) The qualities of individual buildings in their own grounds in contrast with cottages fronting onto the street.</li> <li>3) The way that boundary walls, hedges, grass verges and roadside trees lead naturally from one part of the village to the other.</li> </ol>		
DYO1714	SE 5601 5498	<p><b>Nether Poppleton Conservation Area.</b> The Nether Poppleton Conservation Area was designated in June 1993. It includes the historic village core around St Everlida's Church and Manor Farm, Church Lane and Main Street. St. Everlida's Church (GII*) is 12th century in origin. There are also several other 18th century listed buildings within this area.</p>		

		<p>The main elements of the character and appearance of the area are:</p> <ol style="list-style-type: none"> <li>1) The genuinely rural character of Manor Farm and St Everlida's Church and the historic associations with the origins of the village.</li> <li>2) The continuity of Church Lane and Main Street, linking areas of historic and rural character through a series of curves and changes in level, revealing a pleasant sequence of views.</li> <li>3) The landscape element - trees and grass verges- and the way they unify areas of difference character.</li> <li>4) The traditional relationship between Nether Poppleton and the river which, with the cluster of historic buildings, keeps a sense of identity for the village, bearing in mind the extensive suburban development which has taken place.</li> </ol>		
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Table 4. Non-Designated Heritage Assets within 1km of the Proposed Development Area.

HER Ref.	Grid Ref.	Summary	Period.
HNY7301	SE 5703 5618	<p><b>Skelton.</b></p> <p>Skelton which consists of medium density housing arranged on a cul de sac pattern. Private space is defined by front and back gardens while public space seems to be defined by playing fields. This area has fragmentary legibility of the previous HLC. There are several open grassed areas in this polygon which seem to represent public space. The previous HLC for this area was planned enclosure, although a large minority of the area (if that makes sense) was taken up by Skelton Grange)</p>	

Table 5. Non-Designated Heritage Assets within 1km of the Proposed Development Area.

HER Ref.	Grid Ref.	Summary	Period.
MYO168	SE 5690 5649	<p><b>Skelton Village.</b></p> <p>Skelton Village Design Statement Steering Group, 2007, Skelton Village Design Statement</p>	Modern
MYO170	SE 5675 5650	<p><b>Road.</b></p> <p>Cobbled Road (?)</p>	Roman (?)
MYO173	SE 5686 5608	<p><b>Rectangular enclosure.</b></p>	Undated
MYO174	SE 5692	<p><b>Ditch.</b></p>	Undated

	5603	.	
MYO288	SE 5680 5629	<b>Human Remains.</b>	Undated
MYO289	SE 5680 5629	<b>Human Remains.</b>	Undated
MYO371	SE 5684 5645	<b>Skelton.</b> 4 households listed in the 1301 Lay Subsidy Return. Village has a green with a church and manor house.	Medieval
MYO372	SE 5680 5639	<b>Skelton (Human Remains).</b> Found whilst digging house foundations opposite the British Legion Club.	Undated
MYO375	SE 5649 5674	<b>Church Lane, Skelton.</b> Cobbles found below road, probably former road surface. Depth of cobbles was some 18 inches below current road surface. Ran parallel to St Giles Road and under the Rectory Gardens. Seen in 1969 in a garden.	Undated
MYO387	SE 5686 5604	<b>Skelton (Enclosure).</b> Enclosure with ditch leading off in SE direction.	Undated
MYO3085	SE 5661 5709	<b>Ridge and Furrow Skelton.</b>	Undated
MYO3086	SE 5716 5702	<b>Ridge and Furrow Skelton.</b>	Undated
MYO3090	SE 5742 5584	<b>Ridge and Furrow Skelton.</b>	Undated
MYO3092	SE 5747 5532	<b>Ridge and Furrow Skelton.</b>	Undated
MYO3095	SE 5680 5564	<b>Ridge and Furrow Skelton.</b>	Undated
MYO3096	SE 5670 5569	<b>Ridge and Furrow Skelton.</b>	Undated
MYO3105	SE 5657 5513	<b>Ridge and Furrow Nether Poppleton.</b>	Undated
MYO3106	SE 5656 5502	<b>Ridge and Furrow Nether Poppleton.</b>	Undated
MYO3877	SE 5685 5546	<b>Field near Hurns Bridge.</b> A circular ditch with a delineated entrance was encountered on this site. It has been interpreted as an isolated hut circle dating to the Iron Age. Terminals forming the entrance to the hut, and associated artefactual evidence, indicate that it had a domestic function.	Prehistoric
EYO6205	SE 6177 5094	<b>Village Design Statements.</b> Several villages across York (Strensall, Askham Bryan, Poppleton, Knapton, Copmanthorpe, Rufforth, Wheldrake, Holtby, Murton, Skelton) have completed Village	

		Design Statements	
EYO6402	SE 5681 5630	<b>3 The Dell, Skelton.</b> An archaeological watching brief was undertaken on the ground reduction for a new dwelling to the rear of 3, The Dell, Skelton, City of York. The monitoring recorded a substantial dump of demolition material from a building dating to the 19th/early 20th century. This demolition material was mixed with more recent construction debris and covered most of the area of the development. This demolition material directly overlay a late 19th early 20th century rubbish dump. The refuse had been dumped directly onto the existing ground surface and no archaeological features were observed across the whole of the site	
EYO6408	SE 5680 5630	<b>Record of human remains, 1965.</b> "A human skeleton was found in digging house foundations opposite the British Legion Club." Report by D Stewart in Yorkshire Archaeological Register, YAJ vol 41 p563, 1966..	
EYO808	SE 5645 5512	<b>Moat Field Nether Poppleton.</b> Geophysical Survey.	
EYO348	SE 5615 5500	<b>Nether Poppleton Time Team Dig.</b> A series of twelve trenches were excavated on the land around St. Everilda's, with a further four trenches dug within the gardens of the village to the west. These were excavated to evaluate the location, extent, character, date and significance of any underlying archaeology. A total of 32 test pits were hand dug by the community throughout the village for the recovery of pottery to create a distribution map of dateable finds. Any patterns in the distribution were then used to try and ascertain information about the development of the village. The archaeological evaluation was successful in achieving a number of the aims of the project, including establishing the presence of part of the vallum monasteria, the surrounding boundary ditch which encompassed monastic sites. This ditch contained sherds of pottery dated to c. AD 450-850 and is likely to date to the Early/Middle Anglo-Saxon period. The trenches around St. Everilda's were also able	

		<p>to provide new information about the later development of the manorial complex which arose during the 12th century. The medieval moated manor house, within the Scheduled earthworks was probably superseded in the Tudor period by a new building to the south east, before moving once more, in the 18th century, to its present position. Analysis of the pottery recovered from the 1m by 1m test pits did show a distinct concentration of medieval pottery along Main Street within the village. However no distinct pattern of distribution could be determined. Many of the gardens could be seen to have undergone considerable levelling and recent landscaping with materials having been brought in from outside the village to act as levelling deposits. As the pottery from the test pits was recovered from the topsoil and subsoil there was no way to ascertain whether finds recovered originated from the village or had been brought in with the landscaping material. It is therefore difficult to use the pottery distribution in interpreting the development of the village. Analysis of the current layout of the village indicates that Nether Poppleton was probably a planned settlement, established along a single main street to the west of the church during the Norman period. Pottery recovered from the trenching within the village points to its medieval origins, but no significant structural or archaeological evidence was recovered to shed further light on the origins or development of the village layout. The oldest buildings lining the old main village street appear to date to the 17th and 18th centuries, and are likely to have been built on the sites of their medieval predecessors. Some are still aligned with their gables to the road, possibly fossilising earlier, medieval, building patterns. The best evidence for the medieval village layout lies in the survival of many of the early boundary plots along Main Street and Church Lane.</p>	
EYO870	SE 5720 5589	<b>Pipeline Drainage.</b> Remote sensing survey/ aerial photography.	
EYO871	SE 5720 5559	<b>AS 1/01.</b> Remote sensing survey/ aerial photography.	

EYO954	SE 5639 5639	<b>Skelton Village from SW.</b> Remote sensing survey/ aerial photography.	
EYO964	E 5740 5559	<b>R &amp; F Drainage.</b> Remote sensing survey/ aerial photography.	
EYO1067	SE 5639 5510	<b>Nether Poppleton Moated Site R &amp; F.</b> Remote sensing survey/ aerial photography.	
EYO1068	SE 5639 5510	<b>Nether Poppleton Moated Site R &amp; F.</b> Remote sensing survey/ aerial photography.	
EYO1143	SE 5639 5510	<b>Nether Poppleton Moated Site &amp; Ruperts Barn.</b> Remote sensing survey/ aerial photography.	
EYO1155	SE 5639 5510	<b>Moat.</b> Remote sensing survey/ aerial photography.	
EYO315	SE 5629 5619	<b>Telecom site A1237.</b> Watching Brief.	
EYO4185	SE 564 550	<b>Geophysical Survey at Nether Poppleton.</b> Moat site: Magnetic survey over this area revealed several anomalies of archaeological potential, however, no clear pattern emerged and any interpretation is cautious. The Paddock: Resistance survey suggested that landscaping activities may have disturbed the majority of this area and little of archaeological potential was noted. Tithe Barn: Anomalies of high resistance in this area are likely to be due to landscaping. North of Orchard: The partial footprint of a Tudor mansion was located using resistance survey together with evidence of a courtyard and / or gardens and a potential road leading to the building. Orchard: A large ditch was identified as low resistance in the data; high resistance anomalies may also be of archaeological interest, however, trees and vegetation may also account for these responses. Churchyard: Anomalies of archaeological potential have been noted but any interpretation is inconclusive. Millennium Field: Low resistance anomalies were shown on excavation to be an Anglo-Saxon ditch. Several magnetic anomalies of archaeological potential lie within this area but most of the anomalies correspond to topographical changes.	
EYO1316	SE 5730 5540	<b>Remote sensing survey/aerial photography.</b>	
EYO1317	SE 5680 560	<b>Remote sensing survey/aerial photography.</b>	
EYO1450	SE 5649 5609	<b>Remote sensing survey/aerial photography</b>	

EYO1535	SE 5670 5690	<b>Circles and Enclosures.</b> Remote sensing survey/ aerial photography.	
EYO5935	SE 5740 5657	<b>Flaxton Town Map Aerial Survey.</b> Aerial survey of city of York area, consisting of seven North South runs, carried out by Hunting Surveys LTD.	
EYO5936	SE 5740 5578	<b>Flaxton Town Map Aerial Survey.</b> Aerial survey of city of York area, consisting of seven North South runs, carried out by Hunting Surveys LTD.	
EYO5911	SE 5683 5585	<b>Del Monte Site Skelton, York Archaeological Desk Based Assessment.</b> Wessex Archaeology was commissioned by Knight Frank LLP on behalf of Del Monte (UK), to prepare an archaeological desk based assessment of land at the former Del Monte Site, Skelton, York, centred on National Grid Reference (NGR) 456779 455840. The proposed development within the Site comprises a residential housing scheme. The aims of this study were to assess the known and potential heritage resource within the Site and the surrounding area, and to assess the likely impacts of the proposed development on this resource. The City of York Historic Environment Record was consulted within a 1km Study Area around the Site, in order to provide the context for the discussion and interpretation of the known and potential resource.	
EYO243	SE 5678 5584	<b>Fisher Foods Shipton Road DBA.</b>	
HNY5222	SE 5507 5743	This is an area of modern improved fields which consists of large irregular fields defined by regular external and erratic internal drainage ditches. This area has fragmentary legibility and has had approx 80% boundary loss. This area was previously an area of parliamentary enclosure. There is a date for the Shipton area of enclosure between 1812 and 1815.	
HNY6198	SE 5841 5732	This is a large area of parliamentary enclosure which consists of medium sized regular fields defined by straight hedgerows. This area has significant legibility with a about 30% boundary loss since the first edition. This area dates between 1806 and 1807 and forms a significant part of the Skelton parliamentary award. This enclosed several areas, including	

		commons, wastes and open fields, however the main part of this area seems to be Skelton Moor.	
HNY6203	SE 5691 5705	This is an area of modern improved fields which consists of large irregular fields defined by s curved hedgerow boundaries. This area has fragmentary legibility of the previous HLC which was strip fields and is modern in date. Ironically the removal of boundaries in this area has created a large area which seems to reflect the boundaries of the original open field that predates the creation of the strip fields.	
HNY6205	SE 5657 5716	This is an area of strip fields which has survived the removal of boundaries and consists of medium sized fields defined by s curved overgrown hedgerows. This area has complete legibility and dates to the medieval period.	
HNY6207	SE 5753 5566	This is an area of modern improved fields consisting of large irregular fields defined externally by overgrown hedgerows. This area has fragmentary legibility of the previous HLC which was previously piecemeal enclosure. Part of this area was also planned enclosure hiwe This is an area of modern improved fields consisting of large irregular fields defined externally by overgrown hedgerows. This area has fragmentary legibility of the previous HLC which was previously piecemeal enclosure. Part of this area was also planned enclosure however this has seen a large degree of boundary removal. This is most likely late modern in date but as this cannot be confirmed for definite I have left the date brackets as 1901 to 2000 ver this has seen a large degree of boundary removal. This is most likely late modern in date but as this cannot be confirmed for definite I have left the date brackets as 1901 to 2000.	
HNY7235	SE 5647 5452	This is an area of large scale parliamentary enclosure which consists of medium sized semi irregular fields defined by straight hedgerows. This area has seen a fairly high degree of boundary loss and has partial legibility. I think that this mainly part of the Poppleton award. It has been greatly affected by boundary loss, possible exacerbated by the creation of the York bypass. This has	

		divided fields and possibly accelerated to the process of boundary loss	
HNY7303	SE 5695 5656	<b>Skelton.</b> This is the core of Skelton as shown on the first edition and consists of low-density housing with private space defined by front and back gardens and the public space defined by the green. This area has significant legibility and is post medieval in date. There has been a fair bit of expansion around the edges of the village, making the village nearly five times its first edition size, however this central part seems to have maintained its character fairly well. The green is still open and accessible.	
HNY9296	SE 5631 5640	This is a small area of probable strip fields which consists of medium sized semi irregular fields defined by very slight s curved hedges. This area has partial legibility due to the degree of boundary loss since the first edition and is probably med. There seems to have been a stage of subdivision, probably in the later post medieval period, which has then changed the field pattern slightly. However the field pattern hasn't changed enough for it to be classed as planned	
HNY9306	SE 5661 5582	This is an area of a modern golf course which has completely changed the character of this area. It doesn't appear to have any buildings associated with it. This area was previously planned enclosure and before this was strip fields. The area seems to have been strip fields up until the time of the first edition (1850 approximately). The area becomes planned enclosure sometime between the first and the second edition OS.	
HNY9311	SE 5692 5551	This is an area of designed landscape which is associated with Fairfield Manor. This seems to have been an area of fields until after the first edition, by the time of the second edition this area these boundaries are removed and a lake put in some time in the 20th century. I cant see any evidence of formal gardens however there is evidence of views. The main structure associated with the grounds seems to be the ice house. The main house has been reused as a hotel.	
HNY9401	SE 5606	This is the historic core of Upper Poppleton	

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	5507	which has partial legibility and consists of medium density housing arranged in a roughly linear form (although there are some cul de sacs) with private space defined by front and back gardens and public space by the pubs. This area does form the historic part of the settlement, however there have been a number of cul de sacs which have changed the character, and are too small to digitise on their own.	
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