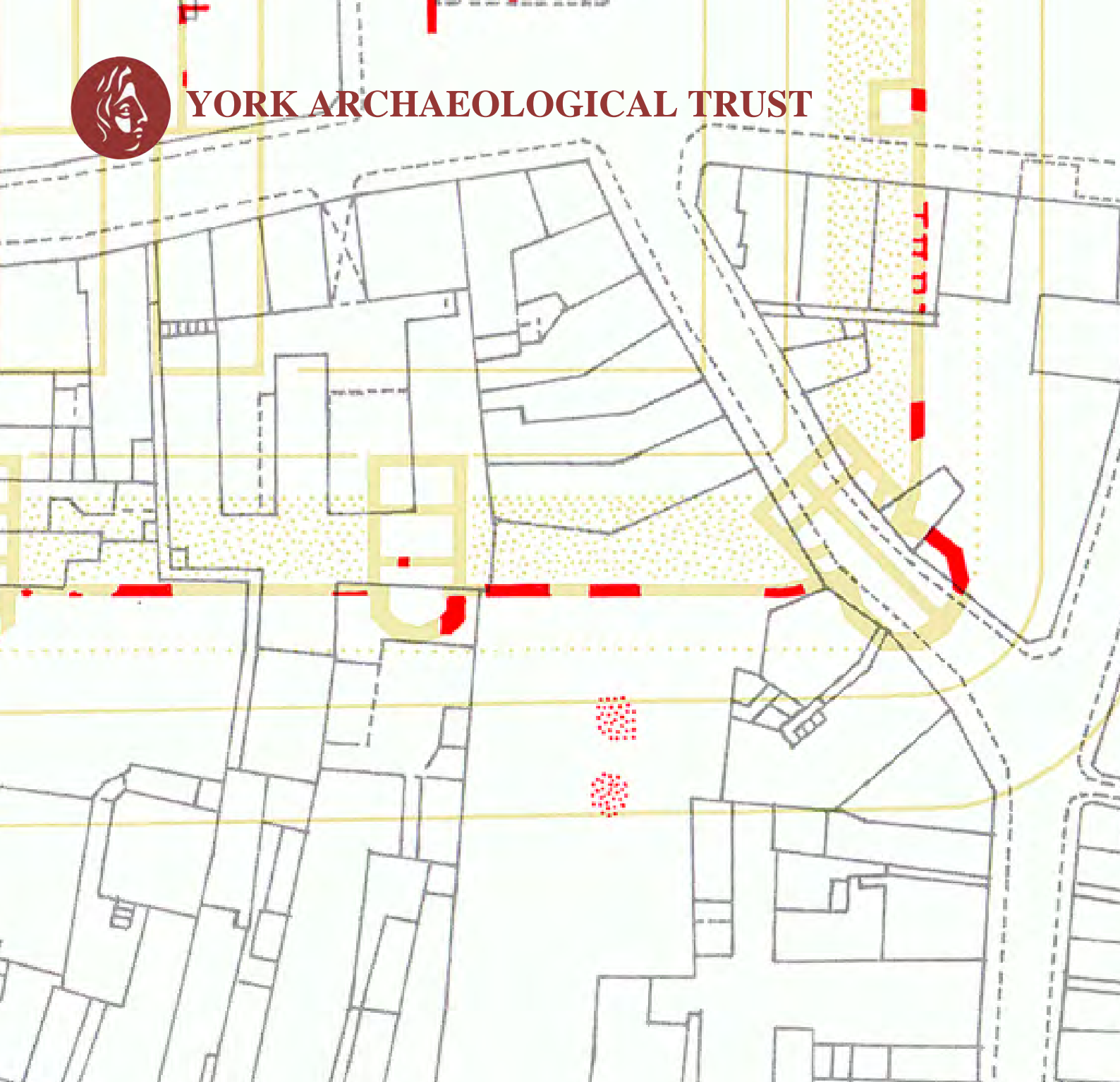




YORK ARCHAEOLOGICAL TRUST



Desk Based Assessment and Borehole Monitoring Report for Former BHS store, 44 Coney Street/11-13 Feasegate, York

By Clare Jackson & Emma Boast MA

YAT Desk Based Assessment Report 2019/131 October 2019





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CONTENTS

NON-TECHNICAL SUMMARY	III
KEY PROJECT INFORMATION	III
1 INTRODUCTION	1
2 METHODOLOGY	1
3 LOCATION, GEOLOGY & TOPOGRAPHY.....	2
4 LEGISLATION AND PLANNING POLICY	2
5 PROPOSED SCHEME	3
6 DESIGNATIONS AND CONSTRAINTS	3
7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND	4
8 PREVIOUS ARCHAEOLOGICAL INTERVENTIONS	6
9 POTENTIAL DEPOSIT SEQUENCE	9
10 ARCHAEOLOGICAL POTENTIAL	9
11 IMPACT ASSESSMENT	10
12 CONCLUSIONS.....	11
LIST OF SOURCES	11
REFERENCES	11
APPENDIX 1 GAZETTTER OF HER DATA	14
FIGURES.....	23
PLATES.....	37

Plates

Cover: AY3-3 Figure 186 – Fortress Plan

Plate 1 Borehole 1 (l-r, bottom to top) cores 0m to 4m	37
Plate 2 Borehole 1 Organic rich silty clays	37
Plate 3 Borehole 2 (l-r, bottom to top) cores 0m-4m	38
Plate 4 Borehole 2 possible Roman cobbled road (top right) and organic clays (bottom).....	38
Plate 5 Borehole 3 (l-r, bottom to top) cores 1m-5m	39
Plate 6 Borehole 3 organic deposit beneath cobbled road	39

Tables

Table 1 HER Gazetteer of Events	17
Table 2 HER Gazetteer of Monuments	22

Figures

Figure 1 Site Location.....	23
Figure 2 Previous works location	24
Figure 3 HER Map	25
Figure 4 Fortress Wall sections 1998	26
Figure 5 Trench 2 and Trench 3 (1998) sections.....	27
Figure 6 1750 and 1822 Historical Maps	28
Figure 7 1892 and 1909 OS Maps	29
Figure 8 1931 and 1941 OS maps	30
Figure 9 Borehole Profiles.....	31
Figure 10 Depositional Phases for Boreholes	32
Figure 11 Depositional Phases for Trench 2 (1998) and Borehole 3.....	33
Figure 12 Roman Depth of Archaeology.....	34
Figure 13 Medieval to Post-medieval Depth of Archaeology	35

Abbreviations

YAT – York Archaeological Trust
CBM – Ceramic Building Material
AOD – Above Ordnance Datum
BGL – Below Ground Level
CYC – City of York Council
OS – Ordnance Survey

NON-TECHNICAL SUMMARY

In September 2019 York Archaeological Trust prepared a desk-based assessment and borehole monitoring report for a site at Former BHS store, 44 Coney Street/11-13 Feasegate, York, YO1 8SQ (SE 60296 51817).

The work was undertaken for William Saunders in advance of works to install a new customer escalator as part of refurbishment works.

The proposed development site lies within the York Area of Archaeological Importance and just within the Historic Core Conservation Area. Previous investigations in the area have demonstrated the presence of extensive Roman archaeology, including the presence of the well-preserved Roman Legionary Fortress wall and associated road, as well as substantial medieval deposits, early property boundary changes and the cellar of a medieval stone building. Boreholes conducted in 2019 in the location of the proposed works showed organic rich deposits dating from the late medieval period present just beneath the modern concrete and hardcore at around 12.50m AOD, or just less than a metre below current ground level. A cobble layer, possibly evidence of the Roman road, was recorded at between 9.69m to 11.04m AOD.

KEY PROJECT INFORMATION

Project Name	Former BHS store, 44 Coney Street/11-13 Feasegate, York, YO1 8SQ
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1 INTRODUCTION

This report presents the results of a desk-based assessment and borehole monitoring investigation of the likely archaeological deposit sequence land at Former BHS store, 44 Coney Street/11-13 Feasegate, York, YO1 8SQ (SE 60296 51817) (Figure 1).

The work was undertaken for William Saunders in advance of works to install a new customer escalator as part of refurbishment works.

2 METHODOLOGY

2.1 Desk-Based Research

Desk-based and online research was carried out to identify the designated and non-designated heritage assets in the vicinity of the proposed development. The bulk of the data was collated using the YAT site gazetteer and a 75m radius search of the CYC Historic Environment Record (HER) (Figure 3). The archaeological sites summarised in Section 8 and Appendix 1 will provide the data for this assessment.

2.2 Heritage Impact Assessment

York Character Area 11: Central Shopping Area was identified as the study area for the site and York HER has highlighted listed buildings and designated and undesignated assets in the area, for example the Roman Legionary Fortress wall. The impact of the proposed works is discussed in further detail in Section 11.

2.3 Borehole Methodology

A borehole survey was undertaken on 2nd September 2019 by York Archaeological Trust. A series of three boreholes were drilled within the proposal area with a compact tracked rig. The three boreholes were located along the eastern edge of where previous archaeological excavation had found deep stratified archaeology (YAT 1998). The three boreholes were located along the north/south axis of the site, precisely aligned at a NNE/SSW angle. The location of the boreholes is shown on Figure 2.

2.4 Borehole Recording Methodology

The borehole locations have been accurately plotted by measurement off local permanent features.

All boreholes were recorded using standardised pro forma record sheets and related to Ordnance Datum. Borehole cores have been examined in the field by an archaeologist suitable experienced in the deep stratigraphic nature of York's archaeological deposits.

Each context has been described in full on the pro forma borehole record sheet in accordance with the accepted context record conventions. Each context has been given a unique number. These field records will be checked and indexes compiled.

Photographs of the work in progress and recovered cores have been taken. The photographic record comprises of digital photographs of not less than 10 mega-pixels. All site photography has adhered to accepted photographic record guidelines.

All finds have been collected and handled following the guidance set out in the ClfA standard and guidance for archaeological materials (ClfA 2014). Finds of particular interest or

fragility have been retrieved as Small Finds. Other finds will be collected as Bulk Finds and bagged by material type.

All artefacts and ecofacts have been appropriately packaged and stored under optimum conditions, as detailed in the RESCUE/UKIC publication First Aid for Finds, and recording systems must be compatible with the recipient museum. All finds that fall within the purview of the Treasure Act (1996) will be reported to the HM Coroner according to the procedures outlined in the Act, after discussion with the client and local authority.

The collection and processing of environmental samples will be undertaken in accordance with Historic England guidelines (Campbell, Moffatt and Straker 2011).

3 LOCATION, GEOLOGY & TOPOGRAPHY

3.1 Location and Topography

The site is situated to the west of Feasegate, which links St Sampson's Square (Thursday Market) with Market Street (formerly Jubbergate) and Coney Street at the commercial heart of York. At present the Feasegate street level is situated at c. 15.20m Above Ordnance Datum (AOD) whereas the ground floor slab of the BHS Store is at 13.44m AOD. The difference in levels was caused by ground level reduction work which was carried out during the 1950's construction of the store and the insertion of the concrete slab 1.76m below street level.

The footprint of the former British Homes Stores building is vast, covering an estimated area of 1,679.9m².

The nearest benchmark is 117m to the west at Coney Street, on the Natwest Bank Building (SE 6019 5185). It is a visible cut mark on the east side of the road, facing south-east and reads 13.96m OD.

3.2 Geology

The underlying bedrock within this area of York consists of the Sherwood Sandstone Group with overlying deposits of clay and silt, forming the Alne Glaciolacustrine Formation. To the north of the site area nearer to Feasegate, the superficial deposits vary slightly to consist of clay, sand and gravel of the Vale of York Formation.

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (accessed 04/09/2019)

4 LEGISLATION AND PLANNING POLICY

4.1 National Planning and Policy Framework

The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. Planning law required that applications for planning permission must be determined in accordance with the development plan (including the Local Plan) unless material considerations indicate otherwise. The purpose of Heritage Statements is set out in paragraph 128 of the NPPF, which states:

"In determining applications, 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 details should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant 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 and appropriate desk-based assessment and, where necessary, a field evaluation.”

4.2 Local Planning Policy

The Local Plan

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

The ‘Local Plan’ for York sets strategic priorities for the whole of the city and forms the basis for planning decisions. It sets out the opportunities and policies on what will (or will not) be permitted and where, including new homes and businesses. In 2005 a draft Local Plan document was approved for development management purposes to inform planning decisions. City of York Council have since submitted a new City of York Local Plan to the Secretary of State for Housing Communities and Local Government on 25th May 2018. The new Local Plan will be fully compliant with the NPPF and other relevant statutes and once adopted, will determine how the city develops over the next 15 years.

5 PROPOSED SCHEME

The proposed works comprise the installation of a new retail unit within the existing store building, and to create a new shop front facade with a new entrance accessed off Coney Street. The works include the demolition of an existing escalator and subsequent erection of a new customer escalator further back from Coney Street. This involves the excavation of a 1.7m deep escalator pit, which will potentially be piled for a further 4m from the base of the pit. Other works within the footprint of the building include the erection of a mezzanine floor, the design of which is currently under consideration to avoid the use of piles.

6 DESIGNATIONS AND CONSTRAINTS

6.1 Archaeological & Heritage Designations

York is one of five cities that has been designated an Area of Archaeological Importance (AAI) under Part 2 of the 1979 Ancient Monuments and Archaeological Areas Act. The study area lies within York’s (AAI) City Centre Area.

An operations notice must be completed and returned to the Design, Conservation and Sustainable Team before any work can start in an Area of Archaeological Importance, including: disturbance of ground; tipping on the ground; and flooding of the ground. It is an offence to carry out work in an AAI without an operations notice or within 6 weeks of submitting the notice.

It is an offence to use a metal detector within an AAI without the appropriate consent.

6.2 Conservation Areas

The site lies within the York Central Historic Core Conservation Area, which is one of the largest and most complex in England, with 24 character areas forming the whole of the conservation area. Each one is considered in a separate character statement.

6.3 Historic Landscape Characterisation

Coney Street and Feasegate were assessed as part of the York Historic Environment Characterisation Project and lie within Character area 11: Central shopping area (MacRae 2013). Building age and street width distinguishes this area from the medieval shopping streets. The northwest boundary runs along Museum Street, the edge of Museum gardens, whilst the southwest boundary runs along Low Ousegate, Coppergate and Pavement.

The area has been the commercial heart of the city for over 1000 years; the street pattern was established by Scandinavian settlers, though the wide streets and formal spaces are a result of 18th and 19th century civic improvements. There is a large variety of building designs in the area- medieval churches and other landmark buildings such as the Guildhall are juxtaposed with red brick Victorian department stores and contemporary glass and steel buildings. The area is largely pedestrian, with key views of the Minster.

Substantial Roman deposits relating to the Fortress and civilian area exist in a number of locations. Evidence for Anglian activity is sparse but Anglo-Scandinavian deposits are very rich where they occur, comprising property boundaries, buildings, workshops and craft and industrial activity. This is particularly noticeable on parts of Coney Street and Feasegate. Medieval deposits are common, with a high survival of medieval burgage plot boundaries in the modern street design. Post-medieval and later evidence is scarce in some areas where modern development has removed archaeological evidence of these periods.

6.4 Scheduled Monuments

There are no scheduled monuments within the proposed development area, but the site is located immediately adjacent to Scheduled Monument: South angle tower of Roman Legionary Fortress (List Entry Number 1004174).

6.5 Listed buildings

The site is not contained within a listed building, but there are 31 listed buildings within the 75m search area around the site. These are listed in the Monument Heritage Asset table in Appendix 1.

6.6 Local Listings

The local heritage list is a list of buildings, monuments, sites, places, areas and landscapes which contribute to the special architectural and historic character of York and are valued by the community. There are no local listings within the proposed development area or its immediate surroundings.

7 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

There is a rich historical background to the area around Coney Street and Feasegate. Due to the large number of heritage assets within the historic centre of York, the search radius applied to the York HER was limited to 75m, the results of which are summarised in Tables 1 and 2 in Appendix 1. The following background has been taken from YAT Report 1998/30 and the York HER.

Evidence of Roman occupation on the site has been known for many years and includes the line of the south-west wall of the Roman Legionary Fortress (Mon. No. MYO2015; HER Map No. 36), which bisects the site. This has been the main focus of much of the excavation work that has been carried out on the site and in the near vicinity. Research in recent years (Ottaway 1996) has suggested that a number of works were carried out to improve the south-west wall of the Roman Legionary Fortress, including its total reconstruction incorporating stone walls and towers, a remodelling and widening of the rampart and the re-cutting of the ditch. The date of this still remains uncertain but doubt has been cast on the traditionally accepted late 3rd/early 4th century date and an early 3rd century date has been suggested as equally likely. It has also been suggested on a re-analysis of the artefactual evidence that an early 3rd century date for this reconstruction phase is more likely than the late 3rd/ early 4th century date suggested by Wenham and Ramm (Ottaway 1996). The reconstruction of the Fortress defences is at present thought to have taken place over a relatively short period at the end of the 2nd century and /or early in the 3rd century.

The south-west portion of the site lies within an area believed to be part of a Roman extramural settlement (Mon. No. MYO4566; HER Map No. 37). Various finds and occupation debris relating to this settlement have been found over the years, including a coin of Nerva and sherds of 2nd century Samian ware recovered from a substantial occupation deposit uncovered at the former Yorkshire Penny Bank (Event No's. EYO2480 & EYO4936; HER Map No. 11). Several buildings have been found on the south side of Coney Street (25 and 39-41 Coney Street), including evidence for Roman storage sheds and warehouses, thought to be linked with the provisioning of the garrison, and a potential wharf or landing place (Event No's. EYO2063 and EYO2064; Map No. 20 and Mon. No. MYO4220; HER Map No. 33).

Feasegate appears to have its origins in the Viking period and is first mentioned as *Fesegayt* in c. 1259. An alternative form *Fesegayl* occurs in 1299, which Raine (1955) suggests as showing that it was very narrow. The name probably derives from Old Norse *fe-hus* or *fios*, meaning 'cow-house', and suggests that cattle were lodged here prior to going to the Thursday Market, now called St. Sampson's Square. In the 13th century the Vicars Choral of York Minster, the Mayor and the Commonalty all owned property in the street (Raine, 1955). Cattle may have still been stabled here as late as 1680, when two aldermen were asked to go and view the haystack at the back of a property for its potential fire risk.

7.1 Historic map analysis

One of the most important inns and coaching houses in York in the 18th century, the Old Black Swan Inn, was located on the site of the BHS store. It occupied the majority of the area extending from the Coney Street frontage to the back of properties fronting on to Feasegate and first appears on Chassereau's map of York in 1750 (Figure 6). Baines map of 1822 (Figure 6) and the 1892 Ordnance Survey map (Figure 7) show the majority of the area as built up apart from the inn yard of the Black Swan and several small alley ways. The inn itself was a 17th century structure, wholly re-fronted and partly re-built in 1790 and its yard was entirely surrounded by buildings in 1850 (RCHM, 1981). By 1955, when it was demolished, the buildings round the rear part of the yard had disappeared and those that remained were mainly 19th century in date.

8 PREVIOUS ARCHAEOLOGICAL INTERVENTIONS

Summary of archaeological investigations (Figures 3, 12 and 13)

There have been four archaeological investigations conducted within the site's footprint, ranging in date from the 1950's to the most recent in 2019. Due to the copious records of the archaeological deposits uncovered, it has been deemed reasonable to focus only on those excavations in this section. Other archaeological investigations that have been undertaken in the near vicinity are summarised in the HER Event and Monument tables in Appendix 1.

8.1 1950's Coney Street and Feasegate Excavations (HER map No. 9)

Roman Legionary Fortress Wall

During the construction of the BHS building between 1955 and 1957 (Wenham, 1961; Event No's EYO2620, EYO2625-2630, & EYO4993) excavations exposed the concrete foundation and wall of the Roman Legionary Fortress. This was comprised of twenty-four intact courses (c.2.6m high) and a further twelve courses (c.1.6m), including the red tile course band, of the wall core. Pile 104, which was excavated through the Roman wall, revealed the Fortress wall surviving to a height of thirty-six courses (c.3.65m), including two courses of red tile. The core contained rough fragments of limestone and a few pieces of red tile and cobble bonded with a mortared aggregate. The foundation was also of mortared aggregate inserted into a steep sided foundation trench, c.1.37m deep, cut into the clay subsoil. Oak piles were exposed below the foundations, driven into the natural clay at the base of the foundation trench prior to the insertion of the concrete. A rampart of brown clay was also discovered behind the wall standing to a height of c.2.6m above the wall foundation level. This and the wall were both thought to date to the 4th century AD (Wenham, 1961).

During the underpinning of the north-western boundary wall of the BHS store, contractors uncovered the eastern wall of the interval tower SW1 as well as part of the south angle corner tower and c.38m of the Fortress wall. Unfortunately no record was made of this and therefore there is no record of depths or location of this tower (*ibid*).

Roman road

A mortared cobbled surface was also located, at 9.06m AOD (Above Ordnance Datum), between c.9.14m and 16.76m south of the wall in piles 74 and 84 and was dated to the 3rd century AD (Wenham, 1961).

Medieval

During excavations at the BHS building a series of stone steps, a timber revetment and a cobble and limestone floor which may have formed a basement, cellar or sunken passageway probably dating to the 13th or 14th century were uncovered (Wenham, 1961). The top of the stone steps were recorded at a depth of around 12.50m AOD.

8.2 1995-1997 Davygate Centre (HER Map No. 3)

Excavations by York Archaeological Trust in 1997 during the re-development of the Davygate Centre (Evans 1997; Event No. EYO4055 and EYO507) were partially located in the north-western part of the current site. Trenches 26, 29, 30 and 31 of the excavations are the most relevant here.

Roman

Excavations in trenches 26 and 29 uncovered part of the Roman Legionary Fortress wall. The wall measured 1.4m wide and consisted of a mortared limestone rubble core with faces of rectangular limestone blocks, standing up to 12.95m AOD in height. Additionally, in Trench 29 around 80% of the projecting bastion of Interval Tower SW1 was uncovered, measuring at least 1.50m thick. Examination of the junction between the tower and the Fortress wall suggested that the core of the bastion wall was keyed into the core of the Fortress wall.

Dark slightly clayey silts were also uncovered in Trench 26, at a depth of around 11.86m AOD, which contained a number of structural timbers and a possible wattle fence. Pottery recovered from the surrounding silts dated to the 2nd to 3rd century.

Medieval

Trenches 26, 29, 30 and 31 contained well preserved organic deposits, from which pottery dating from the Anglo-Scandinavian period through to the 13th century was recovered. There was good evidence of well preserved organic material from these deposits. The top of these deposits were recorded at a height of between 13.15m and 12.00m AOD.

A clay floor uncovered within the interval tower SW1 suggested that the tower was in use during the medieval period, possibly as domestic dwelling.

8.3 1998 BHS, Feasegate (HER Map No. 10; Figures 4 and 5)

Three trenches were dug to install escalators for the BHS store (YAT 1998; Event No. EYO146); trenches 1 and 2 were hand excavated to a depth of 1.36m below the concrete floor of the store whilst the third was monitored under watching brief conditions.

Roman

The well-preserved remains of the Roman Legionary Fortress wall were uncovered in Trench 1, located in the north-eastern part of the site to a height of 13.11m AOD. A small number of residual Roman pottery sherds and metal finds were recovered from probable medieval deposits to the north of the wall, possibly an indication of disturbance activity during the 10th/11th century and onwards.

Medieval

The earliest deposits recorded on site were dated to the late 10th or 11th centuries, and were located on the eastern side of Trench 1 at a depth of 13.06m to 12.65m AOD. These were interpreted as trampled floor surfaces either within the backyards of buildings on the Feasegate street frontage or in an open area used for market stalls. Evidence of animal butchery was prominent in these deposits and occupation close to the former Roman legionary Fortress wall seemed to have been largely domestic in nature.

Evidence of disposal of leather working waste and butchering waste, dating from the 12th to the early 13th century was also uncovered in Trench 1, at a depth of around 12.70m AOD. Associated with these were the remains of timber and clay-lined pits which may have been linked to with the tanning or textile dyeing trade. Later the pits were used for the dumping of domestic and industrial waste, as well as wall robbing debris. In Trench 2 an early to mid 12th century stable or byre was uncovered at around 12.50m AOD. This went through a number or re-building phases, possibly resulting in the migration of the building north towards the

Roman wall. In both trenches there was a period of substantial ground levelling with dumps of organic, domestic and industrial waste in the late 12th or early 13th centuries, up to a depth of around 12.70m AOD. After this the area continued to be used as backyards for properties which may have been involved in leather working, tanning, the processing of pelts, butchering of animals and horn working. In Trench 1 during this industrial phase, a number of fence lines were established on the eastern side of Trench 1, at a depth of 12.75m AOD. The fact they did not appear to align with the Roman wall led to the suggestion that this signified the end of the wall as a substantial property boundary. A number of pits excavated in Trench 2, dating to the mid 13th century, at a depth of around 12.80m AOD, indicated the end of the tanning or dyeing industry in the area.

Trench 3 revealed modern truncations to around 2m BGL, however in a small corner, at the north-east end of the trench, 0.4m of stratigraphic deposits were recorded at depths between 0.9m and 1.4m BGL. These deposits comprised dumps of domestic waste, likely associated with properties fronting onto Coney Street and Feasegate.

8.4 YAT Borehole survey 2019 (Figures 2, 10 and 11)

The borehole survey undertaken on the 2nd September 2019 by YAT revealed that there is deep stratified organic archaeology present on the current site.

Phase 1: Natural

Within all boreholes a natural stiff, brown, laminated clay was present from around 3.43m BGL, c.10.01m AOD, however this did undulate gently throughout all boreholes. The natural bedrock was not encountered during these investigations and the boreholes ceased between 9.44 – 8.44m AOD.

Phase 2/3: Roman levelling deposit

This phase comprised of a very soft green grey silty clay that lay immediately on top of the natural clay in all three boreholes, at a depth of between 9.15m AOD and 10.72m AOD. This deposit potentially represents the earliest activity on the site, which may relate to the ground preparation for the Roman road.

In Borehole 3 an organic rich layer containing small fragments of wood was present at 10.79m AOD, between the Roman road deposit above and the green grey silty clay below. No finds were recovered from these deposits; however, the layer of cobbles match the description of the cobbled surface found during the works in the 1950's.

Phase 3: Possible Roman road

Across all boreholes this level represents a possible Roman road, as loose pebbles and cobbles set in a wet, soft silty grey clay and mortar, were present between 9.69m-11.04m AOD. The lack of the compaction you would normally expect with a Roman road may be due to the fact that the water level seems to have settled at this depth, thus loosening and softening the surrounding clay and mortar.

Phase 4: Medieval organic rich deposits

Across all boreholes this deposit sequence represents soft, dark, organic rich, silty clay or clayey silt deposits, with fragments of wood and seed present in a high level of preservation. The deposits appear to date to the medieval period and possibly the early post-medieval period; pottery recovered from context C1.3 was of a late medieval to early post-medieval

date. These organic silts and clays are present between 12.76m – 12.33m AOD; this is consistent with the sequence of rich organic remains encountered in Trench 2, during excavations undertaken by YAT in 1998 (Figure 11) and those recorded in Trenches 26 and 29 to 31 excavated in 1997 during the Davygate development. These deposits therefore could relate to the stable/byre found in Trench 2 during the 1998 investigations and/or industrial processes that have been recorded across the site.

Phase 5: Modern

The 0.6m-1.11m deep modern levelling and concrete present onsite are part of the flooring foundations when the BHS store was constructed in the 1950s. The current floor level is 13.44m AOD (Wenham 1961).

9 POTENTIAL DEPOSIT SEQUENCE

The following potential deposit sequence is concentrated on the area of the new escalator in the proposed works. This sequence is likely to differ in other parts of the site, particularly in areas close to the Roman Legionary Fortress wall.

Natural

Natural superficial deposits of stiff brown clay were reached in the 2019 boreholes at depths of between 10.01m and 9.12m AOD.

Roman

Potential Roman archaeology was present in the 2019 boreholes from between 9.69m and 11.04m AOD. This comprised a possible ground levelling deposit of soft green grey silty clay and a potential Roman road formed of mortared cobbles that extended around the external extent of the Roman Legionary Fortress (Figure 14).

Medieval

Medieval organic rich deposits were encountered during the 2019 borehole investigation at a depth of between 12.67m and 12.33m AOD.

Evidence of an early to mid 12th century stable or byre was encountered in Trench 2 during excavations in 1998 (Evans) at a depth of around 12.50m AOD. Later domestic and industrial waste dumping, possibly relating to backyard activity of local craft workers and dating to the late 12th to early 13th centuries was encountered in the same trench at around 12.70m AOD. Above this at around 12.80m AOD were a series of 13th century pits.

Post-medieval

There is the potential for a survival of early post-medieval deposits at the top of the archaeological sequence as pottery dating to the late medieval to early post-medieval was recovered from the latest organic rich deposit in Borehole 1, at 12.76m AOD.

10 ARCHAEOLOGICAL POTENTIAL

There is no evidence for prehistoric remains to be present within the area of the proposed works. Results from the borehole survey and previous investigations in the area suggest that

this area was unoccupied during this period. Accordingly there is **negligible potential** for prehistoric remains to be present.

There is a great deal of evidence for the survival of Roman remains in the study area. The northern part of the site is dominated by the presence of the Roman Legionary Fortress wall, which has shown in various investigations to have survived in excellent condition to a height of around 4m above foundation. To the south of the wall, in the area of the proposed works the Roman deposits are likely to relate to a Roman road that is believed to extend around the external extent of the Roman Legionary Fortress wall. Therefore, there is a **high potential** for significant Roman remains in the vicinity of the proposed works.

There is little evidence of Anglian and Anglo-Scandinavian in the study area, though Anglo-Scandinavian pottery has been recovered from deposits found to the north of the site. Very few of the investigations have extended beyond 10th or 11th century ground levels and therefore it is possible that the limited evidence of Anglian/Anglo-Scandinavian activity is due to the fact it has not been recovered, not that it is not present, and therefore there is a **high potential** of Anglian and Anglo-Scandinavian remains.

Excavations on the site have shown extensive medieval occupation deposits, features and structures. Medieval archaeology to the north of the site, close to the Roman Legionary Fortress wall is likely to relate to the medieval stone building uncovered in the 1950's, as well as the remains of yard surfaces relating to market stall areas, butchery, and tanneries or dye works. Further to the south and west, investigations in 1998 uncovered a 12th century stable or byre, along with a series of domestic and industrial rubbish dump deposits dating from the 11th to the 13th centuries. Similar deposits were recorded in the 2019 borehole survey, therefore there is a **high potential** for medieval settlement and occupation remains, particularly relating to industry and the keeping of animals.

During the post-medieval period the historic map analysis shows the site occupied by a number of buildings, including the Black Swan inn. These buildings were demolished by the 20th century and replaced by the current property. Excavations on the site have shown a poor survival rate for structures dating to the post-medieval period, and therefore there is a **low potential** for post-medieval structures. However, there is a **moderate potential** for early post-medieval deposit survival as layer of organic rich silt containing pottery dating to this period was recorded during the course of the 2019 borehole survey.

11 IMPACT ASSESSMENT

11.1 Escalator Pit

The proposed area of works is located close to Trench 2, excavated in 1998 and the boreholes recorded in 2019. The excavation of the escalator pit to a depth of 1.70m below the current concrete floor will **impact negatively** on the medieval organic rich deposits recorded during the borehole survey and the remains of the 12th century stable found in 1998. It is unlikely that the escalator pit will have any impact on the Roman remains as they were recorded as present around 2.40m to 3.75m BGL, beyond the extent of the escalator pit base.

11.2 Piling for Escalator

It is proposed that piles will be dug to a depth of 4m below the base of the escalator pit, thus 5.70m BGL. These piles will have a **negative impact** on any remaining archaeology below the

base of the escalator pit, including the possible Roman levelling/terracing deposits, the Roman road and any potential early medieval deposits. The piles will also extend below the sites water level, which has a potential to alter and disturb the conditions which allows the excellent preservation of the surrounding organic material.

12 CONCLUSIONS

The consistency and compaction throughout all the boreholes was frequently soft and organic, as is expected from deeply stratified organic urban archaeology. Undisturbed, stratified archaeological contexts were found from 0.68m to 1.11m BGL, to a depth of 3.11m to 4.32m BGL. The results of the boreholes were found to be consistent with the known archaeology of the area, and in particular investigations carried out close to the proposed works in 1998. Comparing the borehole deposits with those recovered in 1998, it can be suggested that the organic rich deposits found in the boreholes relate to the medieval stable uncovered in 1998.

A layer of cobbles recorded at around 2.40m to 3.75m BGL, are consistent with a layer of cobbles, believed to be the remnants of a Roman road that extended round the external extent of the Roman Fortress that were recorded during piling works in 1956.

It is considered there is high potential for significant Roman and medieval remains to be present in the area of the proposed works and that these will be negatively impacted by the works.

In total, nine GBA Environmental samples were taken across the three boreholes; these will require assessment to investigate the rich organic deposits encountered.

LIST OF SOURCES

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html?>

York Archaeological Trust. Archive Gazetteer. www.yorkarchaeology.co.uk/gaz/index.htm

Historic Maps

1750 Chassereau Map

1822 Baine's Map

1892 Ordnance Survey Map

1909 Ordnance Survey Map

1931 Ordnance Survey Map

1941 Ordnance Survey Map

Roman Fortress Plan taken from Fig.186 AY 3/3

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APPENDIX 1 GAZETTER OF HER DATA

Map No.	Event No.	Name	Reference	Description
1	EYO3665	Davygate parliament street sewer flue test pits	YAT. 1990.1022	Watching brief, no record
2	EYO3244/ EYO2690	St Sampsons Square sewer replacement 2	YAT. 1991. 1003 RCHME. 1962. Inventory of the Historical Monuments in the City of York, Volume 1 Eburacum. 42	Watching brief in 1991. Modern backfill observed to 3m below ground. Excavated 1928. Two parallel walls, parallel to long axis of the Roman Legionary Fortress. Sole record is on small scale plan in Journal of Roman studies. Horse manure/grain recovered from ground suggests presence of horse or mules.
3	EYO4055/ EYO507	Davygate Centre, Davygate	YAT. 1996. The Davygate centre, York, a report on an archaeological evaluation YAT. 1995. Davygate Centre, Davygate	Found a small length of what appeared to be Roman Legionary Fortress wall along with two of the interval towers. Anglo-Scandinavian deposits were also possibly uncovered, along with evidence of medieval occupation in the form of pits and structures.
4	EYO6028	3 St. Sampson's Square	YAT. 2008. 3 St Sampsons Square	Deposits found during boreholes interpreted as a clay dump overlying build-up or possibly occupation deposits
5	EYO3591	3 FEASEGATE	YAT. 1977.1021	Watching brief. Post-medieval demolition debris in the form of dressed stone blocks derived from a building on this site was observed in clearance of 1m depth of material
6	EYO2225/ EYO2226/ EYO2227/ EYO4911	16 Parliament Street	YAT archive 1987.13	Part of Fortress wall and rampart behind was found to survive to a height of 2.50m. Anglo-Scandinavian material had built up against the wall's outer face and a 10th century timber building had used the Roman wall for support. The Roman wall was partially robbed during this period.

7	EYO427/EYO380/EYO423	Car park to rear of 7-15 Spurriergate, York 1-15 Spurriergate	MAP. 2000. Car Park to rear of 7-15 Spurriergate York MAP. 2005. 7-15 Spurriergate MAP.2000. 1-15 Spurriergate	The earliest phases encountered were residual Roman building material and pottery and Anglo-Scandinavian occupation deposits. These contained waterlogged deposits of leather-working debris and spindle whorls, wood, post-and-wattle walling and organic remains. Above these early medieval deposits were the remains of a timber structure sealed by medieval pits.
8	EYO6432	St Sampson's Square and Feasegate WB	YAT. 2018. St Sampson's Square and Feasegate WB	A brick vault was encountered at 0.3m bgl. Above this a bedding and concrete deposit for the present ground surface was found. Due to the presence of the brick vault operations were curtailed. At St Sampson's Square/Feasegate the earliest deposit exposed consisted of a friable, mid grey, clayey silt at 0.6m bgl. This could be a build-up deposit or backfill associated with the electric services found during the works. Due to the limited width of the trench further interpretation was not possible. No significant archaeological deposits, structures or artefacts were encountered during the course of the watching brief
9	EYO2620/ EYO2625/ EYO2626/ EYO2627/ EYO4993/ EYO2628/ EYO2629/ EYO2630	BHS building, Coney Street 1956: Roman BHS building, Coney Street 1956: Natural	RCHME. 1962. Inventory of the Historical Monuments in the City of York, Volume 1 Eburacum. 16 Wenham, P. 1961. Excavations and Discoveries Adjoining the South-West Wall of the Roman Legionary Fortress in Feasegate, York, 1955-1957. In The Yorkshire Archaeological Journal.Vol.40 pp 329-351	Interval tower SW1 foundations stands up to 2.7m above foundations. Natural clay found below SW Fortress wall in 1956. Timber piles preserved in anaerobic conditions

10	EYO146	BHS Store, Feasegate	YAT. 1998. BHS Store Feasegate	The excavation revealed well preserved remains of the Roman Legionary Fortress walls lying just beneath the concrete floor of the store. Preservation of deposits proved to be particularly good with clear occupation levels dating from the Roman through to Medieval periods. The excavations also revealed clear evidence for the medieval street frontage of Feasegate and good evidence that the Fortress walls were an upstanding feature in York well into the Medieval period.
11	EYO2480/ EYO4936	Roman extramural settlement	RCHME. 1962. Inventory of the Historical Monuments in the City of York, Volume 1 Eburacum. 61	Miscellanea, occupation debris and an inscribed stone been found over several years in various construction trenches, height and depth unrecorded. On site of Yorkshire Penny Bank was considerable occupation debris including coin of Nerva and sherds of 2nd century Samian ware.
12	EYO1219	YORK >N	CYC HER	Remote sensing survey/aerial photography
13	EYO4213	48 Coney Street 8-10 Market Street	2008. 48 Coney Street 8-10 Market Street	Photographic record prior to redevelopment
14	EYO3295/ EYO3296	19 Market Street	YAT. 1992.19	Watching brief, organic deposits thought to be Anglo-Scandinavian in date, were observed 0.30m below the depth of the cellar floor
15	EYO3460	Market Street	YAT. 1987.6	Watching brief, all material observed to depth of 2m below ground level was disturbed by services
16	EYO280	Peter Lane & Spurriergate	YAT. 2003. Peter Lane & Spurriergate	WB on service trenches, ground was heavily disturbed. At junction of Market Street and Peter Lane post-medieval wall stubs were observed 0.4m BGL and a section of brick wall was also visible close to the junction of Market Street and Spurriergate at 0.6m BGL
17	EYO5095	Part Structural Report on 13 Market Street	Alan Wood & Partners. 2010. 13 Market Street York	Structural appraisal carried out in relation to central timber-framed section of the building. Original report produced in 2006, but asked to return in September 2010 and comment on the property repair works that were to be carried out and the general structural condition of the building. Report contains findings and recommendations

18	EYO3379/ EYO3380/ EYO3381	7 MARKET STREET 1 PETER LANE	YAT. 1988.1028	Watching brief, walls relating to a post-medieval building and property boundary were recorded cutting build up deposit thought to date to the medieval period
19	EYO3546	29-31 CONEY STREET	YAT. 1980.40 YAT.1981.1039	Watching brief and 17th century timber-framed building recorded. No archaeology recorded.
20	EYO2063/ EYO2064/ EYO4897	Coney Street waterfront zone	David Brinklow and Sara Donaghey. 1986. A Roman Building at Clementhorpe The Archaeology of York, Fascicule 6/1. Roman warehouses and other riverside structures in Coney Street, p5-21 YAT.1980.39	Evidence for Roman storage sheds/warehouses for the nearby garrison was discovered. Evidence for a potential wharf or landing place was also discovered close to Coney Street. A medieval or early post-medieval riverside building and associated slipway were recorded at 25 Coney Street. Roman levels were observed in contractor's trenches

Table 1 HER Gazetteer of Events

Map No.	Mon No.	Name	Reference	Description
1	MYO1613	20 Davygate	CYC HER	Listed building. House and shop. Mid C19 rebuild of mid C18 house, with C20 shop front
2	MYO913	Melrose House	CYC HER	Listed Building. House, now offices. Late C18 with C20 alteration and shop front.
3	MYO912	2 Sampson Square	CYC HER	Listed Building. House, now part of shop with offices above. Late C18 with later alteration and C20 shop front
4	MYO1016	19, 20 and 21 Parliament Street	CYC HER	Listed Building. Three houses with shops. 1836-39, with C20 alteration and shop fronts

5	MYO1015	17 and 18 Parliament Street	CYC HER	Listed Building. Two houses with shops, now combined. 1836-39, with C20 alterations and shop front
6	MYO1014	16 Parliament Street	CYC HER	Listed Building. Two houses with shops now combined. 1836-39, with C20 alterations and shop front
7	MYO1013	15 Parliament Street	CYC HER	Listed Building. House with shop. 1836-39, with C20 alterations and shop front
8	MYO1012	14 Parliament Street	CYC HER	Listed Building. House with shop. 1836-39, with C20 alterations and shop front
9	MYO1556	4 and 6 Feasegate	CYC HER	Listed building. Two houses with shops. c1840, with C20 shop fronts
10	MYO1067	7-9 New Street	CYC HER	Listed Building. Formerly known as: Nos.3-6 NEW STREET. Terrace of 4 town houses; now offices. 1746, with later C18 extension to No.9, and early C19 and C20 alterations
11	MYO1641	24 Coney Street	CYC HER	Listed building. House, now shop. c1600, possibly incorporating remains of earlier structure; remodelled mid C18; C19 and C20 alterations
12	MYO1617	Judges court and attached front steps and railings	CYC HER	Listed building. Formerly known as: House in Judges Court occupied by offices of....and Lee CONEY STREET. House with front steps and railings, now offices. Early C18 with earlier origins; later C18 and C19 alterations
13	MYO1643	32 Coney Street	CYC HER	Listed building. House, now shop. c1600; altered and extended in mid C18 and remodelled in early C19; C20 alterations and shop front
14	MYO1621	34 Coney Street	CYC HER	Listed Building. Shop and flat. c1880, with C20 alteration and restoration in 1991.

15	MYO1623	Numbers 36-42 (even) including number 38a	CYC HER	Listed building. Terrace of three houses, with range of buildings attached to No.36, right angled to form rear yard; now shops, warehouse and language school. Late C18 terrace, extended in late C19 to incorporate early C17 and early C19 buildings at rear; late C19 shop fronts, altered in C20.
16	MYO1626	The Yorkshire Bank	CYC HER	Listed building. Bank. 1922-23. By Chorley Gribbon and Elcock. For The Yorkshire Penny Bank
17	MYO1627	Boots the chemist	CYC HER	Listed building. Shop. Dated 1907, with late C20 alteration and shop front. By MV Treleven. For Boots, Chemists
18	MYO1558	19-23 Feasegate	CYC HER	Listed building. House with shop. Mid C19 with C20 shop front.
19	MYO1628	50 Coney Street	CYC HER	Listed building. House, now shop. Mid C19, with C20 shop front
20	MYO1252	4-6 Market Street	CYC HER	Listed building. Two houses, now one shop. Mid C19, with later alteration and C20 shop fronts
21	MYO1629	BURTONS TAILORS	CYC HER	Listed building. Shop. Dated 1931; refitted 1993. By Harry Wilson. For Burton's, Tailors
22	MYO1228	21 Market Street	CYC HER	Listed Building. House, now shop. Early C18 with C19 rear wing and C20 shop front
23	MYO1227	19 Market Street	CYC HER	Listed Building. Public house now building society premises. Mid C19, altered 1992
24	MYO107	Roman Road	CYC HER	A possible Roman road running from York to Stamford Bridge
25	MYO992	1 Peter Lane	CYC HER	Listed Building. House, now shop and offices. Mid C19

26	MYO1253	9-11 Market Street	CYC HER	Listed Building. Terrace of five houses with shops, No.13 now incorporating two buildings formerly part of No.1 Peter Lane (qv). Mid C19 terrace with C16 and early C19 buildings attached to rear of No.13.
27	MYO3934	19-21 Coney Street	CYC HER	No. 19 Coney Street (currently Next) is an Art Deco department store. It, along with No. 21 have been identified as Buildings of Merit in the Historic Core Conservation Area Appraisal.
28	MYO1640	23 Coney Street	CYC HER	Listed building. House, now shop. Early C19 with C20 alterations and shop front
29	MYO1642	25-27 Coney Street	CYC HER	Listed building. Shop. Mid C19, with C20 modernisation and shop front.
30	MYO1644	33 Coney Street	CYC HER	Listed building. Shop. Early C18, refronted and altered in mid C19; C20 alterations and shop front
31	MYO1622	35-37 Coney Street	CYC HER	Listed building. Pair of houses with shops; now shops and restaurant. Mid C19 with later C19 alteration and extension; further C20 alteration, including shop fronts
32	MYO1624	39 Coney Street	CYC HER	Listed building. Two houses, now one shop. Left house early C18; right house late C18; modernised in late C20

33	MYO4220	Warehouses and riverside structures	CYC HER	Evidence of Roman buildings on Coney Street, possibly storage sheds or warehouses directly linked with the provisioning of the garrison, was discovered during excavations in 1974-75 in the cellars of 39-41 Coney Street. However, these buildings differ in sizing from standard military warehouse buildings. They may have been erected not by the military but by civilian builders working for a private enterprise dealing in supplies for the legion. Demolished or dismantled in the 2nd century. The riverside structures are later in date and may represent a wharf or landing place.
34	MYO1625	41 Coney Street	CYC HER	Listed building. House. Mid C19 with C20 shop front
35	MYO4439	Roman Road	CYC HER	Roman road (2e) running from Brough on Humber to York represented by a modern road and as a slight agger often accompanied by hedgerows
36	MYO2015	Legionary Fortress (Eboracum)	CYC HER	The Legionary Fortress at York was built on the North East Bank of the River Ouse in AD 71 to house the 9th Legion. It occupied an area of 50 acres and included barracks and other buildings including a bathhouse and principia. The Fortress was rebuilt in stone in AD 107-8. In the C4th York became the military base of the Dux Britanniarum, the headquarters of the northern region.

37	MYO4566	Remains of a Roman Settlement	CYC HER	Roman extramural settlement was situated outside the N.W. and S.E. sides of the Fortress and included the quays. Several buildings have been found
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Table 2 HER Gazetteer of Monuments

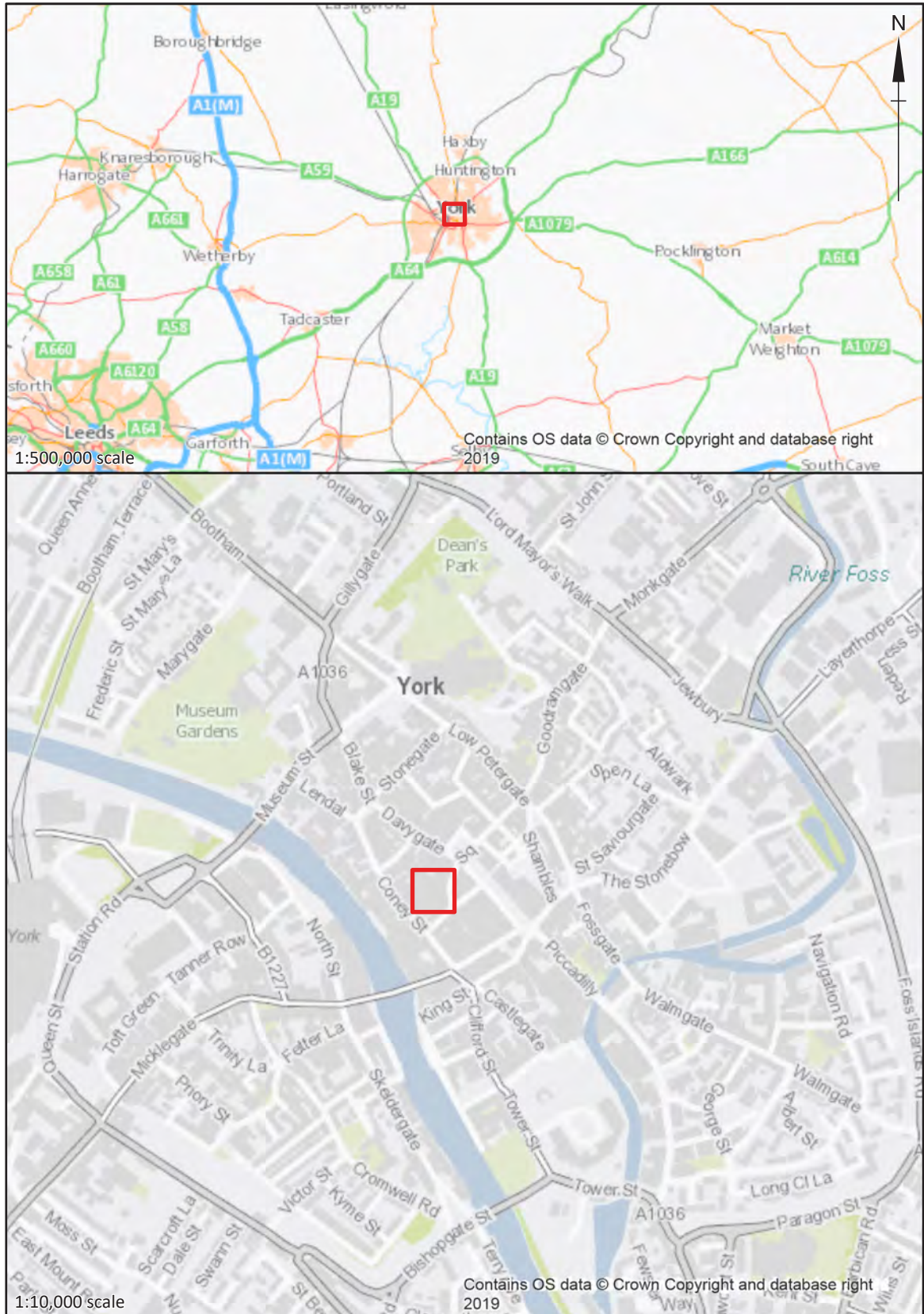
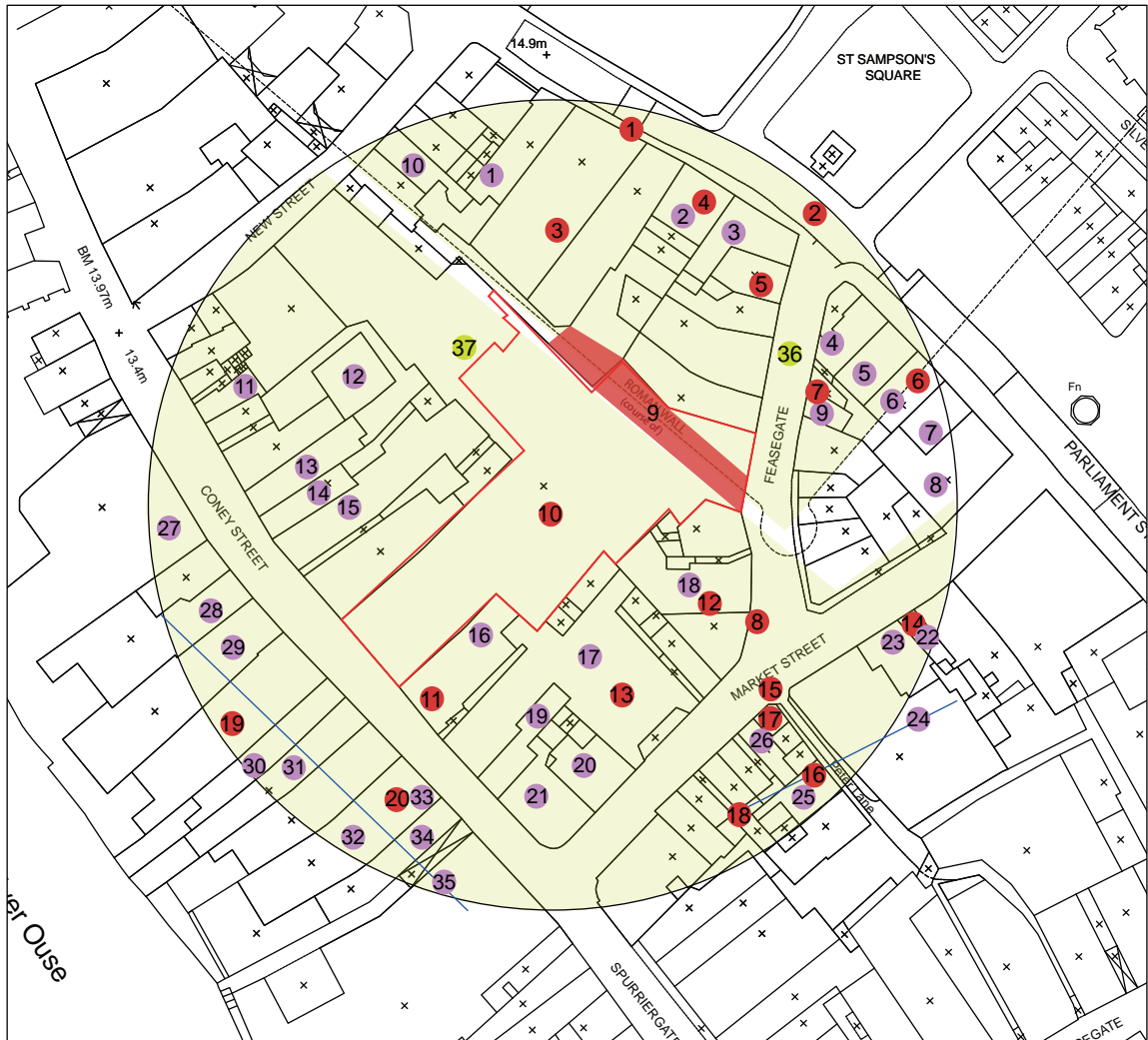


Figure 1. Site Location.



Figure 2 Site Location and location of previous works



Key

- Event Data
- Monument Data
- Monument Area
- Roman Road
- Site outline

scale 1:700

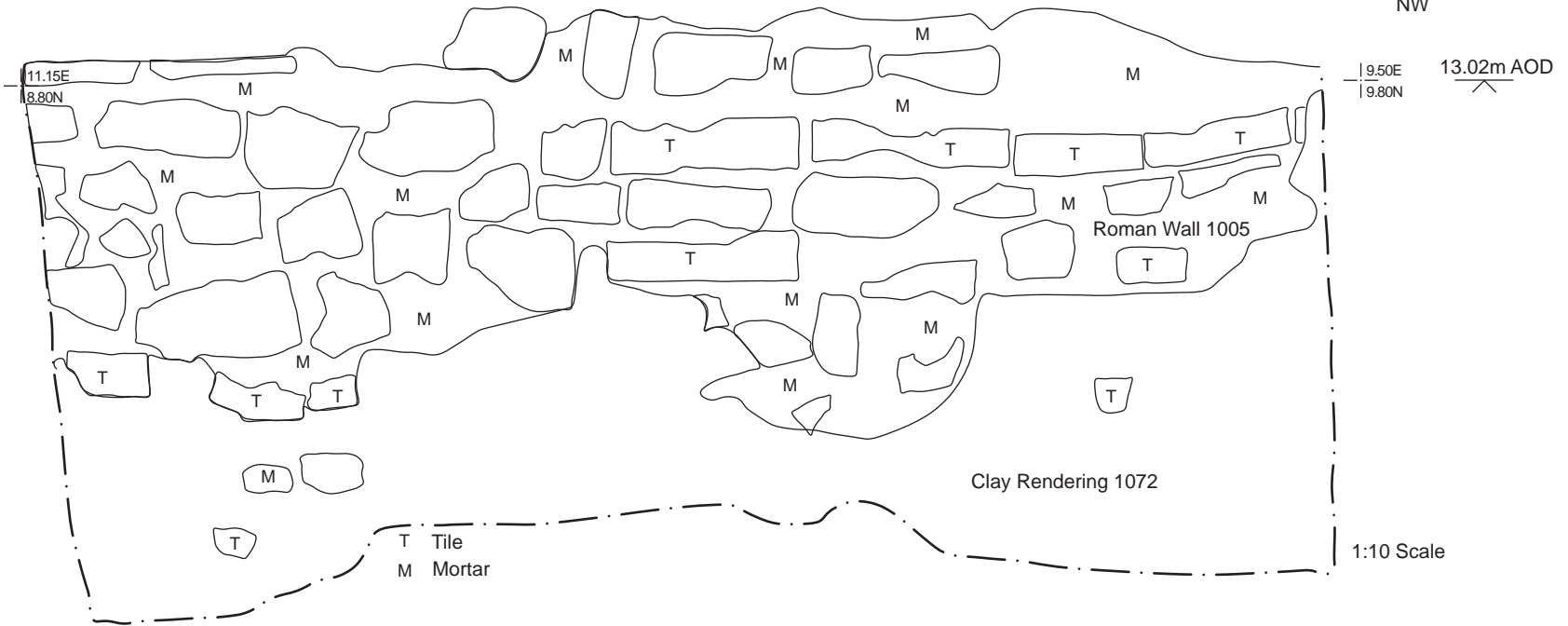
Figure 3 HER Data map

Section 1 - NE Facing Elevation of Internal Side of Roman Fortress Wall Context 1005

SE

NW

York Archaeological Trust



SW Facing Elevation of Wall 1005

NW

SE

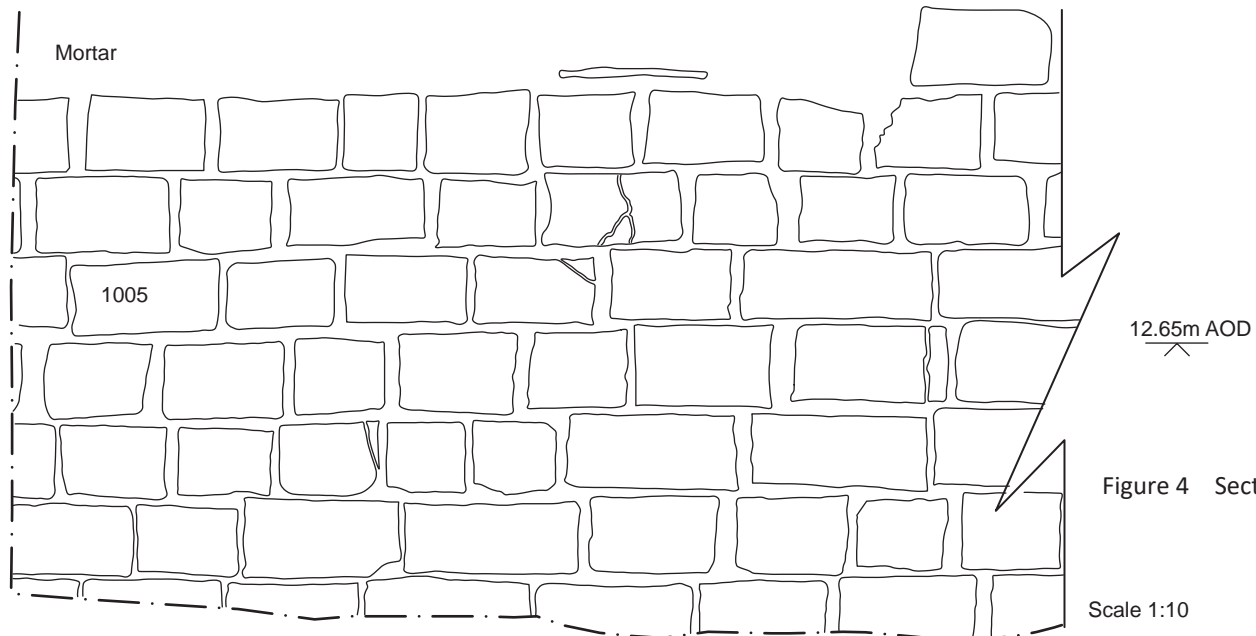
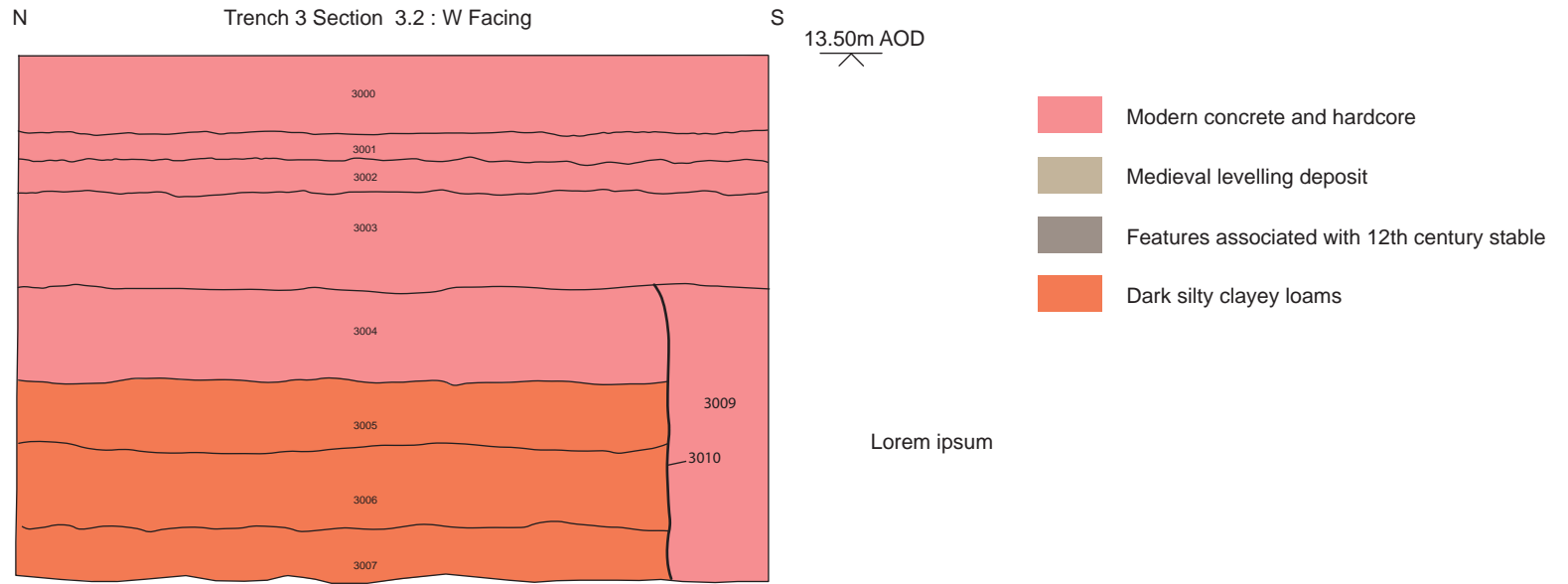
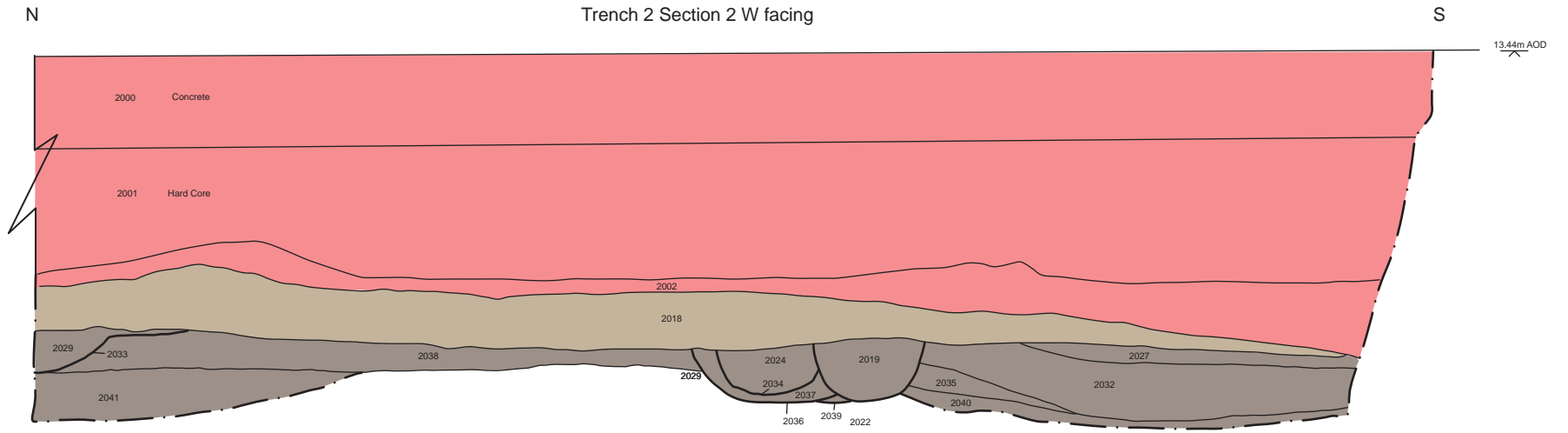


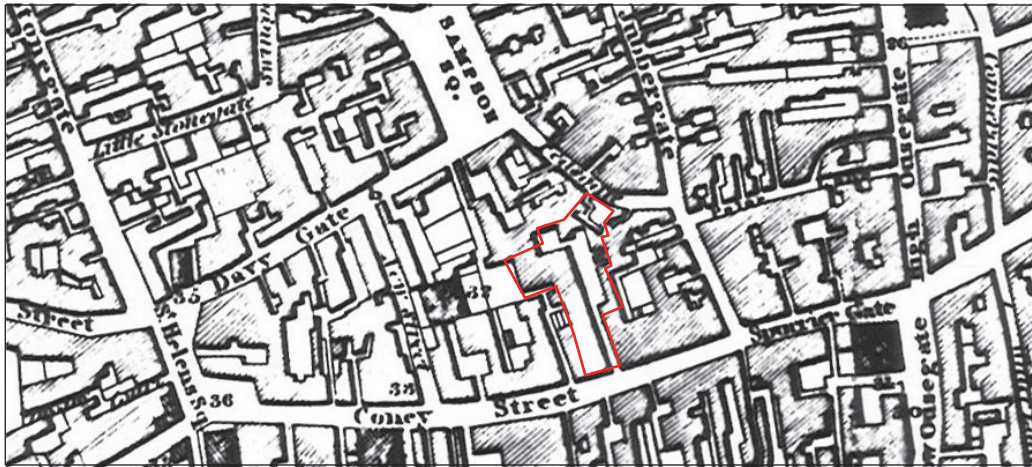
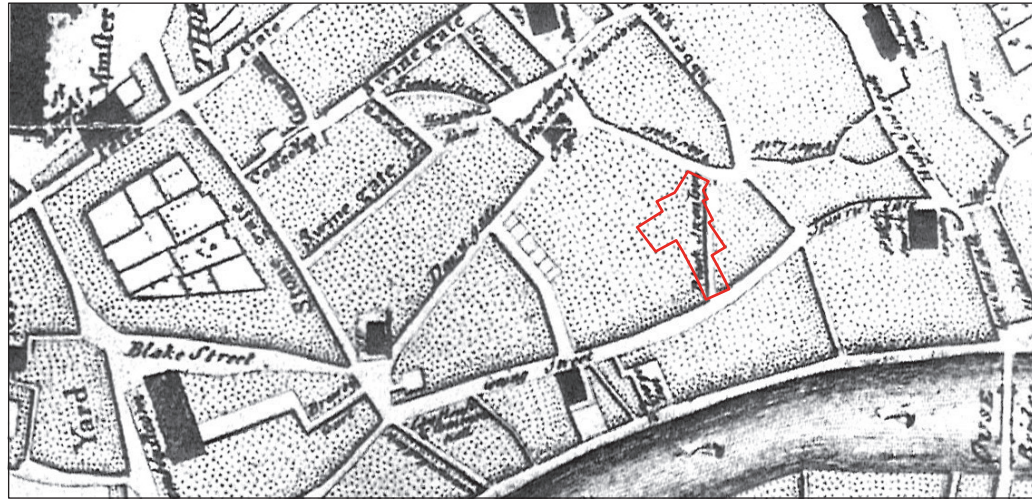
Figure 4 Section drawings of Fortress wall 1005 (YAT 1998)

Note all stone is Limestone



Scale 1:20

Figure 5 Trench 2 Section 2 (top) & Trench 3 Section 3.2 (bottom) (YAT 1998)



Key

— Site boundary

Figure 6 1750 Chassereau map (top), 1822 Baine's map (bottom).

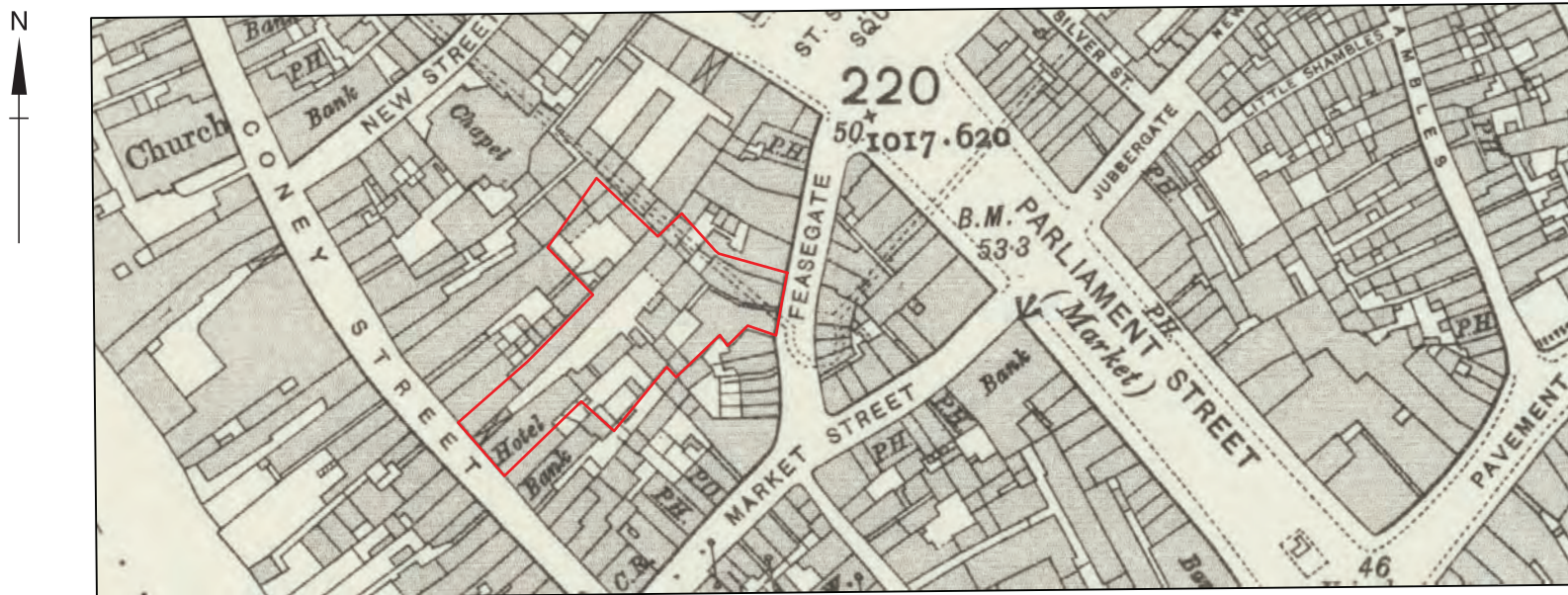
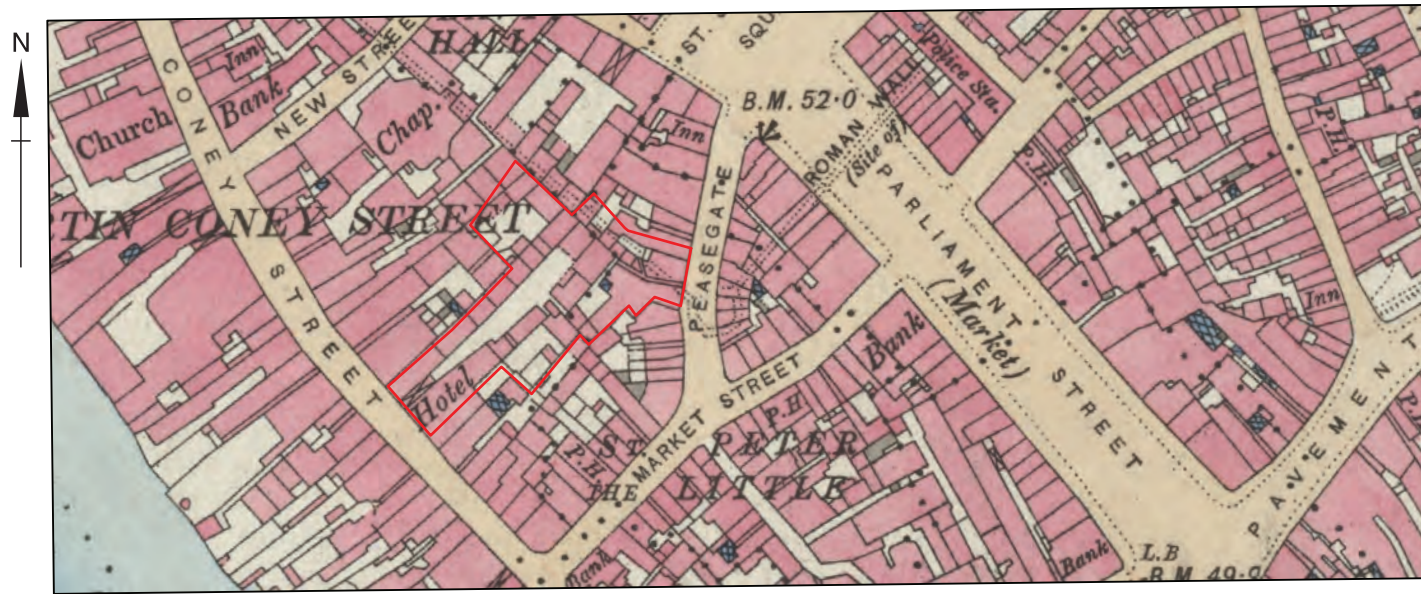


Figure 7 1892 OS map (top) & 1909 OS map (below)

Key

Site boundary ———

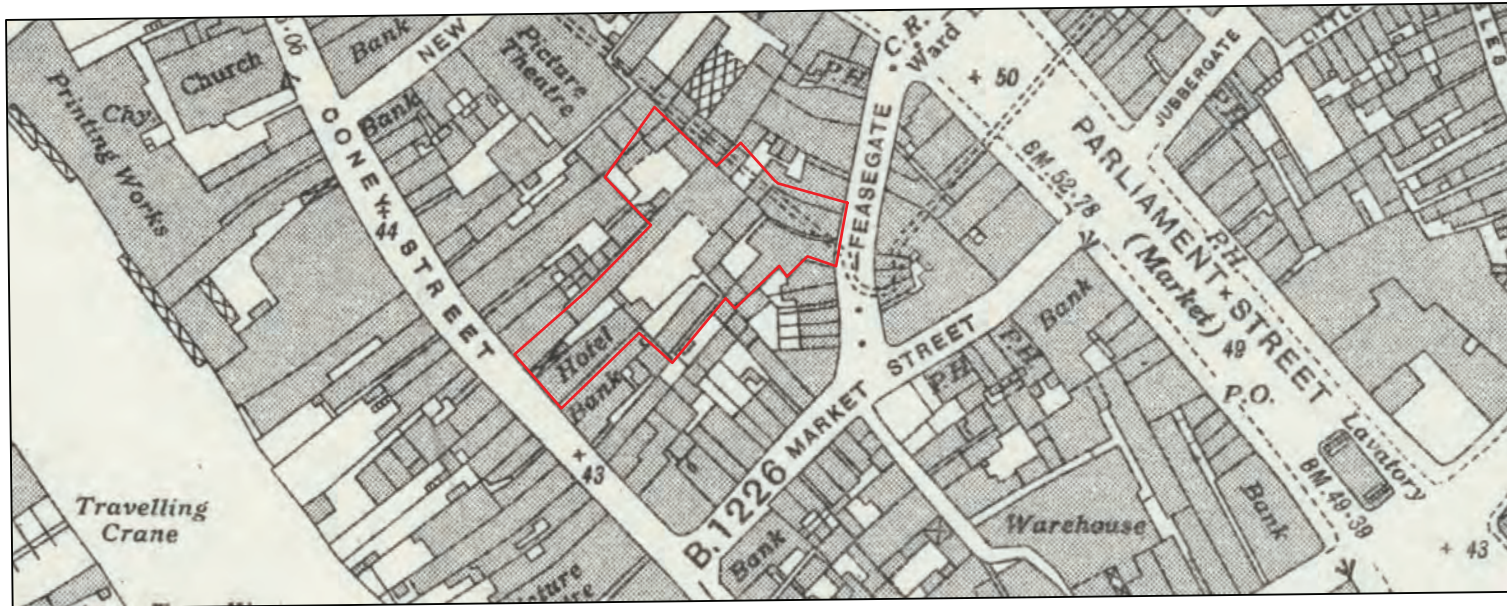


Figure 8 1931 OS map (top) & 1941 OS map (bottom)

Key

Site boundary ———

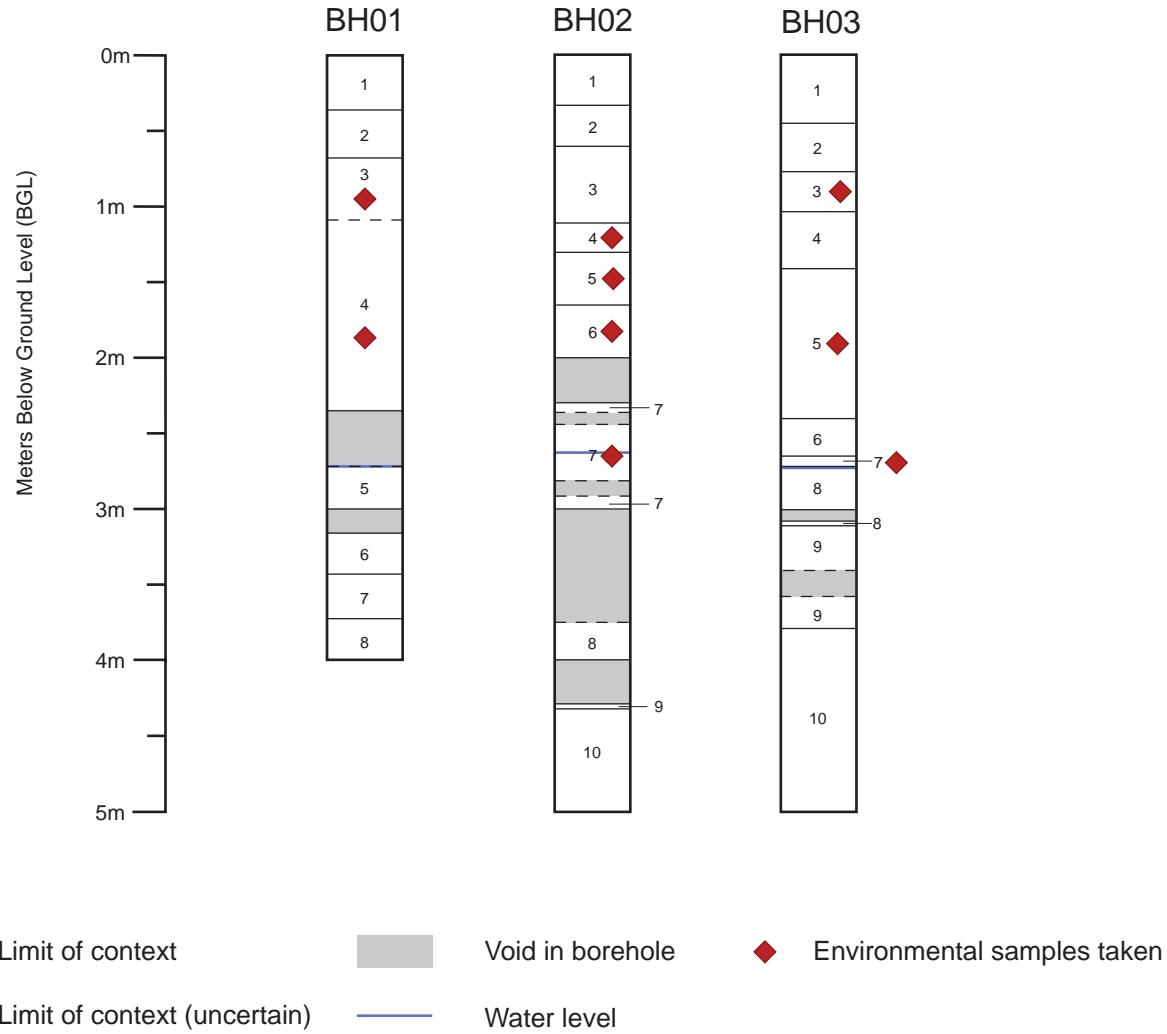


Figure 9 Borehole Profiles

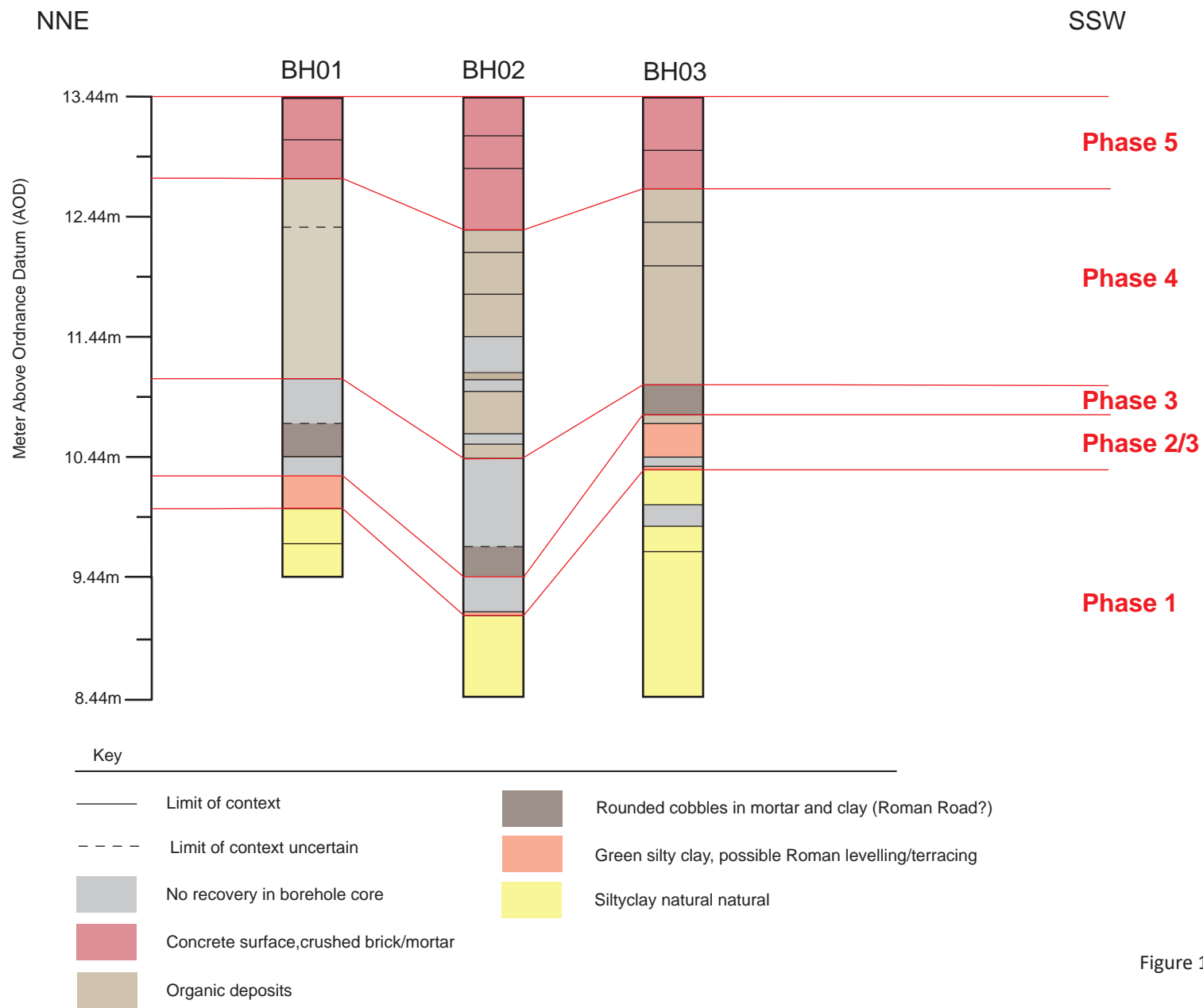
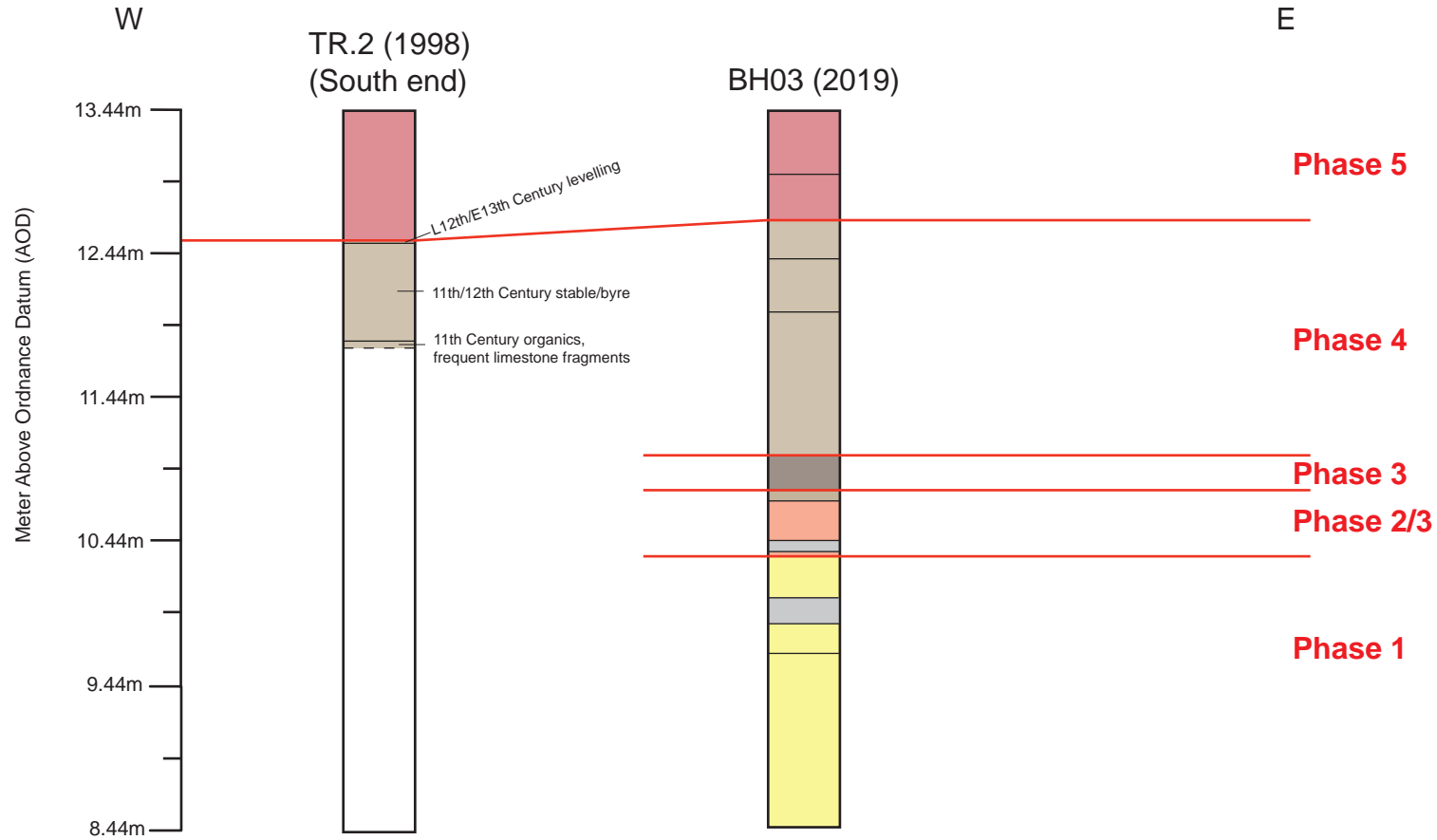


Figure 10 Depositional phases



Key

- | | |
|---|--|
| <ul style="list-style-type: none"> — Limit of context - - - Limit of context uncertain □ Limit of excavation ■ No recovery in borehole core ■ Concrete surface, crushed brick/mortar | <ul style="list-style-type: none"> ■ Organic deposits ■ Rounded cobbles in silty clay and crushed mortar (Roman Road?) ■ Green silty clay, possible Roman levelling/terracing ■ Clay natural |
|---|--|

Figure 11 Depositional phase comparison

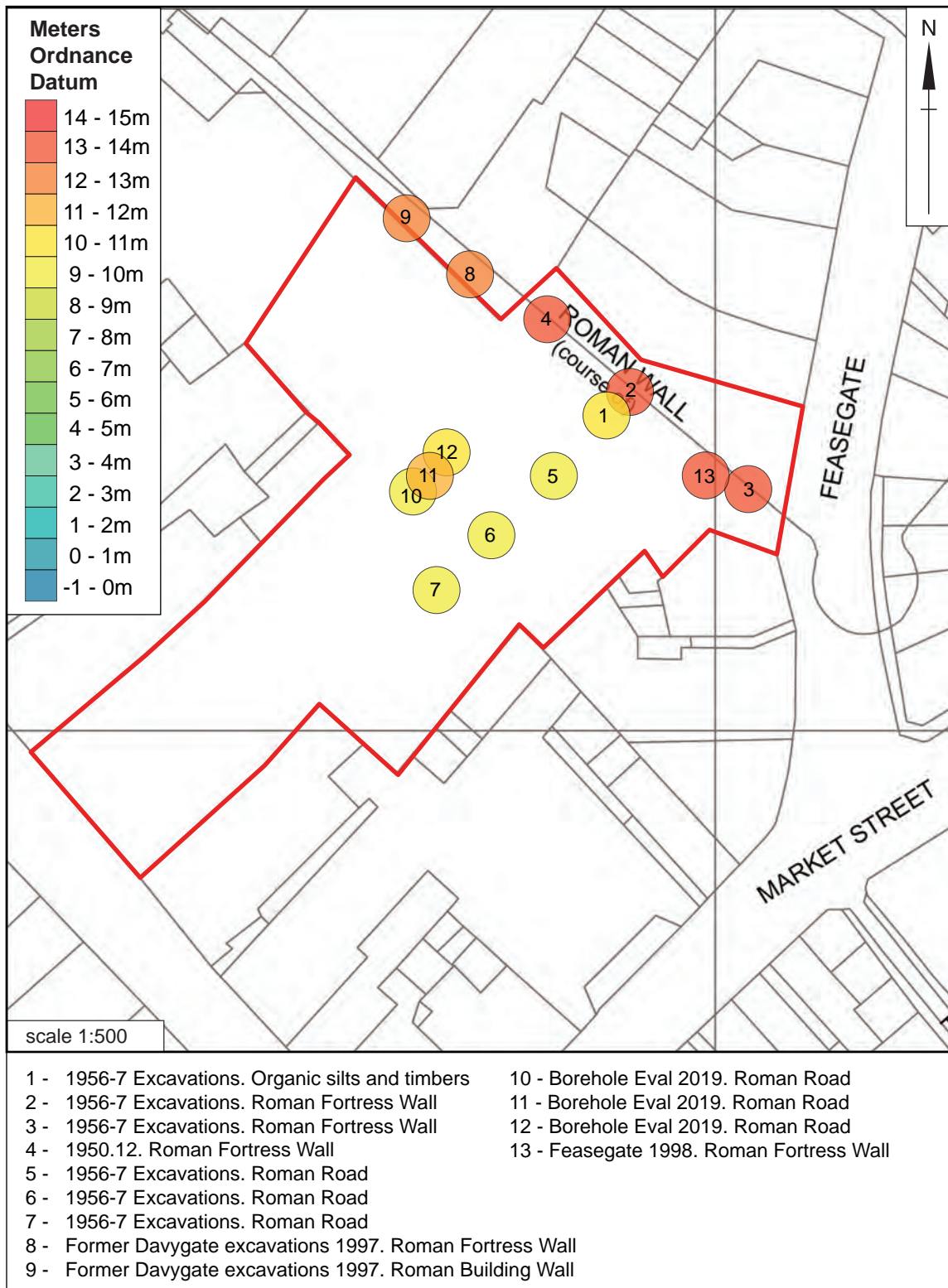


Figure 12 Roman Deposit Model for Site Area

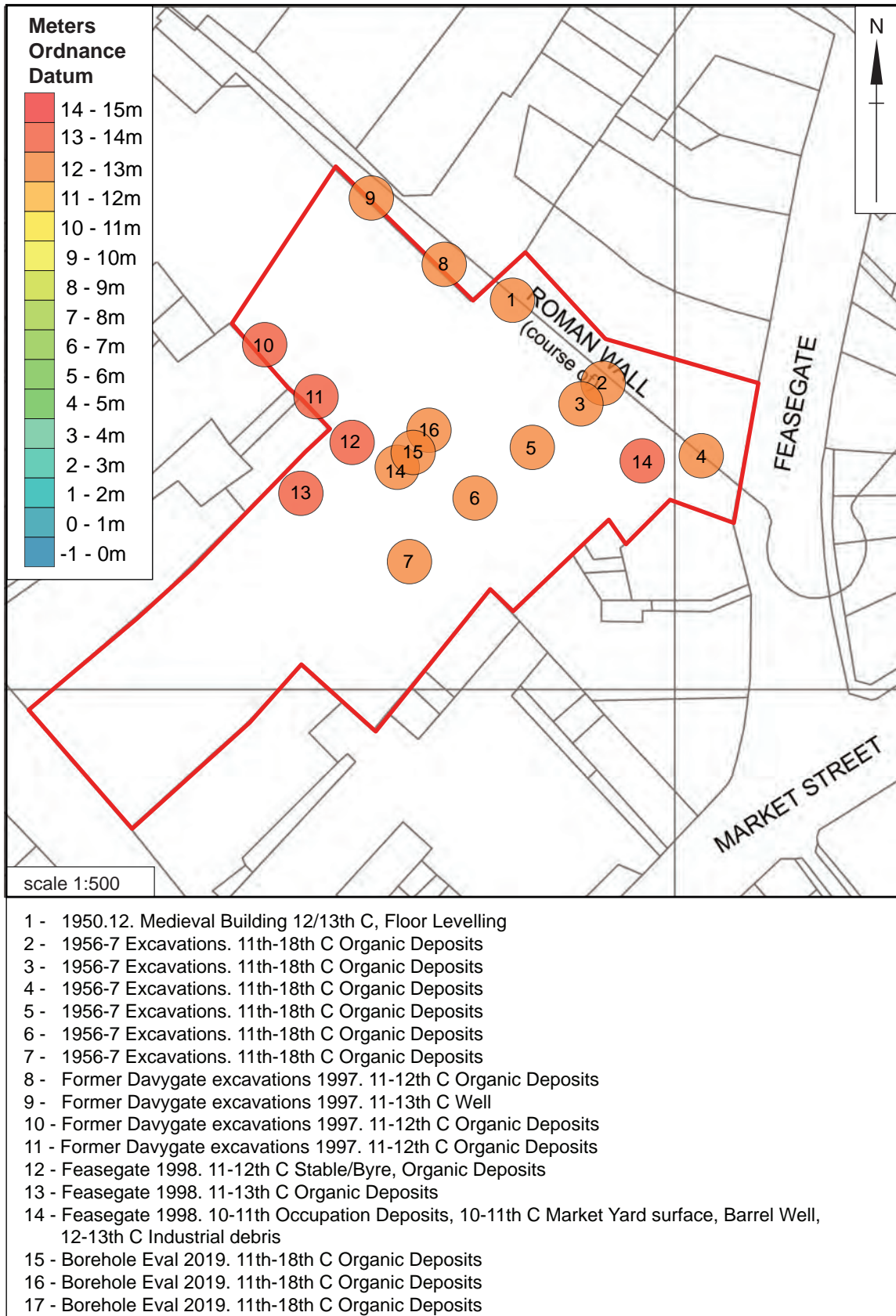


Figure 13 Medieval/ Post Medieval Deposit Model for Site Area.

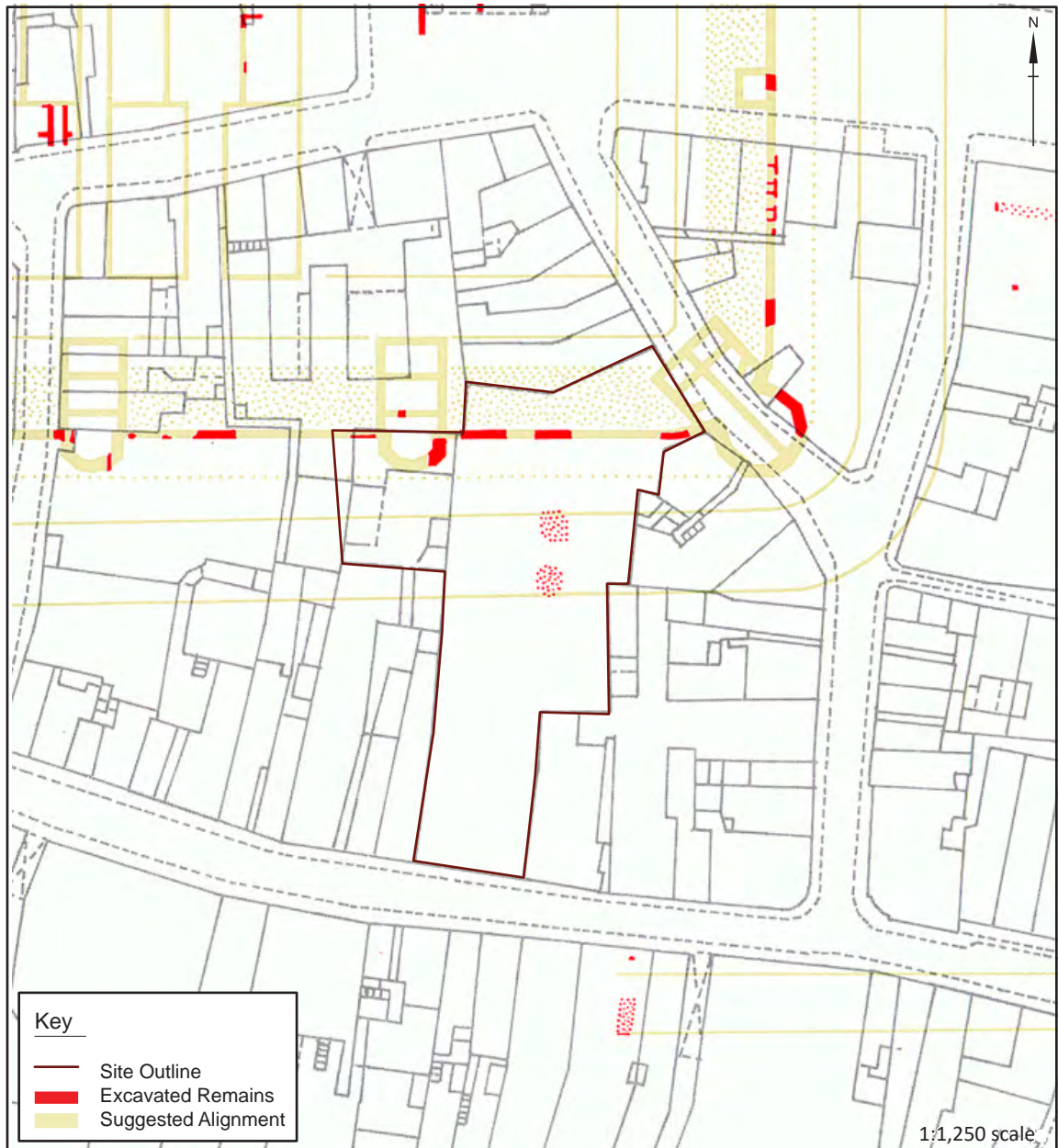


Figure 14 Roman Fortress Plan

PLATES



Plate 1 Borehole 1 (l-r, bottom to top) cores 0m to 4m



Plate 2 Borehole 1 Organic rich silty clays



Plate 3 Borehole 2 (l-r, bottom to top) cores 0m-4m



Plate 4 Borehole 2 possible Roman cobbled road (top right) and organic clays (bottom)



Plate 5 Borehole 3 (l-r, bottom to top) cores 1m-5m



Plate 6 Borehole 3 organic deposit beneath cobbled road



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