

Brecks Farm, Wigginton, York

Archaeological Watching Brief Report



Site	Brecks Farm, Wigginton road, York, YO32 2RH		
Site Code	BFW19		
County	North Yorkshire		
Location	National Grid Reference	SE 59759 56621 SE597566	
	Easting and Northing	X 459759 Y456621	
	Latitude Longitude	54.002166 -1.0897936	
Planning Reference	17/02881/FUL 17/02882/FUL 18/01839/FUL		
Development	Conversion of agricultural buildings to form two holiday dwellings 17/02881/FUL. Single storey side and rear extensions to form a separate dwelling (Class C3) 17/02882/FUL. Erection of two holiday cottages following demolition of existing farm buildings and construction of new access track 18/01839/FUL. Installation of Ground Source Heat Pump System and erection of associated plant room 19/01644/FUL.		
Text and Images	D. Signorelli L. Signorelli		
Date of Issue	August 2020		
Site Dates	August & October 2019; May 2020		
Client	Mr. Guy Pullyen		
Summary			
A holiday development is under construction at the site of Brecks Farm, Wigginton road, York. Three agricultural buildings were converted to create two holiday homes and the farmyard was stripped to enable the construction of two holiday cottages. Further stripping and excavation was undertaken to lay an access road and a ground source heat pump. Three agricultural buildings were lightly assessed and recorded (Level 1 Buildings Recording) and have been dated to the 19th century. They have been identified as a combination barn, cow house and loosebox. During groundworks, the disturbed deposit of a 19th century pond was encountered. No other archaeological deposits or residual finds were present.			

Contents

CONTENTS	2
INTRODUCTION	3
PLANNING	3
DEVELOPMENT	5
AIMS AND OBJECTIVES	5
GEOLOGY AND TOPOGRAPHY	6
ARCHAEOLOGICAL SUMMARY	7
METHODOLOGY	9
RESULTS	10
ARCHIVE	24
CONCLUSION	24
BIBLIOGRAPHY	26
APPENDIX 1 METHODOLOGY SPECIFICS	28
APPENDIX 2 CONTEXT DATA	31

Introduction

A new rural holiday development is being constructed at the site of Brecks Farm, Wigginton road, York (Figs. 1 & 2). A staged archaeological watching brief of groundworks was carried out during August and October 2019, completing in May 2020. The following works were monitored under the archaeological watching brief:

- The conversion of three agricultural buildings (Combination Barn, Loosebox, and Cow House).
- Ground reduction associated with the construction of two holiday cottages on the footprint of two temporary 20th century farm buildings (Storage Buildings 1 and 2).
- Stripping for the access road.
- Installation of a ground source heat pump.

Related Texts

Brecks Farm: An Archaeological Written Scheme of Investigation (LS Archaeology 2019).

Planning

There are three approved planning applications associated with the development at Brecks Farm. Of these three, two required mitigation works to fulfill the attached conditions. Works required for the new annex (17/02882/FUL) did not require monitoring. A watching brief and light buildings recording were required for applications (17/02881/FUL) and (18/01839/FUL).

17/02882/FUL

Single storey side and rear extensions to form a separate dwelling (Class C3).

Consultations- 3.1 the application for the new annex at Brecks Farm does not require any archaeological input.

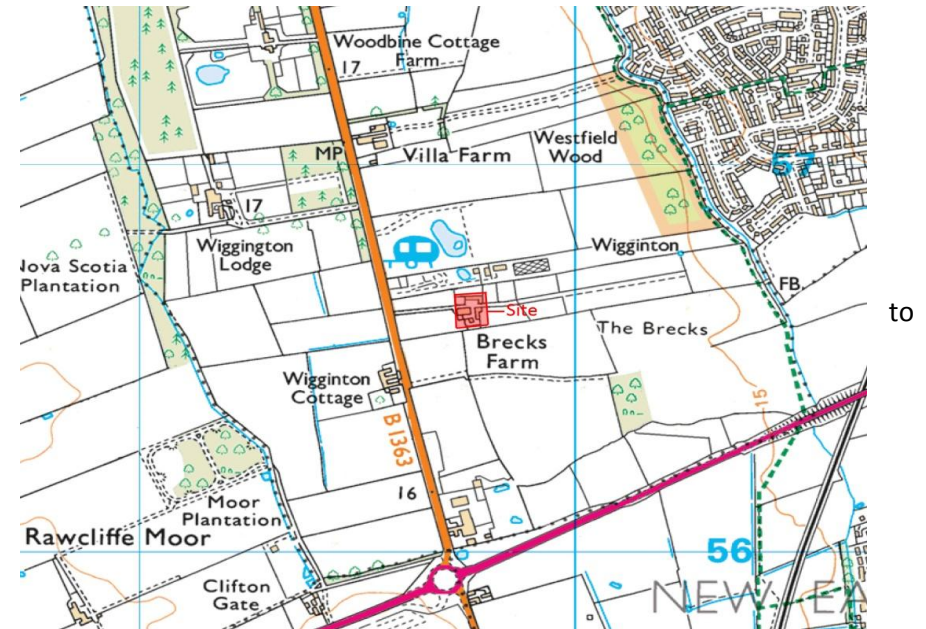


Figure 1: Location of the Site in Red.

Conversion of agricultural buildings to form two holiday dwellings.

Condition 15- No alteration to the historic farm buildings shall commence on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a specification approved by the Local Planning Authority. This programme and the archaeological unit shall be approved in writing by the Local Planning Authority before development commences. NOTE: The buildings should be lightly recorded by the attending watching brief archaeologist and a brief description/history included in the final watching brief report.

Reason: The site lies within a rural area that has produced large scale evidence for prehistoric and Romano-British activity.

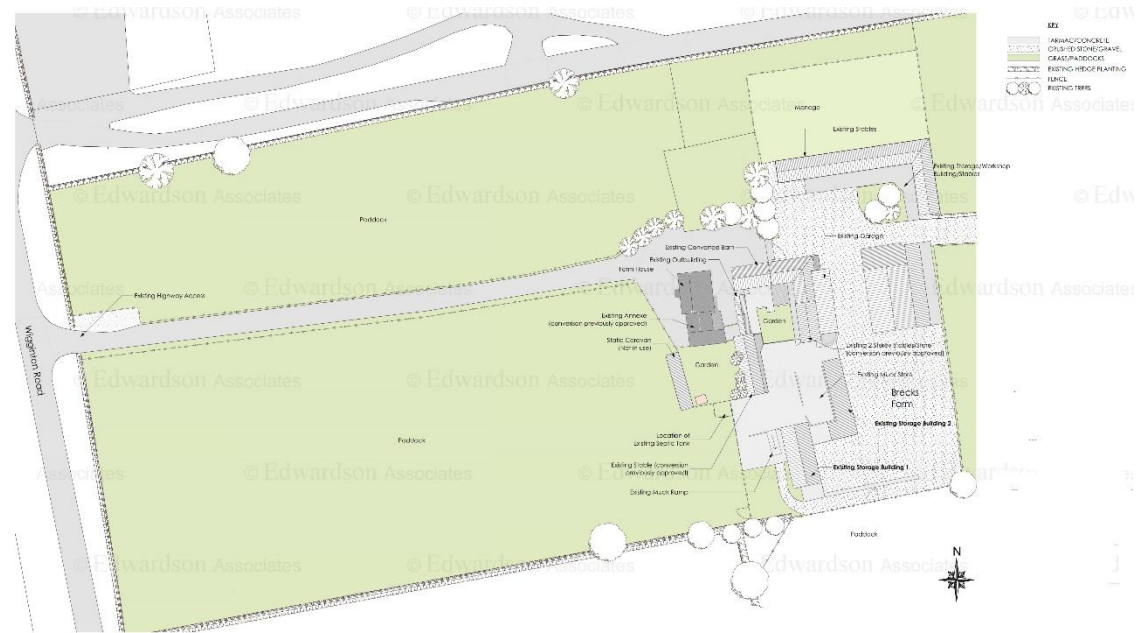


Figure 2: Site Plan of the Development Courtesy of Edwardson Associates.

18/01839/FUL

Erection of two holiday cottages following demolition of existing farm buildings and construction of new access track.

Condition 5- No groundwork shall commence on site until the applicant has secured the implementation of a programme of archaeological work (a watching brief on groundworks related to the access track, drainage and foundations for the two buildings by an approved archaeological unit) in accordance with a specification approved by the Local Planning Authority. This programme and the archaeological unit shall be approved in writing by the Local Planning Authority before development commences.

Reason: The site lies within an area of archaeological interest and the development may affect important archaeological deposits which must be recorded during the construction programme.

NOTE: Brecks Farm is situated in the rural area surrounding York. These rural areas have produced large-scale evidence for prehistoric and Romano-British activity. A large Iron Age/Romano-British settlement is known to exist approximately 1km to the west and north-west of the farm. Further to the south there are the remains of two Romano-British temporary camps. Due to the close proximity of the Iron Age/ Romano-British settlement and the potential for relatively undisturbed areas of land to exist on the site, the farm is considered to be of archaeological interest. The farm itself is shown on the First Edition Ordnance Survey plan (mid-19th century). It is likely to date to the post-medieval period although earlier origins should not be ruled out.

Development

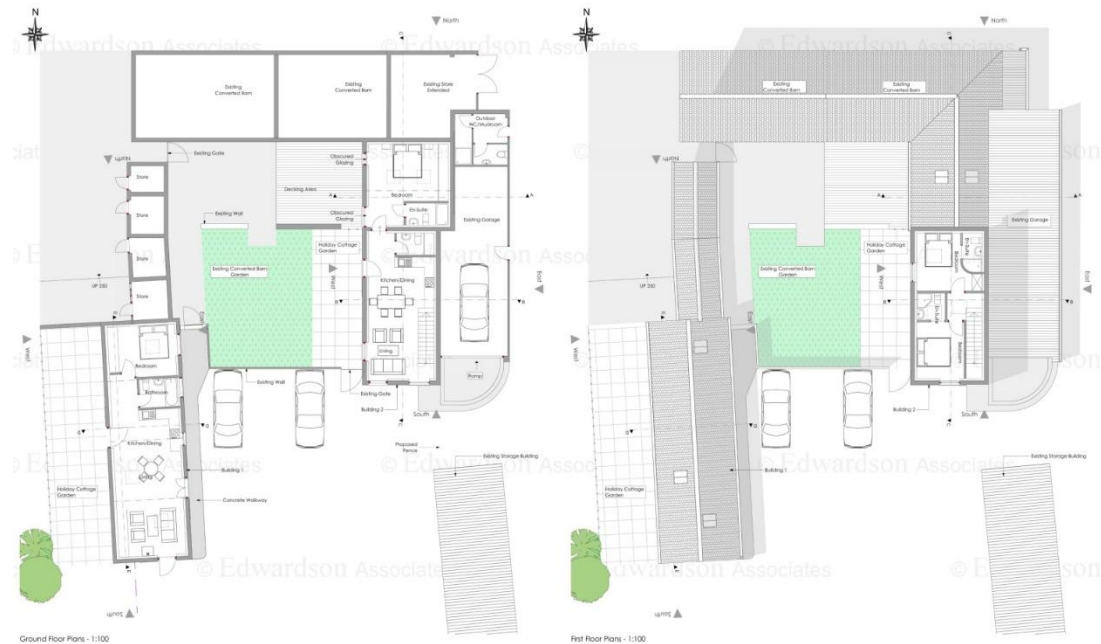


Figure 3: Plan of the Development, Courtesy of Edwardson Associates.

The site is located 1670m to the south of the centre of Wigginton village and about 120m east of the Wigginton Road B1363. The farm is mostly surrounded by pasture fields and to the north it bounds with Willow Farm caravan park. The farm currently operates as an equestrian centre, offering a full livery service.

The development will create on-site accommodation for visitors to the area, including those wishing to bring their horse.

Three agricultural buildings (Combination Barn, Cow House, and Loosebox) are to be converted into two holiday homes, whereas other temporary farm buildings (Storage Buildings 1 and 2) are to be demolished for the construction of two new holiday cottages. An access road and ground source heat pump system will be installed (Fig. 3).

Aims and Objectives

The broad aims of the evaluation are:

- To ensure the watching brief, post excavation and archive are all carried out and fulfilled in accordance with guidance as stated in ClfA, (2014); Standard and Guidance for an Archaeological Watching Brief.

Site-Specific Research Questions:

- To investigate if the extensive areas of Iron Age and Romano-British settlements that have been observed to the west and south of the B1363 and A1237 are present on this eastern side of the B1363.
- Are medieval deposits/finds present below the surface of the farmyard? Brecks Farm is likely to have its origins in the medieval period due to the proximal presence of ridge and furrows. Are we able to ascertain any early dates to its foundations?
- Do the barns contain any unique features? How are these vernacular buildings the same or different to ones within the locality?

Geology and Topography

The topography of the site is low-lying, with Brecks Farm (54.00226, -1.08991) being located at an elevation of approximately 18 metres AOD. The sections of the farm to be developed have an approximate combined area of 1, 248² with a perimeter of 224m². The site is comprised of an existing selection of agricultural barns and outbuildings standing within a concrete floored yard.

Description	Geology	Characteristic of Natural	Archaeological relevance
1:50 000 scale superficial deposits	Sutton Sand Formation-Sand. Local environment previously dominated by windblown (Aeolian) deposits.	Sandy -medium to fine grained. Lenses, beds and dunes can be formed.	Sand and gravel were a preferred geology for structural building. Sandy soils mostly acidic - detrimental for bone preservation.
1:50 000 scale bedrock geology description	Sherwood Sandstone Group – Sandstone. Sedimentary and fluvial in origin (river setting floodplain).	Natural at a deeper level may contain lenses of deposits due to water channels/floodplain activity.	Indicates floodplain wetland and water logging which would be detrimental for creating early settlements. However, this would be dependent upon the depth of the bedrock.

Table 1: Local Geology and Properties.

Archaeological Summary

Resources consulted: The City of York's online Historic Environment Record (HER) was approached to enable a desk top survey of data derived from other archaeological projects (Table 2) within the vicinity of the site. Claire Macrae (City of York Council Archaeologist) was consulted regarding:

- The mitigation strategy to employ during the laying of a Ground Source Heat Pump.

Intervention Details	Results	Relevance
Water Main Renewal, Wigginton Road, York. Desk Based Assessment (NAA 2016)	This desk-based assessment evaluated the possible impact of water pipe renewal works upon any potential archaeological assets located within the verge of land that runs adjacent to the B1363 and the A1237. Due to the historic disruption of the verge, it was suggested that no archaeology would be present.	Archaeology may be present due to the relative preservation of the site.
Cliftongate Development, York. Desk Based Assessment (YAT 2013)	A desk-based evaluation of a large parcel of land to determine the absence or presence of archaeological assets ahead of development. Evidence suggests the presence of Iron Age and Romano-British features such as ring ditches, round houses, enclosures, ditches and field systems. Presence of RAF World War II remains.	These archaeological features are approximately 1km to the south-west of the development site. The presence of a large settlement suggests that the area was actively farmed and developed during the Iron Age and Romano-British period.
Land off Wigginton Road, Clifton. Archaeological Evaluation (YAT 2000)	Excavation took place on land adjacent to the A1237 and the B1363. Roman military ditches suggestive of a Roman military camp were observed below the topsoil.	Roman military features in the vicinity found at approx. depth of 0.35m below ground level. No evidence of prehistoric features. No evidence of medieval presence; area was mostly moorland at that time.
Archaeological Watching Brief at the A1237/B1363 Junction, Wigginton Road, Clifton Moor, York. Watching Brief (AOC 2000)	Several Iron Age pits and linear features were uncovered and recorded. The density of these features, the pottery retrieved from them, and particularly the curvilinear formation of some of the excavated gullies suggest that this site may form part of an Iron Age settlement.	Archaeological evidence suggesting extensive Iron Age Settlements. No Roman features may suggest itinerant nature of settlements (pre 4 th century). Archaeological features were found below topsoil and were cut into yellowish orange sand.

Table 2: Archaeological Interventions Results and Relevance.

Toponymical and Cartographic Evidence



Wigginton: both 'wicga' and 'tun' have their origins in the 7th century (Anglo Saxon/ Anglo Scandinavian) with the term 'wicga' meaning beetle (most likely to have been a surname) and 'tun' meaning settlement.

From the 11th century it was known as Wichestun, then as Wygynton in the 13th century (Domesday).

Brecks Farm: 'breck' could be derived from Anglian 'brec' meaning a breach/ land newly broken up for cultivation. An alternative would be 'brecca' from Old Norse meaning slope. Brecks Farm sits at the highest point of a very gentle slope.

It is situated within the boundaries of the medieval royal Forest of Galtres.



Brecks Farm is located within an area of enclosed fields that slope gently to the east, draining into Westfield Beck. Land known as 'The Brecks' in 1854 (Fig. 4), included Brecks Farm and Brecks Nook. The map depicts the farmstead Brecks Farm as consisting of two buildings, one square suggestive of the farmhouse and another L-shaped, suggesting multiple adjoined buildings constructed in a loose courtyard.

Deciduous trees, a sizeable pond and trackways are indicated. The trackways extend from the farm to the east to join the York-Helmsley road and to the north leading to Wigginton. To the south of the farm is a brook/beck which flows south-east where it merges with the River Foss.

The Brecks was located within Wigginton Moor (New Enclosure) and by 1854 the farmland was enclosed, most likely as part of regular planned enclosure (17th-19th century). There are ridge and furrows still visible at Brecks Farm located to the east and south-east. Fields are bound by hedgerows and farm tracks are indicated.

The later ordnance survey map from 1907 show a full courtyard farmstead with some changes to the buildings such as the addition of the Cow House (Fig. 4).

Figure 4: Brecks Farm as depicted in the Ordnance Survey Maps 1854 (top) and 1907 (bottom).

Methodology

The watching brief covered the following (Fig.5):

1. Level 1 Buildings Recording.
2. Groundwork monitoring in the vicinity of the farm buildings.
3. Excavation of trenches for the Ground Source Heat Pump

In 2019, the three farmstead buildings underwent a light recording as requested in the archaeological condition. The level of assessment was equal to that of a Level 1 Buildings Recording, as outlined in *Understanding Historic Buildings: A Guide to Good Recording Practice*, Historic England, 2016. The building recording included the monitoring of the internal ground reduction and this enabled further observations to be noted about earlier flooring types.

The removal of the concrete surface and made-up ground was monitored within the yard and in the internal floor space of the two dismantled Storage Buildings. This was followed by the stripping required for the new access road located to the immediate front of the farm complex.

In 2020, the excavation of eight trenches for the ground source heat pump were monitored.

All stripping was undertaken by a mechanical excavator fitted with a toothless bucket. Ground was reduced in spits of no more than 5cm to enable any changes in the surface to be noted. This was applied across all areas including inside the buildings, yard area and the eight trenches. Specifics of the methodology are outlined in Appendix 1.

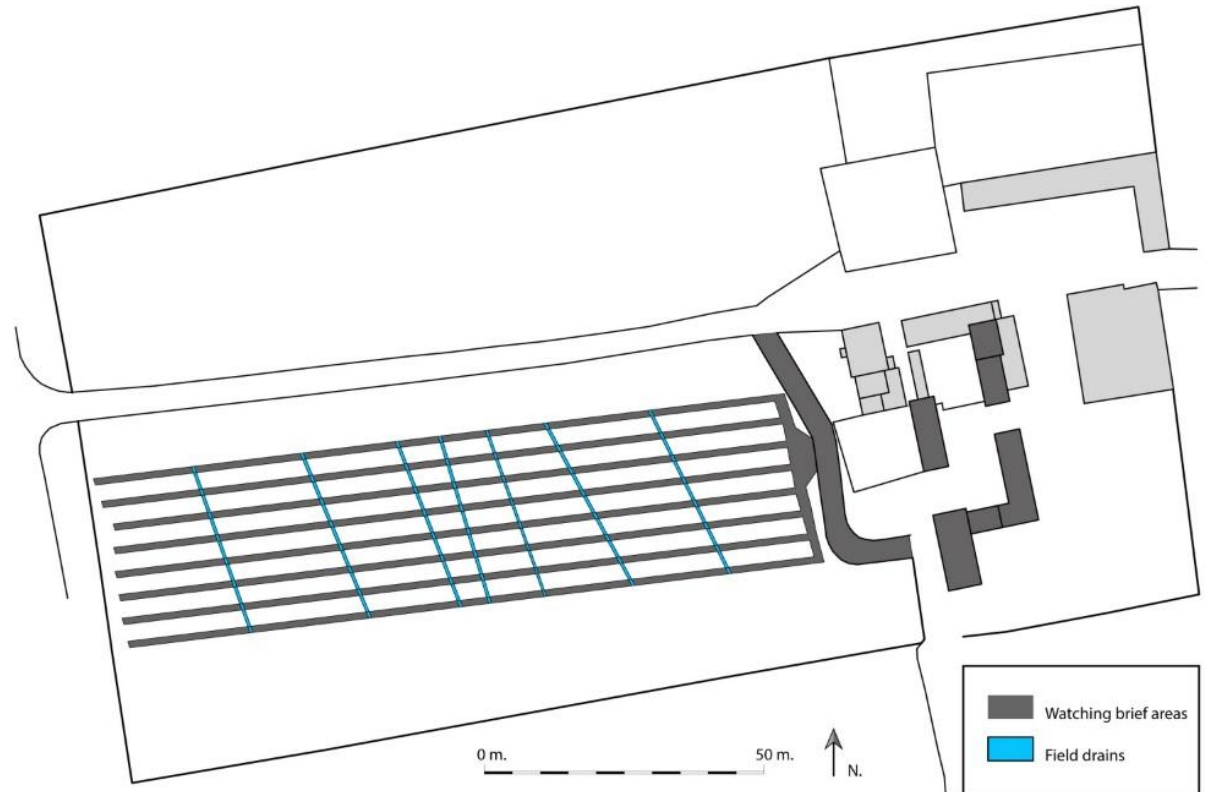


Figure 5: Plan of the site and the watching brief areas as indicated in grey.

Results

Context Index

Area	Context No.	Feature No.	Description	Character	Identified As
Combination Barn	1	1	Concrete floor	Layer	C20th Concrete Internal Floor in Combination Barn
Combination Barn	2	2	Made-up ground	Layer	C20th Century Made-Up Ground for (1) in Combination Barn
Combination Barn	3	3	Brick wall	Structure	C19th Internal Partition Wall of Combination Barn
Combination Barn	4	4	Concrete floor	Layer	C20th Concrete Drainage Channel in Combination Barn
Combination Barn	5	5	Brick floor	Structure	C19th Original Brick Flooring of Stable within Combination Barn
Combination Barn	6	6	Surface	Deposit	C19th surface associated with the construction of the Combination Barn
Loosebox	7	7	Concrete floor	Layer	C20th Concrete Internal Floor in Loosebox
Loosebox	8	8	Made-up ground	Layer	C20th Century Made-Up Ground in for (7)
Cow House	9	9	Concrete floor	Structure	C20th Concrete Internal Floor in Cow House
Cow House	10	10	Made-up ground	Layer	C20th Century Made-Up Ground for (9)
Loosebox	11	11	Surface	Layer	C19th surface associated with the construction of Loosebox
Cow House	12	12	Surface	Layer	C19th surface associated with the construction of Cow House
Cow House	13	13	Brick wall	Structure	C19th drainage channel in Cow House
Cow House	14	14	Brick wall	Structure	C19th drainage channel in Cow House
Cow House	15	15	Manhole	Structure	Partially complete brick manhole in Cow House
Cow House	16	16	Brick wall	Structure	C19th Brick Linear floor/trough in Cow House
Cow House	17	17	Brick floor	Structure	C19th Brick Linear floor/trough in Cow House
Cow House	18	18	Manhole	Fill	Fill of Manhole [15] in Cow House
Cow House	19	19	Brick wall	Structure	C19th Brick Linear floor/trough in Cow House
Cow House	20	20	Surface	Deposit	C19th surface associated with the construction of Cow House
Access road	21	21	Topsoil	Deposit	Pasture Field topsoil
Access road	22	22	Subsoil	Deposit	Subsoil under (21)
Storage Buildings 1 & 2	23	23	Concrete floor	Layer	C20th Concrete Floor in the Yard and Storage Buildings 1 and 2

Area	Context No.	Feature No.	Description	Character	Identified As
Storage Building 2	24	24	Made-up ground	Layer	C20th Century Made-Up Ground Sealed by (23) same as (26)
Storage Building 2	25	25	Subsoil	Layer	C20th Century Subsoil Sealed by (24)
Storage Building 1	26	26	Made-up ground	Layer	C20th Century Made-Up Ground Sealed by (23) same as (24)
Storage Building 1	27	27	Fill of Pond	Layer	C19th - 20th Century Fill of former pond Sealed by (26)
Storage Buildings 1 &2	28	28	Natural	Deposit	Natural dark grey clay deposit within the Yard area
Storage Building 1	29	29	Pond	Cut	C19th - 20th Century Cut for the former pond Sealed by (27)
Field	30	30	Topsoil	Deposit	Pasture Field topsoil
Field	32	33	Field drain fill	Fill	Fill of Field Drain Cut [33]
Field	31	0	Natural	Deposit	Orange Grey Clay Deposit
Field	33	33	Field drain	Cut	C20th Cut for Field Drain [33]
Field	35	35	Field drain	Cut	C20th Cut for Field Drain [35]
Field	34	35	Field drain fill	Fill	Fill of Field Drain Cut [35]
Field	36	37	Field drain fill	Fill	Fill of Field Drain Cut [37]
Field	37	37	Field drain	Cut	C20th Cut for Field Drain [37]
Field	38	39	Field drain fill	Fill	Fill of Field Drain Cut [39]
Field	39	39	Field drain	Cut	C20th Cut for Field Drain [39]
Field	40	41	Field drain fill	Fill	Fill of Field Drain Cut [41]
Field	41	41	Field drain	Cut	C20th Cut for Field Drain [41]
Field	42	43	Field drain	Fill	Fill of Field Drain Cut [43]
Field	43	43	Field drain	Cut	C20th Cut for Field Drain [43]
Field	44	45	Field drain	Fill	Fill of Field Drain Cut [45]
Field	45	45	Field drain	Cut	C20th Cut for Field Drain [45]

The results are organised as following (Fig.6):

- Level 1 Buildings Recording:
Combination Barn, Loosebox and Cow Shed.
- Watching brief A:
the Farmyard
- Watching brief B:
trenching for the Ground Source Heat Pump

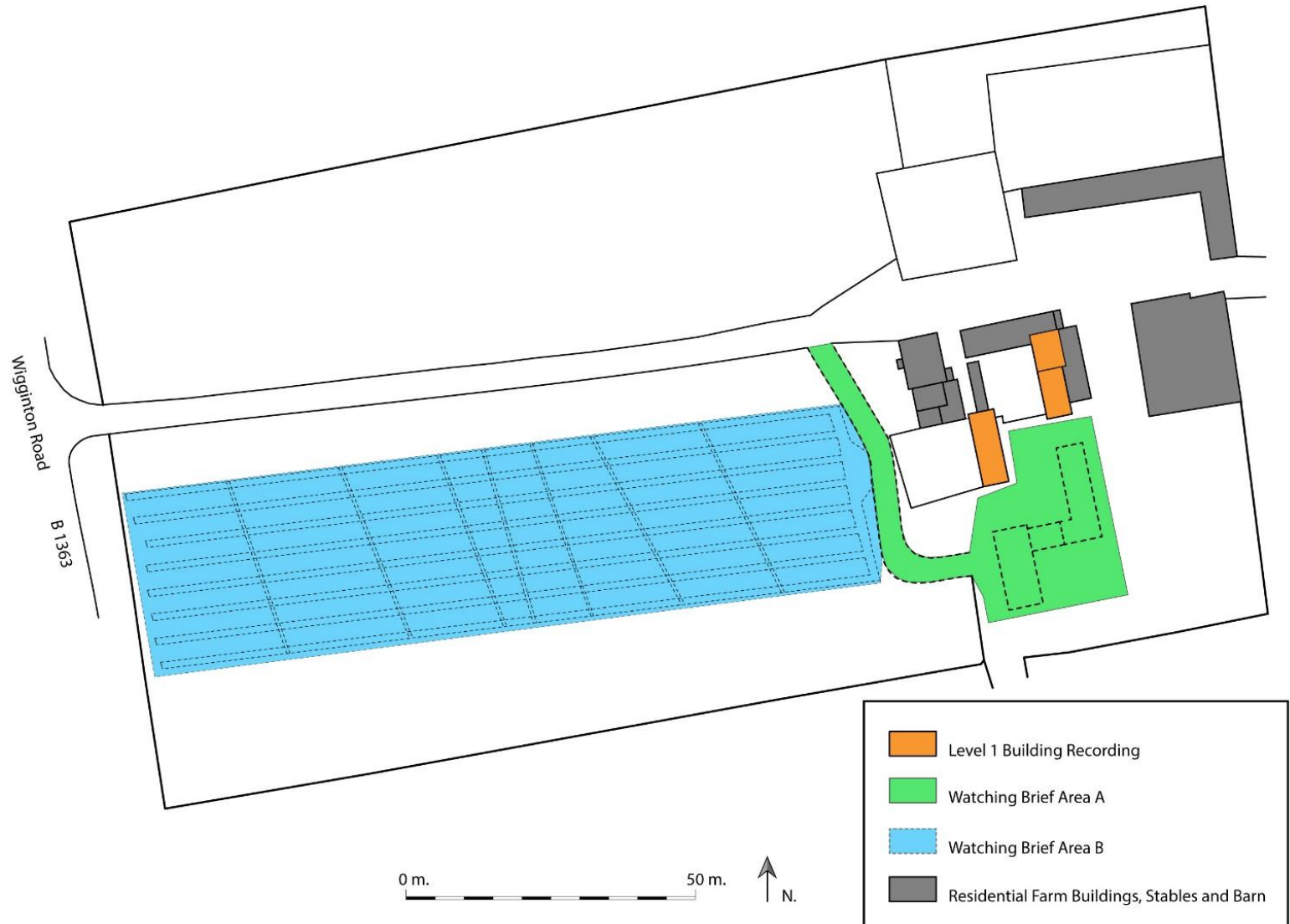


Figure 6: Site plan indicating the location of the three phases of the monitoring.

Level 1 Building Recording

Combination Barn, Loosebox and Cow House



Figure 8: Plan Indicating the Locations of the Recorded Buildings (In Orange).

Three buildings were lightly recorded during the archaeological watching brief (Figs.7 & 8). These comprise of a Combination Barn, Loosebox, and Cow House. These buildings have been utilised for different purposes and since 1988, have been known by the current owners as stables, parlours, a piggery, a calving barn and mill- illuminating the changeable functional narrative of these farm structures.

The original function of these three 19th century farmstead buildings has been identified using the key features of their design. This was compared to data in *National Farm Building Types* (Historic England 2013) and cross referenced with *Historic Farmsteads: Preliminary Character Statement- Yorkshire and the Humber Region* (Historic England, 2006).



Figure 7: The Farmstead Setting during the Watching Brief.

Combination Barn



Figure 9: South Facing Elevation of the Combination Barn.

Combination barn: A barn that also housed cattle or horses, and sometimes other functions such as cart sheds and granaries. Combination barns can be two storey or single-storey buildings. They include bank barns. (Historic England, 2006).

Oblong in plan and measuring 8.4m in length by 4.4m in width, the two-storey double brick walled Combination Barn is built of red bricks bonded by grey mortar (Figs. 9 & 10). The bricks are laid in an inconsistent running bond with occasional areas of header rows. The roof is pitched under grey slate tiles of King Post construction with trenched purlins and vertical rafters.

A brick internal wall (Context (3)) separates the downstairs room into two, known as a stable to the southern aspect and a store to the north. There is no internal access between these rooms. Access to the stable is from the south facing elevation doorway, constructed of a wood frame with wood lintel and a planked traditional stable door with cast iron fixtures. The flooring within the stable is brick. The brick floor, Context (5) is partially abutted by the later concrete drain Context (4) (Figs. 11 & 12). A second storey is constructed with wood plank flooring and a wooden staircase served access from the store to the upper floor.

Fixed on the upper floor's north facing elevation internal wall by sturdy wood and metal brackets, was a cast iron drive shaft with flywheels and attached pulleys (Figs. 13 & 14). The upper floor room was open and ventilation was in the form of a square opening situated on the upper south facing elevation. The shutter is constructed of wood planks with cast iron hinges, set in a wooden frame with wood lintel. At the lower level on the south facing elevation, the window has wooden vertical slots set within a wood frame with a wooden lintel. A concrete feeding trough had been added to the stable area in 1991 (Fig.15).



Figure 11: Combination Barn and 20th Century Garage Addition.



Figure 11: Original Brick Flooring Context (5), sealed under C20th century concrete surface, Context (1) and made-up ground Context (2).



Figure 12: C20th century concrete drain Context (4) abutting original flooring Context (5).



Figure 10: Cast Iron Drive Shaft with Flywheels and Attached Pulleys.

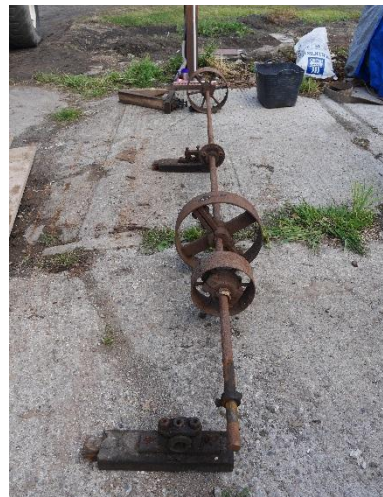


Figure 14: Cast Iron Drive Shaft.



Figure 15: 1991 (inscribed on the side) Concrete Trough.

Loose Box

Loosebox: An individual cubicle for housing fatstock found in the form of lean-to's attached to barns or other buildings, or as continuous ranges with an optional central or rear feeding passage (Historic England 2006).

Oblong in plan measuring 6.4m in length and 5m in width, the single storey double brick walled Loosebox is built of red bricks bonded by grey mortar. Bricks are mostly laid in running bond, although this is not consistent. The floor was poured concrete, Context (7), upon a made-up ground, Context (8), which was not original and dated to the 20th century. On removal of the made-up ground, no flooring was observed, although evidence of the original wooden stalls was present embedded into the 19th century floor surface, Context (11). The west facing external elevation indicates that the Loosebox was annexed to the Combination Barn. One entrance is located on the west facing elevation, the other to the east facing elevation. The east facing elevation entrance has been sealed with grey breeze blocks. No doors were observed in situ.



Figure 12: Details of the King Post Roof Construction Typical of All Three Buildings.

The roof is pitched under traditional clay pantiles of King Post construction with trenched purlins and vertical rafters (Fig.16). The tiles have been recently replaced or re-laid as roof insulation sheeting was observed between the pantiles and rafters.



Figure 13: Loosebox West Facing Elevation Entrance. The door frame on the west facing elevation is constructed of timber with a single row brick lintel (Fig.17).



Figure 14: Natural Sandy Flooring inside the Loosebox with Wood Staining from the Original Stalls.

Wood stains indicating the location of wooden stalls (Fig.18). A feature of Looseboxes, natural flooring would build up with manure over time. The importance of keeping livestock warm determined this function/design.

Cow House

Cow house: An enclosed building for cattle in which the animals are normally tethered in stalls (Historic England, 2006).

Oblong in plan and measuring 12m in length by 4.5m in width, the single storey double brick walled Cow House is built of red brick bonded by grey mortar (Fig.19). The brick is mostly laid in running bond, although this is not consistent.

The building has four entrances: three traditional wood plank stable doors (Fig.20) and a window are located on the east facing elevation and one door of similar construction on the south facing elevation. The roof is pitched under traditional clay pantiles of King Post construction, with trenched purlins and vertical rafters. The internal floor was 20th century poured concrete and made-up ground (Fig.21), Contexts (9) and (10) which sealed the remains of a brick drainage channel, Contexts (13) and (14) and a trough/flooring, Contexts (16), (17) and (19). These are both located along the eastern elevation and western elevation respectively (Figs. 13, 14 &15). A fragmented single brick manhole, Feature [15], Context (18) is located to the south.



Figure 15: South and east facing elevations of the Cow House.

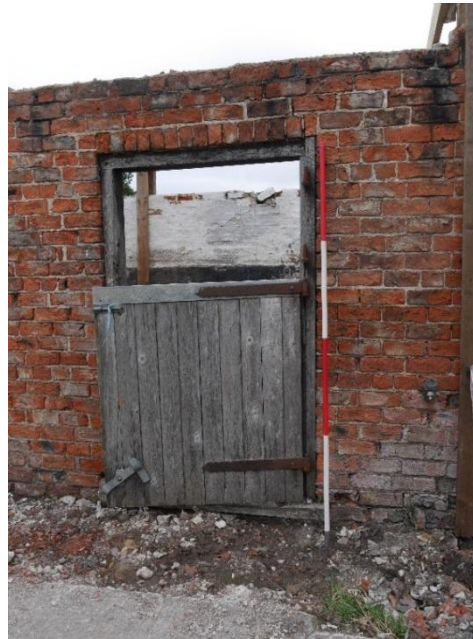


Figure 16: East facing elevation traditional wood plank stable door details.



Figure 17: Internal aspect of the Cow House after the removal of the roof and concrete flooring.



Figure 18: Linear drain Contexts (13) and (14).

A partially complete linear brick structure running parallel to the east facing elevation (Fig.22). Constructed to double brick width, bound with mortar and edged with soldier course. Light brownish grey sandy coarse mortar.



Figure 19: Internal view of Cow House looking north.

Elevated view of the internal floor level of the Cow House showing the linear drain to the right of the photograph and the brick floor/trough to the left (Fig.23).



Figure 20: Brick floor/trough Contexts (16), (17) and (19).

Linear feature constructed of a single layer of bricks laid in running bond (Fig.24). Appears to form a type of flooring or base of a structure. A single soldier row of bricks has been laid on top of the base. Feature incomplete and partial in places.

Watching Brief A

Groundworks in vicinity of the buildings (Fig.26)

The temporary storage buildings 1 and 2 were demolished prior to the commencement of groundworks in the farmyard area. A poured concrete surface, Context (23) with gravel and mortar inclusions and a depth of 0.2m, covered most of the farm yard area, including the internal flooring of both Storage Buildings 1 and 2. Concrete surface (23) sealed Contexts (24) and (26), both being a very dark greyish brown sandy clay material mixed with round stones, fragments of CBM, and grey mortar. Contexts (24) and (26) included sherds of C20th pottery and glass and extended to a depth of approximately 0.5m. The ground reduction in the farmyard ceased at this level, aside from the excavation of the foundation trenches for two new buildings. These two new building foundations were positioned roughly in line with the old foundations belonging to the two storage buildings.



Figure 21: Post stripping in the Farmyard, Contexts (24) and (26).

The new foundations

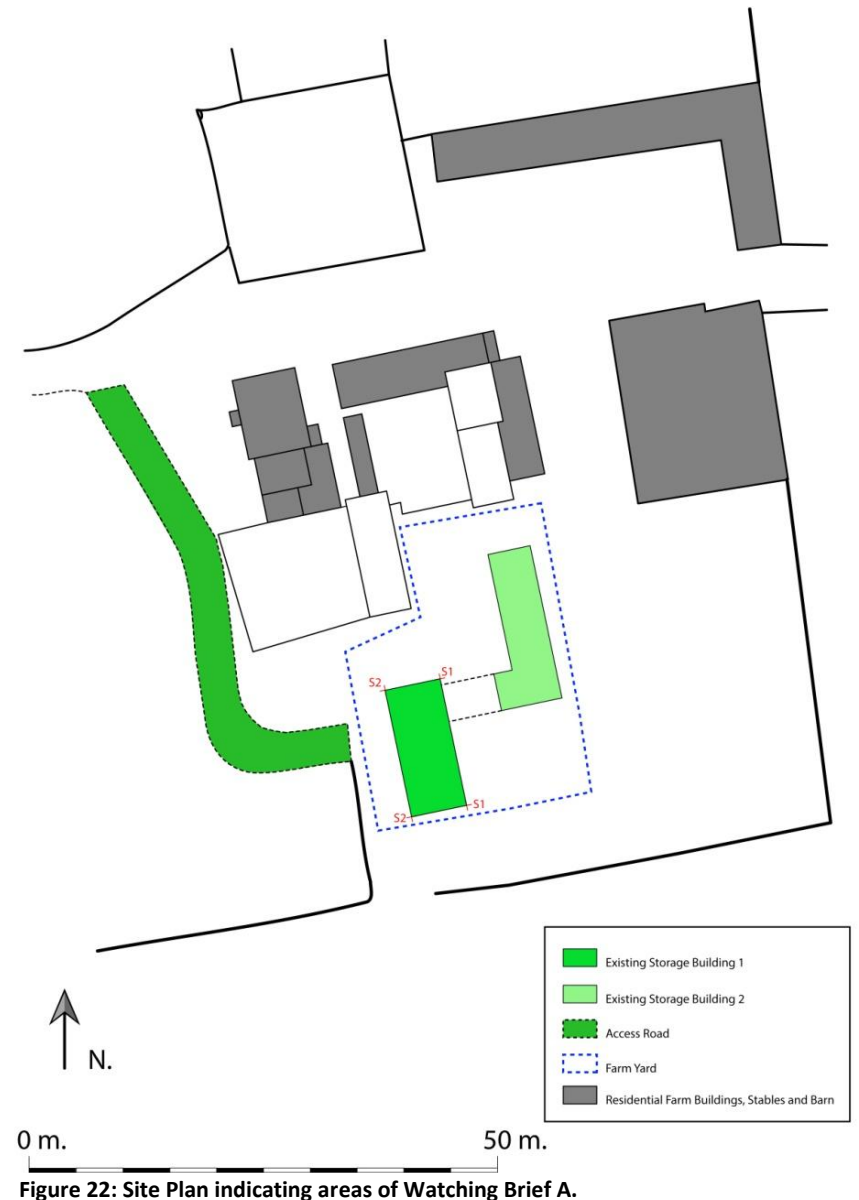


Figure 22: Site Plan indicating areas of Watching Brief A.

excavated within Storage Buildings 1 and 2 (Fig. 28 & 29) revealed Context (27) which had been sealed underneath Context (23) and Contexts (24) and (26) (Fig.25).

Context (27), extending to a depth of 1m, was a dark brown clay loam, mixed with small occasional round stones and tree roots. It also contained CBM and fragments of plastic. Identified as the heavily disturbed fill of a backfilled pond Feature [29].

The cut of Feature [29] was concave and cut into the natural. Its primary fill was Context (28); a dark brown clay and loam (Fig.27). Foundation trenches excavated within the footprint of Storage Building 2 revealed Context (25) sealed below Contexts (23), Contexts (24), and (26). Context (25) extending to a depth of 0.15m (Fig. 31) was a dark brown sandy clay loam, mixed with small occasional round stones and tree roots. It was identified as subsoil.

The access road required the stripping of topsoil to a depth of 0.3m, revealing very dark brown sandy clay loam, Context (21) sealing very dark greyish brown sandy clay, Context (22) and no further deposits (Fig.30).

The cut for the pond, Feature [29] (Figs.32 & 33) was the only archaeological feature observed during Watching Brief A and is likely to date to the 19th century; ponds were visible, within the vicinity of the farmstead on the Ordnance Survey Map of 1854.

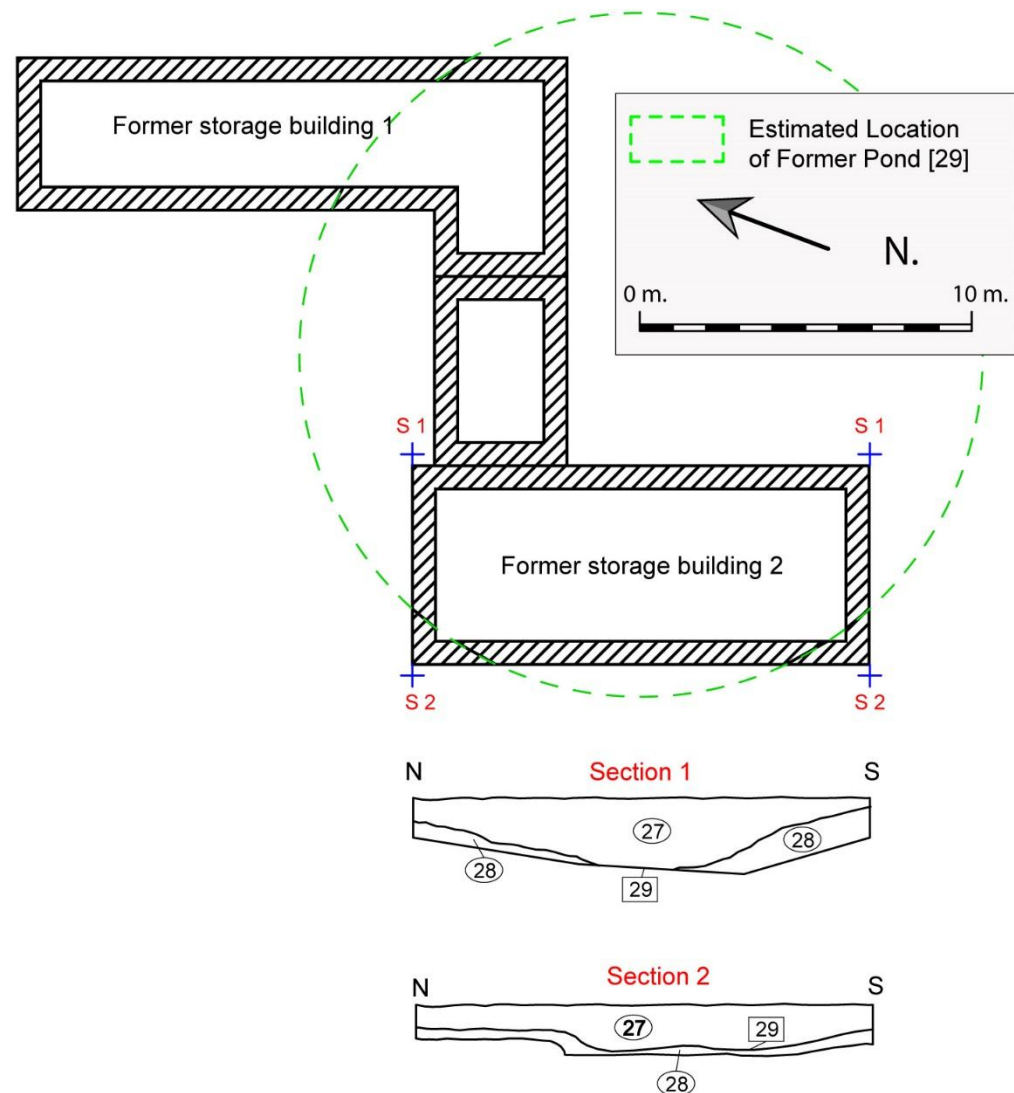


Figure 23: Section details of pond Feature [29]



Figure 24: Storage Building 1 looking north-east.



Figure 25: Storage Building 2 looking west.



Figure 26: Access Road after stripping looking north-west.



Figure 27: South facing section Contexts (25) and (28).



Figure 28: West facing section Contexts (27), (28) Feature [29].



Figure 29: West facing section Contexts (27), (28) Feature [29].

Watching Brief B

The Ground Source Heat Pump system required the excavation of eight 1.2m by 115m trenches spaced at approximately 5m intervals (Fig.34). The trenches were aligned east/west and extended to a depth of 1.2m. No archaeological deposits were encountered during these groundworks (Fig.35). Features observed were the cuts and fills of north/south aligned 20th century field drains (Fig.36), (Features [33], [35], [37], [39], [41], [43] and [45]) (Figs. 37-44).



Figure 31: Sterile stratigraphy within trenches.



Figure 32: Clay field drain sample.

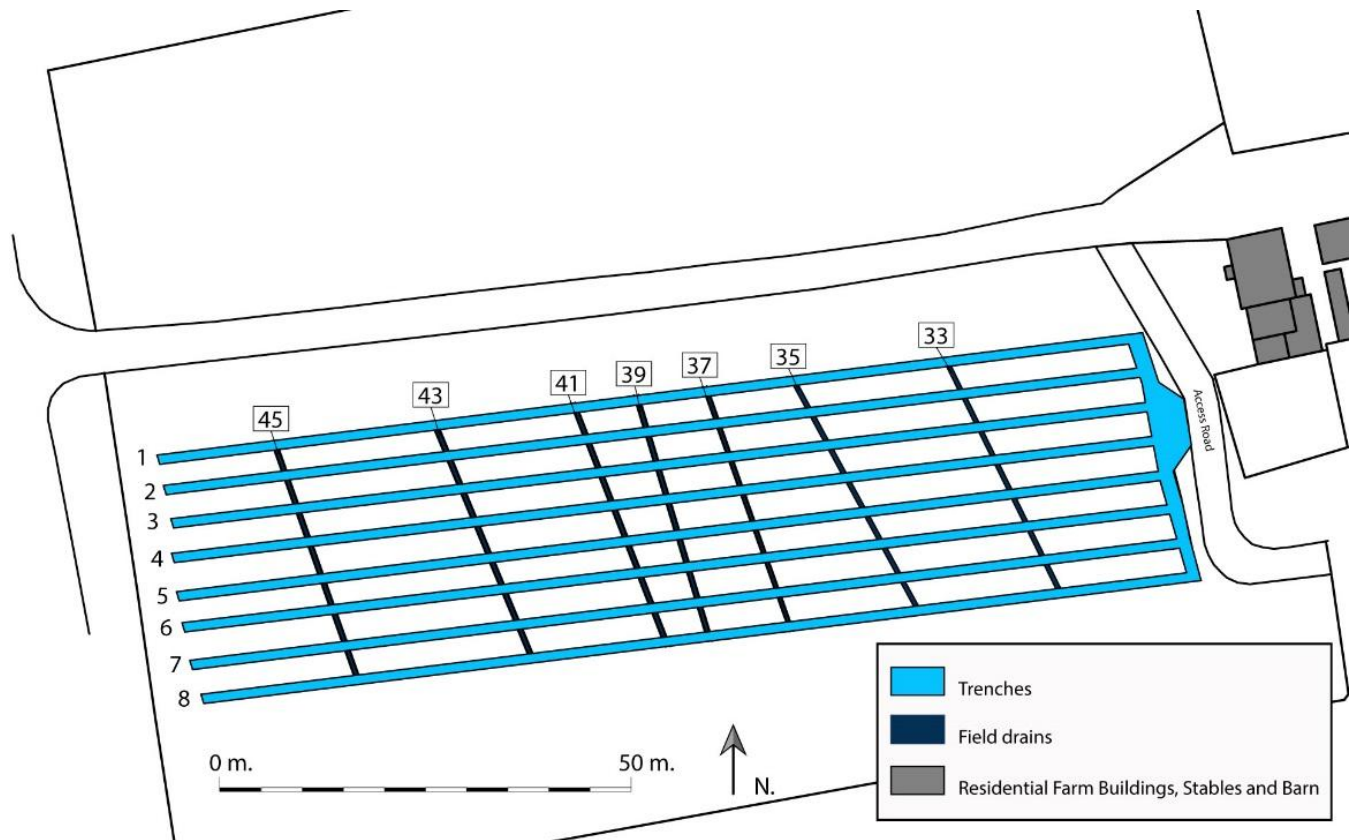


Figure 30: Plan of the Ground Source Heat Pump and Field Drains.



Figure 33: Trench 1 looking east.



Figure 34: Trench 2 looking east.



Figure 35: Trench 3 looking east.



Figure 36: Trench 4 looking west.



Figure 37: Trench 5 looking east.



Figure 38: Trench 6 looking east.



Figure 39: Trench 7 looking west.



Figure 40: Trench 8 looking west.

Archive

The watching brief at Brecks Farm, Wigginton, York produced no physical archive.

A digital copy of this report will be deposited with the City of York Archaeologist and uploaded to OASIS (Online Access to the Index of archaeological Investigations) for subsequent inclusion on the Archaeology Data Service LS Archaeology grey literature records page:

<https://archaeologydataservice.ac.uk/archives/view/greylit/browse.cfm?unit=LS%20Archaeology>

Conclusion

Response to the Site-Specific Research Questions:

- **To investigate if the extensive areas of Iron Age and Romano-British settlements that have been observed to the west and south of the B1363 and A1237 are present on the eastern side of the B1363.**

The watching brief revealed no evidence of features or finds dating from this period. The extensive monitoring for the ground source heat pump also revealed no features or residual pottery that would indicate a Romano-British presence or Iron Age activity. During this period, the area in and around of Brecks Farm may have remained uncleared of woodland.

- **Are medieval deposits/finds present below the surface of the farmyard? Brecks Farm is likely to have its origins in the medieval period due to the proximal presence of medieval ridge and furrows. Are we able to ascertain any early dates to its foundations?**

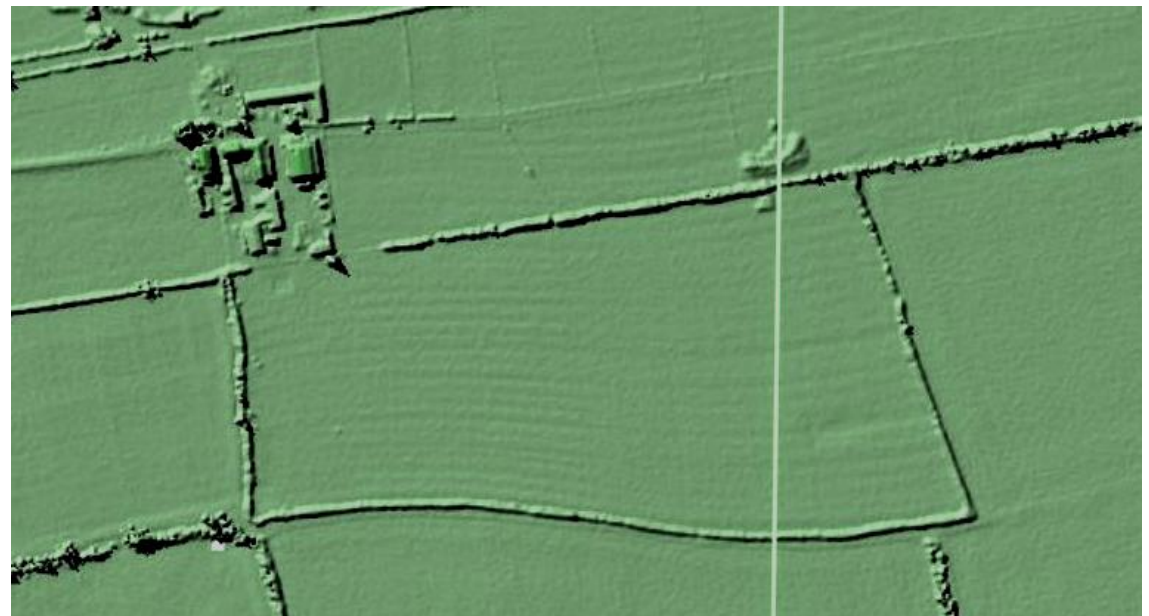


Figure 41: Lidar image of Brecks Farm (top left) inserted into the medieval ridge and furrows (lindarfindar.com).

No evidence was observed of deposits dating from the medieval period. The evidence encountered would suggest that Brecks Farm is likely to have been constructed on land under a planned regular enclosure, rather than being a farmstead with medieval origins.

Broad, 's' curving furrows, which are associated with the medieval period and later, are located to the immediate south and east of the farmstead. This suggests that the land was being farmed during earlier periods. Lidar imagery (Fig. 41) shows Brecks Farm cut/inserted into this earlier agricultural landscape, rather than the landscape being developed around an earlier farmstead.

The lack of evidence predating the 19th century would indicate that Brecks Farm was constructed during the 1800's into an established farmed landscape.

- **Do the barns contain any unique features? How are these vernacular buildings the same or different to ones within the locality?**

Brecks Farm consists of: a 19th century farmhouse with a 20th century annex; a 20th century stable block; a 19th century barn that was converted during the 20th century to form accommodation; a temporary lean-to garage; a group of 19th century farmyard buildings consisting of a Combination Barn, Loosebox and Cowhouse; two temporary storage buildings.

The buildings assessed at Brecks Farm include one site-specific design (The Combination Barn) and two conforming to a more standardised design (Loosebox and Cow house).

The Combination Barn supports multiple functions therefore it would have made sense to have this designed to meet the immediate needs of the 19th century farmstead owners. It is smaller than typically seen in the recorded data, however this could indicate the modest capital spend during the farmstead's construction. It housed animals below, had a storage area to the rear, and a large open space on the upper floor with ventilation; an area used for milling purposes.

The Loosebox was annexed to the Combination Barn and this may indicate a period of growth in terms of capital and the production of the farmstead. The Loosebox was introduced in the 1850's (Historic England, 2006) and would have replaced more temporary shelters. This suggests a pre-1850 construction date for the Combination Barn. It had a typically natural floor which built up over time with hay and manure; this was desirable to create a warm environment for the animals.

The Cow House appears to be of a typically standard design, with a comparable example located in Holderness (Historic England, 2006, page 63; image 27c). The example from Holderness has the same external design, including the placement of the three doors and windows along the longer elevation. The development of the Cow House was linked to the introduction of hygiene regulations between 1880 and 1940 (Historic England, 2006). The absence of the structure on the 1854 OS Map and its later appearance on the 1907 OS Map concurs with that information.

Bibliography

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Kibblewhite, Toth and Hermann (2015) Science of the Total Environment, Volume 529; *Predicting the preservation of cultural artefacts and buried materials in soil.*

Web Resources

mapapps.bgs.ac.uk/geologyofbritain/home.html

www.heritagegateway.org.uk/Gateway/

historicengland.org.uk/listing/the-list/

historicengland.org.uk/images-books/publications/preserving-archaeological-remains/heag100c-appendix2-preservation-assessment-techniques

<https://www.sciencedirect.com/science/article/pii/S004896971500485>

<https://www.ordnancesurvey.co.uk/resources/historical-map-resources/scandinavian-glossary.html>

Appendix 1 Methodology Specifics

Methodology

All works will be carried out in accordance with:

- *ClfA, (2014); Standard and Guidance for an Archaeological Watching Brief*
- *ClfA, (2014); Standard and Guidance Appendices*
- *ClfA, (2014); Code of Conduct*

Watching Brief

An archaeologist shall monitor all groundworks required to accommodate the construction of the two new holiday cottages including access track. Any internal groundworks required during the conversion of the two agricultural buildings shall be monitored by an archaeologist.

A back acting mini digger fitted with a toothed bucket will be used to remove the existing hard surfaces however, once these are broken a toothless bucket shall be fitted to strip to the material below. The machine shall then strip in shallow spits to enable any archaeology to be observed. In the event of the discovery of potential archaeological features and/or artefacts, the main contractor and all sub-contractors will be obliged to facilitate the archaeologists.

The monitoring archaeologists will briefly assess any potentially significant features or deposits and, if appropriate, mark them for further investigation.

Archaeological mitigation works will involve appropriate investigation and recording of all potential archaeological features and find spots, and will require a phase of post-fieldwork analysis, reporting and archiving; the same standards apply to this phase of investigation as those in the preliminary investigations.

Areas of stripping where there is no evidence for archaeological remains will be released for further construction operations.

Buildings Recording

Both the agricultural barns shall undertake a light buildings recording (Level 1, Historic England, 2016). Photographs shall be taken and notes regarding known

history and use shall be made.

Monitoring

A domestic Ground Source Heating system is to be laid within the land to the front of the farm down to the B1363. This work shall undergo light monitoring.

When this work is undertaken an archaeologist shall arrange to visit site at the start of excavation for the laying of the pipe. This will be to quickly monitor in section any potential archaeological deposits.

Specifics for the Client/Developer

The supervising archaeologist will be Luigi Signorelli from LS Archaeology. The guidelines for archaeological excavation issued by the *Chartered Institute for Archaeologists* (2014) will be adhered to throughout.

The client/developer acknowledges that it is their responsibility to fully fund all necessary archaeological work relating to their development, including all necessary fieldwork, post-excavation requirements, specialist analyses, reporting, archiving and museum deposition fees, and if necessary publication, as well as costs relating to the administration of the aforementioned.

Recording

A standard single context recording system will be used to keep a document record of all archaeology encountered. If archaeology is encountered, then features shall be drawn in plan to 1:20 scales on an archive stable *permatrace*. All archaeological features and sections will be digitally photographed.

No human remains are expected. However, if they are encountered a licence from the Ministry of Justice will be required if they are disturbed or need to be removed. A short delay may occur. Human remains will be treated in accordance with *Guidance for best practice for treatment of human remains excavated from Christian burial grounds in England* (EH 2005). All costs pertaining to this are the responsibility of the client/developer.

Where possible, all archaeological features as a minimum will be sample excavated to the following criteria: ditches 5%; pits 50%; post-holes 100%; burials 100%; linear structures (walls etc.) 5%; All archaeological finds will be collected. Later finds will be noted but not collected.

Bulk soil samples will be taken from sealed deposits, where a potential is identified for the survival of palaeo-environmental ecofacts or industrial residues. These will be assessed and analysed as necessary in the post-excavation phase. All costs pertaining to this are the responsibility of the client/developer.

If significant archaeology is encountered scientific dating or analysis may be required for the interpretation of the findings. In this instance, the potential for two such dates should be allowed for. All costs pertaining to this are the responsibility of the client/developer.

On completion of work, all records, photographs, finds and samples will be processed, cleaned, conserved, suitably stored and catalogued, in accordance with the *Institute for Archaeologists* guidance (2008) and the *First Aid for Finds* manual (Watkinson and Neal 2001).

Post Excavation Analysis

On completion of work, all records, photographs, finds and samples will be processed, cleaned, conserved, suitably stored and catalogued, in accordance with the *Institute for Archaeologists* guidance (2008) and the *First Aid for Finds* manual (Watkinson and Neal 2001).

Finds will be subject to specialist assessment as appropriate:

Pottery: *Dr. Chris Cumberpatch (Post Roman) Ian Rowlandson (Prehistoric and Roman)* will undertake any necessary assessment;

Human Remains: *York Osteoarchaeology* will undertake any necessary analysis;

Flint: *George Loffman* of the York Archaeological Trust;

Animal Bone: *Dr. Jane Richardson* of West Yorkshire Archaeological Services.

All environmental soil analysis: *John Carrot* of the Palaeoecology Research Services.

Metal objects shall be X-rayed by *Mags Felter* at the York Archaeological Trust with assemblage assessment undertaken by *Nicola Rogers*.

Small finds: *Nicola Rogers*.

Ceramic Building Materials and Stone: *Jane McComish* of the York Archaeological Trust.

All costs pertaining to this work are the responsibility of the client/developer.

Finds definable as 'treasure' in accordance with the Treasure Acts 1996 and 2003 will be reported to the local coroner. In the unlikely event that they cannot be removed on the day of exposure, suitable security will need to be arranged. All costs pertaining to this are the responsibility of the client/developer.

Appendix 2 Context Data

Area	Context	Type	Shape	Period	Length	Width	Depth	Description
Combination Barn	1	Layer	Flat	20th C	850	420	15	Hard Dark grey (10YR4/1) concrete floor constructed of gravel and mortar. Present within the northern partitioned area of the combination barn and to the east of feature [4]. C20th century addition. Above (2).
Combination Barn	2	Layer	Flat	20th	850	430	10	Friable black Sandy clay loam mixed with fragments of mortar and CBM. Also contained small fragments of plastic (not retained) and pottery, glass, and animal bones. Identified as the made-up ground for the concrete floor (context 1). Removed with mechanical excavator. C20th century. Above (3) sealed by (1).
Combination Barn	3	Wall	Linear	20th	43	25	10	Partition brick wall aligned east west. Dividing the lower ground floor of the combination barn in half (stable from store). Constructed of a single stretcher course of bricks bonded with a light grey sandy coarse mortar. Single brick measures in cm. 23x11x7.5 C19th century. Above (6) sealed by (2).
Combination Barn	4	Layer	Flat	20th	430	80	0	Grey (7.5YR5/1) concrete drainage channel feature. Poured concrete linear laid in two settings to create two variants in level to enable animal waste to drain away from the bedding area of the stable. Abuts brick floor (5). A later C20th century addition to the original stable. Above (6) sealed by (2) abuts (5).
Combination Barn	5	Floor	Flat	19th	430	110	10	Remnant of the Stable original flooring aligned north south. Constructed of red bricks laid with stretchers in running bond edged with soldier course. Bonded with a light brownish grey sandy coarse mortar (10YR6/1). Abuts contexts 3 and 4. Single brick measures in cm. 23x11x7.5 C19th century. Sealed by (2) abuts (6).

Area	Context	Type	Shape	Period	Length	Width	Depth	Description
Combination Barn	6	Layer	Flat	19th	880	410	30	Dark yellowish brown (10YR4/4) silty clay loam mixed with fragments of CBM, mortar and sporadic small rounded stones. Identified as a made-up ground associated with the construction of the combination barn. Contains 19th century pottery. Only excavated to a depth of 30cm. Surface associated with the construction of the Combination Barn. Observed in Store area only. Sealed by (2). Same as (11), (12) and (20).
Loosebox	7	Layer	Flat	20th C	670	500	10	Dark grey (10YR4/1) concrete. 20th Century. Same as (1). 20th century floor of loosebox. Above (8).
Loosebox	8	Layer	Flat	20th	670	500	20	Friable brown sandy clay loam mixed with fragments of mortar and CBM. Also contained small fragments of plastic (not retained) and pottery, glass, and animal bones. Identified as the made-up ground for the concrete floor (context 1). Removed with mechanical excavator. Not photographed. C20th made-up ground for the concrete floor in the loosebox. Same as (2) and (10). Above (11) sealed by (7).
Loosebox	11	Layer	Flat	19th	670	500	30	Dark yellowish-brown silty clay loam mixed with fragments of CBM, mortar and sporadic small rounded stones. Identified as a made-up ground associated with the construction of the loosebox. Contains 19th century pottery. Only excavated to a depth of 30cm. Same as (6), (12) and (20). Sealed by (8).
Cow House	9	Layer	Flat	20th C	1430	420	20	Dark Grey (10YR4/1) concrete floor made with gravel and mortar. 19 to 20th Century. Same as (1) and (7). Above (10).
Cow House	10	Layer	Flat	20th	1430	420	20	Dark yellowish-brown Sandy clay loam mixed with fragments of mortar and CBM. Also contained C19th potteries. Identified as the made-up ground for the concrete floor (context 9). Removed with mechanical excavator. Not photographed. Made-up ground for the concrete floor in the cow house. Same as (8) and (2). Above (12) sealed by (9).
Cow House	12	Layer	Flat	19th	1430	420	2	Dark yellowish-brown silty clay loam mixed with fragments of CBM, mortar and sporadic small rounded stones. Identified as a made-up ground associated with the construction of the combination barn. Contains 19th century pottery. Only excavated to a depth of 30cm. Same as (6), (11) and (20).

Area	Context	Type	Shape	Period	Length	Width	Depth	Description
Cow House	14	Wall	Flat	19th	565	25	15	Partially complete linear brick structure running parallel to the east facing elevation. Constructed to double brick width bound with mortar and edged with soldier course. Light brownish grey sandy coarse mortar (10YR6/1). Abuts (12) and was sealed by (11).
Cow House	13	Wall	Flat	19th	250	25	10	Same as (14). Abuts (12) sealed by (11).
Cow House	15	Manhole	Flat	19th	50	50	0	Small brick drain manhole associated with the cow house. Bricks bonded with a light brownish grey sandy coarse mortar (10YR6/1). Above (12) and sealed by (11).
Cow House	16	Wall	Flat	19th	785	25	15	Linear feature constructed of a single layer of bricks laid in running bond. Appears to form a type of flooring or base of a structure. A single soldier row of bricks has been laid on top of the base. Feature incomplete and partial in places. Structure function uncertain may be some type of trough or remnants of Cow House flooring. Located parallel to the west facing elevation of the cow house. Sealed by (11) cuts (12).
Cow House	17	Floor	Flat	19th	310	70	8	Same as (16). Above (12) sealed by (10).
Cow House	18	Fill	Square	19th	50	50	0	Small brick drain manhole fill associated with the cow house. Consists of a very dark greyish brown (10YR3/2) silty sand mixed with 10% of small gravel and CBM. Fill of [15]. Above (15) sealed by (11).
Cow House	19	Wall	Flat	19th	225	25	11	Same as (16). Above (17) sealed by (11).
Cow House	20	Layer	Flat	19th	250	250	0	Dark yellowish-brown loamy sand deposit only exposed towards the north west corner of the cow house building. Same as (6) and (12). Sealed by (11).
Access Road	21	Layer	Flat	20th	5200	500	30	Very Dark brown loamy sand deposit identified as the topsoil within the field to the east of the house. Only stripped for the access road. Above (22).
Access Road	22	Layer	Flat	19th	5200	500	0	Dark grey loamy sand deposit identified as the subsoil within the field to the east of the house. This deposit was not excavated, only recorded under the topsoil within the access road. Sealed by (21).
Yard	23	Layer	Flat	20th C	1500	1500	20	Poured concrete rough surface made with gravel and mortar. 20th Century yard area. The concrete in this area was removed and the

Area	Context	Type	Shape	Period	Length	Width	Depth	Description
								ground surface raised. No further excavation required within the yard. Above (23).
Storage Building 2	24	Layer	Flat	20th	1850	450	30	Very dark greyish brown sandy clay material mixed with round stones and fragments of CBM 30% and grey mortar. Also contained 20th century glass and pottery. Identified as make up ground. Recorded within the area impacted by the Storage Building 2. Above (25) sealed by (23)
Storage Building 2	25	Layer	Deposit	19th	1850	450	15	Dark brown sandy clay loam mixed with small occasional round stones and tree roots. Identified as the subsoil. Due to high water table it was not possible to take a picture of the whole. Only seen within area of the Storage Building 2. Above (28) sealed by (24).
Storage Building 1	26	Layer	Flat	20yh	1450	650	40	Very dark greyish brown sandy clay material mixed with round stones and fragments of CBM 30% and grey mortar. Identified as make up ground. Same as context 24. This context measures 0.7m in depth. Recorded within the area impacted by the Storage Building 1. Sealed by (23).
Storage Building 1	27	Layer	Deposit	20th	1850	450	100	Dark brown clay loam, mixed with small occasional round stones and tree roots also contained CBM, plastic. Identified as the heavily disturbed fill of a pond. Due to high water table it was not possible to take a picture of the whole stratigraphy within the (former Storage building 1) foundation of the new building. Above (29) sealed by (26). Fill not sampled as C20th disturbance effected the quality of the deposit.
Storage Buildings 1 and 2	28	Layer	Deposit	20th	1850	450	100	Dark brown grey sandy clay mixed with small occasional round stones. Identified as the natural. Present within the area impacted by the former Storage Buildings 1 and 2 (recorded within the new buildings foundations). In Excavated to a maximum depth of 2.2m (Storage Building 1) and 1.2m (Storage Building 2). Due to high water table it was not possible to take a picture of the whole stratigraphy in the foundation trenches of the Storage Building 2 area. Sealed by (25).
Storage Building 1	29	Cut	Irregular	20th	0	0	100	Context number allocated to the Cut related with the former pond. Only partially see within the foundation trenches of the new building (former Storage Building 1). It has a concaved profile.

Area	Context	Type	Shape	Period	Length	Width	Depth	Description
Field	30	Topsoil	Deposit	20th	1250	150	30	Topsoil. Dark brown clay sandy deposit of a pasture field. Above (31).
Field	31	Natural	Deposit	NA	1250	150	90	Orange and grey clay deposit. Identified as the natural deposit. Sealed by (30).
Field	32	Fill	Linear	20th	0	60	100	Mixture of a dark brown sandy gritty clay and natural clay. Identified as the fill of a field drain. A segmented clay pipe present at the base. A single clay pipe measures 10.5cm in diameter and 31cm in length. Above (33) sealed by (30).
Field	33	Cut	Linear	20th	0	60	100	Linear feature with a U-shaped profile. Identified as the cut for a north to south aligned field drainpipe. At the top measures 60cm in width and at the base 25cm in width. Above (31) sealed by (32) cuts (31).
Field	35	Cut	Linear	20th	0	60	100	Linear feature with a U-shaped profile. Identified as the cut for a north to south aligned field drainpipe. At the top measures 60cm in width and at the base 25cm in width. Above (31) sealed by (34) cuts (31).
Field	34	Fill	Linear	20th	0	60	100	Mixture of a dark brown sandy gritty clay and natural clay. Identified as the fill of a field drain. A segmented clay pipe present at the base. A single clay pipe measures 10.5cm in diameter and 31cm in length. Above (35) sealed by (30).
Field	36	Fill	Linear	20th	0	60	100	Mixture of a dark brown sandy gritty clay and natural clay. Identified as the fill of a field drain. A segmented clay pipe present at the base. A single clay pipe measures 10.5cm in diameter and 31cm in length. Above (37) sealed by (30).
Field	37	Cut	Linear	20th	0	60	90	Linear feature with a U-shaped profile. Identified as the cut for a north to south aligned field drainpipe. At the top measures 60cm in width and at the base 25cm in width. Above (31) sealed by (36) cuts (31).
Field	38	Fill	Linear	20th	0	60	90	Mixture of a dark brown sandy gritty clay and natural clay. Identified as the fill of a field drain. A segmented clay pipe present at the base. A single clay pipe measures 10cm in diameter and 31cm in length. Above (39) sealed by (30).
Field	39	Cut	Linear	20th	0	60	90	Linear feature with a U-shaped profile. Identified as the cut for a north to south aligned field drainpipe. At the top measures 60cm in width and at the base 25cm in width. Above (31) sealed by (38) cuts (31).

Area	Context	Type	Shape	Period	Length	Width	Depth	Description
Field	40	Fill	Linear	20th	0	60	90	Mixture of a dark brown sandy gritty clay and natural clay. Identified as the fill of a field drain. A segmented clay pipe present at the base. A single clay pipe measures 10.5cm in diameter and 31cm in length. Above (41) sealed by (30).
Field	41	Cut	Linear	20th	0	60	90	Linear feature with a U-shaped profile. Identified as the cut for a north to south aligned field drainpipe. At the top measures 60cm in width and at the base 25cm in width. Above (31) sealed by (40) cuts (31).
Field	42	Fill	Linear	20th	0	60	90	Mixture of a dark brown sandy gritty clay and natural clay. Identified as the fill of a field drain. A segmented clay pipe present at the base. A single clay pipe measures 10.5cm in diameter and 31cm in length. Above (43) sealed by (30).
Field	45	Cut	Linear	20th	0	60	90	Linear feature with a U-shaped profile. Identified as the cut for a north to south aligned field drainpipe. At the top measures 60cm in width and at the base 25cm in width. Above (31) sealed by (44) cuts (31).
Field	44	Fill	Linear	20th	0	60	90	Mixture of a dark brown sandy gritty clay and natural clay. Identified as the fill of a field drain. A segmented clay pipe present at the base. A single clay pipe measures 10.5cm in diameter and 31cm in length. Above (45) sealed by (30).