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48 CONEY STREET / 8-10 MARKET STREET,  
YORK

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REPORT ON AN  
ARCHAEOLOGICAL DESK BASED ASSESSMENT

OSA REPORT NO: OSA22DT06

May 2022

**OSA**

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**Report Details.**

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**REPORT NO:** OSA22DT06

**SITE NAME:** 48 Coney Street / 8-10 Market Street, York

**NATIONAL GRID REFERENCE:** SE 60270 51785

**COMMISSIONED BY:** Harrowells (No.221) Limited  
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**TIMING:** Report preparation  
April – May 2022

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## 1.0 Abstract.

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*On-Site Archaeology was commissioned by Harrowells (No 221) limited to carry out an archaeological desk-based assessment in support of an application for planning permission for 48 Coney Street / 8-10 Market Street, York. The proposed development will predominantly comprise above ground alterations to the existing buildings including façade retention of the listed element of 48 Coney Street.*

*The site is located within the York Central Historic Core Conservation Area and includes several Listed Buildings. A separate Heritage Assessment is being prepared to address any impact the proposed development may have on above ground heritage assets. This assessment is concentrated specifically upon below ground archaeology.*

*This assessment of the archaeological potential of the site has indicated that the site is likely to contain features of Roman, Anglo-Scandinavian, medieval and post-medieval/early modern date.*

*The site is located within the City Centre Area of Archaeological Importance. This assessment has indicated that the site lies immediately outside the Roman fortress, close to the line of a significant Roman road, in an area of extra-mural settlement. However, investigations within the vicinity of the site suggest that any Roman archaeology is likely to be at a depth in excess of 3m and potentially as much as 7m below the current ground level. Early medieval archaeology is also likely to be present, but again located at significant depth. Medieval remains have been recorded in the immediate vicinity close to the modern ground surface, in some places within less than 1m depth. A substantial proportion of the footprint of the site includes a basement level, which will have destroyed much of the medieval archaeology within these areas.*

*The proposed development will predominantly comprise above ground alterations to the existing buildings. It is anticipated that some groundworks for new lift pits, internal foundations and services may be required. The details of any such groundworks are not currently available but will be developed by the project structural engineer and will take into account the need to maximise in-situ preservation of archaeological deposits.*

*The potential presence of the archaeological deposits on this site should not prevent planning permission from being granted. It is anticipated that limited archaeological investigation may be required on the site, which directly relates to any proposed groundworks. This would be best achieved through archaeological monitoring of all groundworks, with the provision for more detailed archaeological excavation if significant archaeological deposits were shown to be present. Any proposed geotechnical investigations would also need to be undertaken under archaeological supervision. This programme of archaeological mitigation can be secured through attaching appropriate conditions to the grant of planning consent.*

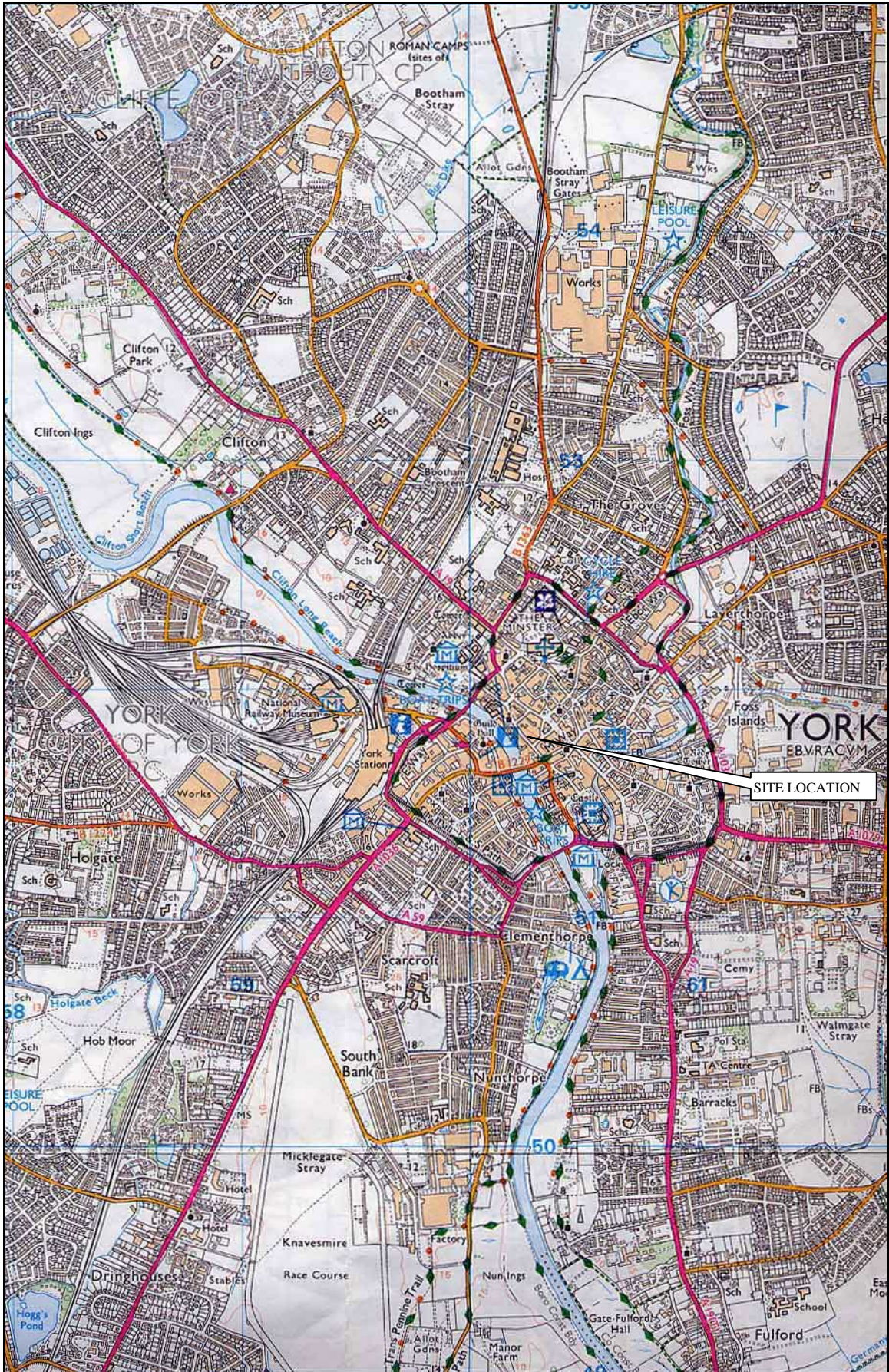


Figure 1. Site location (NGR SE 60270 51785).

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## 2.0 Introduction.

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This desk-based assessment has been undertaken to provide background information to support a planning application to be submitted to the City of York Council for the redevelopment of a site on Coney Street / Market Street, York. (Figure 1). The archaeological significance of the study area was assessed using a variety of sources including cartographic evidence; information held by the Historic Environment Record (HER) of the City of York Council and published archaeological and historical reports.

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## 3.0 Methodology.

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Initially the City of York HER was the subject of a search for any sites of historic or archaeological importance in the general vicinity of the site and the information gathered was assessed. Various relevant web-based resources were consulted.

Site research notes are currently stored with On-Site Archaeology.

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## 4.0 Site Location, Topography and Geology.

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The site lies in the historic core of the City of York, centred at National Grid Reference SE 60270 51785. The site comprises retail property on the ground floor, fronting onto both Coney Street and Market Street, forming a rough L-shaped plot. The Coney Street frontage (No. 48) is a listed building, incorporating an early 20<sup>th</sup> century shop front, on the first and second floors, with a modern shop front on the ground floor (Plates 1, 2 and 3). The Market Street frontage (Nos. 8-10) is a substantial 3-4 storey later 20<sup>th</sup> century block, again with a ground floor shop front (Plate 4 and 5). The building includes a basement across much of its footprint (this was not accessed during the preparation of this assessment).

The site is located on drift deposits of glacial and interglacial clay, sand and gravel. These overlie solid geology of sandstone (<http://mapapps.bgs.ac.uk/geologyofbritain/home>).

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## 5.0 Gazetteer of Sites and Artefacts.

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The following section lists monuments and archaeological investigations in the vicinity of the site that provide a baseline of the archaeological potential of the site. This does not attempt to incorporate every single event that has been undertaken, such as minor watching briefs, just those that provide useful and relevant archaeological information to assess the potential of the site. The York Archaeological Trust site code or City of York Historic Environment report references are included where available and individual reports are included in the bibliography. The gazetteer does not include all monuments recorded in the HER, especially extant listed and unlisted early modern buildings, as these do not add significant data regarding the below ground archaeological potential of the site.

The locations of the recorded sites are plotted on Figure 2.

### *Selected Monuments*

1 Roman Fortress (MYO2015, indicated by a pale yellow shading on Figure 2).

This entry represents the southern corner of the Roman Legionary Fortress, which was established in AD 70-71 by the Ninth Legion "Hispana". Known as Eboracum (form used by Ptolemy, and three inscriptions) and Eburacum (form used by Antonine Itinerary, Ravenna Cosmography and one inscription). Rebuilt in stone AD 107-8. Fortress of normal size for a legion covering 20.25 hectares (50 acres) and designed as a rectangle with rounded angles, 417m (1370 feet) by 484m (1590 feet).

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. In the C4th York became the military base of the Dux Britanniarum, the headquarters of the northern region.

Excavations during 1925-7 and 1955-6 revealed three sides of the earth and timber defences of the first fortress of Flavian date, and there can now be no doubt that the outline remained unchanged. Some rebuilding occurred in the Agricolaan period, and rebuilding in stone was commenced in 108-9, but the curtain wall may not have been completed until Hadrian's reign. Further rebuilding was necessary after the temporary withdrawal of troops at the end of the 2nd century, and again in 296.

In 1975 various excavations were undertaken on the defences and internal buildings of the legionary fortress. In Davygate, (SE603519) walls were revealed which had apparently belonged to the barracks in the south corner of the fortress. Examination of an area of the Praetentura behind Blake Street (SE601520) revealed timber buildings of ca. 70-80, succeeded by buildings of post-construction with mortar floors. These were replaced by a cobbled street flanked by stone buildings. Those on the SW may have been barracks at the front of the Praetentura; those to the NE possibly part of the Tribune's house.

It is possible that there was Roman base at York in the pre-Flavian period. The number of dateable finds for this period is considerable, but no other site in the territory of the Brigantes is known to have been occupied at such an early date and York could hardly have stood on its own.

York was certainly occupied in the governorship of Petillius Cerealis 71-4, but there is some uncertainty as to the nature of the garrison. It has been thought that Legio IX Hispana built a fortress of about 50 acres at this time but so far the rampart dating to this period has not been located on all four sides. The first site may therefore have been of less than full legionary size.

During Agricola's governorship the defences were refurbished, and certainly from this date the fortress was established. It formed a rectangle 159' x 1370' encompassing circa 50 acres. Epigraphic evidence shows that the gateways, and probably the whole wall, were being rebuilt in stone ca 107-8.

## 2 Roman Road (MYO4439, indicated by a green line on Figure 2).

RR 2e Roman Road. Brough-on-Humber to York (29 miles). Road 2, approaching York from the east and eventually Brough and from the east coast via Stamford Bridge, joins the city boundary along the Hull Road, west of Gallows Hole. The road is usually considered to have turned northwards at or near Walmgate Bar and made directly for the southeast gate of the fortress. This may have been an earlier course, but the road has not been found on this line. An alternative is that the road continued on the east-west alignment to a crossing of the Foss (behind the Castle Museum) then turned northwest to pass in front of the fortress to the southwest gate (this alternative alignment is shown by the green line indicated on Figure 2). In 1959 a cambered Roman road overlaying an earlier Roman building was found in Spurriergate (SE 603 517) on this alignment. No trace of an earlier road was found in the vicinity. The course of the road from the southwest gate of the fortress at York, to its junction with the city boundary at SE 6300 5128 is entirely covered by modern development.

## 3 Roman extra-mural settlement. (MYO4566).

Roman settlement remains identified in a number of excavations north of the River Ouse. Excavated at multiple sites including Coppergate, High Ousegate, Parliament Street and Coney Street.

## 4 Church of St Martin Le Grand, Coney Street. (MYO1630, NHLE 1257963)

Grade II\* listed building. Parish church, and attached gates to garden. Early C15 tower and west end, incorporating vestiges of C11 church; south side rebuilt and porch added in restorations of 1853-54; nave, north side and east end remodelled and reconstructed 1961-68 following bomb damage sustained in 1942. 1856 clock and painted and carved figure of 1778. C19 restoration by JB and W Atkinson. C20 reconstruction, including iron gates and railings, by G Pace. C19 glass by JW Knowles, C20 by H Stammers.

The church of ST. MARTIN, Coney Street, has usually been identified as the St. Martin's of Domesday; it then belonged to Erneis de Burun. The church was appropriated at an unknown date to the chapter and was confirmed to them in 1194. A vicarage appears to have been ordained but nothing is known of it; the priest of the church is always spoken of as a vicar after the 12th century. The church remained in the hands of the chapter and was untouched by the 16th-century reorganization of the York churches. The benefice of St. Helen's, Stonegate, was united with St. Martin's in 1910 and it was then arranged that the chapter should have two turns and the archbishop one in every three presentations. The church was almost wholly destroyed by enemy action on 29 April 1942 and thereafter the vicar exercised his cure in St. Helen's. The parishes—St. Martin's lay round the church and contiguous to St. Helen's—were united in 1954.

From at least 1331 until 1443 six other capitular churches were annexed to St. Martin's: these were St. Michael-le-Belfrey, St. John's, Ouse Bridge End, St. Mary's, Layerthorpe, St. Andrew's, St. Andrewgate, St. John's, Hungate, and one moiety of St. Helen-on-the-Walls.

The church, of which only the shell survived bombing in 1942, was a fine example of 15th-century work, probably constructed between 1437 and 1449, and was perhaps externally the handsomest parish church in the city. It comprised clerestoried nave with north and south aisles, western tower, and south porch. The church was wholly restored in 1862 by C. T. Newstead of York. A clock was fitted to the east end in 1668; it was later fitted with a large bracket which protruded over Coney Street.

The west window was filled with mid-15<sup>th</sup> century glass and was considered the finest single window in the city parish churches. It depicted St. Martin of Tours with thirteen scenes from his life; below knelt the figure of Robert Semur, the vicar, out of whose bequest the church was rebuilt about 1443. Three windows in the south aisle and, particularly, four in the north clerestory, contained some fine 15th-century glass.

5 Boots The Chemist, 48 Coney Street. (MYO1627, NHLE 1257956).

GV II. Shop. Dated 1907, with late C20 alteration and shopfront. By MV Treleaven. For Boots, Chemists. Half-timbered and plastered front; barge-boarded gables to slate roof. EXTERIOR: 3 storeys and attic; 2-bay front: second and attic floors jettied, attic jetty on corbelheads. Renewed shopfront on ground floor. First floor has two 5-light mullioned and transomed windows beneath continuous moulded string with carved badges and horned masks. On second floor, 5-light mullioned windows project over coved pargeeted jetties with vine trail and grape decoration. Attic to left has 2-light casement window over embattled tie beam; attic to right has 5-light window beneath embattled tie enriched with foliate carving. All windows have diamond leaded lights, some with heraldic panels of coloured glass. Moulded plaster medallions and heraldic shields incorporate the date, the arms of the City of York and the Keys of St Peter. 'BOOTS' sign and octagonal clock suspended from ornate angular bracket on second floor. INTERIOR: not inspected.

*Events.*

## 6 Archaeological investigations at the Guildhall. (EYO7811).

Between September 2019 and April 2020 a scheme of archaeological works was undertaken during renovations and constructions at the City of York Guildhall. The current Guildhall was built in the mid 15<sup>th</sup> century, although documentary sources refer to it from the mid 13<sup>th</sup> century. The Guildhall was immediately adjacent to an Augustinian Friary, established in 1272 and dissolved in 1538. The most recent phase of investigations had followed the excavation of trial trenches in 2012, when well stratified medieval deposits had been recorded within 500mm of the modern ground surface, and evidence for an earlier building, possibly the pre 15<sup>th</sup> century Guildhall, had also been recorded. A further scheme of investigation had been undertaken in 2014 when medieval walls were recorded below post-medieval horticultural layers and extensive dump deposits. Monitoring of geotechnical pits and boreholes were undertaken in 2016 and 2018. The 2019-2020 investigation for the new south range revealed evidence for Roman occupation, comprising a series of metalled surfaces, interpreted as a courtyard, the top of which was recorded at 9.82m AOD. These surfaces contained artefacts dating them to the 3<sup>rd</sup> to 4<sup>th</sup> century. The area surrounding the Guildhall is likely to have been predominantly open ground during the medieval period, as indicated by thick horticultural soil deposits. (YAT, 2020).

## 7 Archaeological evaluation at 3-7 Coney Street. (EYO7067).

In November to December 1996 an evaluation, comprising the excavation of two trenches was undertaken. The trenches were excavated to a depth of 1.5m below the modern ground surface. The earliest deposits encountered at this depth dated to the post-medieval period, although residual Roman pottery was also present. Three boreholes were monitored during the evaluation which suggested that the site contains between 4m and 7m thickness of archaeological deposits (becoming deeper towards the river). (YAT, 1996).

## 8 Archaeological watching brief at St Martin's churchyard. (EYO815).

In October 2002 a watching brief was undertaken during the excavation of a cable trench, partly within Coney Street and partly within the former churchyard. The trench was a maximum of 1m deep and all the deposits observed appeared to be related to other recent services. (YAT, 2002).

## 9 Archaeological watching brief at 28-30 Coney Street. (EYO7068).

A watching brief was undertaken to the rear of 28-30 Coney Street in August 1996. This recorded a brick and limestone cellar, of probable late 19<sup>th</sup> century date. (YAT, 1996a).

## 10 Archaeological watching brief at 13-17 New Street. (EYO152).

A watching brief was undertaken at 13-17 New Street in October and November 1998. The investigation involved the monitoring of the excavation of four trial pits. In three of the

trenches all deposits were of 19<sup>th</sup> century or later date. Within one trench (Trench 2) the top 1m was also modern, but this overlay deposits dated to the 12<sup>th</sup>/13<sup>th</sup> century suggestive of waste disposal in an area of medieval backplots. These deposits were recorded at a height of 12.70m AOD. Organic preservation was good at this level, including a timber beam. (YAT, 1998).

#### 11 Archaeological evaluation at the Davygate Centre. (EYO4055).

An evaluation, comprising the excavation of two trenches was carried out in March and April 1996 at the Davygate Centre. (NB – the location shown on Figure 2 is that of evaluation Trench 2). Trench 1 was 2m x 1m in size, located within a vacant shop unit and only excavated to a depth of 1.30m from the modern surface. All deposits within this trench contained concrete fragments. Trench 2 was located close to New Street and was excavated to a depth of 1.75m (c. 13.10m AOD). The lower parts of the trench included thin layers suggestive of floor surfaces, together with a possible posthole and ditch or gully. These deposits and features were sealed by a thick homogenous deposits indicative of horticultural activity. All of these deposits contained pottery dated to the 11<sup>th</sup> to 12<sup>th</sup> century. They were directly overlain by deposits of 19<sup>th</sup> or 20<sup>th</sup> century date. The top of the medieval archaeology was recorded at a height of c. 14m AOD (less than 1m below the modern ground surface). (YAT, 1996b).

#### 12 Excavations at 39-41 Coney Street (EYO4897)

Four trenches were excavated in 1974-5 within the cellars of 39-41 Coney Street in response to threat from development. Evidence for Roman storage sheds/warehouses for the nearby garrison was discovered. These buildings included evidence for burnt layers including vast numbers of grain beetles suggesting investigation. Evidence for a potential wharf or landing place was also discovered close to Coney Street. A series of metalling layers were interpreted as forming part of a road surface (see entry 2 above), which included substantial gritstone gutters along the edge. (YAT, 1976).

#### 13 Excavations and watching brief at British Homes Stores, Feasegate. (EYO146).

In January 1998 an excavation was carried out at the BHS retail outlet, Feasegate, York. The two areas excavated lay within the store and the work was carried out in advance of the construction of escalator pits. The excavation revealed the extremely well preserved remains of the Roman Legionary Fortress wall standing to just beneath the concrete floor of the store in one of the trenches and evidence for the survival of deposits from the Roman to the medieval periods. Occupation on the Feasegate street frontage was demonstrated together with the persistence of the fortress wall as a landscape feature well into the medieval period. A watching brief on a third escalator pit, nearer the Coney Street entrance to the store demonstrated that medieval deposits had been truncated when the store was built in the 1950's. The Roman fortress wall was recorded at a level of 13.11m AOD and was over 1.5m wide. A medieval building floor was recorded at a level of 12.41m AOD, so it was clear that the Roman wall was an upstanding feature well into the medieval period, probably until the 13<sup>th</sup> century. The alignment of the Roman wall appeared to have been fossilised as a property

boundary surviving into the 20<sup>th</sup> century. Stratified archaeological deposits were shown to survive within 0.40m of the modern ground level. (YAT, 1998a).

14 Photographic record 48 Coney Street. (EYO4213).

A photographic record of the then vacant retail premises was made in 2008. This includes photographs of the condition of the listed building on the Coney Street frontage together with much later elements of the buildings.

15 Excavations at 7-15 Spurriergate. (EYO7872).

Extensive excavations took between 2000 and 2005 at 7-15 Spurriergate. Within the deepest excavation areas evidence for Roman occupation was recorded. Natural deposits were recorded at approximately 9.25m AOD. Late 1<sup>st</sup> century AD features and deposits were identified, close to the date of the original foundation of the fortress. Timber piled foundations, beams and floor surfaces represented the earliest, late 1<sup>st</sup> century buildings. Further sequences of floors, postholes and wall foundations demonstrated a complex sequence of deposits up until the late 3<sup>rd</sup> century. The excavations also recorded extensive Anglo-Scandinavian remains. Whilst Roman features were only recorded in the deepest areas of excavation, pre-Conquest remains were encountered across the majority of the site. These included an inhumation burial, presumed to be of Anglian date, together with the truncated and disturbed remains of several other individuals, potentially of later Anglo-Scandinavian date. Extensive medieval remains including buildings, dumps and pits were also recorded. Much of the post-medieval and early modern stratigraphy had been removed during development of the site in the 1960s. (MAP. 2005).

16 Watching Brief on Peter Lane and Spurriergate. (EYO280).

A watching brief 'was carried out on the excavation of trenches for services in Peter Lane and Spurriergate. The trenches were heavily disturbed by a succession of old and existing service pipes, cables ducting and former road surfaces. At the junction of Market Street and Peter Lane post-medieval wall stubs were observed and a section of brick wall was also visible close to the junction of Market Street and Spurriergate. These wall stubs may well be associated with buildings demolished during the widening of Market Street and Spurriergate in the eighteenth and nineteenth centuries. (YAT, 2003).

17 Watching brief at 19 Market Street. (EYO5758).

A watching brief was undertaken in 1974/5 during the excavation of a series of pits in the cellar floor for underpinning work. Organic deposits, thought to be Anglo-Scandinavian in date, were observed 0.30m below the depth of the cellar floor.

18 Watching brief and excavations at 16 Parliament Street. (EYO4911).

An investigation was undertaken in 1987 at 16 Parliament Street. This investigation showed that the Roman fortress wall survived to a height of 2.5m. In part of the site the remains of a

10<sup>th</sup> century post-built structure had been constructed utilising the Roman wall for support. (YAT, 1987).

19 Investigations at 11-13 Parliament Street. (EYO6162).

Archaeological features revealed during reconstruction of 11-13 Midland Bank in 1971. Recorded by Department of Environment. Roman features (two short walls and cobbling) were noted at the northern part of the site with possible Anglo-Scandinavian features in a small adjacent area. In the southern part of the site foundation trenches only penetrated into medieval levels of 12th-14th centuries containing timbers. An inscribed altar was incorporated into the upper layer of the wall. The walls were possibly of half-timber construction. Roman remains had previously been noted on this site in 1835 but did not share alignment with those revealed in 1971.

20 Excavation and watching brief at 3-4 Silver Street. (EYO4831).

An excavation and watching brief was carried out in 2007 at the former electricity sub-station, 3-4 Silver Street. The uppermost 1.2m of deposits were all relatively recent. Below this depth, down to the basal limit of the excavation at 2.30m (13.83m AOD) a sequence of archaeological deposits and features was recorded. These included pits and dumps dated by pottery to the 11<sup>th</sup> to 12<sup>th</sup> centuries. The fills were highly organic, with timber being well preserved. Environmental samples indicated the presence of faecal matter. The pits and dumps were cut by the remains of a later medieval or post-medieval robbed out wall foundation. The medieval deposits survived to a level in excess of 14m AOD. Monitoring of piles identified the presence of a major obstruction at a depth of 2.5m below the modern ground level. This was interpreted as being the fortress wall. Piles to the southeast (external) side of the wall recorded archaeological deposits down to a depth of 5.5m potentially marking the location of the extra-mural defensive ditch. (YAT, 2007).

21 Watching Brief at 4-7 Parliament Street. (EYO403).

In 1999 a watching brief was carried out at 4-7 Parliament Street following the excavation for the construction of a new lift pit in the existing basement. The lift pit had been excavated without archaeological monitoring so comprised the cleaning and recording of the exposed trench sections. These revealed a complex sequence of deposits and features interpreted as forming fence-lines and probably buildings of Anglo-Scandinavian date, together with pits and dumps of the same date. Disturbance from the construction of the existing basement extended down to a depth of approximately 0.90m below the basement floor (at c. 11.60m AOD). At the base of the excavation area (at c. 10.60m AOD), Anglo-Scandinavian deposits were still present. Organic preservation of the deposits was extremely good, with several fragments of leather, including shoes and leatherworking off-cuts, being recovered. Pottery dating from the 10<sup>th</sup> to 11<sup>th</sup> century AD was recovered. (YAT, 1999). Analysis of environmental samples recovered from the deposits showed preservation of insects, including bees, either indicating bee-keeping or the exploitation of wax and honey. A very large assemblage of plant remains was also present, likely to be derived from human and animal

faecal matter, providing significant information regarding Anglo-Scandinavian diet (Environmental Archaeology Unit, 2000).

## 22 Newgate Market archaeological watching brief (SYO1741).

An archaeological watching brief was undertaken during refurbishment and resurfacing of Newgate Market between July 2014 and March 2015. The resurfacing works were a maximum of 0.50m depth below the existing modern ground level. The investigation revealed frequent elements of late medieval and early post-medieval structural remains, including walls, floors, cobble surfaces, and hearths, representing the rear parts of buildings fronting onto The Shambles. In places these remains were within 0.25m of the modern surface. (OSA, 2015).

## 23 Evaluation at 44-45 Parliament Street. (EYO53).

An evaluation undertaken at 44/45 Parliament Street in 1994 recorded a sequence of deposits and features representing a range of craft activities (especially horn, antler and leather working) from within a series of dump and pits. A single trench was excavated to a depth of c. 2m (12.25m AOD). The earliest excavated deposits were of medieval date, containing 11<sup>th</sup> century pottery and the top of the medieval deposits, containing 13<sup>th</sup> century pottery, were directly overlain by an early 20<sup>th</sup> century concrete floor, just 0.60m below the modern ground surface. (YAT, 1995).



Figure 2. Locations of sites and events mentioned in the gazetteer. Site location in red.

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## 6.0 Archaeological and Historical Background.

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### 6.1 *The Prehistoric Period (to the 1<sup>st</sup> Century AD)*

There is no evidence for prehistoric activity in the search area. Despite the long history of antiquarian and archaeological investigation in York little evidence for prehistoric activity has been found within the urban core of the city. More recent investigations within the surrounding hinterland, for example at Heslington East (Antoni et al, 2009, OSA, 2012) and Rawcliffe Moor (Pearson, 1996) have shown that York lies within a farmed, managed landscape during the later prehistoric period.

### 6.2 *The Roman Period (1<sup>st</sup> to the 5<sup>th</sup> centuries AD)*

The site lies in close proximity to the Roman Fortress, established in approximately 71 AD (RCHME 1962, p. 5), close to the line of a road leading to the southwest gate and within an area of known Roman extra-mural settlement.

Several archaeological investigations in the vicinity of the site have recorded significant Roman structures. The most obvious is the external wall of the fortress itself. This was encountered at a height of 13.11m AOD at the former British Homes Stores and at c. 13.50m AOD on Silver Street. In each of these cases it was clear that the Roman wall stood for a considerable height above the contemporary ground surface with post-Roman deposits building up against them. Therefore, this relative high level for the survival of Roman archaeology would not be anticipated on the site considered by this assessment, which lies outside the line of the fortress wall. The area to the south of the fortress wall, within which the site is located, was occupied by an extensive extra-mural settlement. A more accurate prediction of the probable survival of Roman archaeology in the settlement area is provided by investigations at The Guildhall, where the top of the Roman sequence was recorded at 9.82m AOD. In several of the investigations undertaken in the area evidence for the extra-mural settlement has been located beneath the floors of 19<sup>th</sup> and 20<sup>th</sup> century basements having previously been sealed by several metres depth of post-Roman deposits. It is likely that a similar situation is present on the current site, with Roman archaeological remains surviving at a depth of approximately 4m below the modern street level.

### 6.3 *Early Medieval periods (5<sup>th</sup> to 11<sup>th</sup> centuries AD)*

The site clearly lies within the core of the Anglo-Scandinavian town. As with the Roman deposits Anglo-Scandinavian remains are likely to lie at some depth beneath the current ground level. Anglo-Scandinavian deposits in this area will include well preserved waterlogged organic remains. At 4-7 Parliament Street Anglo-Scandinavian deposits were recorded at 10.60m AOD.

### 6.4 *The Medieval Period (11<sup>th</sup> to the mid 16<sup>th</sup> centuries AD)*

The site is located within the core of the medieval city, fronting onto one of the main surviving medieval streets, Coney Street, being a corruption of Kings Street.

Several of the archaeological investigations carried out in this area have revealed medieval deposits. Where investigations have been undertaken beneath 19<sup>th</sup> or 20<sup>th</sup> basements medieval archaeology has often been completely truncated. Late medieval archaeology has been recorded very close to the current ground level, for example at Newgate Market.

### 6.5 *The Post-Medieval to Modern Periods (mid 16<sup>th</sup> to 21<sup>st</sup> centuries)*

The site continued to form part of the core of urban York throughout the post-medieval to modern periods, up until the present day. One of the major changes in the area was the creation of Parliament Street linking Pavement to St Sampson's Square in 1835-40. The early 20<sup>th</sup> century listed frontage of 48 Coney Street illustrates the continued significance of the site at the commercial core of the city. Below ground archaeological remains of this period are all likely to be at relatively shallow depths, with the exception of cellars. Within the parts of the site which contain basements it is not anticipated that any archaeology of this period would survive.

## 7.0 Cartographic Evidence.

The earliest map illustrated is the John Speed map of 1611 (Figure 3). This shows the location of the site within the historic core of the city. The street frontages of Coney Street and Market Street (previously referred to as Jubbergate or Jewbretgate in recognition to the proximity of York's medieval synagogue on the southwest side of Coney Street) were heavily developed at this date, probably a reflection of the situation in the medieval period, whilst the land to the rear of the developed frontages would have been open yards and gardens. The level of dense urban development is illustrated by the map produced by Cossins in 1748 (Figure 4) and by Jefferys published posthumously in 1775 (Figure 5).



Figure 3. An extract from Speed, 1611, approximate site location shown in red.

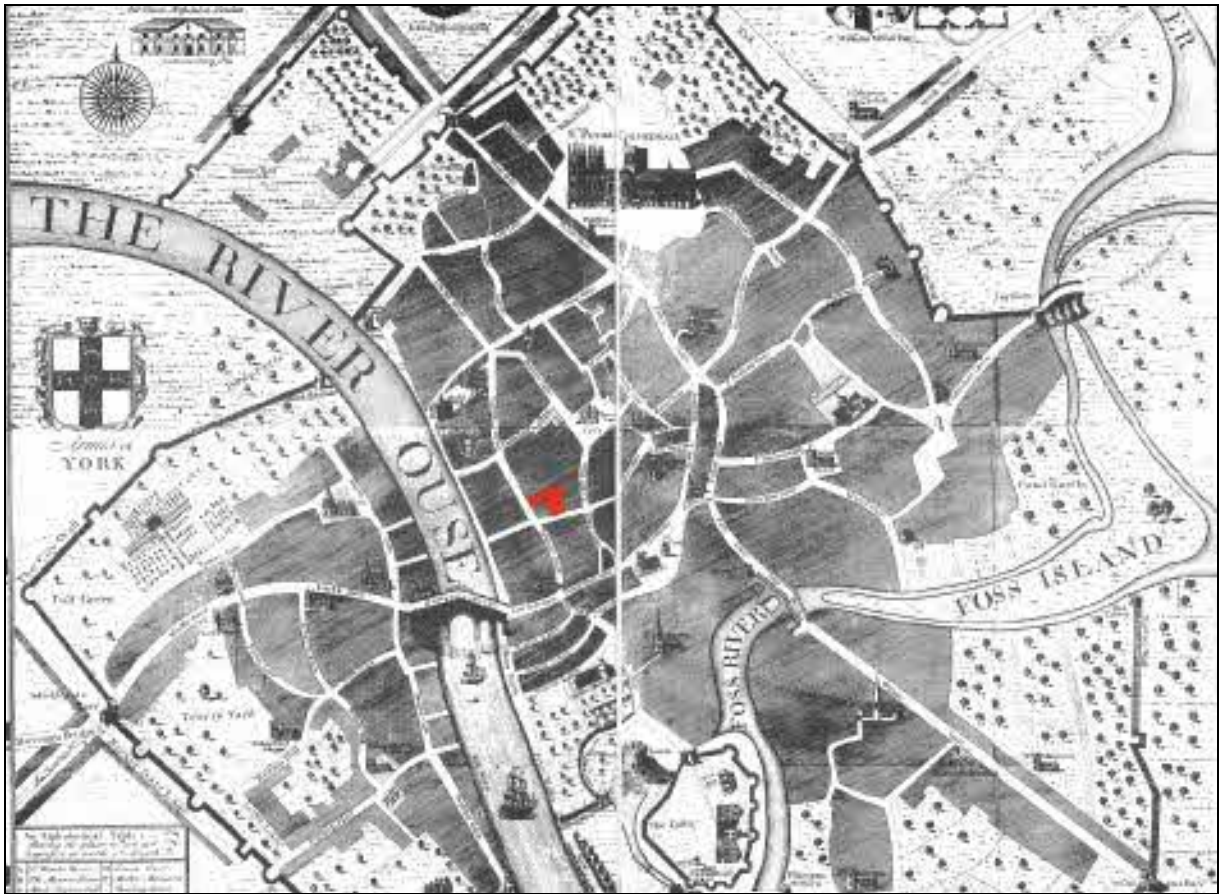


Figure 4. An extract from Cossins, 1748, approximate site location shown in red.

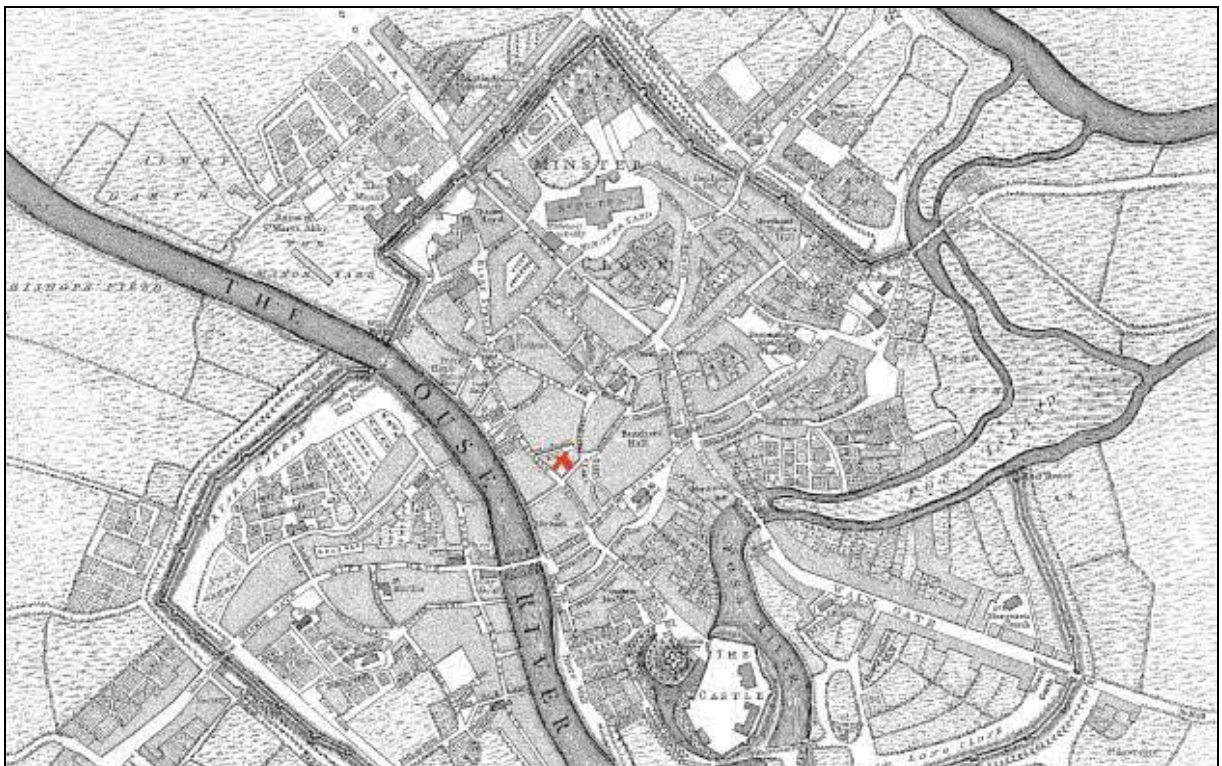


Figure 5. An extract from Jefferys, 1775, approximate site location shown in red.

From the mid 19<sup>th</sup> century a much higher degree of cartographic detail is available, through the published Ordnance Survey maps. The Ordnance Survey map of 1852 (Figure 6) shows the entire Coney Street frontage as being occupied, whilst all of the frontage on Jubbergate, within the limits of the site, is also developed. Whilst the land to the rear of the street frontages does include some open spaces these are, by the mid 19<sup>th</sup> century only represented by relatively small yards and alleyways, as most of the area has been built upon.



Figure 6. Ordnance Survey 1852, site area shown in red.

A similar layout for the site is shown on the 1892 Ordnance Survey map (Figure 7). However, by this date the name Market Street is used. The southernmost building fronting Market Street is labelled as a Public House, which may indicate the presence of cellarage within this property. A broadly similar situation was evident on the 1909 Ordnance Survey map (Figure 8), with another of the buildings fronting Market Street also shown as a public house.



Figure 7. 1892 edition of the Ordnance Survey, site area shown in red.



Figure 8. 1909 edition of the Ordnance Survey, site area shown in red.

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## 8.0 Discussion.

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This assessment of the archaeological potential of the site has indicated that the site lies within the core of the city where features of Roman, early medieval, medieval and post-medieval/early modern date are known to survive. The site is located within the City Centre Area of Archaeological Importance.

The site lies immediately close to the defences of the Roman Fortress, in an area of extra-mural settlement. Archaeological excavations of the Roman settlement in this area of the city suggest that Roman deposits will be in excess of 3m and up to 7m below the modern ground surface. Early medieval, especially Anglo-Scandinavian deposits are also likely to be present, again at some depth.

Medieval and post-medieval archaeological remains are commonly encountered within this area of the city and may survive very close to the modern ground surface, certainly within the uppermost 1m and potentially as close as 0.15m, based upon investigations in the immediate vicinity. The survival of medieval deposits close to the modern ground surface is, to a great extent, dependent upon the extent of post-medieval and early modern truncation. A substantial proportion of the site is occupied by a basement. The floor of the basement is at 10.115m AOD and 10.762m AOD. It is probable therefore that the existing basement will have removed all post-medieval and medieval deposits within its footprint. Deposits of early medieval and Roman date are likely to survive below the basement floor.

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## 9.0 Archaeological Implications.

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The proposed development will predominantly comprise alterations to the existing buildings including façade retention of the listed frontage of 48 Coney Street. It is anticipated that some groundworks for new lift pits, internal foundations and services may be required. The details of any such groundworks are not currently available but will be developed by the project structural engineer, and will take into account the need to maximise in-situ preservation of archaeological deposits.

The potential presence of the archaeological deposits on this site should not prevent planning permission from being granted. It is anticipated that limited archaeological investigation may be required on the site, which directly relates to any proposed groundworks. This would be best achieved through archaeological monitoring of all groundworks, with the provision for more detailed archaeological excavation if significant archaeological deposits were shown to be present. Any proposed geotechnical investigations would also need to be undertaken under archaeological supervision. This programme of archaeological mitigation can be secured through attaching appropriate conditions to the grant of planning consent.

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## 11.0 The Plates.



Plate 1. 48 Coney Street frontage looking north.



Plate 2. 48 Coney Street frontage looking southeast.



Plate 3. 48 Coney Street, detail of listed building frontage.

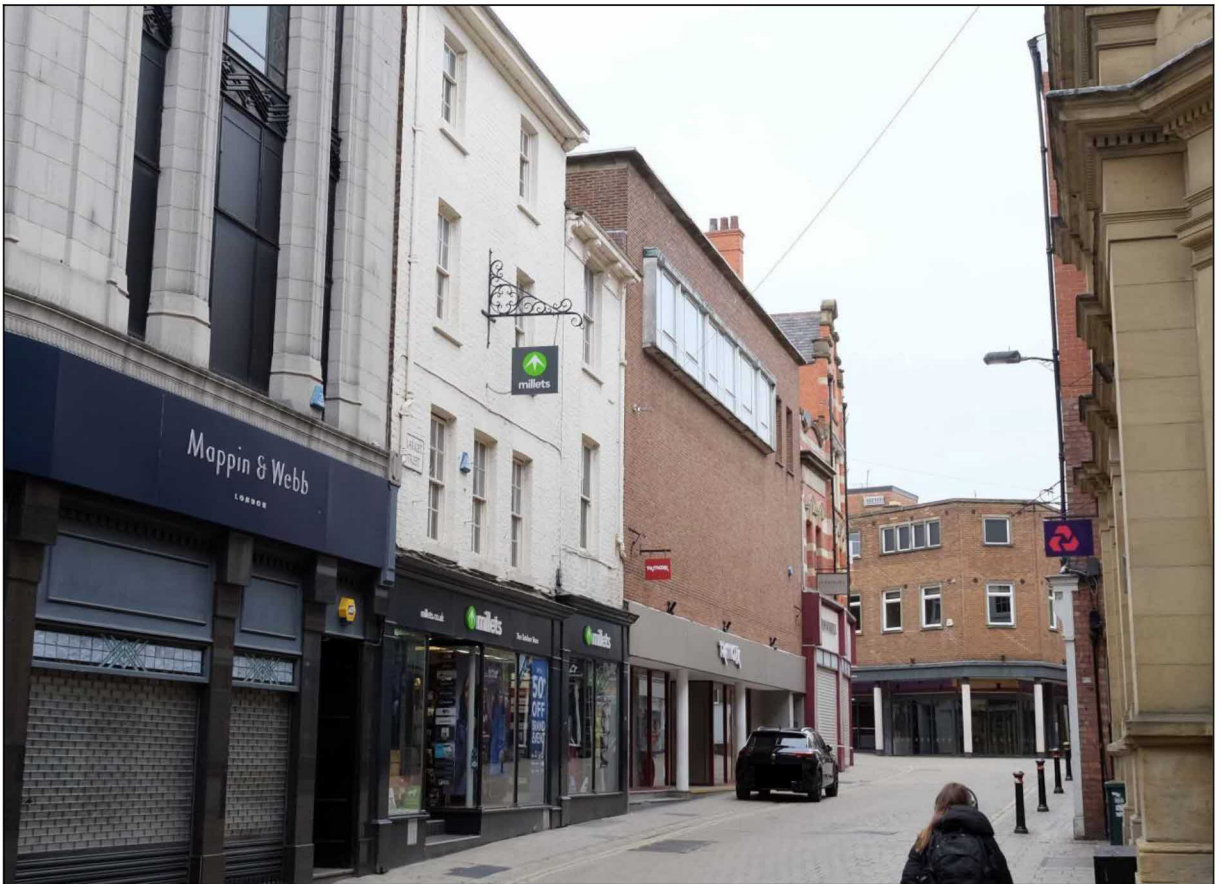


Plate 4. Market Street frontage looking northeast.



*Plate 5. Market Street frontage looking southwest.*