



No. 70 Bootham

Archaeological watching brief

Report

May 2024

70 BOOTHAM
YORK

ARCHAEOLOGICAL WATCHING
BRIEF

REPORT No 871
MAY 2024

FAS HERITAGE

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Project Details

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Project name	70 Bootham
Location	York
NGR	SE 5984 5244
Project type	Archaeological watching brief
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Contents

1	Introduction	1
1.1	Location and land use	1
1.1.1	Statutory designations.....	3
1.2	Planning context.....	3
1.3	Aims and objectives	4
1.4	Historical and archaeological background	4
1.4.1	Roman period.....	4
1.4.2	Medieval period.....	4
1.4.3	Post-medieval to modern	5
2	Methodology	5
2.1	General standards.....	5
2.2	Fieldwork procedure.....	6
3	Fieldwork results.....	6
3.1	Electric and water service trench.....	6
3.2	Garage removal and sewer connection	8
4	Discussion	8
5	Archive and deposition.....	8
6	Appendix.....	9
Appendix 1	Written Scheme of Investigation	10

List of figures

Figure 1	Location map	2
Figure 2	Location of watching brief	7

List of plates

Plate 1	Aerial view of the site and its immediate context.....	1
Plate 2	Extract from Ordnance Survey, 1852	5
Plate 3	Extract from Ordnance Survey, 1889	5
Plate 4	Service trench, looking south.....	6
Plate 5	Brick walls F1 and F2, looking northwest, scale 1.0m	6
Plate 6	Excavations to connect to existing manhole, looking northeast, scale 0.50m.....	8

Summary

This report presents the results of an archaeological watching brief maintained during groundworks associated with the demolition of a garage, and construction of a new garage with office over to the rear of 70 Bootham, York. Fieldwork was undertaken by FAS Heritage on behalf of Purcell for Mr Philip Young in March 2022 and May 2024.

Other than brick services of likely 19th or 20th-century date to the immediate rear of the house, no remains of archaeological significance were observed during the groundworks, and no finds were recovered.

Acknowledgements

FAS Heritage would like to thank Claire Macrae, City of York Archaeologist, and contractors on site for assistance during this work.

1 Introduction

This document reports on an archaeological watching brief carried out to the rear of No 70 Bootham, York, during groundworks associated with the construction of a new garage and associated services. Fieldwork was undertaken by FAS Heritage on behalf of Mr Philip Young on 25th March 2022 and 3rd May 2024.

1.1 Location and land use

The site lies to the rear of No. 70 Bootham, York (NGR: SE 5984 5244)(Plate 1; Figure 1). This is a residential property with a garden extending to the southwest. At the outset of works, the garden consisted of a lawned area with a path (concrete setts) and flower bed along the east boundary, a concrete yard area to the immediate rear of the property. An existing garage at the rear of the property was demolished during the course of the project.



Plate 1 Aerial view of the site and its immediate context

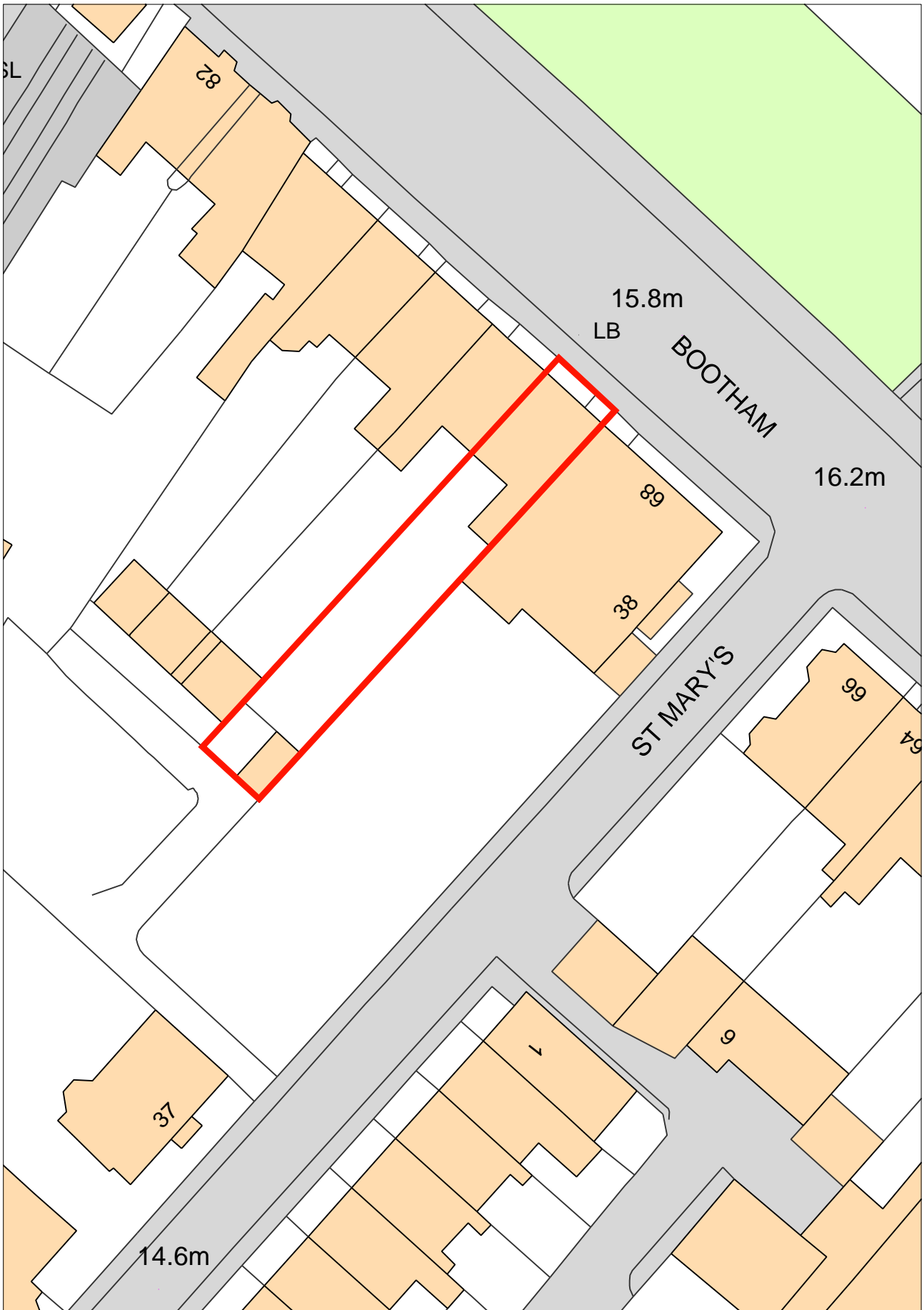


Figure 1 Location map

Scale 1:5000@A4

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1.1.1 Statutory designations

No. 70 Bootham is a Grade II Listed Building, designated as part of 'Nos 70-76 (even) and attached front railings' (NHLE 1259408). Listed Building Consent has been obtained for the works.

The site lies within the York Area of Archaeological Importance and part of the York Central Conservation Area (Character Area 2: Bootham).

1.2 Planning context

Planning consent was obtained for construction of a new garage with home office over, following the demolition of the existing garage to the rear of the property (Planning reference: 21/02278/FUL). The WSI has been prepared to meet the following planning condition:

6 A programme of post-determination archaeological mitigation, specifically an archaeological watching brief is required. The archaeological scheme comprises 3 stages of work. Each stage shall be completed and agreed by the Local Planning Authority before it can be approved.

A) No garage development shall take place until a written scheme of investigation (WSI) for a watching brief has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI should conform to standards set by the local planning authority and the Chartered Institute for Archaeologists.

B) The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition will be secured. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C) A copy of a report shall be deposited with City of York Historic Environment Record to allow public dissemination of results within 3 months of completion or such other period as may be agreed in writing with the Local Planning Authority.

Reason: The site lies within an Area of Archaeological Importance and the development may affect important archaeological deposits which must be recorded prior to destruction in accordance with Section 16 of National Planning Policy Framework.

1.3 Aims and objectives

The aim of the archaeological watching brief was to ensure any remains of archaeological significance affected by the development were preserved by record, and placed into the public domain through submission to the City of York Historic Environment Record and OASIS.

1.4 Historical and archaeological background

The following summary archaeological and historical background has been prepared based on information provided by the City of York archaeologist, published sources and readily available historic maps.

1.4.1 Roman period

No. 70 Bootham lies within the boundary of a known Roman inhumation cemetery (York HER: MYO3620), which lay outside, and to the northwest of, the Roman fortress of Eboracum. Archaeological watching briefs maintained to the south of No. 70 Bootham at the rear of 36-37 St Marys in 2015 and 2016 revealed several Romano-British burials cut into natural subsoil at a depth of c.1.2m below current ground level (information provided by CYC archaeologist; OSA 2016). A ditch of possible Romano-British date was also recorded.

1.4.2 Medieval period

A medieval suburb is thought to have been well established along Bootham by the mid-12th century. Historic documents of 13th and 14th-century date refer to tofts, garden, fields and a street 'foul with the stench of pigsties' (Raine 1955, 261; Tillott 1961). The overall impression is of low-density settlement combined with areas of open cultivation. This concurs with archaeological evidence from the area which includes stakeholes, pits, gullies and drains, as well as horticulturally derived soils and dumped material. A watching brief and excavations at 64 Bootham revealed medieval archaeology at c.1.3m below current ground level to the rear of the building; features were dated from the 9th to 14th centuries (LS Archaeology 2016).



Plate 2 Extract from Ordnance Survey, 1852

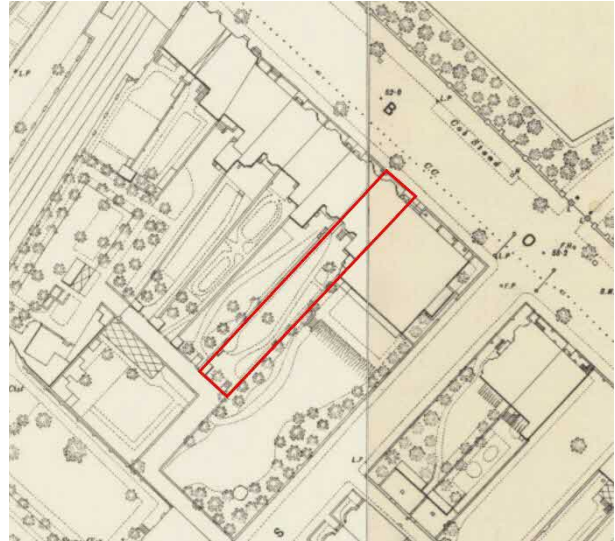


Plate 3 Extract from Ordnance Survey, 1889

1.4.3 Post-medieval to modern

A sketch of York, c.1545 depicts 'housis' along the street frontage of Bootham finishing level with Marygate. It may be supposed that many of these buildings were medieval in origin; during the 16th and 17th centuries the suburb of Bootham grew, with new buildings constructed to the west. Speed's map of 1610 appears to show buildings along Bootham extending to what is now Bootham School.

A plan of York by Drake (1736) shows housing along the road, giving way to gardens and possibly open fields; the location of No. 70 Bootham appears to be in an area of open ground.

More detailed plans are available from the 19th century (Plate 2 Plate 3). In 1852, what is now No. 70 Bootham formed part of the garden of a larger property. The current house was constructed in 1855 (Listed Building Description).

2 Methodology

2.1 General standards

FAS Heritage comply with the codes of conduct of the Chartered Institute for Archaeologists (CIfA 2021). The watching brief will be carried out in accordance with the following:

CIfA, Standard and Guidance for an archaeological watching brief, 2020

2.2 Fieldwork procedure

Fieldwork was undertaken in accordance with a Written Scheme of Investigation, agreed in advance with the City of York Archaeologist (Appendix 1).

All groundworks (including but not restricted to foundation trenches, service trenches and landscaping) were undertaken by hand or using a toothless ditching bucket under strict archaeological supervision, to provide the attending archaeologist with the opportunity to identify, investigate and record any finds or features of archaeological significance.

The areas monitored during the groundworks are shown on Figure 2.

3 Fieldwork results

3.1 Electric and water service trench

A service trench for electric and water was excavated through the garden in March 2022. The trench measured 0.30m wide and 0.30m deep and was hand excavated. The main length of the trench through the garden revealed only topsoil (C1000), with four lengths of modern, surface-water drain visible (corrugated blue plastic in pea gravel). To the north, within the area of the yard, the trench branched. The eastern branch of the service trench revealed topsoil (C1000) over mixed brick rubble (C1001) including modern ceramic and garden edging (not retained).

The western branch exposed two brick walls, allocated F1 C1002 and F2 C1003 at 0.25m and 0.22m BGL respectively. They were 0.60m apart and slightly off alignment with the main building. Only the upper course, measuring 0.22m wide, was revealed before the required depth was achieved. These features do not correspond with any buildings known from historic maps and have been interpreted as a possible culvert or service. The brick walls were sealed by made ground (C1006), likely preparation for a York stone slabbed surface (C1005), over which modern concrete had been laid (C1004).



Plate 4 Service trench, looking south



Plate 5 Brick walls F1 and F2, looking northwest, scale 1.0m

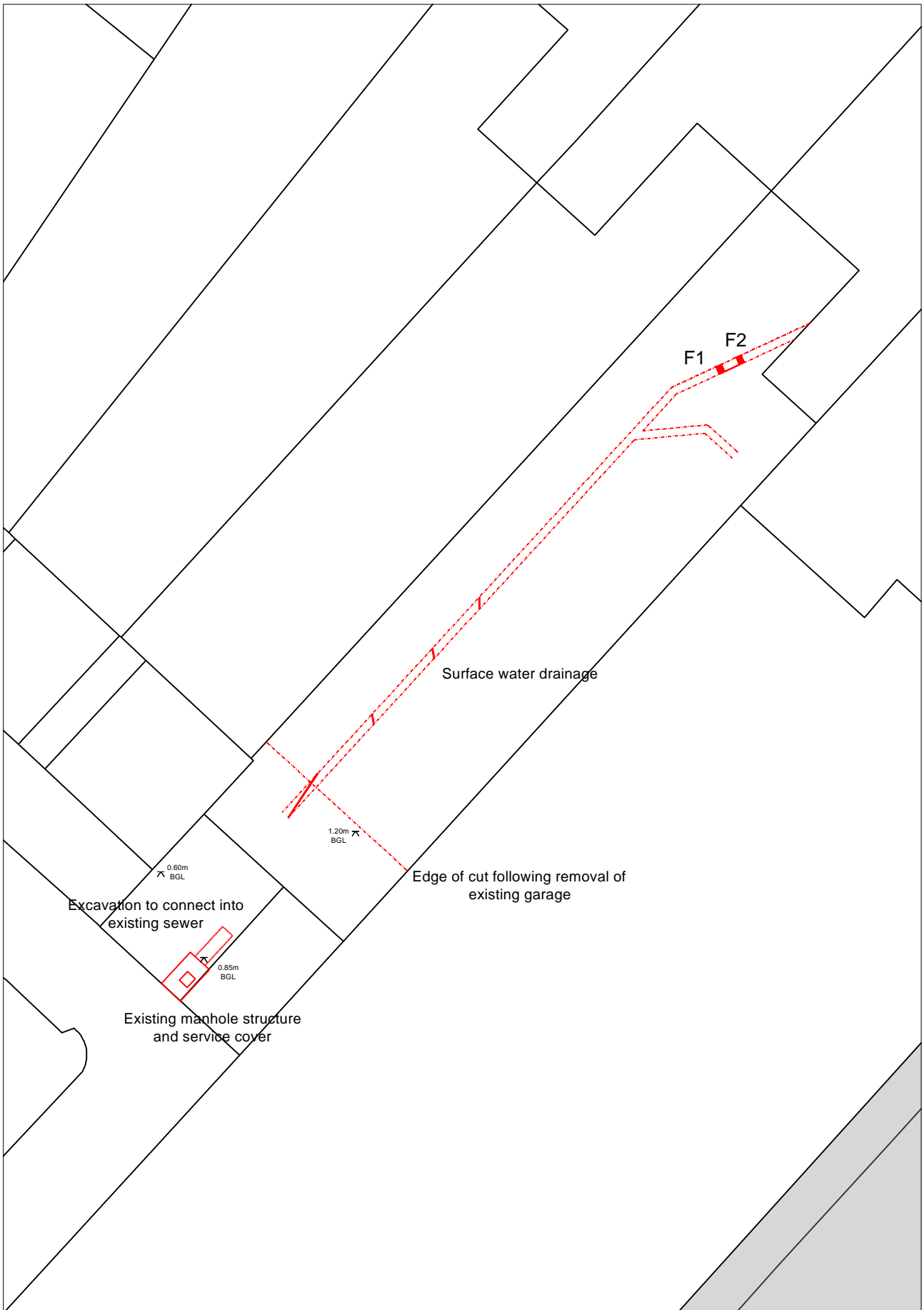


Figure 2 Location of watching brief

Scale 1:200@A4

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3.2 Garage removal and sewer connection

Removal of the existing garage revealed made ground and topsoil; it was evident that garden soils had been deposited against the southeastern brick garden wall in order to create a level garden.

Following removal of the garage, an archaeological watching brief was maintained during excavations for a new sewer connection in May 2024. The groundworks took place within previously disturbed ground, and no features of archaeological significance were observed (Plate 6).



Plate 6 Excavations to connect to existing manhole, looking northeast, scale 0.50m

4 Discussion

Other than brick services of likely 19th or 20th-century date, no remains of archaeological significance were observed during the groundworks, and no finds were recovered.

5 Archive and deposition

A PDF copy of this report will be submitted to the City of York HER via OASIS.

6 Appendix

Appendix 1 Written Scheme of Investigation

70 BOOTHAM YORK

ARCHAEOLOGICAL WATCHING BRIEF

WRITTEN SCHEME OF INVESTIGATION

1.0 Introduction

This document presents a Written Scheme of Investigation (WSI) for an archaeological watching brief to be maintained during groundworks for the construction of a new garage/home office to the rear of No. 70 Bootham, York. The WSI has been prepared by FAS Heritage for Purcell, in February 2022.

1.1 Location and land use

The site of the proposed works represents land to the rear of No. 70 Bootham, York (NGR: SE 5984 5244)(Plate 1; Figure 1). This is a residential property with a garden extending to the southwest. An existing garage at the rear of the property is to be demolished, and a new garage with home office over is to be constructed.



Plate 1 Aerial view of the site and its immediate context



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Location map

Scale 1:750



Figure 1

1.2 Statutory designations

No. 70 Bootham is a Grade II Listed Building, designated as part of 'Nos 70-76 (even) and attached front railings' (NHLE 1259408). Listed Building Consent has been obtained for these proposals.

The site lies within the York Area of Archaeological Importance and part of the York Central Conservation Area (Character Area 2: Bootham).

1.3 planning context

Planning consent has been obtained for the proposed works, which will involve the construction of a new garage with home office over, following the demolition of the existing garage to the rear of the property (Planning reference: 21/02278/FUL). The WSI has been prepared to meet the following planning condition:

6 A programme of post-determination archaeological mitigation, specifically an archaeological watching brief is required. The archaeological scheme comprises 3 stages of work. Each stage shall be completed and agreed by the Local Planning Authority before it can be approved.

A) No garage development shall take place until a written scheme of investigation (WSI) for a watching brief has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI. The WSI should conform to standards set by the local planning authority and the Chartered Institute for Archaeologists.

B) The site investigation and post investigation assessment shall be completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition will be secured. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

C) A copy of a report shall be deposited with City of York Historic Environment Record to allow public dissemination of results within 3 months of completion or such other period as may be agreed in writing with the Local Planning Authority.

Reason: The site lies within an Area of Archaeological Importance and the development may affect important archaeological deposits which must be recorded prior to destruction in accordance with Section 16 of National Planning Policy Framework.

1.4 Scope of archaeological works

The archaeological works at the site will consist of an archaeological watching brief to be maintained during all groundworks associated with the development, including but not restricted to service trenches and foundation excavations.

1.5 Aims and objectives

The aim of the archaeological watching brief is to ensure any remains of archaeological significance affected by the development are preserved by record, and placed into the public domain through submission to the City of York Historic Environment Record and OASIS.

1.6 Archaeological and historical background

The following summary archaeological and historical background has been prepared based on information provided by the City of York archaeologist, published sources and readily available historic maps.

1.6.1 Roman period

No. 70 Bootham lies within the boundary of a known Roman inhumation cemetery (York HER: MYO3620), which lay outside, and to the northwest of, the Roman fortress of *Eboracum*. Archaeological watching briefs maintained to the south of 70 Bootham at the rear of 36-37 St Marys in 2015 and 2016 revealed several Romano-British burials cut into natural subsoil at a depth of c. 1.2m below current ground level (information provided by CYC archaeologist; OSA 2016). A ditch of possible Romano-British date was also recorded.

1.6.2 Medieval period

A medieval suburb is thought to have been well established along Bootham by the mid-12th century. Historic documents of 13th and 14th-century date refer to tofts, garden, fields and a street 'foul with the stench of pigsties' (Raine 1955, 261; Tillott 1961). The overall impression is of low-density settlement combined with areas of open cultivation. This concurs with archaeological evidence from the area which includes stakeholes, pits, gullies and drains, as well as horticulturally derived soils and dumped material. Watching brief and excavations at 64 Bootham revealed medieval archaeology at c.1.3m below current ground level to the rear of the building; features were dated from the 9th to 14th centuries (LS Archaeology 2016).

1.6.3 Post-medieval - modern

A sketch of York, c.1545 depicts 'housis' along the street frontage of Bootham finishing level with Marygate. It may be supposed that many of these buildings were medieval in origin; during the 16th and 17th centuries the suburb of Bootham grew, with new buildings constructed to the west. Speed's map of 1610 appears to show buildings along Bootham extending to what is now Bootham School.

A plan of York by Drake (1736) shows housing along the road, giving way to gardens and possibly open fields; the location of 70 Bootham appears to be in an area of possible open ground.

More detailed plans are available from the 19th century. In 1852, what is now 70 Bootham formed part of the garden of a larger property. The current house was constructed in 1855 (Listed Building Description).



Plate 2 Extract from Ordnance Survey, 1852

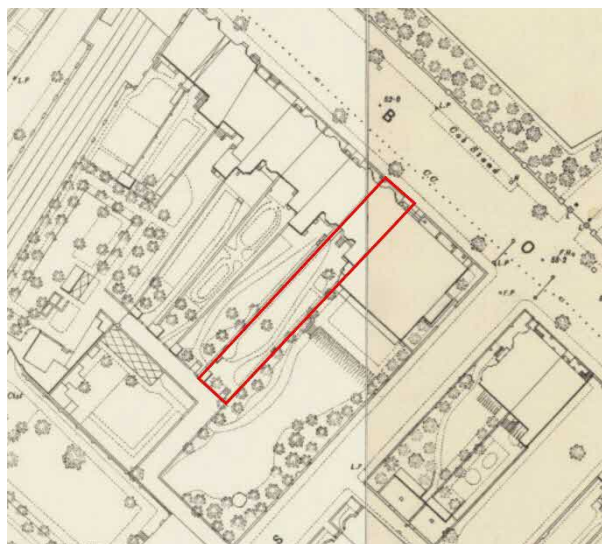


Plate 3 Extract from Ordnance Survey, 1889

2.0 Methodology

2.1 General standards

FAS Heritage comply with the codes of conduct of the Chartered Institute for Archaeologists (CIfA 2021). The watching brief will be carried out in accordance with the following:

CIfA, Standard and Guidance for an archaeological watching brief, 2020

2.2 Fieldwork procedure

All groundworks (including but not restricted to foundation trenches, service trenches and landscaping) will be undertaken using a toothless ditching bucket (as far as practicable) under strict archaeological supervision, to provide the attending archaeologist with the opportunity to identify, investigate and record any finds or features of archaeological significance. While every attempt will be made not to delay works, should any features or finds of archaeological significance be encountered, sufficient time and access should be allowed for investigation and recording.

2.2.1 Human remains

Any human remains that are discovered would initially be left *in-situ*, covered and protected. CYC would be notified at the earliest opportunity. If removal is necessary, a valid Ministry of Justice licence will be obtained and the remains will be excavated archaeologically in accordance with the CIfA Technical Paper 14 *Excavation ad Post-Excavation Treatment of Cremated and Inhumed Remains* (Mckinley and Roberts 1994).

2.3 Recording procedure

A full written, drawn and photographic record will be made of all features and deposits encountered during the course of the archaeological watching brief. Archaeological deposits, features and structures will be recorded using a standard system of context and other record forms. A series of indexes, capable of interrogation, will

be maintained for all site records. The planning of features will be at scales of 1:10 or 1:20; sections will be recorded at a scale of 1:10, 1:20, or 1:50 as appropriate.

2.3.1 Photographic recording

The photographic record will consist of high-resolution digital photography. Provision for deposition of digital photographic archive will be made in line with ADS Standards.

All photographs will include a photographic scale and be recorded on a photographic index with the subject and direction of each shot.

2.4 Environmental Sampling Strategy

A systematic and appropriate environmental sampling method will be employed as appropriate. Deposits which are clearly of a mixed/secondary origin such as make-up layers or deposits will not be the subject of environmental sampling unless a specific question relating to function or social status can be addressed. Where deposits are thought to be of primary origin and have potential to contain biological remains, an appropriate sampling regime will be implemented, in accordance with *Environmental Archaeology: A Guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-excavation* (Second Edition)(2011).

Coarse sieving samples will be collected from deposits which appear to contain primary and useful vertebrate and mollusc assemblages, and sieved using 10mm mesh to enhance recovery. An appropriate sample will be set ranging from 10-100% of the excavated deposit.

Flotation samples will be collected from deposits which appear to contain small vertebrate and mollusc assemblages, charred plant remains, organic plant remains, cess and insect remains. Samples of 40 litres will be collected and processed using a water-recycling tank with rapid water-flow washover. A 1mm mesh will be used to recover the dense residue and a 300 micron mesh will be used to recover light fractions. 10 litres (GBA) will be retained for sub-sampling for paraffination for insects remains, and other specialist analyses (eg parasites, pollen etc), where deemed appropriate.

Block samples (spitted soil columns, monoliths or kubienas) will be collected from undisturbed sequences which appear to have the potential for a dateable environmental sequence or information about deposit origin and grain structure and condition.

Where there is evidence for industrial activity, samples will be taken to identify macroscopic technological residues in accordance with *Archaeometallurgy* (Historic England 2015) and *Science for Historic Industries* (Historic England 2018).

Where available and deemed appropriate, samples for scientific dating will be obtained from secure primary deposits, in order to further understanding of the chronological development and activity at the site.

2.5 Finds recovery and treatment

All finds identified during excavation will be hand-collected and processed. Finds treatment will be undertaken in accordance with guidelines set down in *First Aid for Finds* (Watkinson and Neal 1998). Archive preparation will be undertaken in accordance with *Guidelines for the preparation of excavation archives for long-term*

storage (Walker 1990) and *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials* (CIfA 2014).

All wet-preserved artefacts will be treated in accordance with *First Aid for Finds* (Watkinson and Neal 1998), *Guidelines for the care of waterlogged organic artefacts* (2012) or *Waterlogged wood, guidelines on the recording, sampling, conservation and curation of structural wood* (2010).

All metalwork and a sample of metallurgical residues would be submitted for X-radiography prior to assessment, in line with *Guidance on the X-radiography of archaeological metalwork* (2006).

The terms of the Treasure Act 1996 will be followed with regard to any finds which might fall within its purview. Any such finds will be removed to a safe place and reported to the local coroner as required by the procedures as laid down in the "Code of Practice". Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.

2.6 Archive preparation

Archiving work will be carried out in compliance with the CIfA Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives (October 2020).

On completion of the field investigation all records and material will be curated in accordance with Guidelines for the preparation of excavation archives for long-term storage (Walker 1990) and will be indexed, ordered, quantified and checked for consistency. Context, finds, sample and other paper-based records will be transferred to an integrated computer-based system. The drawn record will be digitised in an appropriate format that will permit the output of standard AutoCAD type DXF files.

The archival record will include all material relating to the site and its excavation including correspondence, written, drawn and digital records. As part of the preparation for the post-excavation programme, the artefactual, ecofactual and samples will be quantified and described. In addition, the stratigraphic matrix and a site summary will be prepared.

The digital archive will be provided in a non-magnetic storage medium using generic file formats including PDF. The digital archive will be submitted to ADS, either via OASIS or standard ADS deposition, depending on the number of files produced.

Preliminary conservation and stabilisation of objects will be undertaken prior to an assessment of long-term conservation and storage needs.

2.7 Post-excavation and reporting procedures

Upon completion of the fieldwork, all finds, samples and stratigraphic information will be assessed for their potential for further analysis. A report will be prepared and will include as a minimum:

- Non-technical Summary
- OASIS reference number and an 8-figure grid reference
- Aims and objectives of work
- Methodology

Stratigraphic discussion of any archaeological features encountered

Statement of archaeological significance, placing results in a local, regional and national context

A location plan of the site at an appropriate scale of at least 1:10 000

A location plan showing the area of observed groundworks, at a recognisable planning scale, and located with reference to the national grid

Plans and sections of archaeology located at a recognisable planning scale (1:10, 1:20, 1:50 or 1:100, as appropriate)

Detailed context index

Supporting data

References

Copy of OASIS form

If further analysis is recommended, then this work will be undertaken and reported on as part of the subsequent phase of mitigation work.

3.0 Publication and Dissemination

In the case that remains of limited archaeological significance are encountered, a note would be prepared for submission to an appropriate local or period-specific journal. If the remains warrant it, a proposal for more detailed publication would be prepared.

An *Online Access to Index of Archaeological Investigations* (OASIS) form will be submitted for the project at <http://ads.ahds.ac.uk/project/oasis/>.

4.0 Company and Personnel

FAS Heritage is a multidisciplinary practice with an established track record of more than 25 years in field archaeology, historic buildings and conservation planning consultancy.

4.1 Key Personnel

Project Manager: Justin Garner-Lahire BA

Project Officer: Richard Jackson BA

4.2 Project specialists

Osteoarchaeology	Shirley Curtis-Summers BSc MSc PhD ACIfA
Post-Roman, medieval & post-medieval pottery, ceramic building material	Jane Young
Small finds	Cecily Spall BSc MA MCIfA
Roman and Pre-Roman Iron Age pottery	Ian Rowlandson BA MA
Lithics	Rob Young BA PhD
Conservation	Karen Barker BA MA
Dendrochronology	Ian Tyers
Palaeoenvironmental science	John Carrott, Palaeoecology Research Services

Archaeozoology, molluscan and fish remains	Matilda Holmes BA MA PhD
Soil micromorphology	Clare Ellis BA PhD MIfA
Industrial and domestic waste analysis	Cecily Spall BSc MA MCIfA

5.0 Monitoring arrangements

The work will be monitored by the City Archaeologist.

The archaeological scientific aspects of the project will also be monitored by the Historic England Regional Advisor on Archaeological Sciences.

6.0 Health & Safety

FAS Heritage operate at all times with due regard for Health and Safety regulations, and will ensure that all relevant requirements are met with regard both to site personnel and to members of the public. A Risk Assessment and Method Statement will be prepared, in accordance with the Health and Safety at Work Regulations.

7.0 Insurance

FAS Heritage carry appropriate levels of Public Liability, Employers Liability and Professional Indemnity insurances.

8.0 References

LS Archaeology 2016. 64 Bootham, Watching brief

OSA 2016. 36 & 37 St Marys, Report on an archaeological watching brief

Raine, A. 1955. *Medieval York - a topographical survey based on original sources* (London)

Tillott, P.M. (ed.). 1961. *Victoria County History - A History of Yorkshire: The City of York* (London)

08/02/2022