



17-27 Layerthorpe, York

Historic Environment Desk-Based Assessment



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Summary

Wessex Archaeology was commissioned by Danehurst Developments Ltd to prepare a Historic Environment Desk-Based Assessment of land at 17 – 27 Layerthorpe, York centred on NGR460874 452176. This study is intended to support a planning application for a proposed student residential development within the site.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area and to assess the likely impacts of the development proposals on this resource. As the Site has not been subject to any previous archaeological investigations, its archaeological potential is largely unknown. However, there have been extensive archaeological investigations that have undertaken across the Study Area, due to the position of the area within York's Central Area of Archaeological Importance. As such observations can be made regarding the possible presence of archaeological remains dating to the Romano-British and 19th century periods.

As the proposed development includes widespread ground disturbance and as the archaeological potential of the site cannot be confirmed, additional archaeological investigations may be required by the archaeological advisor to the City of York Council.

The settings assessment undertaken as part of this report has concluded that the proposed development would result in no harm to the significance of the following Designated Heritage Assets: Grade I Church of St Cuthberts (**NHLE 1256888**), Grade II County House (**NHLE 1257202**), Grade II Chimney at Works and Services Depot of York City Council (**NHLE 1257848**); and Scheduled Monument: City Walls – Monk Bar to Layerthorpe (**NHLE 1004910**) through changes in their setting.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

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17-27 Layerthorpe, York

Historic Environment Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Danehurst Developments Ltd (the client), to prepare a Historic Environment Desk-Based Assessment of 17 – 27 Layerthorpe, York (hereafter ‘the Site’, **Figure 1**), centred on NGR460874 452176.
- 1.1.2 This study will support a planning application for a proposed student residential development within the Site, to be submitted to the City of York Council.
- 1.1.3 This Historic Environment Desk-Based Assessment is intended to consider the potential for the proposed development to impact buried archaeological remains and to impact the significance of heritage assets through a change to their setting.
- 1.1.4 As part of the data search request with the Historic Environment Record some advice was received from the City Archaeologist. This included an acknowledgement that the Site lies within the Central Area of Archaeological Importance, located on the edge of the River Foss and close to the medieval King’s Fishpool. It notes that due to the nature of previous development, it is likely that disturbance within the Site is limited to approximately 2 m below ground level. Based on investigations adjacent to the Site it is expected that the Site will be hydrologically connected to the River Foss and as such the hydrological recharge will protect any archaeological organic material present within the Site.

1.2 The Site

- 1.2.1 The Site comprises an irregular parcel of land of approximately 0.32 ha located just outside of York city centre, north-east of the city walls. The Site is currently utilised as a commercial car dealership. Three interconnected single-storey buildings are positioned against the eastern boundary, encompassing the majority of the Site (**Photos 1-3**). The remaining area within the Site is hard standing and used for car parking (**Photos 4-6**). The River Foss borders the Site to the north-west (**Photo 5**), with further commercial developments to the north-east and south-west. The south-eastern limit is bounded by the Layerthorpe road.
- 1.2.2 The Site is situated within a relatively flat land area at an elevation of approximately 12 m OD. The bedrock geology throughout the Site is mapped as the Sherwood Sandstone Group - Sandstone, overlain in the west by Glaciogenic Deposits – Diamicton and to the east Lacustrine Deposits – Clay and Silt (British Geological Survey, Geology of Britain Viewer).

1.3 Development proposals

- 1.3.1 The proposed development consists of the redevelopment of the Site as purpose-built student accommodation. The design proposals available at the time of writing include:
- The demolition of the existing structures;



- Three interconnected residential apartment blocks, including a total of 234 individual dwellings of various configurations. The blocks will be four storeys high, with a fifth storey to accommodate lift overrun, solar panels and a roof garden;
- The inclusion of cycle storage and disabled parking within the north-east of the Site;
- The current ground floor level will be maintained, except for the lift shaft which will extend below ground, the exact depth is not known at the time of writing;
- Landscaping, including the planting of treelines around the Site perimeter and paving across the rest of the Site;

1.4 Scope of document

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

1.4.2 The Historic Environment, as defined in the *National Planning Policy Framework* (NPPF, DLUHC 2023): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

1.4.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

1.5 Aims

1.5.1 The specific aims of this assessment are to:

- outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;
- assess the significance of known and potential heritage assets through weighted consideration of their valued components;
- assess the potential impact of development or other land changes on the significance of the heritage assets and their setting; and
- make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.



2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 Designated heritage assets

- 2.2.1 A designated heritage assets is defined in NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

- 2.2.2 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*

- 2.2.3 The *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

- 2.2.4 The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV); 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. The United Kingdom is a signatory of the *UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972*. England protects its World Heritage Sites and their settings, through the statutory designation process and through the planning system.

- 2.2.5 Further information regarding heritage designations is provided in **Appendix 2**.

2.3 National Planning Policy Framework

- 2.3.1 The *National Planning Policy Framework* (NPPF) was published in December 2023 and sets out the government's planning policies for England and how these are expected to be applied.
- 2.3.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.



2.3.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource;
- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
- takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
- places weight on the conservation of designated heritage assets, in line with their significance; and
- requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.

2.3.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.

2.3.6 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource¹.

2.4 Local planning policy and guidance

2.4.1 The Site is situated within the administrative boundaries of the City of York District Council, the council is currently in the process of developing a new Local Plan which will inform the planning process. However, in the absence of a formally adopted plan, all planning decisions, including those involving heritage assets and the historic environment are primarily being made in line with NPPF as outlined above.²

2.4.2 The previous Local Plan and the current draft Local Plan may be given some minor weight in the determination of planning applications, as such relevant policies are reproduced in **Appendix 2**.

3 METHODOLOGY

3.1 Introduction

3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2020).

¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

² <https://www.york.gov.uk/LocalPlan>



3.2 Study Area

3.2.1 A Study Area was established, with consultation from the York City Archaeologist, within a 250 m radius of the Site boundary. The recorded historic environment resource within the Study Area was considered to provide a context for the discussion and interpretation of the known and potential resources within the Site.

3.3 Sources

3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:

- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;
- the City of York Historic Environment Record (CYHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;
- relevant national, regional and thematic Research Frameworks (e.g. Yorkshire Archaeological Research Framework (YARF 2007);
- national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
- historic manuscripts, surveyed maps, and Ordnance Survey maps; and
- relevant primary and secondary sources held in Wessex Archaeology's own library.

3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

3.4 Site visit

3.4.1 The Site was visited on 27 April 2024. Weather conditions were dry and overcast. A fieldwork record comprising digital photography is held in the project archive.

3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

3.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to affect the settings of heritage assets (see **Section 3.6**).

3.5 Significance

3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

3.5.2 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and
- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.5.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset as:

'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

3.6.2 Historic England's guidance on *The Setting of Heritage Assets: historic environment good practice advice in planning note 3* (GPA3) (2017, 4) states that:

'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'

3.6.3 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

3.6.4 The setting assessment was guided by GPA3, which advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to 'identify which heritage assets and their settings are affected';
- Step 2 requires assessment of 'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated';



- Step 3 is to 'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it';
- Step 4 is to explore ways to 'maximise enhancement and avoid or minimise harm'; and
- Step 5 is to 'make and document the decision and monitor outcomes'.

3.6.5 In accordance with Step 1, a scoping exercise was undertaken to identify those assets to be scoped in and out of further assessment based on an initial review and the results of the site visit. For each identified asset taken forward for assessment, the following are provided (in accordance with Step 2):

- a description of the asset;
- a brief statement outlining their significance (highlighting the interest that principally constitutes its significance); and
- a description of its setting and how that contributes to the asset's significance.

3.6.6 An indicative assessment of the likely effect on the significance of the heritage asset(s) caused by the change in setting due to the proposed development was then undertaken and where appropriate ways to minimise harm and provide enhancement explored (Steps 3 to 4).

3.6.7 Step 5 was not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

3.7 Assumptions and limitations

3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

3.7.2 The records held by the CYHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.8 Copyright

3.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.



4 BASELINE RESOURCE

4.1 Introduction

4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

4.2 Designated Heritage Assets

Site

4.2.1 There are no designated heritage assets within the Site.

Study Area

4.2.2 Designated heritage assets within the Study Area comprise one Conservation Area, four Grade I Listed Buildings, three Grade II* Listed Buildings, twenty-five Grade II Listed Buildings, and one Scheduled Monument.

4.2.3 The Grade I Listed Buildings are as follows:

- Church of St Cuthbert (**NHLE 1256888**), situated approximately 145 m south-west of the Site
- St Anthony's Hall (**NHLE 1256892**), situated approximately 205 m south-west of the Site
- Merchant Taylors Hall (**NHLE 1259571**), situated approximately 225 m west of the Site
- Roman Wall Approximately 20 metres south-east of Monk Bar (**NHLE 1259572**), situated approximately 250 m west of the Site

4.2.4 The Scheduled Monument encompasses the following: City walls, gates, posterns (not including the section from Bootham Bar to Monk Bar, north of the Minster, now part of National Monument No 13280), moats, mounds, Bayle (or Baile) Hill, St Leonard's Hospital and Merchant Taylor's Hall, Aldwark (**NHLE 1004910**), situated approximately 75 m south-west of the Site.

4.2.5 The Conservation Area is York's 'Central Historic Core', located to the west of the Site, it encompasses the historic settlement core of York. It was adopted in 1968 and extended in 1975 and again in 2011. The Conservation Area Appraisal separates the Area into twenty-four individual character areas, two of which are situated within the Study Area.

4.2.6 Character Area Seven: Monkgate, is situated to the north-west of the Site and is one of the historic approaches into the city, it has medieval origins and was a prosperous suburb during the 18th and 19th centuries, due to its position along the River Foss it was also utilised as an industrial area during the 19th century and the area also retains elements of this industrial character.

4.2.7 Character Area Eight: Aldwark, is situated to the west of the Site and is characterised as the most modern suburb within the city walls despite its historic origins. The area also has an industrial past, which is no longer present as the majority of the developments have been

constructed post-1970, though the design draws from the character of the remaining 18th and 19th century houses that remain within the area.

4.2.8 There are no World Heritage Sites, Registered Parks and Gardens or Registered Battlefields within the Study Area.

4.2.9 Designated heritage assets located within the Study Area are depicted in **Figure 1**.

4.3 Previous studies

Site

4.3.1 No records of any previous intrusive archaeological investigations within the Site have been identified during the preparation of this assessment.

Study Area

4.3.2 The CYHER contains entries pertaining to a large number of investigations which have been carried out within the Study Area. In total 77 investigations have occurred within the Study Area, with two undertaken within proximity to the south-western boundary of the Site. These events were both watching briefs, details available for one of the investigations noted only modern deposits were identified (**EYP7280**) with no details available for the other (**EYP7282**).

4.3.3 A major archaeological project was also undertaken, approximately 50 m south-west of the Site, the project was completed during the demolition and reconstruction of Layerthorpe Bridge between 1995 and 1997 (**EYO74**). The project included the excavation of two trenches archaeologically, and watching briefs undertaken on a further eight trenches and seven areas.

4.3.4 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**.

4.3.5 Previous archaeological investigations carried out within the Study Area are illustrated in **Figure 2**.

4.4 Archaeological and historical context

4.4.1 The following section summarises the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

4.4.2 Records obtained from the NHLE, CYHER and other sources are listed in **Appendix 3** and illustrated in **Figures 1–3**.

Prehistoric (970,000 BC – AD 43)

4.4.3 The early prehistoric periods from the Palaeolithic to the Mesolithic are generally associated with hunter-gatherer patterns of exploitation and shifting seasonal settlement. As a result, evidence from this period is often ephemeral and difficult to identify. There are no known finds from these periods within the Study Area.

4.4.4 Initial evidence of human activity within the Vale of York dates back to the Neolithic period, however, this was largely concentrated to the south-west of the city and Study Area, due to

the poorly drained soil conditions around the River's Ouse and Foss during the period. As such, there are no known Neolithic finds have been identified within the Study Area.

- 4.4.5 The only identified prehistoric find within the Study Area, was uncovered approximately 70 m south of the Site, during an archaeological evaluation at the former Adams Hydraulics site on Peasholme Green (**EYO6/MYO4982**). Remains identified during the works were suggestive of possible prehistoric occupation, including a deposit containing charcoal and burnt clay situated above natural earth and below Romano-British features. Worked flint was also identified in later deposits. These features have not been able to be accurately dated, given a possible date between the Mesolithic and Iron Age. Given the known information about prehistoric land use patterns within York throughout the prehistoric period, it is likely this evidence is later prehistoric (Bronze Age – Iron Age).

Romano-British (AD 43–410)

- 4.4.6 The start of the Roman occupation in England is traditionally dated to the campaigns of the Roman army under the future emperor Vespasian in the years following the invasion of AD 43 under the imperial command of Claudius.
- 4.4.7 The city of York [*Eboracum*] was founded by the Roman 9th Legion in AD 71 on the north-eastern banks of the River Ouse, to the west of the Site. The city was established as the epicentre of the Roman empire within Britain for the following three hundred years, with events such as the acclaiming of Constantine the Great in AD 306 taking place within the city walls.
- 4.4.8 The Site lay outside of the established boundary of the Roman city walls; however, Romano-British evidence can still be seen within the Study Area largely through the presence of a Roman road, traversing the Study Area north-east to south-west to the south of the Site (**MYO107**). The location of the road, approximately 47 m south of the Site, is based on a national monuments record and as no formal intrusive archaeological investigation has confirmed the existence of the road it may not be the exact alignment of the road. However, if present it is thought that the road was a connection between York and Stamford Bridge.
- 4.4.9 Further Romano-British activity within the Study Area is defined as industrial with remains of a Roman pottery and tile production area uncovered during the excavations at Layerthorpe Bridge approximately 100 m south-west of the Site (**EYO74/MYO2185**). Evidence uncovered included a clay pit, kiln firing waste, kiln furniture, wasters, and tile 'stacks', despite this the exact location of the kilns associated with the activity has not been identified. The CYHER record also states that the area lay to the east of the Roman fortress.
- 4.4.10 There are no further Romano-British finds recorded within the Study Area.

Anglo-Saxon (AD 410–1066) - Medieval (AD 1066–1500)

- 4.4.11 There is only one recorded Anglo-Saxon feature within the Study Area, the Church of St Cuthbert is located approximately 130 m south-west of the Site (**NHLE 1256888 / MYO986**). Whilst the church is noted within the Domesday Survey indicating pre-medieval origins the oldest surviving elements (the eastern wall) are dated to the 11th century.
- 4.4.12 Whilst York had declined in importance since the collapse of the Roman Empire it continued to thrive as a centre for trade and commerce in the north of England. During the Viking invasion of the north of England during the 8th century York [*Jorvik*] was reinstated as the capital of the Viking territory in England. Archaeological evidence of *Jorvik* is largely concentrated around the Coppergate area approximately 600 m south-west of the Site.

- 4.4.13 York was subsequently redeveloped during the early medieval period, following the Norman conquest, the settlement retained its status as the capital of the north and as such the fortifications surrounding the central city were rebuilt and strengthened during this period. This involved the construction of four gates ‘bars’ built to regulate traffic through the city walls. Whilst the four gates lie outside of the Study Area, the surviving medieval city walls are still present within the west of the Study Area (**MYO2008**), approximately 75 m from the Site. The walls are punctuated by a series of towers, four of which lie within the Study Area (**MYO4236**, **MYO4682**, **MYO4685**, **MYO4686**), also lying within the city walls is the Layerthorpe Postern (**MYO4765**).
- 4.4.14 Evidence of Layerthorpe Bridge Maison Dieu (**MYO4774**), a medieval wayside hospital, was founded approximately 60 m south-west of the Site. Documentary evidence also suggests this could be the same building as the Layerthorpe Hospital mentioned as having fallen into ruin by 1535 (**MYO4981**).
- 4.4.15 Layerthorpe was a noted historical route into York during this period, noted by the evidence of documentary and archaeological evidence of an earlier medieval Layerthorpe Bridge (**MYO312**). The surrounding landscape, including the Site, is thought to have been undeveloped marshland due to its proximity to the River Foss.

Post-medieval (AD 1500–1800) - 19th century (AD 1800–1900)

- 4.4.16 The earliest available mapping of York, John Speed’s 1610 Map of York³, indicates the location of the Site continued to be largely undeveloped during the early post-medieval period, with a small row of domestic-scaled buildings fronting Layerthorpe. These buildings, however, do not appear again on mapping until the 1759 Map of Yorke by Georges Louis Le Rouge⁴.
- 4.4.17 During the post-medieval period York continued to thrive as a city, a considerable level of development occurred during this period with many of the surviving historic record dating to this period. Within proximity to the Site, the HER records several structures that are of post-medieval origin, including the Bluecoat School (**MYO2187**), Rockingham House (**MYO1356**), and County House (**MYO1118**). To the immediate north-west of the site boundary, during the late 1700s and early 1800s the Foss was improved for river navigation, the only canalised section no longer remains (**MYO2045**).
- 4.4.18 The advent of the Industrial Revolution saw the general character of the area to the east of York’s city walls transition from agricultural, with small pockets of residential housing, to a largely industrial and residential area. This is reflected within the HER data as by the 19th century those assets within the Study Area were largely industrial, with a glassworks situated approximately 110 m north-east of the Site (**MYO4882**), and the York United Gas Company encompassing the north-eastern extent of the Study Area (**MYO4883**).
- 4.4.19 Within the bounds of the Site, the 1851 OS mapping, indicates a variety of businesses were present within the Site during this period (**Figure 4**). These structures largely fronted Layerthorpe with an extension across the centre of the Site, extending towards the north-east. Along Layerthorpe lay a malt kiln (a kiln with a pyramid roof and capped vent used for drying barley, typically found on the site of a malt house) in the south-east corner of the Site, The John Bell Public House in the southern corner of the Site (**MYO4880**), and a

³ <https://www.rct.uk/collection/702157/yorke>

⁴ https://biblio.unibe.ch/web-apps/maps/zoomify.php?pic=Ryh_2101_22.jpg&col=ryh&locale=en

Stoneyard along the Site's River Foss boundary. The HER records the John Bell pub as having been built in 1937 so it's possible this was an earlier structure that predated the later building. It can be surmised that the surrounding structures were possibly associated with a malt house, and a workman's yard 'Wilson's Yard'. Several pumps were also noted scattered across the Site, possibly related to the Site's proximity to the river.

- 4.4.20 The Site retained its industrial character throughout the 19th century, with the 1891 OS mapping, highlighting a continued use of the Site. The malt kiln is no longer present, having been replaced by a Chicory Works and Yard, the stone yard now a timberyard, though the John Bull Inn remains within the south-west of the Site, (**Figure 5**).

Modern (AD 1900–present day)

- 4.4.21 20th century mapping shows that the Site continued to be occupied by 1954 though the nature of the businesses within the Site is not known. Still, it is expected they retained their industrial nature (**Figure 6**). Whilst the exact date of when the Site was redeveloped into the current commercial dealership, the John Bull pub was demolished in 1994 and historic aerial imagery indicates the dealership within the Site by 2002 it can be surmised that the Site was redeveloped within the late 1990s.

4.5 Assessment of archaeological survival and previous impacts

- 4.5.1 Cartographic evidence indicates development within the Site since at least the 19th century, with limited disturbance before this period. The previous developments within the Site are not expected to have had deep below-ground disturbances, indicating that the survival of any below-ground archaeological remains is likely to be relatively good. It is possible that the John Bull Inn, previously situated in the south-west of the Site had a basement, however, this would only indicate deeper levels of disturbance within a small, isolated area of the Site.
- 4.5.2 As noted in the pre-application comments by the City of York Council the Site's location on the banks of the River Foss indicates there is potential for a hydrological charge to have created an environment which protected any earlier archaeological features of layers present, potentially protecting them from previous disturbances and creating a deeper archaeological stratigraphy.
- 4.5.3 Previous ground investigation works suggest there may be between 0.5 m and 4.5 m of made ground within the Site (Eastwood and Partners 2019), though the exact nature and date of these deposits is not known.

4.6 Summary of known and potential historic environment resource

- 4.6.1 As the Site has not been subject to any previous archaeological investigations, its archaeological potential is largely unknown. However, there have been extensive archaeological investigations that have undertaken across the Study Area, due to the position of the area within York's Central Area of Archaeological Importance.
- 4.6.2 Based on the available information, it appears that there is low potential for prehistoric material to be present within the Site. This is primarily due to the poorly drained land around the River Foss during these periods limiting exploitation of the landscape. However, as seen in investigations close by the Site, there is potential for good preservation conditions within the Site for earlier finds and features that may be deeply stratified. If present these finds would hold the potential to be of regional or national archaeological significance.
- 4.6.3 The archaeological and historical records assert that York was a significant city during the Romano-British period and whilst the Site lay outside the bounds of the Romano-British

settlement, its relationship to the settlement was defined by its proximity to a Roman Road connecting York and Stamford Bridge. This proximity elevates the potential for further Romano-British finds or features to be present within the Site, these finds would likely hold local or regional significance. The Site is less well understood during the Anglo-Saxon, medieval and post-medieval periods and the potential for remains within the Site is unclear.

- 4.6.1 Historic mapping demonstrates that by the 19th century the Site and surrounding area were characterised by industrial activity, with the site used for multiple small industrial works into the 20th century. There was also the presence of the John Bell Public House in the south-west of the Site. Any remains dating from the 19th or 20th centuries are likely to relate to features already identified through historic mapping. Any such remains would likely have a reduced significance as their ability to provide additional archaeological information would be limited.

5 SETTING OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 This section presents an assessment of the potential effects of the proposed development in relation to the settings of heritage assets, carried out following the methodology detailed in **Section 3.6**.

- 5.1.2 Aspects of the setting and visual impacts of the scheme have also been considered in the Townscape and Visual Assessment (Lichfields 2024). Although the methodology and focus of this is different there is an overlap between the disciplines and this report has been used to help inform this assessment.

5.2 Scoping exercise

- 5.2.1 The Site lies to the east of York city centre in a busy urban area which is characterised by its commercial land use. The topographical location along the bank of the River Foss allows the Site to sit at a lower position than other developments along Layerthorpe, and towards the city centre. The Zone of Theoretical Visibility created for the Townscape and Visual Assessment indicates that there is very little longer distance intervisibility from the Site to the surrounding area due to intervening buildings, longer views are funnelled along Layerthorpe to the north-east and south-west and Foss Islands Road to the south-east (Lichfields 2024)

- 5.2.2 For the purposes of this assessment only Character Areas Seven: Monkgate and Eight: Aldwark of York's Central Core Conservation Area will be included, along with only the section of the City Walls Scheduled Monument (**NHLE1004910**) situated along Jewbury. This is due to the separation of the Site from the setting of further areas of the Central Core Conservation Area and City Walls. However, due to its highly significant landmark status within the historic core of the city, The Grade I Cathedral Church of St Peter, York Minster (**NHLE 1257222**) will also be scoped in for further setting assessment.

- 5.2.3 Character Area Seven: Monkgate, is situated to the north-west of the Site and is one of the historic approaches into the city, it has medieval origins and was a prosperous suburb during the 18th and 19th centuries, due to its position along the River Foss it was also utilised as an industrial area during the 19th century and the area also retains elements of this industrial character. A large number of Listed Buildings are situated within the Conservation Area, with their principal elevations facing onto Monkgate. Their respective significances derive from their architectural and historic interests, and their immediate setting comprises the historic suburb of Monkgate. As such, the Site does not fall into the

setting of the Conservation Area and its associated Listed Buildings meaning that the proposed development of the Site will not result in any harm to their significance. The character and appearance of the conservation area will not be changed, and its role as the setting of the listed buildings within it (and from which the Area itself derives significance) will not be harmed. All of the Listed Buildings, except for County House (**NHLE 1257202**), have been scoped out from further detailed consideration as it is deemed there would be no additional effect to their respective settings leading to harm to significance. County House has been brought forward for assessment on a precautionary basis, due to its proximity to the Site to illustrate the likely potential effect of the Development both on this asset and, by implication, the related Conservation Area.

5.2.4 Character Area Eight: Aldwark, is situated to the west of the Site and is characterised as the most modern suburb within the city walls despite its historic origins. The area also has an industrial past, which is no longer present as the majority of the developments have been constructed post-1970, though the design draws from the character of the remaining 18th and 19th-century houses that remain within the area. A large number of Listed Buildings are situated within the Conservation Area, with their principal elevations facing Peasholme Green, St Saviours Gate, St Saviours Place, and Aldwark. Their respective significances derive from their architectural and historic interests, and their immediate setting comprises a busy inner-city suburb with residential developments of post-medieval origins. The majority of the Listed Buildings in the Conservation Area have little to no intervisibility and historic link with the Site. This is mainly due to topography, and modern developments which create a distinct separation between the boundary of the Character Area and the Site. All of the Listed Buildings, except for the Church of St Cuthberts (**NHLE 1256888**), have been scoped out from further detailed consideration as it is deemed there would be no additional effect to their respective settings leading to harm to significance. The Church of St Cuthbert has been scoped in on a precautionary basis, due to the visual relationship between the asset and the Site, albeit one in which other modern and tall development is readily apparent. To summarise, the following designated heritage assets have been scoped in for further setting assessment based on the potential for the proposed development to affect their significance through a change within their setting. Unless specifically scoped in, any non-designated heritage assets, including archaeological features, are scoped out from further assessment on the basis that their setting does not make a meaningful contribution to their significance.

- Grade I Cathedral Church of St Peter, York Minster (**NHLE 1257222**)
- Grade I Church of St Cuthberts (**NHLE 1256888**);
- Grade II County House (**NHLE 1257202**);
- Grade II Chimney at Works and Services Depot of York City Council (**NHLE 1257848**); and
- Scheduled Monument: City Walls – Monk Bar to Layerthorpe (**NHLE 1004910**).

5.3 Cathedral Church of St Peter, York Minster (**NHLE 1257222**)

Description and Significance

5.3.1 The Church of St Peter, York Minster (**NHLE 1257222**) forms part of the Scheduled Monument which includes the City Walls, the Cathedral itself is situated approximately 505 m west of the Site.

- 5.3.2 The Cathedral has been present in this location in various forms since the 7th century, however, most of the structures that can be seen within the landscape today were constructed between 1220 and 1472. The Cathedral showcases a variety of architectural styles including Early English Gothic, Decorated Gothic and Perpendicular Gothic, it has also retained the majority of its medieval stained glass.
- 5.3.3 The Cathedral derives its significance from its historic, architectural, and archaeological interests. Architecturally, the Cathedral is the second-largest Gothic cathedral in Northern Europe and is an excellent example of the development of English Gothic architecture from the 12th century onwards, which has remained in the same context as it was originally designed.
- 5.3.4 The historic interest of the monument is derived from its landmark status within the city, having been the seat of Christianity in the north of England since the 7th century. The Cathedral's historic and archaeological features provide nationally significant evidence of how Christianity has been practised and subsequently evolved within England for the past 1300 years.

Description of setting and Contribution of setting to significance

- 5.3.5 The setting of the Cathedral comprises a mixed residential, ecclesiastical, and commercial area in all directions within the heart of the historic core of York.
- 5.3.6 The immediate setting of the Cathedral is defined by a wide open streetscape, to the south and west of the building with further ecclesiastical buildings present alongside a small number of commercial premises. The immediate setting to the north and west of the Cathedral is defined by open parkland interspersed by trees which make up the Cathedral's associated gardens, with areas of commercial and residential development to the north-west and north-east. The combination of the wide street plan and the openness of the gardens create a sense of separation between the Cathedral and the rest of the Conservation Area, allowing for a greater appreciation of the various elevations of the building.
- 5.3.7 Outside of its immediate setting, the wider setting of the monument is defined by its relationship with the rest of the historic core of York, the densely packed nature of the buildings contrasting with the grandeur and scale of the Cathedral also results in a relationship that is defined by this separation between the Cathedral and the rest of the historic core.
- 5.3.8 The immediate setting of the Cathedral from all directions contributes to its architectural and historic interest insofar that its open character allows for the principal elevations to be appreciated in full, it also allows for the historic interest of the Cathedral to be appreciated enhancing the visual symbol of the Cathedral as the most significant landmark with the historic core.

Effects of the proposed development on Significance

- 5.3.9 As discussed above, the architectural interest of the Cathedral, from which it derives part of its significance, is primarily appreciated from the immediate setting from which the intricate nature of the Gothic style can be experienced. Although the proposed development might be visible in views from the roof of the Cathedral, in views towards the east, this presence does not detract from the ability to appreciate and understand the architectural interest of the asset. Furthermore, as the Site forms part of the modern expansion of York outside of the historic city core it does not appear to have a meaningful historic link or visual

relationship with the monument. Therefore, it is considered that the proposed development within the Site will not lead to harm to the significance of the asset.

5.4 City Walls – Monk Bar to Layerthorpe (NHLE 1004910)

Description and Significance

- 5.4.1 The Scheduled Monument lies within the bounds of the Central Historic Core Conservation Area, and the section being discussed within this assessment is situated approximately 75 m south-west of the Site.
- 5.4.2 This section of the Wall extends eastwards to the Foss and the site of Layerthorpe Postern and the medieval Layerthorpe Bridge, both of which have been demolished. This was where the City Walls met the area without walls, defended by means of the King's Fishpond. An excavated section of the Severan Roman Fortress Wall, interval tower and the East Angle Tower can be seen just inside and partially under the existing City Walls. This section of the Wall also traverses past the timber frame Merchant Taylor's Hall, the Roman remains of a corner tower and an earlier 19th-century brick-built icehouse in the external rampart, south-east of Monk Bar.
- 5.4.3 The Scheduled Monument derives its significance from both its historic and architectural interests. Architecturally, the monument is the most complete example of medieval city walls still standing in England today, which has largely remained in the same context as it was originally designed despite its change of use from marking the outer perimeter of the City to being a historic boundary that the city now extends past.
- 5.4.4 The historic interest of the monument comes from the visible reflection of 2000 years of urban development within York, from its origins as part of the Roman defences of the City, as well as the Viking occupation of the city. Traces of the historic and archaeological features from both of these periods can be seen within the medieval rebuilding of the walls which have become synonymous with the historic environment of York.

Description of setting and Contribution of setting to significance

- 5.4.5 The setting of the City Walls comprises a mixed residential and commercial area to the west, within the historic core of York. The section of wall between Monk Bar and Layerthorpe faces onto Jewbury Road and is a striking feature of the streetscape.
- 5.4.6 The immediate setting of the eastern side of the wall is defined by a grassy bank which forms part of the monument along with the road carriage (**Photo 7**). Beyond this lies largely modern residential and commercial development (Lichfields 2024, View 8). The immediate setting of the western side of the walls, facing inwards within the Conservation Area, is defined by residential and commercial buildings. The position of the wall at an elevated height and the depth of the grassy bank create a sense of separation between the monument and the area outside of the Conservation Area. Opposingly on the western face, within the Conservation Area, the separation is lessened largely due to the densely packed nature of the buildings and the lack of grassy bank.
- 5.4.7 Outside of its immediate setting, the wider setting of the monument is defined by its relationship with the historic core of York, as the wall functions as the boundary between the historic city and the modern expansion. The relationship between the modern developments to the east of the wall is also defined by this separation between the historic and modern.

- 5.4.8 The immediate setting of the monument facing onto Jewbury Road contributes to both its architectural and historic interest insofar that its elevated position and bank between the wall and the road allows for the architectural appearance of the wall to be appreciated, it also allows for the historic interest of the wall to be appreciated enhancing the visual symbol of the wall as the former outer boundary of the city.

Effects of the proposed development on Significance

- 5.4.9 As discussed above, the architectural interest of the City Walls (Monk Bar to Layerthorpe), from which it derives part of its significance, is primarily appreciated along Jewbury and to a lesser extent from the junction between Jewbury, Foss Bank, and Peasholme Green. Although the proposed development might be visible in views from the monument towards the east as part of the wider city roofscape, this presence does not detract from the ability to appreciate and understand the architectural interest of the asset. Furthermore, as the Site forms part of the modern expansion of York outside of the historic city boundary it does not appear to have a meaningful historic link or visual relationship with the monument (**Photo 8**). Therefore, it is considered that the proposed development within the Site will not lead to harm to the significance of the asset.

5.5 County House (NHLE 1257202)

Description and Significance

- 5.5.1 The County House (NHLE 1257202) is situated approximately 122 m north-west of the Site, set back from the bank of the River Foss. It is situated on an elevated area of land, with a grassy area separating the house from the Foss Bank road. The Grade II Listed Building was founded in 1740, as a hospital, but was replaced by the current two-storey building in 1851 which was designed by J B and W Atkins.

Description of setting and Contribution of setting to significance

- 5.5.2 The setting of the asset is defined by its immediate surroundings which are characterised by the substantial grassed area which creates separation between the house and the road and river bank and modern developments to the north and east. This immediate setting contributes to the understanding of the architectural interest of the asset (which in part comprises its significance), by creating a key view of the principal elevation from which the asset is best appreciated (**Photo 9**). The other interest contributing to significance is its historic interest which is associated with the post-medieval expansion and development of York.

Effects of the proposed development on Significance

- 5.5.3 Despite visibility between the proposed development and the asset, it does not fall within the setting from which the asset derives significance, which is best observed from its immediate setting within the grounds of the house, and as such will not harm the significance of the asset through a change to its setting.

5.6 Church of St Cuthberts (NHLE 1256888)

Description and Significance

- 5.6.1 The Church of St Cuthbert's (NHLE 1256888) is situated approximately 150 m south-west of the Site along Peasholme Green. It is situated on an elevated area of land set back from the road, surrounded by its associated churchyard. The Grade I Listed Church is largely 15th century, which incorporates an earlier 11th-century eastern wall, it was previously a parish church however it now serves as offices of the Church of St Michel-le-Belfrey.

Description of setting and Contribution of setting to Significance

- 5.6.2 The setting of the asset is defined by its immediate surroundings which are characterised by a mix of modern and post-medieval residential and commercial properties. The wider setting of the asset is defined by its position within the city walls and historic core of York. The historic interest of this asset is derived from its origins as a medieval parish church, and its role within the wider community through this ecclesiastical function. The asset also derives significance from its architectural interest, which is expressed by its design and incorporation of historic elements within later additions and alterations. The immediate setting contributes to this architectural interest, by creating a key view of the principal elevation from which the asset is best appreciated (**Photo 10**).

Effects of the proposed development on Significance

- 5.6.3 Site observations undertaken for this assessment concluded that there is no meaningful historic or visual link between the asset and the proposed development (Photo 11), and as such will not harm the significance of the asset through a change to its setting.

5.7 Chimney at Works and Services Depot of York City Council (NHLE 1257848)

Description and Significance

- 5.7.1 The Chimney at Works and Services Depot of York City Council (NHLE 1257848) is situated approximately 205 m south-east of the Site. The asset is a Grade II Listed Refuse destructor chimney built in 1890, and was built by the firm Parker & Sharpe, the chimney used heat from incinerated refuse to produce steam to power a stone breaker and mortar mill in the Corporation yard, any surplus steam was used by a nearby generating station.

Description of setting and Contribution of setting to significance

- 5.7.2 The surrounding industrial landscape is no longer present with the immediate setting of the chimney which is now defined as commercial development (**Photo 12**). The assets significance is derived from its historic interest as a surviving example of 19th-century industrial development which has since been lost within this area. It also derives significance from its architectural interest, created with functionality in mind, but designed and executed with a degree of architectural detailing and flare to exhibit importance, typical of the period. The assets removal from its original industrial setting, allows it to hold a landmark significance due to its visual impact on the city's skyline and its visibility from a wider setting.

Effects of the proposed development on Significance

- 5.7.3 Site observations confirmed that due to the intervening developments between the asset and the proposed development, the proposed development would not challenge any of the wider landscape views from which the asset draws its architectural and landmark significance. A location adjacent to the chimney is depicted in the Townscape and Visual Assessment which indicates the development will site behind existing development (Lichfields 2024, View 3). As such, the proposed development will not harm the significance of the asset through a change to its setting.

6 POTENTIAL DEVELOPMENT EFFECTS

6.1 Introduction

- 6.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation the historic environment resource.



6.2 Statement of potential impact

Archaeological remains

- 6.2.1 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:
- preliminary site investigation works;
 - setting up a secure construction compound within the Site;
 - plant movement;
 - topsoil stripping;
 - excavation related to the new building;
 - installation of services, drainage and other infrastructure;
 - establishment of new car parking areas, estate roads and access points;
 - hard landscaping works (levelling, remodelling); and
 - soft landscaping and environmental enhancement works, including planting.
- 6.2.2 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.
- 6.2.3 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

7 CONCLUSIONS

7.1 General

- 7.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in the determination of the planning application. This study has identified no overriding cultural heritage constraints which are likely to prohibit development.

Archaeological remains

- 7.1.2 As the Site has not been subject to any previous archaeological investigations, its archaeological potential is largely unknown. However, there have been extensive archaeological investigations that have undertaken across the Study Area, due to the position of the area within York's Central Area of Archaeological Importance. Based on the available information, there appears to be a generally low potential for Prehistoric archaeological remains to be present within the Site. There is a higher potential for Romano-British finds within the Site due to the proximity of the Site to a known Roman road. The potential for Anglo-Saxon to Post-medieval archaeological finds is less well understood, however, the potential is lower due to the undeveloped nature of the area at the time.
- 7.1.3 This report has managed to identify a potential for 19th century (though possibly earlier) archaeological remains to be present within the Site. Historic mapping appear to indicate



the presence of remains associated with former industrial and commercial activities within the Site, which could be disturbed by the proposed development. The significance of such remains, if present, would be limited.

- 7.1.4 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.

Settings Assessment

- 7.1.5 The settings assessment undertaken as part of this report has concluded that the proposed development would result in no harm to the significance of the following Designated Heritage Assets: Grade I Church of St Cuthberts (**NHLE 1256888**), Grade II County House (**NHLE 1257202**), Grade II Chimney at Works and Services Depot of York City Council (**NHLE 1257848**); and Scheduled Monument: City Walls – Monk Bar to Layerthorpe (**NHLE 1004910**) through changes in their setting.

7.2 Recommendations

- 7.2.1 As the presence, location and significance of any buried remains within the Site cannot currently be confirmed on the basis of available information, additional investigations may be required by the archaeological advisor to the City of York Council. The requirement for a trial trench investigation has been indicated in the first instance by the City Archaeologist.
- 7.2.2 The City Archaeology has also asked for a Tier 1 first conceptual hydrological model, which involves a review of geological data and the local hydrology to understand the relationship for the water table to archaeological remains.
- 7.2.3 It has also been requested that a borehole survey is conducted to obtain archaeological and geoarchaeological information and that this should be undertaken in areas outside former building footprints where possible.
- 7.2.4 It is recommended that the Tier 1 hydrological model and borehole survey are undertaken in tandem to enable an accurate deposit and hydrological model to be compiled. At present there is very limited existing ground investigation or water strike data from the site to inform an initial conceptual model. Some data is available from sites in the vicinity, but this would result in an inaccurate model of limited use. It is anticipated that ground investigations will be required to inform foundation design. It is recommended that boreholes should be geoarchaeologically monitored, including a contingency for recovery of a purposive geoarchaeological borehole, if required, for more detailed later assessment. This would provide the necessary data for a Tier 1 assessment, avoiding the need for multiple deployments to site and the replication of cost and effort involved in undertaking a separate program of geoarchaeological boreholes.
- 7.2.5 The results from the borehole survey would inform the archaeological potential of the site, identifying any areas of modern made ground and previous truncation. This would have implications for the trial trench evaluation; if substantial depths of made ground are present a different approach may be required as well as locating areas where development impacts would not cause any further disturbance. Additionally, the nature of the deposits encountered would further clarify the archaeological potential by identifying the past environmental conditions. If previously in a wet and alluvial environment, permanent and substantial archaeological activity is unlikely.



- 7.2.6 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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- Town and Country Planning Act* 1990. <https://www.legislation.gov.uk/ukpga/1990/8/contents>
- UNESCO Convention Concerning the Protection of the World Cultural and National Heritage* 1972. <https://whc.unesco.org/en/conventiontext/>
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Historic Environment Records

City of York Historic Environment Record (CYHER)

Cartographic and documentary sources

1851 First Edition Ordnance Survey 25-inch map (1:2,500)

1891 Edition Ordnance Survey 25-inch map (1:2,500)

1954 Edition Ordnance Survey 1:2,500 map

Online resources

<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> – BGS Geology Viewer

<http://www.historicengland.org.uk/listing/the-list> – information on designated assets

<http://www.nationalarchives.gov.uk> – documentary resources

<http://www.british-history.ac.uk> – documentary resources

<http://oasis.ac.uk/england> – data on sites, find-spots and excavations

<http://www.pastscape.org.uk> – data on sites, find-spots and excavations

<https://archaeologydataservice.ac.uk/archives/view/dob/> – Defence of Britain database



APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–10,000 BC	Romano-British	AD 43–410
Mesolithic	10,000–4000 BC	Saxon	AD 410–1066
Neolithic	4000–2400 BC	Medieval	AD 1066–1500
Bronze Age	2400–700 BC	Post-medieval	AD 1500–1800
Iron Age	700 BC–AD 43	19th century	AD 1800–1899
		Modern	1900–present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 200	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
Para. 201	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
Para. 203	In determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness.
Para. 205	When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
Para. 206	Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁷² . ⁷² Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 207	Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
Para. 208	Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.



NPPF Section 16: Conserving and enhancing the historic environment	
Para. 209	The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
Para. 211	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible ⁷³ . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted. ⁷³ Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 212	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
Para. 213	Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
Para. 214	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.



Local Planning Policy

City of York Draft Local Plan (April 2005)		
Policy ref.	Title	Scope
HE2	Development in Historic Locations	Within or adjoining conservation areas, and in locations which affect the setting of listed buildings, scheduled monuments or nationally important archaeological remains (whether scheduled or not), development proposals must respect adjacent buildings, open spaces, landmarks and settings and have regard to local scale, proportion, detail and materials. Proposals will be required to maintain or enhance existing urban spaces, views, landmarks, and other townscape elements, which contribute to the character or appearance of the area.
HE10	Archaeology	Planning applications for development that involves disturbance of existing ground levels on sites within York City Centre Area of Archaeological Importance will be granted provided: a) applicants permit a field evaluation, approved by the Council, to assess the extent and importance of any archaeological remains; and b) applicants can demonstrate that less than 5% of any archaeological deposits will be disturbed or destroyed; Outside York City Centre Area of Archaeological Importance, archaeological deposits of national importance must be preserved in situ. Where physical preservation of the deposits in situ is not possible, applicants must make provision for the professional excavation and recording of the archaeology, in accordance with a detailed scheme approved prior to development commencing.

City of York Local Plan - Publication Draft (February 2018 (Regulation 19 Consultation))		
Policy ref.	Title	Scope
D4	Conservation Areas	Development proposals within or affecting the setting of a conservation area will be supported where they: i. are designed to preserve or enhance the special character and appearance of the conservation area and would enhance or better reveal its significance; ii. respect important views; and iii. are accompanied by an appropriate evidence based assessment of the conservation area's special qualities, proportionate to the size and impact of the development and sufficient to ensure that impacts of the proposals are clearly understood. Outline planning applications for development within or affecting the setting of conservation areas will only be supported if full design details are included, sufficient to show the likely impact of the proposals upon the significance of the Conservation Area. Changes of use will be supported when it has been demonstrated that the primary uses of the building can no longer be sustained, where the proposed new use would not significantly harm the special qualities and significance of the conservation area. Harm to buildings, open spaces, trees, views or other elements which make a positive contribution to a Conservation Area will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss to the significance of a Conservation Area will be permitted only where it can be demonstrated that the proposal would bring substantial public benefits.
D5	Listed Buildings	Proposals affecting a Listed Building or its setting will be supported where they: i. preserve, enhance or better reveal those elements which contribute to the significance of the building or its setting. The more important the building, the greater the weight that will be given to its conservation; and ii help secure a sustainable future for a building at risk;



City of York Local Plan - Publication Draft (February 2018 (Regulation 19 Consultation))		
Policy ref.	Title	Scope
		<p>iii. are accompanied by an appropriate, evidence based heritage statement, assessing the significance of the building. Changes of use will be supported where it has been demonstrated that the original use of the building is no longer viable and where the proposed new use would not harm its significance.</p> <p>Harm to an element which contributes to the significance of a Listed Building or its setting will be permitted only where this is outweighed by the public benefits of the proposal. Substantial harm or total loss of a Listed Building will be permitted only where it can be demonstrated that the proposal would bring substantial public benefits.</p>
D6	Archaeology	<p>Development proposals that affect archaeological features and deposits will be supported where:</p> <p>i. they are accompanied by an evidence based heritage statement that describes the significance of the archaeological deposits affected and that includes a desk based assessment and, where necessary, reports on intrusive and non-intrusive surveys of the application site and its setting; including characterisation of waterlogged organic deposits, if present;</p> <p>ii. they will not result in harm to the significances of the site or its setting;</p> <p>iii. they are designed to enhance or better reveal the significances of an archaeological site or will help secure a sustainable future for an archaeological site at risk; and</p> <p>iv. harm to archaeological deposits is unavoidable, detailed mitigation measures have been agreed with City of York Council that include, where appropriate, provision for deposit monitoring, investigation, recording, analysis, publication, archive deposition and community involvement.</p>
D9	City of York Historic Environment Record	<p>City of York Council will develop, maintain and make available a comprehensive digital Historic Environment Record (HER) for the City of York for use by those preparing development proposals, community groups, academic researchers and students, and the general public. Development proposals affecting heritage assets will need to be accompanied by an appropriate Heritage Statement – it is expected that the City of York Council HER will have been consulted in preparing this document.</p> <p>Copies of all heritage statements and reports on archaeological interventions and/or of historic buildings, whether pre- or post-determination, must be deposited with the City of York HER.</p>



Appendix 3: Gazetteer

Designated Heritage Assets (NHLE)

List entry number	Name	Grade	Easting	Northing
1256888	Church Of St Cuthbert	Grade I Listed Building	460770	452034
1256892	St Anthony's Hall	Grade I Listed Building	460731	451989
1259571	Merchant Taylors Hall	Grade I Listed Building	460644	452153
1259572	Roman Wall approximately 20 metres south east of Monk Bar	Grade I Listed Building	460622	452178
1259568	The Oliver Sheldon House	Grade II* Listed Building	460624	452110
1257207	Middleton House	Grade II* Listed Building	460703	452343
1256886	The Black Swan Public House	Grade II* Listed Building	460745	451949
1259573	The Cottage	Grade II Listed Building	460647	452128
1259574	Wall, gate and gate piers approximately 7 metres north east of Numbers 40-42	Grade II Listed Building	460645	452062
1455425	War Memorial in St Cuthbert's Churchyard	Grade II Listed Building	460767	452031
1256691	11, St Saviours Place	Grade II Listed Building	460711	451975
1256692	12 And 13, St Saviours Place	Grade II Listed Building	460695	451974
1256693	Number 14 and garden wall, gate and railings attached at front	Grade II Listed Building	460687	451984
1259569	47 And 49, Aldwark	Grade II Listed Building	460712	452000
1259570	60 And 62, Aldwark	Grade II Listed Building	460693	451991
1257179	46, Monkgate	Grade II Listed Building	460726	452369
1257180	48, Monkgate	Grade II Listed Building	460730	452373
1257181	54, 56 and 58, Monkgate	Grade II Listed Building	460749	452388
1257184	Gate, forecourt wall and railings to Number 55	Grade II Listed Building	460762	452439
1257186	62, 64 and 66, Monkgate	Grade II Listed Building	460764	452401
1257200	Tap and Spile Public House	Grade II Listed Building	460658	452360
1257201	30, Monkgate	Grade II Listed Building	460651	452308
1257202	County House	Grade II Listed Building	460740	452254



1257204	36, Monkgate	Grade II Listed Building	460691	452340
1257210	40, Monkgate	Grade II Listed Building	460710	452354
1257216	42, Monkgate	Grade II Listed Building	460716	452361
1257217	Monkgate House	Grade II Listed Building	460721	452365
1257219	Numbers 45-51 (Odd) and attached walls and railings	Grade II Listed Building	460736	452433
1257239	Ice House approximately 25 metres to rear of number 4 The Bay Horse Public House	Grade II Listed Building	460598	452214
1257241	28, Monkgate	Grade II Listed Building	460643	452306
1257553	Rockingham House	Grade II Listed Building	460690	452186
1257848	Chimney at works and services depot of York City Council	Grade II Listed Building	461024	451979
1004910	City Walls, gates, posterns (not including the section from Bootham Bar to Monk Bar, N of the Minster, now part of National Monument No 13280), moats, mounds, Bayle (or Baile) Hill, St Leonard's Hospital and Merchant Taylor's Hall, Aldwark	Scheduled Monument	459969	451328
N/A	Central Historic Core	Conservation Area	460168	451808

HER Event Data

HER ID	Name	Easting	Northing
EYO104	County House Monkgate	460720	460720
EYO12	Archaeological Evaluation at Adams Hydraulics, York, Phase 3	460809	460809
EYO151	Leeper Hare Offices, Peasholme Green	460785	460785
EYO2	Adams Hydraulics, Peasholme Green Phase 1	460773	460773
EYO240	24 Heworth Green	461070	461070
EYO256	Brittania Car Park Heworth Green	460972	460972
EYO257	Land at Heworth Green	461000	461000
EYO28	St Maurices Rd ph 1	460654	460654
EYO284	St Maurices Road	460680	460680
EYO290	Sainsburys Foss Bank	460830	460830
EYO306	Heworth Green	461156	461156



EYO356	18-20 St Maurice's Rd	460670	460670
EYO38	2 St. Maurice's Road	460651	460651
EYO388	Council Depot, Foss Islands Roads	461080	461080
EYO4204	Borthwick Institute	460743	460743
EYO445	Jewbury/St. Maurice's Road	460720	460720
EYO4505	Lord Mayors Walk enhancement	460679	460679
EYO460	Chainage 2500-2586, City Walls, York	460760	460760
EYO4611	St Maurice's Road York	460620	460620
EYO473	Layerthorpe Bridge, York	460850	460850
EYO4874	St Helen on the Walls Aldwark	460660	460660
EYO490	Britannia car park, Heworth Green	460959	460959
EYO4917	Jewbury- County Hospital	460763	460763
EYO4945	Aldwark	460790	460790
EYO504	77 Layerthorpe, York	460950	460950
EYO519	Former VW garage, Layerthorpe	461120	461120
EYO5479	Brittania Car Park Heworth Green	460972	460972
EYO5924	York Britannia Car Park	460984	460984
EYO6	Archaeological Evaluation Adams Hydraulics, Peasholme Green Phase 2	460863	460863
EYO606	Former VW garage, Layerthorpe	461120	461120
EYO6192	York City Walls, Chainages 2300-2400 Watching Brief	460635	460635
EYO6200	York City Walls Tower 32 Capital Programme 16/17	460714	460714
EYO6302	Catering Support Centre, St. Maurice's Rd	460620	460620
EYO6325	Hallfield Road WB	461120	461120
EYO6328	Unit 3 St Maurice's Road	460638	460638
EYO636	York City Walls Chainage 2400-2500	460700	460700
EYO6392	Garage Court, Agar St WB	460801	460801
EYO6469	Horwell's Coal Yard EVA	460985	460985



EYO649	York City Walls Chainage 2400-2500	460700	460700
EYO6586	York Gas Works, Heworth Green	461162	461162
EYO669	Frog Hall Layerthorpe	461020	461020
EYO6773	Archaeological borehole monitoring 17 Mansfield St	460938	460938
EYO6784	City Bank, Tower 33	460789	460789
EYO719	Land off Foss Bank	460840	460840
EYO7279	County Hospital Fossbank	460739	460739
EYO7280	9-11 Layerthorpe	460867	460867
EYO7281	Layerthorpe-Foss Islands Road	460905	460905
EYO7282	Layerthorpe Boreholes	460848	460848
EYO7283	Layerthorpe Bridge	460845	460845
EYO7284	Land At 14 Agar Street	460778	460778
EYO736	York City Walls chainages 2531.2 Watching Brief	460760	460760
EYO74	Layerthorpe Bridge and Peasholme Green	460850	460850
EYO740	City Wall adj 18 Hunt Court	460680	460680
EYO7417	Leeper Hare Development, Peasholme Green	460799	460799
EYO7418	Kings Pool, Peasholme Green	460815	460815
EYO7419	Foss House, 1-2 Peasholme Green	460832	460832
EYO7485	Jewbury to Lord Mayors Walk	460705	460705
EYO749	40-48 Monkgate Archaeological evaluation and borehole survey	460760	460760
EYO7502	St Cuthbert's, Peasholme Green	460771	460771
EYO7503	Peasholme Green	460764	460764
EYO7504	Peasholme Green Borehole	460773	460773
EYO7505	St Cuthbert Peasholme Green	460770	460770
EYO7506	Peasholme Green, Foss Bank CTV Test Pit	460836	460836
EYO7584	Jewbury Moat	460705	460705
EYO7586	City Walls: Jewbury	460688	460688



EYO7713	York City Walls, Chainage 2262-2384	460632	460632
EYO7785	Carpetrigh, Layerthorpe	460909	460909
EYO7834	Geoarchaeological Assessment of Subsurface Deposits on Land off Mansfield Street	460935	460935
EYO7851	Carpetrigh, Layerthorpe	460886	460886
EYO7861	Former Heworth Gasworks Site	461110	461110
EYO7921	Peasholme Green Bus Stop	460751	460751
EYO7938	Foss Bank	460809	460809
EYO7944	Swift car sales, Mansfield St	460953	460953
EYO7996	Former Carpetrigh site, Layerthorpe	460919	460919
EYO7999	Geotechnical investigations at Sainsbury's Foss Bank	460872	460872
EYO807	Heworth Green	460951	460951
EYO814	Foss Islands Council Depot	461094	461094

HER Monument Data

HER ID	Name	Period	Easting	Northing
MYO4982	Adams Hydraulics Site, Peasholme Green	Prehistoric	460832	460832
MYO2185	Roman Pottery and Tile production area, Peaseholme Green	Romano-British	460766	460766
MYO107	Roman Road	Romano-British	465046	465046
MYO4191	Roman Road (RCHME road 3)	Romano-British	461015	461015
MYO986	St Cuthbert, Peasholme Green	Anglo-Saxon	460771	460771
MYO2008	YORK CITY WALLS (MONK BAR TO LAYERTHORPE)	Medieval	460672	460672
MYO2287	St Mary Layerthorpe	Medieval	460928	460928
MYO312	Layerthorpe Bridge	Medieval	460841	460841
MYO4236	YORK CITY WALLS TOWER 32 (New Tower)	Medieval	460714	460714
MYO4682	YORK CITY WALLS Tower 31 (Harlot Hill)	Medieval	460671	460671
MYO4685	YORK CITY WALLS Tower 33	Medieval	460789	460789
MYO4686	YORK CITY WALLS Tower 34	Medieval	460804	460804



MYO4765	YORK CITY WALLS Layerthorpe Postern	Medieval	460828	460828
MYO4774	Layerthorpe Bridge Maison Dieu	Medieval	460842	460842
MYO4981	Layerthorpe Hospital	Medieval	460815	460815
MYO4687	YORK CITY WALLS Rampart Monk Bar to Tower 34	Medieval	460692	460692
MYO4684	YORK CITY WALLS between Tower 32 and Tower 34 (Chainage 2500-2600)	Medieval	460759	460759
MYO4680	YORK CITY WALLS between Monk Bar and Tower 30	Medieval	460594	460594
MYO4683	YORK CITY WALLS between Tower 31 and Tower 32 (Chainage 2400-2500)	Medieval	460693	460693
MYO4681	YORK CITY WALLS between Tower 30 and Tower 31 (Chainage 2300-2400)	Medieval	460649	460649
MYO1118	County House (formerly York County Hospital)	Post-medieval	460720	460720
MYO1356	Rockingham House, 16 Jewbury	Post-medieval	460690	460690
MYO4904	Malt Kiln, rear of 42 Monkgate	Post-medieval	460756	460756
MYO2187	Bluecoat School	Post-medieval	460739	460739
MYO2045	Foss Navigation	Post-medieval	461526	461526
MYO1566	CHIMNEY AT WORKS AND SERVICES DEPOT OF YORK CITY COUNCIL	19th Century	461024	461024
MYO3507	Foss Islands Branch	19th Century	461155	461155
MYO4547	Terrace, Hallfield Place. Demolished	19th Century	461049	461049
MYO4882	Glassworks, Layerthorpe	19th Century	460976	460976
MYO4883	York United Gas Company (Layerthorpe)	19th Century	460996	460996
MYO4883	York United Gas Company (Layerthorpe)	19th Century	460875	460875
MYO4886	21-31 Hallfield Terrace	19th Century	461128	461128
MYO4901	4-5 Foss Bank	19th Century	460848	460848
MYO4902	York Gas Works Lodge Gates	19th Century	460870	460870
MYO4905	13-14 Jewbury	19th Century	460746	460746
MYO3913	8-26 Monkgate	19th Century	460624	460624
MYO4883	York United Gas Company (Layerthorpe)	19th Century	460994	460994
MYO4883	York United Gas Company (Layerthorpe)	19th Century	460870	460870
MYO3507	Foss Islands Branch	19th Century	461170	461170



MYO3507	Foss Islands Branch	19th Century	460326	460326
MYO4881	1-57 Bilton Street	19th Century	461016	461016
MYO4885	2-62 Redeness Street	19th Century	461039	461039
MYO314	Pipeline	Modern	460910	460910
MYO4267	St Cuthberts War Memorial cross WWI	Modern	460764	460764
MYO4880	John Bull Public House	Modern	460884	460884
MYO5266	Foss Islands Power Station	Modern	461019	461019
MYO313		Undated	460925	460925

Photographs

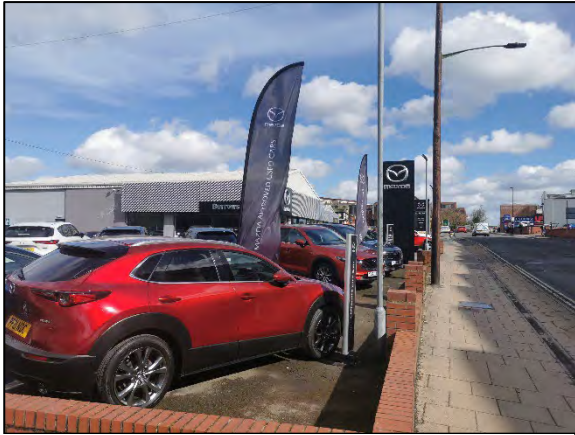


Photo 1) View of south-western corner of the Site, looking north-east



Photo 2) View of eastern Site boundary, looking north



Photo 3) View of central development within the Site, looking south-east



Photo 4) View across Site towards north-eastern boundary, looking north-east



Photo 5) View of north-western boundary of the Site, looking north-east



Photo 6) View across Site, looking south



Photo 7) View of City Walls (NHLE 1004910) from Jewbury, south-west



Photo 8) View of Site from City Walls (NHLE 1004910), looking south-east



Photo 9) View of the principal elevation of County House from Site (NHLE 1257202)



Photo 10) View of the principal elevation of Church of St Cuthberts (NHLE 1256888), looking north-east

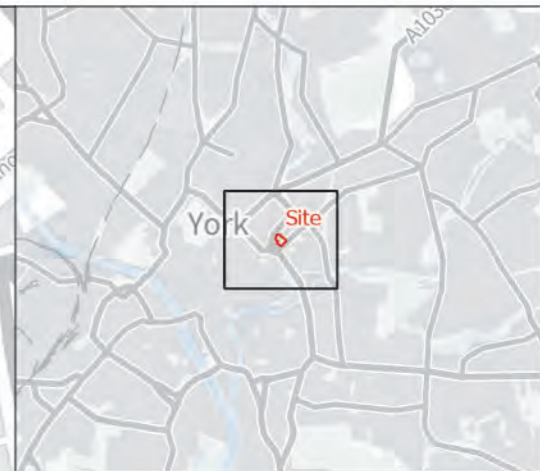
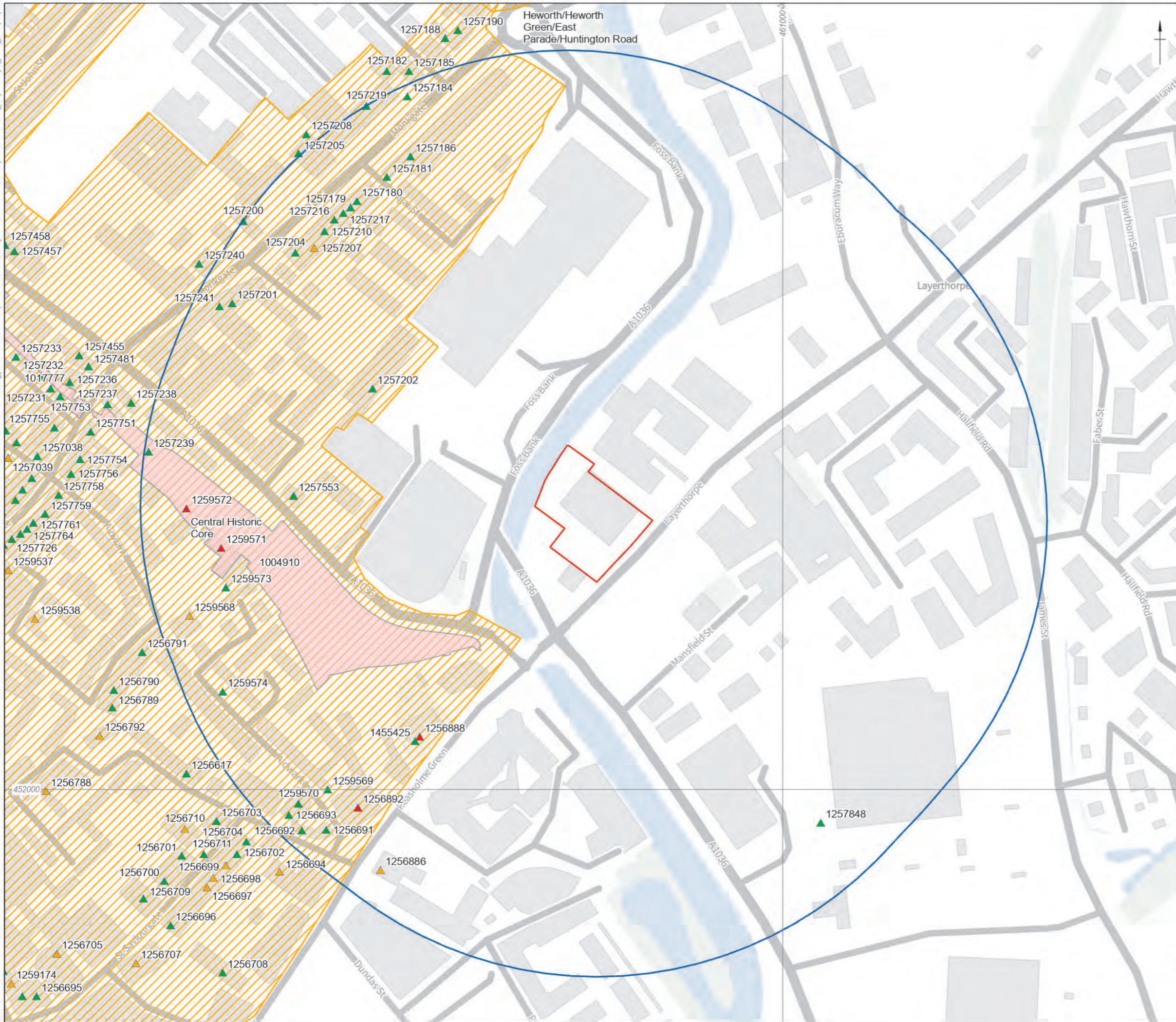


Photo 11) View towards Site from Church of St Cuthberts (NHLE 1256888), looking east



Photo 12) View of Chimney at Works and Services Depot of York City Council (NHLE 1257848), looking east

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- Site Boundary
- Study Area
- Designated Heritage Assets
- ▲ Grade I
- ▲ Grade II
- ▲ Grade II*
- Scheduled Monuments
- Conservation Area



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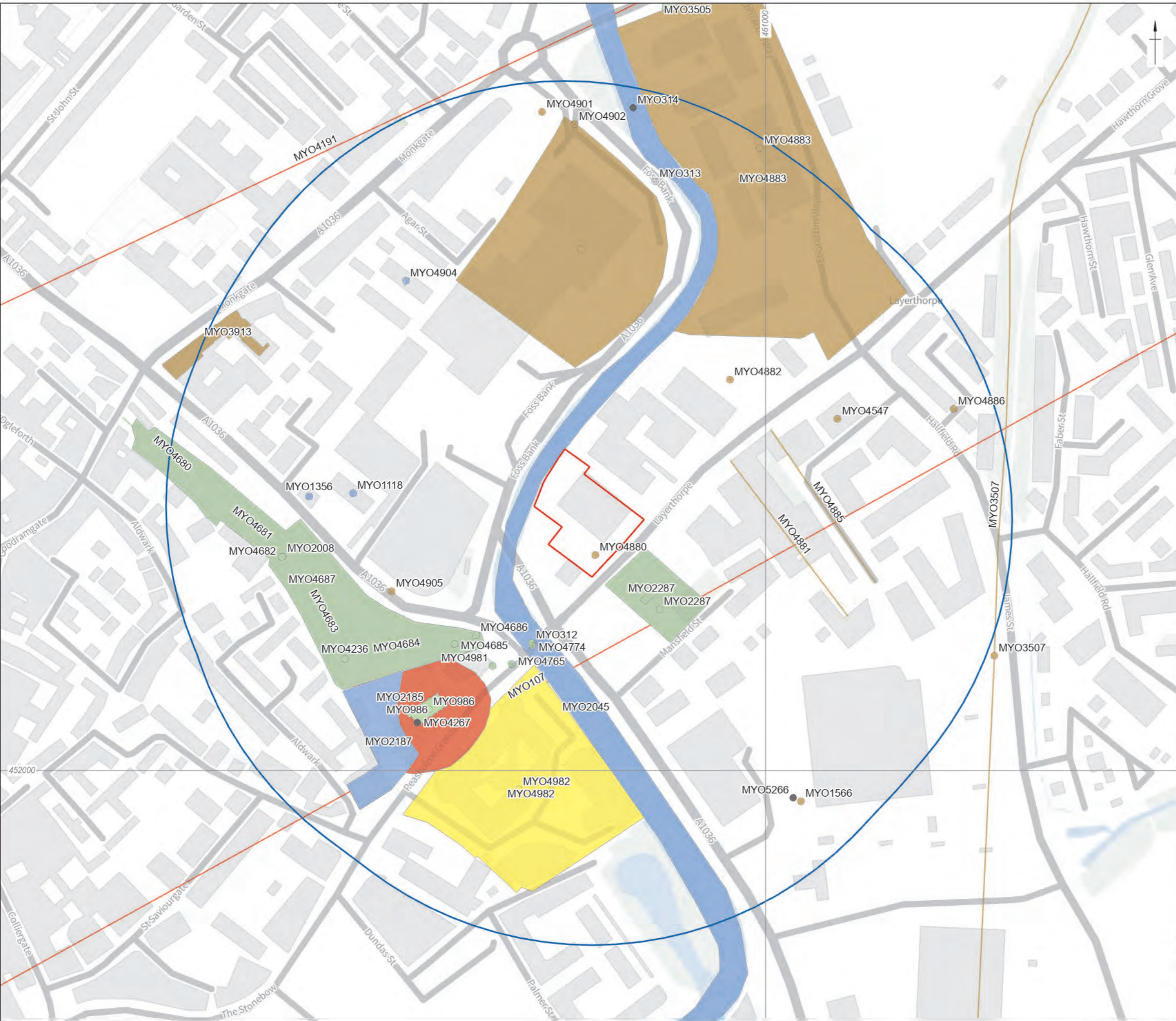
Date: 05/04/2024	Created by: IC	
Scale: 1:2,334 at A3	Revision: 0	

Figure 1: Site, Study Area, and Designated Heritage Assets



- ▬ Site Boundary
- ▬ Study Area
- HER Data
- Prehistoric
- Romano-British
- Anglo-Saxon
- Medieval
- Post-medieval
- 19th Century



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Figure 2: Site, Study Area, and HER Data





- ▭ Site Boundary
- Study Area
- ▭ Archaeological Events



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Figure 2: Site, Study Area, and Archaeological Events



Site Boundary



0 125 m

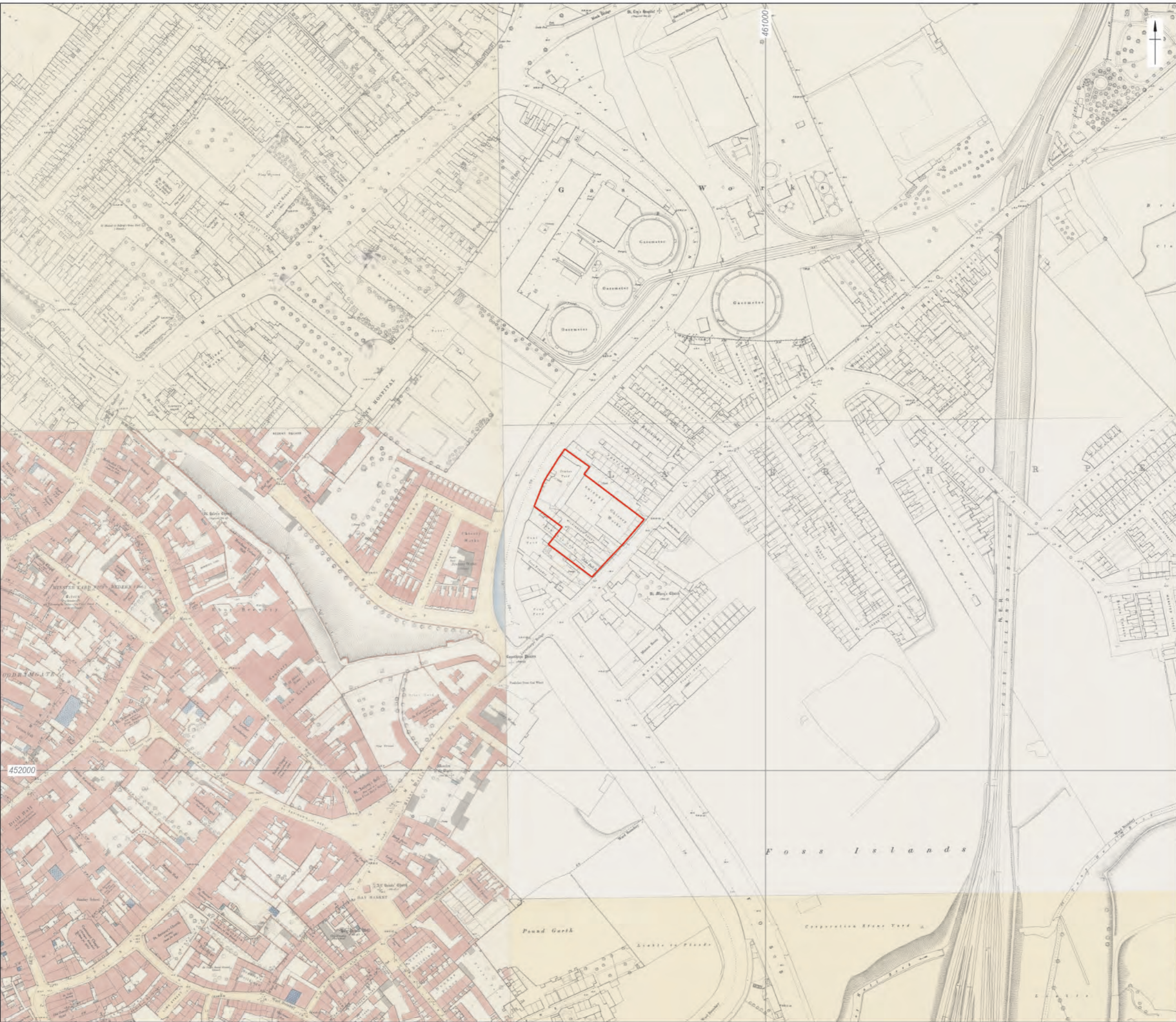
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Figure 4: 1851 OS Map



Site Boundary



0 125 m

Coordinate system: OSGB 1936 British National Grid
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Figure 4: 1891 OS Map



Site Boundary

0 125 m

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Figure 6: 1954 OS Map



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