

Bonding Warehouse

Skeldergate, York

Archaeological Desk-based Assessment and Building Assessment

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1. Introduction

- 1.1 Archaeological Services WYAS (ASWYAS) was commissioned by Mr Liam Cunningham of City Life Yorkshire Limited to undertake an archaeological desk-based assessment and building assessment of the Bonding Warehouse, Skeldergate York. The Bonding Warehouse is a late 19th century river warehouse, located at the north-western end of Skeldergate Bridge (Plates 1 and 2). This work has been carried out prior to the proposed redevelopment of this building, to a specification produced by John Oxley, the York City Archaeologist (Appendix 2).
- 1.2 The desk-based assessment consists of two areas; the archaeological study area and the listed building study area. The archaeological study area covers a 250m arc of land on the south-west side of the River Ouse, centred on the Bonding Warehouse at SE 6032 5132 (Figs 1 and 2). Within this area all records of known archaeological investigations have been consulted and recorded in the catalogue in Section 4.1. The Listed Building study area covers a 50m arc centred on the Bonding Warehouse, and records of all Listed Buildings within this area have been consulted and recorded in Section 4.2.
- 1.3 The aim of the study is to identify and assess the significance of sites, buildings, and finds of archaeological and historic interest within the study area, and to gain a greater understanding of the wider historic landscape as a whole.

2. Methodology and Sources

Information Sources

- 2.1 The following sources of information have been consulted in order to meet the requirements of the desk-based assessment, and are in line with the guidelines laid down by the Institute of Field Archaeologists for such work (IFA 2001).

Archaeological archives and databases

- 2.2 Information on previous archaeological finds and investigations within the study area was consulted in the City of York Council Historic Environment Record (HER), York, and from English Heritage's National Monuments Record (NMR), Swindon. The York City Archive and York Central Library were consulted for historic maps and plans, and further relevant documentation.

Listed Buildings

- 2.3 Information regarding Listed Buildings was obtained from the City of York Council HER and from English Heritage's 'Images of England' website.

Scheduled Monuments

- 2.4 Scheduled monument information was taken from the government's on-line environmental GIS website 'MAGIC'.

Other designated sites or areas

- 2.5 Information on other designated sites of archaeological and historic interest was obtained from the City of York Council HER and the 'MAGIC' website.

Published and unpublished documentary sources

- 2.6 A range of published and unpublished material has been researched and consulted. This includes local histories, together with general sources on the area and its wider archaeological and historical background. These are listed in the bibliography.

3. The Study Area

- 3.1 Where sites listed in the catalogue (Section 4) are mentioned in the text, the relevant catalogue number is given in bold-type.

Topography and Geology

- 3.2 The study area is located on a river terrace above the south-west bank of the River Ouse. The ground here slopes gradually to the east, approximately to the line of Skeldergate, where the gradient of the slope becomes steeper, dropping from around 15m AOD to 10m AOD, although this fall is largely obscured by the buildings and stone embankment along the river edge. The western side of the study area is largely occupied by 19th century terrace housing, built within the southern corner of the medieval city wall. The southern side of the study area is the site of the former Terry's chocolate factory, which was redeveloped as houses and apartments in the 1980s, and further residential and office developments have taken place along Skeldergate during the 1990s.

- 3.3 The underlying geology of the river terrace on the south-west of the River Ouse comprises drift deposits over red bunter sandstone (YAT 1991).

Identified archaeological sites, buildings and features

- 3.4 A total of 42 archaeological or historic sites have been identified within the study area, and these have been catalogued in Section 4. Suggestions for further archaeological investigations will be recommended where sites or features have been assessed to be of archaeological importance, and where further fieldwork may lead to a greater understanding of them.

Designated sites and areas

- 3.5 The study area contains two Listed Buildings (see Section 4.2), and a section of the city walls, including Baile Hill, the remains of a Norman motte, which are designated a Scheduled Monument by English Heritage (no. YO30). The majority of the study area also lies within the 'Central Historic Core' conservation area (no. 1), as defined by York City Council (see Fig. 2).

Previous archaeological investigations

- 3.6 There have been numerous archaeological watching briefs, evaluations and excavations undertaken within the study area (see Section 4), the majority of which have been carried out by the York Archaeological Trust since the early 1970s (Finlayson 1997). Excavations were also carried out by the Royal Commission on Historical Monuments (England) in the 1950s (**5**; RCHME 1962), and by the Royal Archaeological Institute in 1968-9 (**30**; Addyman and Priestley 1977).

Archaeological background, sites and historic buildings

Prehistoric period

- 3.7 No evidence for prehistoric or pre-Roman activity has been recorded within the study area.

Roman period

- 3.8 The first Roman fortress in York was constructed on the north-eastern side of the River Ouse in about AD 71, and it is probable that there was some form of civilian settlement associated with the fortress from an early date (RCHME 1962). It has been suggested that the south-west side of the River Ouse, in which the study area is located, may have been kept clear of buildings during the late 1st and early 2nd centuries for military reasons (Ottaway 2004, 91). Indeed, the presence of a cemetery discovered in the area around Kyme Street, to the west of Baile Hill, which contained a burial of a woman with a coin of Trajan in her mouth (AD 98-117; **12**), may support the theory that this area was outside of the urban settlement at this time.
- 3.9 It appears that extensive urban growth occurred in York from the mid to late second century, much of which was concentrated on the south-western side of the River Ouse. This area is generally referred to as the *colonia*; *coloniae* being the highest grade of urban settlements within Roman Britain. However, it is unlikely that York received this status before the early 3rd century, when it became the capital of the newly created province of *Britannia Inferior* during the reign of Caracalla (AD 211-17). It is probable that the existing line of the medieval city walls define at least part of the area of the *colonia* (Ottaway 2004, 90). Short sections of Roman wall have been observed beneath the existing ramparts in a number of places, but these were concentrated on the north-western part of the circuit, and the southern boundary of the *colonia* remains unclear. There is no dating evidence for the construction of the Roman walls, but evidence for the construction of defences around other towns within Britain may suggest that they were built in the late 2nd or early 3rd century (Wacher 1974, 75).
- 3.10 The study area is located at the southern end of the assumed area of the *colonia*, and the earliest urban remains to have been excavated here date to the 2nd century. An excavation at 37 Bishophill Senior uncovered structures and finds dating to the 2nd century, including a sequence of rectilinear ditches and 3rd century demolition deposits (**6**), and finds indicative of 2nd century occupation were discovered at the nearby Friend's Burial Ground site (**10**). Evidence of 2nd century terracing was recorded between Clementhorpe and Cherry Street, on which a series of Roman buildings had been constructed, ending with a substantial town house with mosaic floors (**39**). Roman buildings were also found at the Bishophill Senior Car Park excavation in 1990 (**4**).
- 3.11 Despite a lack of features of a 3rd century date, it appears that there was continuous urban occupation to the south-west of the River Ouse into the early 4th century (Tweddle 1986). Within the study area, an excavation undertaken in 1959 on the site of the Church of St Mary Bishophill Senior found that the church was built on the footings of a 4th century town house (**5**), and later Roman buildings were discovered to the rear of 58-59 Skeldergate in the mid-

1970s, together with a timber-lined well (13). However, during the course of the 4th century urban settlement within the *colonia* may have slowly declined, and the riverside road running along the line of Skeldergate appears to have gone out of use by this time, although abundant late 4th century pottery from the area indicates that occupation did continue (Tweddle 1986, 4).

3.12 Evidence of activity along the Roman river front has been recorded from excavations along Skeldergate. At the site of Albion Wharf, to the north of the Bonding Warehouse, evidence of Roman structures were recorded during excavations in 1989 (21). Trenches excavated in 1991 at 26-34 Skeldergate discovered a masonry feature that may be the remains of a Roman wharf (26).

3.13 *Anglian and Anglo-Scandinavian period*

There is no evidence of early Anglian settlement or activity within the area of the former *colonia*. Roman deposits along the river have been discovered overlain by a build up of alluvial silts, indicating a lack of post-Roman and early Anglian activity (21). Indeed, there is little evidence of activity to the south-west of the River Ouse until the 8th and 9th century, and this comes only in the form of numerous finds, largely concentrated at the northern end of the former *colonia*, outside of the study area (Tweddle 1986, 7).

3.14 York fell under Viking control in 866, and developed as an important trading and commercial centre, with the settlement concentrated to the south-east of the Roman fortress, between the River Ouse and the River Foss. There is limited archaeological evidence of Anglo-Scandinavian occupation to the south-west of the River Ouse, within the study area, with Anglo-Scandinavian deposits recorded at 37 Bishophill Senior in 1973 (6) and during excavations at Baile Hill (30). The only other site of pre-Conquest date within the study area is the 10th century cemetery which was revealed at the site of the Church of St Mary Bishophill Senior in 1959 (5). However, it is likely that Anglo-Scandinavian occupation was more extensive than the archaeological evidence suggests. Indeed, many of the road names across this area derive from Old Norse, including Skeldergate, from *Skjaldari*, 'the shield makers street', and Micklegate to the north of the study area, meaning 'Great Street', from the Old Norse *Mikill* ('great') and *gata* ('street') (Smith 1970, 297).

Medieval and Post-Medieval period

3.15 After the Norman Conquest two castles were constructed either side of the River Ouse to protect and pacify York, the remains of which consist of Clifford's Tower, on the north-east side of the River Ouse and Baile Hill on the south-west. Baile Hill is a large mound, around 8m high, which forms the remains of the motte of the castle that was situated in the south-west corner of the line of the existing city walls (30; Plate 3), to the west of the Bonding Warehouse. The outer ditch of this castle was identified in boreholes dug in Victor Street in 1992 (9). Baile Hill was incorporated into the line of the city walls in the early 14th century, at which time a new gate was constructed at the southern end of Skeldergate, known as the Skeldergate Postern (38). A watching brief identified part of the postern in 1978 (35), and some of this structure may have been located in the area of the Bonding Warehouse, as can be seen from the historic mapping (see Figs 5, 6 and 7).

- 3.16 During the late medieval period the south-west side of the River Ouse became one of the principal dock areas of York. In around 1305 a mandate was issued for the construction of a new river wall along Skeldergate, and 14th century documents show that Freemen of the city had the right to encroach on the river with retaining walls filled with dumped material, to create landing or loading platforms. Excavations on Skeldergate have identified a build up of dumped material of 11th and 12th century date along the river front, followed by the construction of a limestone wall of 12th century date (**21** and **24**). A number of warehouses and industrial buildings dated to the 13th and 14th centuries were identified on the site of City Mills, to the immediate north of the Bonding Warehouse in 1983 (**27**).
- 3.17 By the early 15th century, a ‘common crane’ was in use at the southern end of Skeldergate, where merchants from outside the city were required to off-load their cargo for weighing, and to pay a toll. This crane was probably located in the area of the northern part of the present Bonding Warehouse building, and may be the same as the crane named on Chassereau’s 1750 map of York and the ‘Old Crane’ marked on the First Edition Ordnance Survey map of 1852 (Chassereau 1750; Ordnance Survey 1852; see Figs. 6 and 7).
- 3.18 From the mid-16th century there appears to have been commercial decline in York, perhaps partly due to competition from the emerging centres at Hull and Leeds, which could respectively offer superior port facilities and easier access to the expanding wool producing areas.
- 3.19 Despite the commercial activity along the river front, it appears that much of the area within the city walls to the south-west of the River Ouse remained largely open ground throughout the medieval and post-medieval periods. Excavation on a number of sites has found evidence of garden soils dating to this time (**4**, **15**, **21** and **29**), and the use of the area for horticultural or garden activity is supported by historic maps from the 17th century, which show settlement concentrated only along the lines of the major roads (Archer c.1680; Richard’s c.1685; see Figs 3 and 4).
- The 18th and 19th centuries*
- 3.20 The post-medieval character of the area to the south-west of the River Ouse probably continued into the mid-19th century. The medieval stone river revetment survived, and numerous medieval and post-medieval warehouses appear to have continued in use. A photograph taken in 1853 shows the surviving medieval stone river front, with a large medieval or early post-medieval warehouse located at the northern end of the present Bonding Warehouse building (see Fig. 11). At the southern end of the Bonding Warehouse site sat a large Georgian house with a garden to the front, which can also be seen on the First Edition Ordnance survey map of 1852 (Ordnance Survey 1852; see Figs 7 and 11).
- 3.21 The Bonding Warehouse was constructed in the early 1870s by the Corporation of York to provide York with greater warehouse capacity. It was constructed in two phases, the northern block in 1872-3 and the southern block in 1875 (Pevsner and Neave 1995, 232; Figure 12; Plates 1 and 2).

The 20th century

- 3.22 The 20th century saw a rapid decline in commercial traffic and trade along the River Ouse. After the Second World War many of the warehouses and other buildings along Skeldergate fell into decline, and a number of post-medieval buildings were demolished (Pevsner and Neave 1995, 232). However, since the late 1980s the area has been re-developed with new offices and apartment blocks which are generally sympathetic to the character of Skeldergate and the river frontage. The Bonding Warehouse was used as a club until the late 1990s.

4. Catalogue of archaeological features and buildings

Archaeological features

- 4.1 Catalogue entries have been ordered geographically from west to east, and given a numerical identifier, with the locations shown on Figure 2. The catalogue entry includes a York Archaeological Trust (YAT) number that corresponds to the site code recorded in the YAT Gazetteer of archaeological work in York (Finlayson 1997). All further information has been obtained from the City of York Council HER, York.

1. **Watching brief, 1 Newton Terrace** **YAT 1988.1019** **SE 6008 5128**
A watching brief undertaken in 1988 found no archaeological deposits, only natural sand.
2. **Watching Brief, 52 Bishophill Senior** **YAT 1986.1026** **SE 6011 5139**
Post-medieval deposits were observed during a watching brief on Bishophill Senior, in 1986.
3. **Watching brief, 12 Kyme Street** **YAT 1996.407 YORYM** **SE 6012 5129**
A watching brief undertaken in 1996 observed modern dumps and turf above natural sub-soil.
4. **Evaluation, Bishophill Senior Car Park** **YAT 1990.16** **SE 6013 5146**
Three trenches excavated in 1990, fronting on to Buckingham Street, demonstrated that archaeological deposits had been truncated by modern cellaring to a depth of 1.70m. Immediately behind this area a fourth trench encountered post-medieval garden soil. In the south east corner of the site, the furthest distance from Buckingham Street, a fifth trench encountered demolition deposits and the robbed remains of a Roman building, comprising two walls at a right angle to each other. This material was sealed beneath approximately 1m depth of post-medieval garden soil (Lilley 1990).
5. **Excavation, Church of St Mary Bishophill Senior** **SE 6013 5141**
An excavation was carried out on the site of the Church of St Mary, Bishophill Senior, in 1959. Excavations revealed a 10th century cemetery with precinct wall. No clear evidence of an associated church was found, but the later church was built on the footings of a 4th century town house, and it is not beyond reason that a timber building could have been erected on the foundations. The earliest church was pre-Conquest (early-mid 11th century). In the late 12th century a north aisle and south doorway were added, and the

chancel rebuilt in the 13th century. About 1300 the aisle was widened and in the 15th century the chancel was again rebuilt. A brick west tower was erected in 1659. In 1863 it was demolished and the best architectural pieces reused in the Church of the Holy Redeemer. During excavation, several pieces of Saxon cross shaft were found, all of 10th and 11th century date. The present churchyard walls and railings are dated to c.1860. In 1885, on a nearby site, a wall and part of a possible hypocaust had been cut through by a trench (RCHME 1962, 51-52).

- 6. Excavation, 37 Bishophill Senior, York YAT 1973.15 SE 6014 5144**
A sequence of rectilinear ditch systems was located on the natural terrace and found to be of 2nd century date. Third century demolition deposits and a rubbish pit were identified, during excavations in 1973. The robbed foundations of two ranges of buildings at right angles to each other were found. They had undergone several phases of internal development and a furnace and its flue were noted. The two ranges of buildings flanked a more massive structure. A hypocaust was found in the main apse. This building appeared to have been robbed in the Anglo-Scandinavian period. Occupation deposits and rubbish pits of the Anglo-Scandinavian period were found to be superseded by further pit digging activity which continued through to the 14th century. Traces of buildings dating to the 12th and 14th century were also located. The foundations and cellars of Buckingham House built c.1660 were located. A 19th century instrument factory was built on the site.
- 7. Watching brief, 3-5 Victor Street YAT 1989.1017 SE 6014 5135**
A watching brief carried out in 1989 observed some building foundations that predate the standing building on the site, the 17th century 'Old Rectory', 0.6m below the ground surface.
- 8. Watching brief, 3-5 Victor Street YAT 1995.0287 SE 6014 5133**
Modern garden deposits were observed during a watching brief in 1995. These deposits suggest that the area was used for horticultural purposes in the 19th century.
- 9. Evaluation, 3-5 Victor Street YAT 1992.1014 SE 6014 5132**
A series of three boreholes, dug in 1992, may have located the edge of the bailey ditch to the Old Baile. To the north probable medieval occupation deposits were found at a depth not threatened by development.
- 10. Excavation, Friend's Burial Ground YAT 1973.6 SE 6016 5138**
Limited-depth excavations were carried out in the area in 1973 where foundation trenches of a new development were to be. The range of finds indicated continuous occupation from the 2nd to the 19th century. The structures encountered may have been the defences of the Roman colonia.
- 11. Watching brief, 12 Cromwell Road YAT 1985.1045 SE 6017 5133**
A watching brief undertaken in 1985 observed Victorian deposits.
- 12. Roman cemetery, west of Baile Hill SE 6017 5127**
During building work in the 19th century, to the west of Baile Hill, a number of burials were uncovered. Tile tombs were found in 1883 around Kyme

- 21. Excavation, Albion Wharf, Skeldergate YAT 1989.1 SE 6023 5147**
An excavation undertaken at 23-28 Skeldergate in 1989. A deep 3m² shaft sited over a proposed pile cluster was excavated to natural sub-soil, encountering a maximum of 9m of archaeological deposits. Evidence was found of structural activity on the river bank in the Roman period. Above this was a build-up of material, organic lenses interleaved with alluvial silts, suggesting the accumulation of material in waterlogged conditions separated by episodes of flooding and pointing to marginal use in the Anglian period. Anglian pottery was found on site. A timber revetment, dating to the Anglo-Scandinavian period was revealed. A mixture of dumping and build-up in the 11th and 12th centuries was then succeeded by the construction of a substantial limestone wall of 12th century date, running parallel to the river. There appeared to be no deposits contemporary with the use of this river wall. A large robbing cut broke through the body of the wall. Demolition and dumped deposits dated this episode to the 14th century. Dumping continued in this area through the 15th century. Some attempt to drain the land was made in the 16th century. Garden deposits, also found in a larger excavation, were encountered approximately 1m below ground surface. These gardens, garden features and buildings, documentary sources suggest, belonged to the house of the 18th century York architect John Carr. A later phase of building was likely to represent a 19th century warehouse.
- 22. Watching brief, 52 Skeldergate YAT 1991.10 SE 6024 5138**
A watching brief undertaken in 1991 observed the remains of cellars, and build-up of late medieval date, beneath 1m of modern deposits.
- 23. Watching brief, Cromwell Road YAT 1976.1022 SE 6024 5132**
During a watching brief at Saw Mills in 1976, a clay of unknown date, garden soil, a modern drain and construction trench were encountered. Natural was observed at approximately 13m AOD.
- 24. Watching brief, 29-31 Skeldergate YAT 1989.9 SE 6025 5143**
During a watching brief in 1989, 18th to 19th century cellars were encountered, together with large scale dumping to raise the ground level between this building and the river. At 31 Skeldergate a cobble and brick surface of a water lane which sloped down towards the river was uncovered. A date for the construction was not established but it went out of use in the second half of the 18th century when it was sealed by dumps prior to the construction of a cellared building which was demolished in the 19th century. In a test pit a large area of mortared limestone blocks was seen 3.75m beneath the surface and 5.6m from the present river wall. This may be a part of the medieval river wall excavated at both the Albion Wharf and City Mills sites, also on Skeldergate.
- 25. Watching brief, City Mills, Skeldergate YAT 1988.10 SE 6025 5142**
A quantity of small ceramic bowls of post-medieval date containing a red, presumably industrial, residue were recovered from observations during contractor's piling activities in 1988.

- 26. Evaluation, 26-34 Skeldergate YAT 1991.1 SE 6025 5140**
Three trenches were excavated during 1991 to determine the level of survival of archaeological deposits (YAT 1991). Stone structures of medieval date were found to survive close to the Skeldergate street front and beneath the cobble river lane exposed in a previous phase of trial work. An impenetrable masonry feature located at depth in a borehole may represent the line of a Roman wharf.
- 27. Excavation, City Mills, Skeldergate YAT 1983.2 SE 6026 5139**
An excavation undertaken at the City Mills site in 1983. The excavation ceased when river lain silts were reached at approximately 7m OD. At this level upright wicker structures were encountered. These may have acted as a breakwater and were thought to date to the 11th century. These were superseded by wicker and post constructions which marked the division between the river and an area of timber buildings close to the river bank. There was evidence of subsequent land reclamation from the river and a complex of warehouses and industrial buildings dating to the 13th-14th century were built on this land. A strip of the Skeldergate street front was excavated to 15th century levels, revealing a series of properties with brick or stone walls, hearths and fittings.
- 28. Watching brief, Skeldergate YAT 1973.32 SE 6026 5138**
A watching brief was undertaken on Skeldergate in 1973, although no details are available.
- 29. Evaluation, 47-51 Skeldergate YAT 1996.435 YORYM SE 6026 5134**
An archaeological evaluation was undertaken in 1996, with trenches dug to a maximum depth of 1.60m below ground surface (YAT 1996). A deposit of demolition debris may have derived from a Roman building in the vicinity. Medieval deposits comprised garden soil, a ditch and part of a building including a wall and hearth. A post-medieval brick wall was also encountered. Boreholes revealed deposits which indicated Anglo-Scandinavian activity on the site.
- 30. Baile Hill**
The motte of a castle known as the 'Old Baile', constructed by William the Conqueror around 1069, and surviving to a height of approximately 8m (Plate 3). The defensive outer ditch of the Old Baile enclosed a rectangular area to the west. It had gone out of use by the early 14th century, when Baile Hill was incorporated into the town's defences, although it was probably raised in height during the Civil War to accommodate a gun battery. Baile Hill was excavated in 1968-69, showing that the mound had been constructed in horizontal layers over Roman deposits and a ground surface containing Anglo-Scandinavian pottery (Addyman and Priestley 1977). The surrounding ditch was located, and would have been around 21m wide and 12m deep, and it has been suggested that this may have been crossed by a bridge. The top of Baile Hill produced 12th century finds and pottery, and the area was covered in late medieval arrow heads from its later use as an archery butt. The site is designated a Scheduled Monument by English Heritage, as part of the city walls (no. YO30).

a single gate flanked on either side by a small round turret, probably built around 1315 (RCHME 1972, 90).

- 39. Excavation, Clementhorpe/Cherry St YAT 1976-77.3 SE 6031 5109**
Excavations undertaken in 1976-7 revealed evidence of terracing in the 2nd century on which a series of Roman domestic structures, culminating in a town house with mosaic floors, were constructed. This was succeeded by a timber building to the west and a massive cobble foundation aligned east-west. The construction of the Benedictine Nunnery of St Clement and its associated burials robbed much of the Roman material. After the Dissolution a series of lime kilns was constructed to make use of both Nunnery and Roman building material. A building with a tessellated pavement was also revealed in this area during the 19th century (RCHME 1962, 62).
- 40. Watching brief, Bishopgate Street YAT 1996.406 YORYM SE 6033 5125**
A watching brief carried out in 1996, during sewer repairs on Bishopgate Street, and natural deposits were encountered at 0.75m - 1.00m below ground surface.
- 41. Tower SE 6033 5132**
A circular tower is marked on late 17th century maps at the eastern end of the city wall, on the south-eastern bank of the River Ouse (Archer c.1680; Richard's c.1685; see Figs 3 and 4). This tower appears to have been located in the centre of the present site of the Bonding Warehouse.
- 42. Watching brief, Terry Avenue YAT 1988.1041 SE 6042 5115**
Post-medieval brick rubble was observed to a depth of 2m below ground during a watching brief at the corner of Terry Avenue and River Street in 1988.

Listed Buildings

- 4.2 The Listed Buildings catalogue entries have been ordered geographically from west to east, and given an alphabetical identifier, with the locations shown on Figure 2. The catalogue entry includes an eight figure National Grid Reference (NGR), together with the Images of England website reference number (IoE) and the Listed Building reference number at the end of the text.
- A. Bonding Warehouse IoE 464714 SE 6032 5132**
A warehouse constructed in two phases, the northern block in 1872-3 and the southern block in 1875 (Pevsner and Neave 1995, 232; Plates 1 and 2). It is constructed of pink mottled brick in Flemish bond with a Welsh slate roof. It has a yard wall of brick with ashlar gate piers and cast-iron railings. This building is listed Grade II (ref. 1112-1/21/917).
- B. Skeldergate Bridge IoE 464723 SE 6038 5129 (centred)**
A bridge constructed in 1879-1881, and reconstructed and strengthened in 1938-9 (Plate 4). It is constructed of steel and cast-iron girders on ashlar piers, and has an ashlar tollhouse at its north-eastern end. This structure is Grade II listed, and the listing includes the bridge, tollhouse, steps and abutment walls extending into St George's Field car park and Skeldergate Park (ref. 1112-1/21/11).

5. **Building Assessment**

Introduction

- 5.1 An assessment of the Bonding Warehouse was made on Thursday 18th January 2007. A series of colour digital photographs were taken for reference and positions and directions placed on plan (Appendix 1). For this purpose, sketch plans have been made showing the building on four floors, close to its original layout.
- 5.2 Design drawings showing the proposed office and apartment layouts (Beckwith Design Associates Ltd) were made available to indicate proposed interventions to the building.
- 5.3 Mr Liam Cunningham of City Life Yorkshire Limited was available at the time of the assessment to clarify points relating to the development proposals.

Building Description

- 5.4 The building is Listed Grade II:

YORK SE6051SW SKELDERGATE 1112-1/21/917 (North East side) 14/02/77 Bonding Warehouse and attached walls, railings and gate piers GV II. Formerly known as: Bonded Warehouse SKELDERGATE. Warehouse and attached walls, railings and gate piers bounding yard to north-west. Dated 1875. By George Styan, City of York Surveyor. MATERIALS: pink mottled brick in Flemish bond with polychrome brick dressings; ashlar plinth, banded in blue brick, forms river front revetment; hipped roofs of Welsh slate. Yard wall of brick with ashlar coping; cast-iron railings. Ashlar gate piers. EXTERIOR: three-storey seven-bay river front with paired two-storey three-bay fronts to left. Three-storey range: centre bay, between giant pilasters, has on ground floor and original lifting doors on upper floors. Ground and first floor windows in flanking bays are segment-headed, with moulded brick architraves and ashlar sills, beneath arches of moulded brick with ashlar-inserts; small-pane glazing incorporates central top-hung opening panels. First floor windows recessed over shaped panels of contrasting brick. Second floor windows are round arched and radial-glazed, over sill band. Moulded eaves string course beneath frieze of shallow shaped panels of contrasting brick and ashlar eaves band. Low parapet rises over centre bay as segmental pedimented gable between panelled piers flanked by volutes. Urn finials to piers and pediment. Carved panel in gable depicts the arms of the City of York. Paired two-storey fronts have 20th century glazed doors on ground floor and original lifting doors on second floor. Fenestration detail repeats that on three-storey front. Roof parapet stepped-up to form plinth surmounted by ball and pedestal finials over junction of fronts. Left return: two storeys, five bays, outer bays convex on plan. Centre bay, between giant pilasters, has blind window on each floor and arcaded eaves corbel table of ashlar and polychrome brick. Fenestration in flanking bays repeats that on river front, while end bays have blind windows. Eaves frieze, cornice and parapet continue from the river front, with curved gable over central bay, inscribed: 'BONDING WAREHOUSE/AD 1874'. Street front: three-storey, seven-bay range with 1-storey pent bay at left end, set back from paired two-storey three-bay wings to the right. Left range has tiered lifting doors in left of centre bay and segment-arched double

board doors in pent bay. Ground floor windows segment-arched, with ashlar sills and sill band; first floor windows segment-arched with ashlar sills, recessed over shaped panels of contrasting brick and raised first floor band. Second floor windows round-arched with radial glazing, beneath keyed hoods on corbel stops; raised sill band and narrow impost band. Panelled eaves frieze beneath flat cornice of ashlar and plain parapet. Paired wings have wide segment-arched doorways in centre bays, left one with original sliding doors, right one with double board doors set in brick screen. Blind segment-arched windows flank doorways, over raised sill band which rises over doors to form door arches. First floor window detailing repeats that of three-storey range; centre windows are blind and have half-hipped canopies on console brackets. First floor band. Parapet with plinth between volutes with ball and pedestal finials at junction. INTERIOR: full-height staircase with stone steps and cast-iron banisters and handrail survives in three-storey part. Lower floors are brick vaulted on cast-iron columns against fire. Three-storey part roofed on five massive queen-post trusses; two-storey part on four king-post trusses. SUBSIDIARY FEATURES: low yard wall with chamfered coping, raked up at right end, with flat coping. Diagonally set pointed railings. Chamfered, bar-stopped gate piers, square on plan, with rounded cross-pedimented caps.

- 5.5 The listing description is generally accurate but fails to recognise that the building is constructed in possibly three phases. It seems clear that the three-storey eight-bay building to the north-west was the first building, constructed 1872-3 (Pevsner and Neave 1995, 232). Events following are not as clear. On first inspection it appears that the remaining part of the warehouse, two-storeys with a double three-bay frontage, each with central loading doors, is of a single phase constructed 1875 (date stone and Pevsner and Neave 1995, 232). It is however possible that the south-east block was constructed in advance, and the central block added later. Full-plan basements exist for the north-west building and the south-east building; the central building has no basement. Archive plans of the north-west building indicated double skin walls separating the three parts. Although external straight joints were not observed the balance of evidence leans towards a three-phase building.

Interventions

- 5.6 A series of four sketch plans based on the original building layout have been produced. These have been utilised to indicate the location and direction of reference photographs. A comparison between the Beckwith Design Associates' drawings and the sketch drawings indicate areas of intervention. Broadly these are:

Basements (Photographs 5-8). Basements not to be occupied. All original cast-iron columns to be retained throughout.

Installation of pumping system and sealing of the basements leaving access for inspection and maintenance.

Impact: no visible impact.

Ground floor (Photographs 9-14). Conversion of the floor to form three open-plan offices, each with self-contained male and female toilets and kitchen. New access corridors to be created adjacent to the south-west wall of the

central and end building and running north-east from the new lift and stair tower. All original cast-iron columns to be retained throughout.

Western corner entrance to the three-storey building. Arrangement for stair access to the basement. Stairs to first floor to be removed. Access for landlord only. Maintenance store to be included.

Impact: stairs are a later feature therefore impact is remedial.

Existing stone stairs to basement in the eastern corner of the three-storey building to be sealed off.

Impact: removes original feature

Stair and lift tower in the yard, adjacent to the western corner of the central building with new external access and rear bin store.

Impact: the existing single storey lobby with hipped roof is a later feature. The tower will occupy a similar plan but will rise to second floor height. This will have a visible external effect.

Loading door on the south-west side of the three-storey building (Photograph 3) to be opened up; fixed glazed or double wooden doors to match existing above.

Impact: reinstates an original feature.

Later stairs in central building (Photograph 12) to be removed and cut-out floor to be replaced

Impact: reinstates part of an original floor.

All glazing to be replaced with custom-made double glazed sealed metal units to match existing sixteen pane with six fan windows. Original frames in the three-storey building are metal; those in the middle and end buildings are of wood but may be later replacements to metal.

Impact: the window arrangement will be unaltered. Windows will appear different on close inspection.

Party walls between the middle and end buildings: existing openings to be blocked, new openings for access to be created on the south-west side.

Impact: existing openings are probably not original.

All central loading doors to all sides to be opened out together with blocked windows in the curved corners (Photographs 1 and 2) and reinstated as either glazed units or fixed wooden doors.

Impact: the arrangement of openings is unaltered.

First floor (Photographs 15-24). A total of six apartments to be constructed utilising lightweight dividing walls. Access from the stair tower along newly formed corridors adjacent to the south-west wall of the three-storey building and crossing the centre of the middle building. All original cast-iron columns to be retained throughout.

Floor to be reinstated over later stair (Photograph 15).

Impact: Returns floor to original.

Two new inner-splayed windows to be inserted into the north-west wall (Photograph 17).

Impact: a new intervention. The windows will face a recently constructed building on the north-west side. The windows will be visible from the opposite riverbank.

All loading doors facing the river (Photographs 1, 18 and 20) to have replacement support framing and decking to approximate the positions of the existing projecting loading floors. Access to the south-east one to be closed. Doors to be glazed.

Impact: the view from the opposite riverbank or from the bridge will be similar to the original.

Original stone stair with cast-iron rail (Photograph 16) to be retained, but the guard rail for the stair below to be removed and the floor continued across.

Impact: the loss of the lower original stair and guard rail is unfortunate but its retention would compromise the layout of an apartment.

Existing openings in the party walls to be blocked and new openings for the access corridor to be created.

Impact: little change to the original.

Later stairs down on the south-west side of the central building to be removed and the floor sealed across (Photograph 19).

Impact: returns this part of the floor to the original.

Curved corner and the central window blockings in the end building (Photograph 2) to be opened up and new multi-pane glazing inserted.

Impact: it is assumed that these windows were originally open and not blind, in which case the alteration convert back to the original.

Cast-iron column-mounted pivoted jib on the south-west side of the central building (Photograph 21) to be retained as a feature.

Impact: retains an original or later feature.

Existing roof and supporting wooden trusses over the end building to be removed and replaced with a steel frame supporting a new floor above. Cast-iron columns and existing later steel beam to be retained (Photographs 22-24).

Impact: this will radically change the look of the floor at this point and will remove existing features.

Second floor (Photographs 25-33). A total of six apartments are to be constructed utilising lightweight dividing walls. Access from the stair tower will be along newly formed corridors of similar plan to those on the first floor. Within the three-storey building will be an inserted mezzanine floor creating two duplex apartments and one single level apartment. Both duplexes have

accessible roof gardens at the higher level. The existing roof over both the central and the end buildings will be removed and a new steel-framed flat roofing unit installed over.

All windows to be new sealed metal units reflecting the style of the original. The front loading door to open onto a decked balcony (Photograph 27). The rear loading door to be fixed reflecting the look of other examples.

Impact: external look should reflect the original.

Two new window openings to be cut into the north-west wall and sealed metal window units inserted (Photograph 29).

Impact: Windows will reflect the look of existing examples. Will be visible from the opposite river bank and from Skeldergate.

The two-bay jack arching to house the winch mechanism to be removed to facilitate the installation of the mezzanine floor.

Impact: original jack-arching will be removed together with evidence for early movement of goods (winching mechanism). The inserted floor will be installed above the height of the existing windows. Alterations to part of the existing wooden roof structure will be necessary (Photograph 26).

The iron railings at the head of the stairs in the eastern corner of the three-storey building will have to be removed and the floor sealed across.

Impact: removal of an original feature.

In the area of the central and end building a new structure will be built replacing the original roof. The new structure will house three apartments. A walkway will be formed between the new structure and the original parapet walling.

Impact: The original roofs over the central and end buildings will be removed (Photographs 31-33). The existing view of this part of the warehouse from all sides, but particularly from the bridge, will be altered as the new build will rise above parapet level.

6. Conclusions

Archaeological Assessment

- 6.1 The Bonding Warehouse is located on the site of the former line of the medieval wall, together with part of the Skeldergate Postern. Prior to its construction the area of the Bonding Warehouse was occupied by a late 17th or early 18th century house, and a post-medieval warehouse. The northern end of the building was probably the site of the medieval 'common crane'.
- 6.2 Excavations to the immediate north of the Bonding Warehouse, along Skeldergate, have shown that there is potential for the survival of archaeological features and deposits which occupied the Roman and medieval river front in this area. The probable medieval river wall has been found at a depth of 3.75m beneath the modern ground surface on the City Mills site to the

immediate north of the Bonding Warehouse, and photographic evidence shows that sections of the medieval river embankment survived in this area into the mid-19th century.

- 6.3 It is probable that the construction of the cellars within the Bonding Warehouse truncated much of any surviving medieval and later archaeological deposits. However, there may be potential for the survival of earlier archaeological deposits below the cellars. There may also be the possibility of surviving archaeological deposits in the yard that faces onto Skeldergate, in front of the northern block of the Bonding Warehouse, where there has been less 19th century intrusion.

Building Assessment

- 6.4 A number of interventions to the warehouse remove or obscure features that are important to the understanding to the form and function of the original structure.
- 6.5 External interventions alter part of an important riverscape view. Foremost among these is the new second storey to the central and end building. To a lesser extent, the lift and stair tower has an impact upon the Skeldergate streetscape.
- 6.6 The conversion to commercial and domestic use ensures that the building will be kept in good repair and safeguarded against misuse.
- 6.7 In general, the interventions are of a sympathetic nature and much of the original structure is retained and in some cases, reinstated.

7. Recommendations

Archaeological Assessment

- 7.1 There is potential for archaeological features and deposits to be disturbed by any intrusive construction work within the cellars or the yard outside the northern block of the Bonding Warehouse. It is recommended that any such work should be monitored for its impact on possible sub-surface remains. Specific details of any required archaeological mitigation strategy will need to be agreed with the York City Archaeologist.

Building Assessment

- 7.2 Preservation by record is recommended. A Level 3 record should be made. In summary: *'Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.'* (Menuge 2006 14)
- 7.4 Special note should be made of the need to record hoists, trapdoors, loading and taking-in-doors and original floor divisions.

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Acknowledgements

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Report

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Photographic register

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Appendix 1

Photographic Register

Appendix 2

Requirements for Desk-based Assessment