



## Desk Based Assessment Report for Mecca Bingo site, Fishergate, York

By J. M. McComish

YAT Desk Based Assessment Report 2021/32 March 2021



York Archaeological Trust undertakes a wide range of urban and rural archaeological consultancies, surveys, evaluations, assessments and excavations for commercial, academic and charitable clients. We manage projects, provide professional advice and fieldwork to ensure a high quality, cost effective archaeological and heritage service. Our staff have a considerable depth and variety of professional experience and an international reputation for research, development and maximising the public, educational and commercial benefits of archaeology. Based in York, Sheffield, Nottingham and Glasgow the Trust's services are available throughout Britain and beyond.

**York Archaeological Trust, Cuthbert Morrell House, 47 Aldwark, York YO1 7BX**

Phone: +44 (0)1904 663000 Fax: +44 (0)1904 663024

Email: [archaeology@yorkat.co.uk](mailto:archaeology@yorkat.co.uk) Website: <https://www.yorkarchaeology.co.uk>

© 2021 York Archaeological Trust for Excavation and Research Limited  
Registered Office: 47 Aldwark, York YO1 7BX  
A Company Limited by Guarantee. Registered in England No. 1430801  
A registered Charity in England & Wales (No. 509060) and Scotland (No. SC042846)

## CONTENTS

<b>KEY PROJECT INFORMATION .....</b>	<b>IV</b>
<b>1 INTRODUCTION .....</b>	<b>1</b>
<b>2 LOCATION, GEOLOGY AND TOPOGRAPHY .....</b>	<b>2</b>
<b>3 AIMS AND OBJECTIVES .....</b>	<b>2</b>
<b>4 METHODOLOGY .....</b>	<b>3</b>
4.1 Desk-Based Research .....	3
4.2 Walkover Survey .....	4
<b>5 LEGISLATION AND PLANNING POLICY .....</b>	<b>4</b>
5.1 National Planning and Policy Framework .....	4
5.2 Local Planning Policy .....	4
<b>6 PROPOSED SCHEME .....</b>	<b>5</b>
<b>7 DESIGNATIONS AND CONSTRAINTS .....</b>	<b>5</b>
7.1 Archaeological Priority Areas .....	5
7.2 Scheduled Monuments .....	5
7.3 Listed Buildings .....	5
7.4 Conservation Areas .....	5
7.5 Historic Landscape Characterisation .....	5
7.6 Other Constraints .....	6
<b>8 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND .....</b>	<b>6</b>
8.1 Naturally occurring deposits .....	6
8.2 Prehistoric .....	6
8.3 Roman c. AD 71 to c. AD 410 .....	6
8.4 Anglian c. 410 to 866-7 .....	8
8.5 Anglo-Scandinavian 866-7 to 1066 .....	10
8.6 Medieval 1066 to mid-16 <sup>th</sup> century .....	11
8.7 Post-medieval mid-16 <sup>th</sup> to late 18 <sup>th</sup> century .....	14
8.8 Modern 19 <sup>th</sup> to 21 <sup>st</sup> centuries .....	16
<b>9 POTENTIAL DEPOSIT SEQUENCE .....</b>	<b>19</b>
<b>10 ARCHAEOLOGICAL POTENTIAL .....</b>	<b>24</b>
10.2 Archaeological Significance .....	24
<b>11 SITE WALKOVER SURVEY .....</b>	<b>25</b>

<b>12 DISCUSSION .....</b>	<b>26</b>
12.1 Archaeological Impacts .....	26
<b>13 SOURCES .....</b>	<b>27</b>
13.1 Documentary sources .....	27
13.2 Published works .....	27
13.3 Internet sources .....	28
<b>14 ACKNOWLEDGEMENTS.....</b>	<b>30</b>
<b>FIGURES.....</b>	<b>31</b>
<b>PLATES.....</b>	<b>45</b>
<b>APPENDIX 1 GAZETTEER OF MONUMENTS AND LISTED BUILDINGS IN THE STUDY AREA.....</b>	<b>58</b>
<b>APPENDIX 2 GAZETTEER OF EVENTS IN THE STUDY AREA .....</b>	<b>60</b>

## Figures

Figure 1 Site Location outlined in red, with the search area outlined in a red dotted line .....	31
Figure 2 The proposed development site .....	32
Figure 3 Previous excavation trenches .....	33
Figure 4 Monuments and Listed Buildings within the study area.....	34
Figure 5a Events within the study area.....	35
Figure 5b Events within the study area, detail of 46-54 Fishergate.....	36
Figure 6 Roman features at the present site .....	37
Figure 7 Anglian features at the present site .....	37
Figure 8 Anglo-Scandinavian features at the present site .....	38
Figure 9 Late 11 <sup>th</sup> -12 <sup>th</sup> century features at the present site .....	38
Figure 10 Late 12 <sup>th</sup> -14 <sup>th</sup> century features at the present site .....	39
Figure 11 The first phase of 14 <sup>th</sup> century features at the present site .....	39
Figure 12 The second phase of 14 <sup>th</sup> century features at the present site .....	40
Figure 13 Late 14-16 <sup>th</sup> century features at the present site .....	40
Figure 14 Late 18 <sup>th</sup> century features at the present site.....	41
Figure 15 19 <sup>th</sup> century features at the present site .....	41
Figure 16 20 <sup>th</sup> century features at the present site .....	42
Figure 17 A cross-section through the deposits from west to east .....	43
Figure 18 The survival or archaeological deposits across the site .....	44

## Plates

Cover: View of Mecca Bingo Hall facing west

Plate 1 Extract of Speed's map of York 1610, with the present site outlined in red .....	45
Plate 2 Extract of Drake's map of York 1736, with the present site outlined in red .....	46
Plate 3 Extract from the 1852 Ordnance Survey six-inch map, with the present site outlined in red.....	47
Plate 4 Extract from the OS 1892 25-inch map, with present site outlined in red .....	48
Plate 5 Extract from the OS 1910 six-inch map, with the present site outlined in red .....	49
Plate 6 Extract from the OS 1932 six-inch map, with the present site outlined in red .....	50
Plate 7 Extract from the OS 1952 six-inch map, with the present site outlined in red .....	51

Plate 8	The Mecca Bingo Hall entrance, facing west .....	52
Plate 9	The northern façade of the Mecca Bingo Hall, facing south-west .....	52
Plate 10	The eastern façade of the Mecca Bingo Hall, facing south .....	53
Plate 11	The southern end of the eastern façade of the Mecca Bingo Hall, facing north .....	53
Plate 12	The southern façade of the Mecca Bingo Hall, facing east .....	54
Plate 13	The doorway in the southern façade of the Mecca Bingo Hall, facing north .....	54
Plate 14	The western façade of the Mecca Bingo Hall, facing north-east .....	55
Plate 15	The ground floor car park of the Mecca Bingo Hall, facing north .....	55
Plate 16	The car park of the Mecca Bingo Hall, facing north-east .....	56
Plate 17	The walling on the eastern side of the Mecca Bingo Hall car park, facing west .....	56
Plate 18	The northern side of of the Mecca Bingo Hall, facing north .....	57

## Tables

Table 1	Heights AOD at the upper surface of deposits across the site .....	20
Table 2	Heights AOD at the upper surface of deposits FAS Borehole Survey .....	22
Table 3	Gazetteer of Monuments and Listed Buildings in the study area .....	58
Table 4	Gazetteer of events in the study area .....	60

## Abbreviations

AOD	Above Ordnance Datum
ADS	Archaeological Data Service
BGL	Below Ground Level
CBM	Ceramic Building Material
CIfA	Chartered Institute for Archaeologists
CYC	City of York Council
DBA	Desk Based Assessments
FAS	Filed Archaeology Specialists Ltd
HER	Historic Environment Record
NGR	National Grid Reference
OS	Ordnance Survey
RCHMY	Royal Commission for Historic Monuments for York
UI	Unique Identifier (for sites within the study area)
YAT	York Archaeological Trust

## NON-TECHNICAL SUMMARY

In March 2021 York Archaeological Trust conducted an archaeological desk-based study (DBA) at the site of the Mecca Bingo site, Fishergate, York. The work was undertaken for Olympian Homes to help inform an application prior to redeveloping the site.

The DBA indicates that the site was used from the Roman period onwards. Excavated features at the site include part of a Roman cemetery together with traces of Roman settlement including field boundaries and roads, the remains of an Anglian settlement, a small number of Anglo-Scandinavian features, remains relating to the medieval priory of St Andrew, post-medieval agricultural deposits and boundary walls, and features relating to buildings of 18<sup>th</sup> century and later date. The site is clearly of archaeological significance for the Anglian period, as remains of this date are rare within York as a whole.

The current building at the site is of 21<sup>st</sup> century date and was designed as a steel-frame brick-clad building so that the foundations would do minimal damage to any underlying archaeological remains.

## KEY PROJECT INFORMATION

Project Name	Mecca Bingo site, Fishergate York
YAT Project No.	6237
Document Number	2021/32
Type of Project	Desk-Based Assessment
Client	Olympian Homes
Planning Application No.	Pre-Application
NGR	SE 60698 51044 (central point)
OASIS Identifier	Pending

## REPORT INFORMATION

Version	Produced by		Edited by		Approved by	
	Initials	Date	Initials	Date	Initials	Date
1	JMMcC	14/03/21	CJ	07/04/21	IDM	12/04/21

### Copyright Declaration:

York Archaeological Trust give permission for the material presented within this report to be used by the archives/repository with which it is deposited, in perpetuity, although York Archaeological Trust retains the right to be identified as the author of all project documentation and reports, as specified in the Copyright, Designs and Patents Act 1988 (chapter IV, section 79). The permission will allow the repository to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

### Disclaimer:

This document has been prepared for the commissioning body and titled project (or named part thereof) and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of the author being obtained. York Archaeological Trust accepts no responsibility or liability for the consequences of this document being used for a purpose other than that for which it was commissioned.



## 1 INTRODUCTION

In March 2021 York Archaeological Trust (YAT) conducted an archaeological DBA for the Mecca Bingo site, Fishergate, York (centred on NGR SE60698 51044; Figure 1). The work was undertaken for Olympian Homes to help inform the client with regards to the archaeological impact of redeveloping the site, prior to the submission of a planning application.

The proposed development site (Figure 2) is almost rectangular in plan and is 0.44 hectares in area, measuring approximately 68.5m along the Fishergate street frontage, which is almost north-south, and a maximum of 65.78m east-west (measurements obtained using Google Maps). This site is referred to as 'the present site' in the text below.

The study area for this DBA is defined on Figure 1 and is approximately 7.5 hectares in size, being a maximum of 230m wide on the southern side, and a maximum of 382m north-south (measurements off Google maps).

The quality of the archaeological data available for the present site is good. An evaluation at the site by YAT in 1994 comprised the excavation of four test trenches and the observation of a borehole (Evans 1994). An evaluation at the site by FAS in 2000 comprised 14 trial trenches which ranged from 1 x 1m to 5 x 2m in area (Timms 2001). Further excavation works were undertaken by FAS between 2002-4 comprising five open area excavations which were 60m x 15m, 22m x 6m, 12m x 3m, 6m x 2m and 23m x 2m in area, the excavation of four 2m x 2m trenches on the site of pile caps, a 2m x 1m engineering test pit and five 1m x 1m trenches (Spall 2005, 12-3). In addition a watching brief was undertaken of 14 geotechnical boreholes across the site, a 4m x 4m area near the southern boundary of the site and an area of new drainage along the Fishergate street frontage (Spall 2001, 13). For ease of reference these sites are referred to in the text below as the YAT evaluation, the FAS evaluation and the FAS excavation. The location of these works is given on Figure 3.

These archaeological investigations uncovered evidence for all periods of activity from prehistoric to modern date, including prehistoric lithic scatters, a Roman cemetery, roads and field system of 1<sup>st</sup> to 3<sup>rd</sup> century date, an Anglian settlement of national importance, a scatter of Anglo-Scandinavian features, medieval features associated with the priory of St Andrew (which was located to the immediate north of the present site), post-medieval horticultural soils and boundary features and suburban settlement dating from the 18<sup>th</sup> century onwards, including a 20<sup>th</sup> century cinema.

In addition both YAT and FAS have carried out investigations to the immediate south of the site in the grounds of Fishergate House (Evans 1994; Spall 2005) and for ease of reference these sites are referred to as YAT Fishergate House and FAS Fishergate House in the text below. YAT also undertook major excavations at 46-54 Fishergate in the mid-1980s (located to the immediate north of the present site) which uncovered traces of Anglian settlement of international importance and of a medieval Gilbertine priory, together with an associated burial ground (Stroud and Kemp 1993; Kemp 1996; Kemp and Graves 1996).

In addition, there are a number of publications which refer to the study area in general including the RCHMY volume 1 (1962) relating to Roman remains, summaries of Roman sites in the environs of the Roman fortress (Ottaway 2011, 160-195), the Historic Town Atlas

(Addyman 2015) and a volume by Wilson and Mee (1998) relating to the parish churches of York. Grey literature reports also exist for a number of archaeological interventions in the study area. There are also two mitigations studies for the present site (Griffiths 1995 and 2001).

All the site records are stored on the YAT server, which is backed up daily to prevent loss, under the project code 6237.

## 2 LOCATION, GEOLOGY AND TOPOGRAPHY

The centre of the present site is located 1.18km to the south-south-east of the eastern end of York Minster, and lies approximately 219m to the south of the southernmost point on York City Walls.

The site is bordered by a car park related to housing to the immediate north, by Fishergate (the A1036 road) on the eastern side, by Blue Bridge lane to the south and by the housing of William Court and an associated road to the west.

The underlying solid geology of the site is Sherwood Sandstone, while the superficial deposits comprise Naburn Sand which comprises a mixture of sandy silty gravelly deposits formed up to 2 million years ago in an environment dominated by ice age conditions. In addition, alluvial deposits lie within and to the immediate east of the channels of the Rivers Ouse and Foss (British Geological Survey web site).

The level AOD on the adjacent Foss Bank Road is around 16m AOD and the site is broadly level (Elevation Finder Map).

## 3 AIMS AND OBJECTIVES

The Chartered institute for Archaeologists (CifA 2017, 4) standard definition of a DBA is:

*Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessments will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of CifA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasonable proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.*

The DBA was undertaken to place the site in its archaeological context for the benefit of the client, who proposes to redevelop the site. The DBA aimed to determine the quality of archaeological remains at the proposed development site, with a view to informing the client of potential problems with regards to the proposed development.



## 4 METHODOLOGY

### 4.1 Desk-Based Research

Desk-based and online research was carried out to identify the designated and non-designated heritage assets in the vicinity of the proposed development. As many sources as practicable were consulted within the time constraints available for the DBA. As this DBA was undertaken during a period of Covid-19 lockdown it was not possible to consult any collections held at libraries or archives (other than those held at YAT). This should not have affected the overall results of the DBA, given the volume of data available on line and in the published works available.

A search was commissioned from the City of York Historic Environment Record (HER) with a search area as defined on Figure 1. The search yielded 28 Monuments and listed buildings (Figure 4; Appendix 1) and 178 Events (Figure 5; Appendix 2). For ease of reference each item identified in the search has been allocated a unique identifier (UI), these are numbered in a numerical sequence from 1-206. Throughout the text each UI is given in the form UI1 etc.

The Events comprise four DBAs (UIs 165, 186, 193 and 196), one building recording report (UI167), a consultancy plan (UI172), a management plan (UI174) and data points relating to the CYC York Archaeology Deposit Model (UIs 29-164 and 205; CYC 1992). The remaining items related to a range of archaeological investigations including watching briefs, borehole monitoring, evaluations and excavations (UIs 166, 168-73, 175-85, 187-205). It should be noted that the YAT and FAS excavations at Blue Bridge Lane share a single HER Monument entry which is UI26, while the YAT excavations have an Event number UI191 and the FAS evaluation and excavations have the Event numbers UI173 and UI175; to avoid confusion the UI26 number is not used in the remainder of the text.

Information for each UI was obtained from either the clickable links on the HER Map of Archaeological Events web site, the YAT online archives or in published works.

The following sites were not considered in detail in the report as nothing of archaeological significance was observed (UIs 168, 178, 180-2, 184, 187 and 199), while two further HER events related to observations of pile cores or boreholes (UIs 170 and 179) which were located outside the present site. The following report based interventions are also not considered in detail below: four DBAs (UIs 165, 186, 193 and 196), the building recording report (UI167), a consultancy plan (UI172) and the various deposit model data points (UIs 29-164 and 205) as none of these were located within the present site.

As stated above the site has been investigated on several occasions and the following documents relating to the site were consulted

- a report on the 1994 YAT excavations (Evans 1994; UI191)
- a mitigation scheme (Griffiths 1995)
- an evaluation report (Timms 2001; UI173)
- a mitigation scheme report (Griffiths 2001; UI174)
- a borehole survey (FAS 2003; UI176)
- an excavation and watching brief report (Spall 2005; UI175)

The site archive was prepared in accordance with the ClfA guidelines (2014) and it is stored at YAT Head Office in York. The archive is managed according to the National Conservation Service guidelines (2018). Two digital copies of this report are held within the YAT archives, a Pdf and a Microsoft Word document. The software used to produce the Figures based on the HER data within this report was QGIS, while the remainder of the Figures were prepared using AutoCAD and Adobe Illustrator. Maps based on Ordnance Survey data are produced under licence 100018343.

## 4.2 Walkover Survey

A walkover survey was undertaken on 13/03/2021. Photographs were taken of the site during the walkover (Plates 8-18) using a Samsung NX300 digital camera.

## 5 LEGISLATION AND PLANNING POLICY

### 5.1 National Planning and Policy Framework

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (2019), set out the Government's planning policies for England and how these are expected to be applied. Planning law required that applications for planning permission must be determined in accordance with the development plan (including the Local Plan) unless material considerations indicate otherwise. The purpose of Heritage Statements is set out in paragraph 128 of the NPPF, which states:

*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 details should be proportionate to the asset's 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 and appropriate desk-based assessment and, where necessary, a field evaluation.*

### 5.2 Local Planning Policy The Local Plan

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

The 'Local Plan' for York (CYC Local Plan, 2005) sets strategic priorities for the whole of the city and forms the basis for planning decisions. It sets out the opportunities and policies on what will (or will not) be permitted and where, including new homes and businesses. In 2005 a draft Local Plan document was approved for development management purposes to inform planning decisions. City of York Council has since submitted a new City of York Local Plan to the Secretary of State for Housing Communities and Local Government on 25<sup>th</sup> May 2018. The

new Local Plan will be fully compliant with the NPPF and other relevant statutes and once adopted, will determine how the city develops over the next 15 years.

## 6 PROPOSED SCHEME

It is proposed to redevelop the site by demolishing the existing Mecca Bingo building, and constructing student accommodation. The proposed ground plan is given on Figure 2.

## 7 DESIGNATIONS AND CONSTRAINTS

### 7.1 Archaeological Priority Areas

York is one of five cities that have been designated as Areas of Archaeological Importance (AAIs) under Part 2 of the Ancient Monuments and Archaeological Areas Act of 1979. The entire present site lies within the City Centre AAI (CYC Areas of Archaeological Importance; CYC AAI map).

It should be noted that an Operations Notice is required for any proposed works within the AAI, which can be obtained via the CYC website using web link <https://www.york.gov.uk/downloads/download/349/operations-notice>. Works requiring such a notice include any disturbance to the ground including work for utilities. The level of archaeological work required is determined once the Operations Notice has been submitted. It is also an offence to use a metal detector within the AAI.

### 7.2 Scheduled Monuments

The UK Government's *Ancient Monuments and Archaeological Areas Act* (1979) statutorily protects Scheduled Monuments and their settings as nationally important sites.

The only Scheduled Monument within the study area is the Foss Navigation canal (UI14), but this lies to the west of the present site.

### 7.3 Listed Buildings

Listed buildings are protected under the UK Government's *Listed Buildings and Conservation Areas Act* (1990). This ensures that listed buildings are given statutory protection against unauthorised demolition, alteration and extension.

There are 12 listed buildings within the study area, mainly fronting onto Fishergate, Fawcett Street, Blue-Bridge Lane and New Walk Terrace. There are no listed buildings within the present site.

### 7.4 Conservation Areas

The site does not lie within a conservation area, but borders the York Central Historic Core Conservation Area on the eastern side (CYC Historic Core Conservation Area Map).

### 7.5 Historic Landscape Characterisation

The site forms part of the Fishergate-River Ouse character area in the City of York's Historic Landscape Characterisation documentation (Area no. 66, CYC Historic Environment Characterisation map). This is defined as an area of late 20<sup>th</sup> to early 21<sup>st</sup> century redevelopment including housing and apartments in a variety of styles with associated parking and driveways, together with a hotel (CYC Historic Characterisation Project 2013, 1).

## 7.6 Other Constraints

There are no Battlefields, National Trust properties, or Historic Parks and Gardens (Heritage Gateway search), within the proposed site or study area.

The site is not of importance for nature conservation (CYC 2017, 5) and there are no Tree Preservation orders within the proposed site or study area (CYC Tree Preservation map).

## 8 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The following section combines the results of searches of readily available sources, including historic maps, on a period-by-period basis. The levels AOD for the various periods on the present site are given in section 9 below.

### 8.1 Naturally occurring deposits

Natural bedrock was encountered at 0.35m AOD in boreholes at 4 Fishergate (UI203).

The superficial geological deposits of sands and clays have been seen on several sites in the study area, including at 0.2-0.3m BGL at 14-18 Marlborough Grove (UI166), natural clay at 1.3m BGL at 8-9 Escrick Street (UI183), at 1.32-1.59m BGL at the School Canteen on Fawcett Street (UI192), at 11.85-12.45m AOD on land at the rear of the Festival Flats (UI194), at 0.3-2.2m BGL at the Barbican Centre (UI201) and at 1.53m BGL at the City Arms Fawcett Street (UI206). The YAT Fishergate House site (UI191) to the immediate south of the present site showed that the upper surface of the natural deposits, which ranged from clay to silty clay, was at 13.08-13.45m AOD. Natural deposits were observed across much of the present site (see section 9 below for details).

Alluvial deposits relating to the River Foss were seen at 4 Fishergate, the upper surface of which was at 5.35m AOD (UI203). Alluvial deposits relating to the River Foss were also present at the Novotel site (UI177).

### 8.2 Prehistoric

This site lies on a glacial moraine which has been exploited since Mesolithic times as a land route across the Vale of York. Although no features of this date are present within the study area, lithic material of prehistoric date was present on the 46-54 Fishergate site to the immediate north of the present site (UIs 188-9; Rogers 1993, 1316). In addition, some residual scattered lithic material of potentially Mesolithic or early Neolithic date, and a Bronze Age projectile or piercing tool and a scraper were recovered on the present site (UI175; Spall 2001, 17). Spall 2001, 17-18).

### 8.3 Roman c. AD 71 to c. AD 410

The centre of the site is located approximately 875m to the south-south-east of the southern corner of the Roman legionary fortress, which was founded c. AD 71 and continued in use throughout the Roman period. Evidence for Roman features was found on the present site, the location of which is given on Figure 6.

The major feature of this date within the study area is a Roman road on a north-south alignment, designated as Road 1 by Ottaway (2011, 238) and Road 1b by Addyman (2015, Sheet F). The present Fawcett Street and Fishergate to the south of the junction with Fawcett Street roughly follow the alignment of this road.

A roadside ditch which lay to the west of this road was observed in excavations at the present site undertaken by FAS (UI175), located in the eastern end of trenches INT15 and INT22 (Spall 2005, Figure 5). In addition, a cobbled road surface was uncovered in Trench C of the YAT Fishergate House site to the immediate south (UI191; Evans 1994, 6) and a roadside ditch was present in the easternmost trench of the FAS Fishergate House site (UI175; Spall, 2005, Figure 5), both of which related to this major Roman road. (It should be noted that Evans interpreted this as a medieval road surface, but it was re-interpreted as Roman on the basis of the more extensive trenches excavated by FAS).

A series of gullies were present on a north-east to south-west alignment in trench INT15 of the FAS excavations at the present site (UI175), which defined two sides of a narrow corridor of land with no activity between the gullies; this was interpreted as the line of a trackway leading from the main Roman road to the river (Spall 2005, 23-5).

The Romans buried their dead outside the settled areas, with cemeteries typically being located to either side of the approach roads to the settlements. Two separate groups of Roman burial are known in the study area, the first at the site of the Barbican Centre (UIs 200-01) the second in the Fishergate area (UI12).

Addyman (2015, Sheet F) shows the Fishergate cemetery to either side of Road 1b, extending from just to the north of the junction between Fawcett Street and Fishergate, to around Marlborough Grove on the southern side, with the cemetery being around 25m wide to the west of Fishergate and 100m wide to the east of Fishergate. The cemetery is known to comprise late 1<sup>st</sup> to 2<sup>nd</sup> century cremation burials in pottery jars, which have been observed in 1894 (UIs 29 and 32), 1877 (UI31), 1929 (UI30) and more recently at 14-18 Marlborough Grove (UI166). A further four cremations and an adult male supine inhumation burial were located on the FAS Fishergate House site to the immediate south of Blue Bridge Lane (UI175; Spall 2005, 18-22). In addition, there were clearly inhumation burials with associated funerary monuments in this cemetery. Evidence of such structures includes a 3<sup>rd</sup> century sculpted female head from a funerary statue found in Fishergate in 1882, a brick tomb in Grange Garth uncovered in 1897 (RCHMY 1962, 69) and fragments of two sarcophagi from 46-54 Fishergate, one with an inscription (UIs 188-9; Kemp and Graves 1996, 227 and 236-7).

The present site lies within this cemetery. A single cremation burial in a pottery urn was located almost centrally within INT22 of the FAS excavations (UI175; Spall 2005, 18-19 and Figure 3).

In addition to the cemetery, traces of Roman land use are known in the Fishergate area, which are listed in the HER as UI24. Agricultural land use in the form of plough scars, field boundary ditches and a thin plough-soil containing abraded pottery including sherds of 4<sup>th</sup> century date were seen at 46-54 Fishergate (UIs 188-9; Kemp 1996, 10), which may imply that the use of the area for agriculture post-dated the Fishergate cemetery. Roman soils were also present on land to the rear of the Festival Flats (UI195) and at the York City Arms Social Club (UI205).

In the case of the YAT excavations at the present site (UI191) no features of demonstrably Roman date were seen. The FAS evaluation at the present site (UI173) produced evidence of Roman remains in INT1 and INT10-INT13, but this mainly comprised residual artefacts in later

pit fills. The only possible Roman features were a cobble surface in INT9 which was at a depth suggestive of being Roman in date, a deposit of sandy clay in INT10 which was sealed by a rough cobble surface with six abraded sherds of Roman pottery, and a deposit of sandy clay with 2<sup>nd</sup>-3<sup>rd</sup> century pottery in INT12 (Timms 2001, 33, 38, 42 and 45). The pottery was of 2-4<sup>th</sup> century date, while the CBM recovered comprised tiles related to hypocausts, walls and floor tile, but no roofing tile was present which is unusual (Timms 2001, 45).

Gullies were present within trenches INT25, INT22, INT19 and INT15 of the FAS excavations at the present site (UI175), with two further similar gullies being present on the FAS Fishergate House site to the immediate south, all of which were interpreted as the remains of Roman rectilinear field boundaries (Spall 2005, 23-7). One of these gullies on a north-north-west to south-south-east alignment in the western half of trench INT22 had traces of sub-rectangular depressions in the base, suggesting that it originally contained posts.

Fragments of ceramic roof tiles and *opus signinum* recovered from across the FAS excavations (UI175) are suggestive of a building of some sophistication in the vicinity (Spall 2005, 28). The latest date for the Roman pottery recovered was of mid-3<sup>rd</sup> century date (Spall 2005, 28) suggesting that the area was little used after that time. Residual Roman artefacts including pottery, glass and a carnelian intaglio were also recovered from the site (Spall 2005, 40, 49, 52, 60 and 68).

Further evidence of Roman settlement has come from other sites within the study area including residual Roman pottery from 14-18 Marlborough Grove (UI166), deposits interpreted as Roman on land to the rear of the Festival Flats (UI169), Roman pottery at 8-9 Escrick Street (UI183), ditches at the Barbican Leisure Centre (UI185; Pearson 1988a, 6) Roman ditches and a pit at the Barbican Centre (UI201) and Roman pottery and CBM at the City Arms Fawcett Street (UI206). Traces of possible Roman terracing were present at the School Canteen site on Fawcett Street (UI192) and to the rear of the Festival Flats (UI184) where there was also a Roman ditch and occupation soil.

#### 8.4 Anglian c. 410 to 866-7

The street name Fishergate derives from the Old English *fiscere* or the Old Norse *fiskari*, both meaning fisherman, together with the Old Norse suffix *gata* meaning street (Palliser 1978, 9). Either way the street name is of early medieval origin. The modern Fawcett Street was originally part of this street, while the northern end of what is now Fishergate is a more recent road.

The Historic Towns Atlas (Addyman 2015, Sheet G) shows the present site located between an area of Anglian settlement to the immediate north (at 46-54 Fishergate UIs 188-9) and burials to the immediate south-west. A burial was found on the YAT Fishergate House site (UI191), but was undated (Evans 1994, 31) and it now seems more likely that it was part of a later medieval cemetery at the site (see 8.6.2 below).

The excavations at 46-54 Fishergate, to the immediate north of the present site, are of key importance for this period, not just in the immediate vicinity, but for York as a whole, representing by far the largest excavated area of Anglian remains in the city (UIs 27 and 188-9). This settlement was begun c. 700 and remained in use until c. 850, containing plots of land with boundary ditches containing hall-style houses, laid out in such a way as to suggest a

deliberately planned settlement (Kemp 1996, 70; Hall et al. 2004, 489). Artefacts recovered from this site indicate that a range of craft activities were taking place including iron working, copper alloy working, bone and antler working, fur and skin preparation, leather working, textile working, and possibly the reworking of glass, gold and silver (Kemp 1996, 71). It should be noted that the number of artefacts relating to these activities was small, so the scale of the activity is uncertain (Hall et al. 2004, 490). In addition, querns for grinding grain and charred grain seeds, were present indicating some food production at the site (Kemp 1996, 71). In contrast, the animal bone present suggested that the site was supplied with meat from elsewhere rather than butchery being undertaken at the site (Kemp 1996, 74; Hall et al 2004, 490).

The 46-54 Fishergate site (UIs 188-9) was positioned adjacent to the River Ouse, just to the south of the conjunction with the River Foss, making it an ideal place for water-based trade. The artefacts recovered from 46-54 Fishergate showed extensive trade networks with items from Northern France, the Low Countries and the Rhineland all being present (Kemp 1996, 73-4; Hall et al 2004, 490), together with evidence for regional trade in the form of goods from the Humber, Pennines, Yorkshire Wolds and East Anglia (Kemp 1996, 72-3). The place name for Anglian York was *Eoforwic*, the *wic* suffix relating to a trading settlement. The presence of so many traded goods has been used to suggest that 46-54 Fishergate related to the *wic* element of the name *Eoforwic*, representing a trading settlement set up in relation to the royal settlement of Anglian York (Kemp 1996, 64-5).

The YAT excavations at the present site (UI191) yielded four cut features in Trench F, comprising an east-west slot and three post-holes, which were interpreted as being of Anglian date (Evans 1994, 9-10). The only evidence of Anglian date from the FAS evaluation at the present site (UI173) was a pit in INT1 containing 8<sup>th</sup> to mid-9<sup>th</sup> century pottery and artefacts relating to craft activities (Timms 2001, 45-6).

The FAS excavations at the present site (UI175) yielded 31 features of this date, mainly comprising groups of rubbish pits, one of which was of aligned pits (Figure 7; Spall 2005, 29). Burnt daub which presumably originated from a nearby structure was present in one of the pits, and several of the pits showed evidence for the disposal of human cess, including the one with digested eel bones (Spall 2005, 32, 34-5, 37, 39, 49, 52 and 55).

Analysis of the backfills of these features produced numerous artefacts including animal bones, evidence of craft working and occupation debris (Spall 2005, 29). Evidence for bone/antler working was present, together with the manufacture of bone combs, slag and hammerscale indicative of iron working, loom weights and a spindle whorl for textile manufacture, quern stones for grinding grain, a lump of amber suggestive of amber working and evidence for lead alloy working (Spall 2005, 32, 35, 37, 42, 45, 49 and 57). One pit produced Roman glass artefacts which may suggest that such items were being brought to the site for reworking (Spall 2005, 32).

In addition to local York ware pottery, examples of pottery from Torksey, Ipswich, Maxey, Lincoln and the Humber were also present (Spall 2005, 32-4) and are indicative of regional trade. Other Anglian artefacts present included Saxon glass, a whittle-tang knife blade, an 8<sup>th</sup> century coin, copper alloy needles, an iron awl, an iron fish hook, an antler buckle plate, dress pins, glass beads, an ear scoop handle, part of a barrel padlock, copper alloy tweezers, a



whetstone, part of a glass beaker, an iron key fragment, a continental coin of c. 695-740, comb fragments and an amber bead (Spall 2005, 32, 35, 37, 39, 41-2, 44, 49, 52 and 57). The artefacts from the site suggest that the site was disused by the mid-9<sup>th</sup> century (Spall 2005, 62).

Elsewhere in the study area an Anglian pit was also present at the York City Arms Social Club (UI205) and a single pit was uncovered close to the northern limit of excavation on the Fishergate House site (UI175; Spall 2005, 29). An Anglian pit was present at the Barbican Leisure Centre site (UI185; Pearson 1988b, 12)

## 8.5 Anglo-Scandinavian 866-7 to 1066

York was captured by the Danes in 866-7, eventually reverting to Anglian control and this period is designated the Anglo-Scandinavian period. The features of this date at the present site are shown on Figure 8.

The Historic Towns Atlas (Addyman 2015, Sheet H) shows the present site located within an area of possible Anglo-Scandinavian settlement. Three churches are shown as present in the immediate vicinity. The first, located to the immediate north of the present site was that of St Andrew, Fishergate, which was referred to in the Domesday Book (Wilson and Mee 1998, 56). The remains of this small timber church and an associated cemetery dating to the 10-11<sup>th</sup> centuries were uncovered on the 46-54 Fishergate excavations (UIs 188-9); this church was possibly replaced in stone on an adjacent site in the second half of the 11<sup>th</sup> century (Kemp and Graves 1996, 72). A number of the skeletons present had blade injuries suggestive of death in battle (Kemp and Graves 1996, 72).

The second church in the vicinity was dedicated to St Helen. This church is first mentioned in 1086 (Wilson and Mee 1998, 83), but it was probably a pre-Conquest foundation. St Helen's church is shown on the Historic Town Atlas as being located to the immediate south of Blue Bridge Lane (Addyman 2015, Sheet H) which differs from the position shown in earlier publications where it was located on Winterscale Street some 153m to the south-west of the centre of the present site (Wilson and Mee 1998, Figure 1). The reason for this change of location is the results of the FAS excavations at Fishergate House (see section 8.6.2 below) which suggested that the location of the church was to the south of Blue Bridge Lane.

All Saints church Fishergate (UIs 15 and 18) probably pre-dates the Norman Conquest (Wilson and Mee 1998, 25).

The YAT excavations at the present site (UI191) yielded nothing of Anglo-Scandinavian date (Evans 1994, 8-12). The only evidence of potential Anglo-Scandinavian date from the FAS evaluation at the present site (UI173) was a slot in INT1 containing residual mid-late 9<sup>th</sup> century pottery (Timms 2001, 45-6). The FAS excavations (IU175) revealed seven features of this date in INT15-16 (Spall 2005, Figure 25).

Although nothing of this period was seen in the YAT excavations at Fishergate House to the immediate south of the present site (UI191) there are two other sites within the study area which have yielded remains of this date. The first comprises evidence for Anglo-Scandinavian metalworking was present at the School Canteen site on Fawcett Street (UI192). The second is the FAS Fishergate House excavations (IU175) located to the immediate south of the present site, which yielded a number of features of this date including a sunken featured building with

associated hearths, some rubbish pits, a pit interpreted as a drying pit for grain and a number of post-holes (Spall 2005, 62 and 68). The backfills of the pits contained evidence for smithing in the form of slag and a spindle whorl for the production of yarn (Spall 2005, 62). Artefacts included Torksey ware pottery, a whetstone of probable Norwegian origin, a silver finger ring and a bone comb (Spall 2005, 62). The artefacts suggest that this occupation began in the mid-10<sup>th</sup> century, possibly as early as the late 9<sup>th</sup> century (Spall 2005, 62).

## **8.6 Medieval 1066 to mid-16<sup>th</sup> century**

### **8.6.1 *Secular remains in the study area***

The earliest feature of this date in the study area is the dam on the River Foss (UI17) which provided water for the city's mills and created a lake on the eastern side of York known as the King's Fishpool. The street name Fishergate was first recorded between 1070 and 1088 (Palliser 1978, 9), with the street forming the main access route out of York towards the south.

The Historic Towns Atlas map relating to c. 1100 (Addyman 2015, Sheet J) shows the present site located between the two churches of St Andrew and St Helen, with a third church, All Saints Fishergate, located to the east of Fawcett Street (the churches are discussed in 8.6.2 below). A ribbon development of housing is shown to either side of Fishergate; the rear of this ribbon development just impinges on the Fishergate street frontage of the present site.

The FAS excavations at the present site (UI175) and at Fishergate House to the immediate south (UI175) revealed a scatter of pits and gullies which contained pottery of late 11<sup>th</sup>-mid 12<sup>th</sup> century date (Figure 9; Spall 2005, 71-2), while 11-12<sup>th</sup> century pits and possibly land clearance were seen on land to the rear of the Festival Flats (UIs 169 and 194), and at the Barbican Leisure Centre (UI185; Pearson 1988b, 13) there was a cobble surface of 11-12<sup>th</sup> century date associated with metal-working. All of these features are indicative of early post-Conquest activity in the area.

By 1300 (Addyman 2015, Sheet K) the major topographic changes in the vicinity were the construction of the City Walls and of St Andrews Priory (see 8.6.2 below), but the ribbon settlement to either side of Fishergate was still present. By 1500 this ribbon settlement had disappeared due to depopulation within the city (Addyman 2015, Sheet L).

Several sites in the study area have yielded medieval features including a ditch at 8-9 Escrick Street (UI183), medieval plough soil at the School Canteen Fawcett Street (UI192), medieval pits for clay extraction, ditches and a plough soil at the Barbican Centre (UI201) and medieval deposits at the City Arms Fawcett Street (UI206). The YAT and FAS excavations at Fishergate House to the immediate south of the present site (UIs 175 and 191) revealed a range of medieval features including cuts, a plough soil, post-holes, a post-pad, a ditch cut and a dumps of 15-16<sup>th</sup> century date.

### **8.6.2 *Religious buildings in the study area***

All Saints church Fishergate (UIs 15 and 18) probably pre-dates the Norman Conquest, but is first mentioned in 1091-5 when it was granted to Whitby Abbey (Wilson and Mee 1998, 25). The foundations for this church have been seen in archaeological interventions at the Barbican Centre (UIs 171 and 200), and burials from the associated churchyard have been found on several occasions including at the Barbican Cycle Path (UI19), the Barbican Leisure Centre (UI185), at the Barbican Centre (UI201) at the York City Arms Social club (UI206) and in

excavations undertaken in 2008 (UI171). In addition, badly disarticulated human remains that clearly originated from this cemetery were seen at Fawcett Street (UI197).

The church of St Andrew, Fishergate, was given to Newburgh Priory in 1142-3 and rebuilt in stone. The church of St Andrew became the basis for a Gilbertine priory founded in 1195 (UI19; Wilson and Mee 1998, 56). There are no surviving remains of this priory above ground, but most of the priory church and cloister, together with over 500 burials from the associated cemetery were excavated in 1985-6 (UIs 188-9; detailed in Kemp and Graves 1996 and Stroud and Kemp 1993). The earliest phase of priory buildings dated to c. 1195 (Kemp and Graves 1996, 122-138), and the priory underwent structural alterations in the late 13<sup>th</sup> to early 14<sup>th</sup> century, early to mid-14<sup>th</sup> century, late 14<sup>th</sup>-15 century, 15<sup>th</sup> century and in the 15<sup>th</sup>-16<sup>th</sup> century (Kemp and Graves 1996, 139-179 and 198-207).

The church of St Helen's Fishergate (UIs 13 and 20) was granted to Holy Trinity Priory, York, by Ralph Parnell in 1086 (Wilson and Mee 1998, 83). In 1397 St Helen's church, Fishergate, (UIs 13 and 20) was assessed for the lowest rate of tax, in 1428 it was worth 20 shillings and it was worth just 2 shillings and 6 pence in 1492, suggesting that it was falling into disuse in the 15<sup>th</sup> century (Wilson and Mee 1998, 83).

In the 14<sup>th</sup> century a lay cemetery was established at the FAS Fishergate House site (UI175; Spall 2005, 100). This contained 249 inhumations of which 56 were male or probably male, 54 female or probably female, 113 were sub-adults and 23 were indeterminate (Spall 2005, 127). The cemetery was defined on the southern side by a ditch (Spall, 2005, Figure 57). A second ditch to the north, which cut through some burials, may represent the contraction of the cemetery, after which time some pits were excavated in the former southernmost portion of the cemetery (Spall 2005, 140 and Figures 57 and 65).

The cemetery included some burials associated with wooden coffin nails and one with a composite stone coffin, while grave goods included one possible shroud pin, a copper alloy finger ring, a burial with a scallop shell (which is a symbol of pilgrimage to Santiago di Compostella in northern Spain), a copper alloy mount in the shape of a cross and an iron key (Spall 2005, 162-68). Pottery suggests that the cemetery ceased to be used in the late 15<sup>th</sup> to early 16<sup>th</sup> centuries (Spall 2005, 138). A group of disarticulated bones and a burial uncovered by YAT at Fishergate House (UI191) probably also relate to this cemetery (though the burial was thought to be Anglian at the time of excavation).

The identification of this cemetery and of its related institution has proved problematic, because no church had previously been identified in this area. It is thought that the most likely candidate is St Helen's Fishergate (UIs 13 and 20; Spall 2005, 200-6), which is why the position of the church is now thought to lie to the immediate west of the cemetery described above, as opposed to being located on Winterscale Street some 153m to the south-west of the centre of the present site as depicted in earlier publications (such as Wilson and Mee 1998, Figure 1). The FAS excavation (UI175) suggests that all trace of this church was removed by the construction of Fishergate House, but a fragment of a lead window came and three sherds of 12-15<sup>th</sup> century window glass, one of which was painted, probably originated from the church (Spall 2005, 202).

The Historic Town Atlas map relating to 1500 (Addyman 2015, Sheet L) shows St Helen's church and an adjacent building called St Helen's Hospital (UI25). This was one of four leper houses in York, which according to the VCH (1974, 179-94) stood near the church of St Helen in Fishergate and were possibly attached to it. In 1444 Archbishop Kemp granted an indulgence for three years to all who contributed to the repairs of the dwelling house of the lepers of 'St Elene in Fishergate' (VCH 1974, 179-94). No trace of this building has been found archaeologically, it is known only through documentary sources.

### 8.6.3 *Medieval remains at the present site*

In the 11-12<sup>th</sup> centuries the site formed part of a ribbon development to the west of Fishergate. In Trench G of the YAT excavation (UI191) there was a post-hole and a cobble surface associated with 11<sup>th</sup>-12<sup>th</sup> century pottery (Evans 1994, 9 and 11) relating to settlement at this time.

From the 13<sup>th</sup> century onwards the present site lay within the south-eastern corner of the St Andrew's Priory precinct (Addyman 2015, Sheets K-L). Remains relating to the period of monastic use were uncovered in all three phases of archaeological excavation in the south-eastern portion of the site.

The FAS evaluation and excavations (UIs 173 and 175) yielded remains dating to this period in INT1-2, INT5, INT11, INT13, INT15, INT19, INT22 and INT28 (Timms 2001, 46; Spall 2005, Figure 35, 45 and 54). These excavations have shown that the intensity of occupation increased during the 12-14<sup>th</sup> century, i.e. when the site became part of the priory, comprising areas for rubbish disposal and areas for structural activity including two structures (Figure 10; Spall 2005, 80 and Figure 35). One of these structures was a bonded limestone rubble foundation for a stone wall, located at the northernmost corner of trench INT24, which was interpreted as part of a monastic range (Spall 2005, 80-3). The second structure of this date comprised a beam-slot aligned north-south with four associated post-holes and a floor, which were located at the western end of trench INT24 (Spall 2005, 83).

Pits of 12<sup>th</sup>-14<sup>th</sup> century date were present across trench INT15 which also contained a circular arrangement of 13 post-holes, though these were of varied depth, spacing and character, so their function is not entirely clear, possibly relating to a short-lived ancillary structure of some kind within the monastic complex (Spall 2005, 87). Four further post-holes in trench INT15 seem to form a right angle arrangement (Spall 2005, 89). The pits assigned to the monastic phase at the FAS excavations contained a variety of pottery types including York Splashed Glaze Ware, Beverley Ware, Staxton Ware, York Glazed Ware and Gritty Ware, together with an iron stylus, an elephant ivory comb and richer foodstuffs as compared with the other periods at the site, reflecting the monastic higher-status occupation (Spall 2005, 89).

The FAS excavations (UI175) have shown that in the 14<sup>th</sup> century the present site was characterised by a phase of pit digging (Figure 11), followed by the construction of a pottery kiln with associated clay quarrying and pottery production and a pit interpreted as being for the storage of processed clay (Figure 12; Spall 2005, 100 and 119). The kiln was later dismantled and partially backfilled (Spall 2005, 100). Finds of this date included a carved bone knife handle and a jet pendant in the shape of a cross (Spall 2005, 105-6). Residual finds in later contexts at the site including a bone stylus, parchment-pricker and a pebble incised with a cross, probably also originated from features of 14<sup>th</sup> century date.

The late 14<sup>th</sup>-16<sup>th</sup> century land use was characterised by a terracing operation which involved large-scale importation of soil (Spall 2005, 141). There was a north-south aligned wall footing in the western half of trench INT15, and segments of east-west boundary ditches at the southern limit of trench INT15 (Figure 13; Spall 2005, 141-3) which marked the southern limits of the priory precinct. This was followed by a period of well-organised craft-working activity, though this was on a smaller scale than in the preceding phase at the site, comprising metal working and food processing, together with waste disposal (Figure 13; Spall 2005, 138 and 148-9). The YAT excavations at the present site (UI191) yielded a dump, a deposit of cobbles and a deposit of sandy silt with 15<sup>th</sup> century pottery located in Trench E (Evans 1994, 9 and 11).

### 8.7 Post-medieval mid-16<sup>th</sup> to late 18<sup>th</sup> century

All Saints church Fishergate (UIs 15 and 18) was closed at the dissolution, possibly earlier, and the church and associated yard were sold in 1549, while in 1586 the parish was united with that of St Lawrence (Wilson and Mee 1998, 25). Robber trenches relating to the demolition of the church were seen at the Barbican Centre (UIs 200-01).

The priory of St Andrew, Fishergate, was dissolved in 1538 (UI19; Wilson and Mee 1998, 56) after which the land was held by Richard Goldsthorpe (Spall 2005, 206). The site of the former priory was then largely demolished in the period 1538-40; excavations at 46-54 Fishergate (UIs 188-9) revealed a lime kiln built within the cloister garth (the kiln being constructed from masonry robbed from the cloister) which was used to convert the limestone of the priory buildings into mortar (Kemp and Graves 1996, 214-6). In 1545 Richard Goldsthorpe granted the priory site and orchard to John Broxholme and John Bellowe (Spall 2005, 206). The FAS excavations have shown that from the time of the dissolution to the late 18<sup>th</sup> century the present site was used for horticultural purposes (Griffiths, 2001, 2; Spall 2005, ix).

The population of Tudor York was relatively stable so the city did not expand; indeed some of the parishes became depopulated (VCH 1961, 112-22). Severe outbreaks of bubonic plague in the city in 1538 and 1550-1 caused loss of population; the worst affected parish in 1550-51 was that of St Martin-cum-Gregory where one third of the population died (VCH 1961, 112-22). As a result of these plagues strangers avoided the city, causing a loss of trade and decline throughout York. Due to this depopulation a number of the medieval churches in the city were closed and various parishes amalgamated. The churchyard of St Helen, Fishergate, was leased out in 1549 and later sold, the parish being united with that of St Lawrence in 1586 (Wilson and Mee 1998, 83).

The Historic Town Atlas (Addyman 2015, Sheet M) relating to 1600 shows no buildings along the Fishergate frontages, with the only building marked in the study area being the hospital of St Helen (UI25), which is only known from documentary references. It has been suggested that the association of St Helen's with a hospital may account for some of the more severe pathological conditions seen among the skeletons excavated at the FAS Fishergate House site (UI175; Spall 2005, 202). The pottery dating suggests that this cemetery fell out of use from the mid-16<sup>th</sup> century onwards (Spall 2005, 174).

The earliest map of York by Speed dates to 1610 (Plate 1) and showed no features or buildings in the present study area, indeed the only features outside the City walls were an external road around the outside of the walls, a north-south aligned lane with a house at the bottom

end located immediately outside Fishergate Bar (this became Fawcett Street), and a number of windmills.

The city suffered damage during the siege of York in 1644 during the English Civil War, after which the late 17<sup>th</sup> century was a period of stagnation. The city revived in the Georgian period, after 1714, as evidenced by the wealth of Georgian buildings in the city (VCH 1961, 207-15).

Various maps of late 17<sup>th</sup> century and 18<sup>th</sup> century York show the entire study area as being agricultural (Horsley's map of 1694, Cossin's map of 1722 and Jeffries map of 1771, all illustrated in Addyman 2015, Sheets X-Y). Drake's map of York dating to 1736 (Plate 2) can be taken as representative of these maps, and showed the same road pattern seen on Speed's earlier map together with a new road aligned north-south on the line of the present Fishergate, labelled as 'to Selby'. The land between the road to Selby and the rivers Ouse and Foss, which includes the area of the present site, was shown as four fields with a windmill located in the southernmost field. Chasserau's map of 1750 showed exactly the same pattern.

Various property boundary walls seen on the FAS excavations relate to agricultural field/close boundaries (UI175; Spall 2005, 172). These included part of a limestone wall of mid-17<sup>th</sup> century date which lay above the original southern limits of the priory precinct and a second limestone wall at right angles to the first; building materials used for the construction of these walls may have come from the priory originally (Spall 2005, 173).

The land to the north of Blue Bridge Lane was enclosed from the late 18<sup>th</sup> century onwards and used for the construction of a small number of large houses, suggesting that this was now a fashionable suburb (Spall 2005, 206). Two late 18<sup>th</sup> century buildings are recorded in the HER, namely The Old Convent (UI4) and 1 Fawcett Street (UI8). In addition, the Foss Navigation canal dates to 1793 (UI14). At 4 Fishergate (UI202) there was a pronounced change in the level of waterlogging at the site, with the site becoming noticeably drier, and this change was thought to relate to changes in the water table as a result of the canalisation of the Foss.

In the case of the YAT excavations at the present site (UI191) there were dumps containing 18<sup>th</sup> century pottery in Trench F, and a possible robber trench and dumps containing 17<sup>th</sup>-18<sup>th</sup> century pottery in Trench G (Evans 1994, 10 and 12). The post-medieval remains at the FAS evaluation (UI173) comprised silty soils and a post-hole in INT2, pottery in INT2 and INT13, and build-up deposits INT10-INT11 and INT13 (Timms 2001, 21, 47).

Remains relating to Freshfield Cottage, which was built some time before 1852, were uncovered in INT15 of the FAS excavations at the present site (UI175) in the form of three exterior walls, one internal wall and a base for a boiler for heating water (Figure 14; Spall 2005, 174-5 and Figure 73). In addition, remains of associated external features were present in trench INT15 including a brick lined well just outside the house, and two brick lined subterranean features one of which contained a riveted iron tank, possibly for water storage (Spall 2005, 176-7 and Figure 73). Just to the north of the cottage in trench INT18 there was a pit of uncertain function, a linear feature filled with un-bonded limestone on a west-east alignment which was interpreted as a drain and part of a circular brick wall for an ice house (Spall 2005, 177-8 and Figure 73). A horse burial was present within the yard of Freshfield Cottage, and there were indications that the animal had been skinned prior to burial (Spall 2005, 278).

To the east of Freshfield Cottage was a house called Fishergate Villa which was the property of John Waite (Spall 2005, 207). Few remains relating to the villa were found on the FAS excavations (UI175) other than a small number of post-holes and scoops which may represent garden features (Spall 2005, 178).

Elsewhere in the study area a post-medieval make-up deposit was present on land to the rear of the Festival Flats (UI169).

## 8.8 Modern 19<sup>th</sup> to 21<sup>st</sup> centuries

This period saw numerous changes to York including increased industrialisation, with associated changes to the transport network to enable the movement of goods and people, and the construction of large numbers of houses. The population of York increased from 16,846 in 1801 to 51,105 by 1891, then to 105,371 by 1951 (VCH 1961, 254). This rapid population growth was particularly noticeable in the suburbs, which expanded rapidly to accommodate the ever-growing population.

Several buildings relating to this suburban growth are recorded in the HER, namely 16 and 16a Fishergate (UI2), The Edinburgh Arms (UI3) and the York City Arms Social Club (UI11) all dating to c. 1830, while Ivy Cottage (UI5) is recorded as being early 19<sup>th</sup> century, the Sea Horse Hotel (UI9) is recorded as early to mid-19<sup>th</sup> century and 3 Fawcett Street is dated as 19<sup>th</sup> century.

Fishergate House (UI7) was constructed to designs by Atkinson and Atkinson in 1837 (Spall 2005, x). The FAS Fishergate House excavations (UI175) did not directly contact the structural remains of the house, but a brick culvert on an east-west alignment, together with a parallel feature possibly associated with the construction of the drain were uncovered, with another drain visible in the section of trench INT2; these were originally located within a triangular courtyard at the northern end of Fishergate House (Spall 2005, 178 and Figure 173). A pump base was also present in this courtyard (Spall 2005, 181 and Figure 73). These features, together with the house and associated stable block had clearly damaged the underlying medieval cemetery, though there is no mention in records from the time Fishergate House was constructed of burials being uncovered (Spall 2005, x).

Two structures in the HER are of Victorian date, The Woolpack House public house was built c. 1845 (UI10) while Tower House is listed as Victorian.

The 1852 OS map showed (Plate 3) the considerable changes that had occurred in the area during the first half of the 19<sup>th</sup> century. Fishergate House (UI7) was depicted and named as such, and though Freshfield Cottage was shown it was not labelled, and it lay in a rectangular plot extending to the river along the northern frontage of Blue Bridge Lane. The Blue Bridge was labelled. To the east of Freshfield Cottage was a building fronting onto Fishergate. The area to the north of the present site was open land labelled as the site of the Priory of St Andrew, to the north of which was a glass works which was founded sometime after 1822 (this was not present on an 1822 map of the area as illustrated in Addyman 2015, Sheet Y). The northernmost portion of the study area had buildings fronting onto Fishergate. The area between Fishergate and Fawcett Street was shown almost infilled with buildings. To the east of the northern end of Fawcett Street there were buildings and a cattle market, which lay above the site of All Saints Fishergate. To the south of Escrick Street there were a few



properties fronting onto Fishergate. The Backhouse Nursey (UI23) lay to the rear of these properties. A plough soil of 19<sup>th</sup> century date relating to this map was seen at the School Canteen on Fawcett Street (UI192).

The 1892 OS map (Plate 4) showed that Fishergate had further developed as a suburb with large numbers of terraced houses having been built to either side of Fishergate, both to the south of Marlborough Grove, and to either side of Melbourne Street and Winterbourne Street. The Glass Works had expanded southwards and the area to the north of the glassworks entirely infilled with buildings including a terrace fronting onto Fishergate. There was a hotel and wool market at the northern end of Fawcett Street on the eastern side. To the east and south of these a large cattle market shed had been built. Several buildings had been constructed to the south of Kent Street in what had been fields. Buildings had also been constructed on the Fishergate Street frontage within the present site. A Salvation Army Barracks had been built to the east of Fawcett Street (almost at the junction with Fishergate). The block of buildings forming the northern side of a triangular courtyard on the northern side of Fishergate House (UI7) had been demolished by 1892.

Archaeological features relating to the 1892 map have been found on two sites in the study area. Excavations at the Barbican centre showed that extensive truncation had occurred when the cattle market was constructed, causing the removal of most archaeological deposits across the site (UIs 185 and 201). The FAS excavations at the present site (UI175) uncovered portions of walling relating to three terraced houses on the Fishergate frontage visible on the 1892 OS map (Figure 15; Spall 2005, 181 and Figure 76). These houses retained the same layout until the 1930s (Spall 2005, 183).

Several sites listed in the HER have produced 19<sup>th</sup> century remains, including levelling deposits to the rear of the Festival Flats (UI195), Victorian cellars and an associated street frontage at 23 Fishergate (UI198), dumps of glass waste from the Redfearn's Glass Works at the Novotel site (UI177) and levelling deposits at 4 Fishergate (UI203).

The 1910 OS map (Plate 5) showed a similar pattern to that seen in 1892, the only significant changes were an increase in the size of the cattle market shed, the presence of School which was built between 1893-95 on Fishergate (UI6) and the loss of the Salvation Army Barracks.

A cinema was constructed on the present site in 1909-10 (Spall 2005, 1 and 185). Various structures of early 20<sup>th</sup> century date were seen on the FAS evaluation and excavation sites (UIs 173 and 175) which probably relate to this early cinema, including an east-west wall in trench INT10 which may relate to the property boundary of the cinema to the north, while foundation trenches with brick and concrete backfills were identified in INT21 and INT20, together with a concrete foundation plinth in INT24 (Spall 2005, 185-6). This building is known to have burnt down several times; charcoal in trenches INT9-10 is probably linked to these fires (Spall 2005, 185). The cinema became the Rialto cinema (UI28) which showed films from the 1930s-1960s (Spall 2005, x and 1).

The 1931 OS map (Plate 5) was similar to that of 1910, the major differences being that the cinema on the present site was shown with a building to the immediate north labelled as a club, to the north of which was an expanded glass works. Buildings had also been constructed to the north of Escrick Street. The cartographic evidence suggests that Freshfield Cottage was

incorporated into a later building in the 1930s, and a short length of brick wall seen in trench INT15 of the FAS excavations (UI175) may relate to this (Spall 2005, 186). The HER lists one early 20<sup>th</sup> century structure in the Study area, namely the Masons Arms public house (UI1) which was built in 1935. In addition, 20<sup>th</sup> century alterations to earlier buildings were present at The Old Convent (UI4), Ivy Cottage (UI5) and 1 Fawcett Street (UI8).

During World War II Fishergate House (UI7) was appropriated for use as War Offices and a small complex of pre-fabricated structures were built in the grounds during World War II for use by the army. These were constructed from concrete pillars with timber trusses and supports and a corrugated asbestos cement roof (Spall 2005, 183-5 and Figure 77). The remains of air raid shelters were also present at the School Canteen site on Fawcett Street (UI192).

The 1952 OS map (Plate 7) showed the large cinema site divided into two, slight changes to the buildings to the north of the glass works, and the temporary World War II structures to the immediate east of Fishergate House (UI7).

The 1930s structure encasing Freshfield Cottage was demolished by the 1960s, and demolition deposits relating to this were seen in trenches INT16 and INT19 of the FAS excavations (UI175; Spall 2005, 186). A new 1960s building was constructed at the site and this was labelled as a 'works' on the OS 1962 map. Brick and breeze block walls with concrete foundations and a number of concrete stanchion bases in trench INT15 of the FAS excavations (UI175) relate to this building (Spall 2005, 186-7). Below ground services for the building were also present which related both to the 'works' and to the adjacent picture house.

The Rialto cinema was converted a Bingo Hall in 1962 (Spall 2005, 187), after which the rear of the Rialto Bingo Hall building was developed with the construction of a car park with a nightclub above (Spall 2005, 185-6). This structure comprised steel pillars set on concrete and breeze block bases which were seen in trenches INT9 and INT10 of the FAS evaluation (UIs 173; Timms 2001, 33-7), while levelling layers and hard-core relating to this building were present in INT6-13 and INT17 of the FAS excavation (UI 175; Spall 2005, 186).

Various sites in the study area yielded remains of 20<sup>th</sup> century date including features relating to the constriction of the Festival Flats (UI169), 2m thick dumps of glass waste from the Redfearns Glass Works at the Novotel site (UI177) and the infilling of Victorian cellars at 23 Fishergate (UI198), while levelling deposits were present at 14-18 Marlborough Grove (UI166), to the rear of the Festival flats (UI194) and at 4 Fishergate (UI203). The YAT excavations at Fishergate House to the immediate south of the present site (UI191) yielded abundant modern remains including a brick wall with a concrete foundation, two concrete plinths, part of the boundary wall with Blue Bridge Lane, brick rubble dumps and a modern car park surface.

The various 20<sup>th</sup> century structures at the present site are shown on Figure 16. In the YAT excavations (UI191) Trench D contained a modern drain, levelling deposits containing brick rubble and a concrete yard surface, while Trench E contained modern contexts of an unspecified nature, Trench F contained a drain, brick and cinder levelling and a concrete surface and Trench G contained dumps of brick rubble and a concrete car park surface (Evans 1994, 8-12). The FAS evaluation (UI173) yielded a brick lined cellar in INT5 and intrusive features in INT1-INT3 and INT11-INT14 suggesting that the site had undergone considerable

truncation (Timms 2001, 48). Trenches INT6-INT9 to the rear off the Bingo Hall contained modern levelling deposits of rubble slag, sand and clay much of which seemed to originate from the Redfearns Glassworks (Timms 2001, 48).

The former glassworks to the immediate north of the present site was demolished in 1985-6, while the 46-54 Fishergate excavations were ongoing (UIs 188-9). Various dump deposits on the FAS excavations (UI175) included slag and wasters from the glassworks site (Spall 2005, 186). The World War II prefabricated buildings in the grounds of Fishergate House (UI175) were the subject of a full photographic survey prior to demolition in the early 21<sup>st</sup> century (Spall 2005, 1).

It was proposed to redevelop the site for a new Bingo Hall in 2001 and a mitigation document was prepared for the new building based on the results of the YAT and FAS evaluations (UI174; Griffiths 2001). This document related to a larger area than the present site. Within the present site the mitigation document indicated that natural deposits were located within 0.3m of the present ground surface over a roughly triangular area between the south-eastern corner of the site, the south-western corner of INT15 and INT14 (Griffiths 2001, Figure 26), with archaeological deposits surviving over the whole of the present site (Griffiths 2001, Figure 1).

The mitigation document (Griffiths 2001, 4) made several recommendations for the site upon which the FAS excavations (UI175) were based. The recommendation and works resultant from them are listed below, with the resultant works in bold italic text.

- Full excavation of the area closest to Blue Bridge Lane. ***The excavation of INT15 of the FAS excavation.***
- That the new building should be steel framed with piles spaced to cause minimal damage. ***A building of this type was built.***
- The use of no more than 7 piles in the area between INT15 and the original Mecca Bingo Hall, and that the pile caps should be excavated. ***The excavation of INTs 16-19.***
- Works should cause minimal damage in the area to the west of the original Mecca Bingo Hall and to the west of YAT Trench G, as this area was relatively undisturbed and could contain archaeological deposits sealed beneath massive modern levelling deposits. ***This area was used for housing with foundations of minimal depth that could be accommodated within the modern levelling deposit.***
- Works should cause minimal damage in the area beneath the original Mecca Bingo Hall as archaeological deposits could survive in this area on the basis of the results of INTs 12-14. ***This area was used as a car park to limit disturbance of underlying deposits.***

The Rialto cinema building was demolished during the course of the FAS excavation works in 2003, with the present Mecca Bingo Hall at the site being constructed thereafter.

## 9 POTENTIAL DEPOSIT SEQUENCE

An evaluation at the site by YAT in 1994 comprised the excavation of four test trenches (numbered D-G) and the observation of a borehole designed to test the depth of natural within Trench F (UI 191; Evans 1994). Fourteen evaluation trenches were excavated by FAS in

2000 (UI173; Timms 2001). The drilling of four boreholes was observed in 2003, with a fifth borehole (numbered S4) being abandoned on encountering an obstruction (UI176; FAS 2003, 1). Excavations at the present site undertaken by FAS in 2000-2 included 8 evaluation trenches numbered INT15-22, five small 1x1m evaluation trenches termed INT27, and a watching brief undertaken in 2004 classed as INT26 and INT28-9 (UI175; Spall 2005, Figure 2). The location of all of these works is given on Figure 3.

The height of the various deposits in the excavation trenches has been obtained from the Evans (1994) and Timms (2001), either from the text or from measurements taken from section drawings (Table 1). In the case of the FAS boreholes the data in the report gives the thickness of the various deposits seen, but the height at the top of each borehole AOD is not noted, furthermore the section drawing of the boreholes is at such a small scale that precise measurement of the height at the top of each borehole is impossible. The results of these boreholes have therefore been placed in Table 2 which states the heights AOD as measured off Figure 3 of the FAS report, though it must be noted that these heights will be slightly inaccurate due to the scale of the drawing used to obtain the measurements. Between them, these sites offered good coverage across the present site in terms of data modelling points.

Data points relating to the height of deposits were not calculated from the FAS excavation report. This would have been problematic as many of the section drawings for the various features concerned were given in the report at a scale of 1:50, making accurate measurements of heights difficult. This has no effect on the overall level of data given here as sufficient data points had been established from the YAT and FAS evaluations. Spall (2005) does not provide any detail relating to the 14 boreholes observed in the FAS excavations (UI175) so this data was not available for examination.

Table 1 Heights AOD at the upper surface of deposits across the site			
UI	Trench number	Date of deposit	Height AOD on the upper surface
191	D North-eastern corner of trench	Modern	12.9m
		Natural	12.55m
191	E North-eastern corner of trench	Modern	12.05m
		Medieval	11.74m
		Natural	10.55m
191	F North-eastern corner of trench	Modern	11.8m
		Post-medieval	11.5m
		Medieval	11.31m
		Anglian	11.0m
191	Borehole 2 (in Trench F)	Natural	10.2m
191	G North-western corner of trench	Modern	11.15m
		Post-Medieval	10.17m
		Medieval	9.65m

Table 1 Heights AOD at the upper surface of deposits across the site			
UI	Trench number	Date of deposit	Height AOD on the upper surface
		Natural	9.3m
173	NIT1 West and east facing sections	Modern	12.63m
		Medieval	12.25m
		Anglian	11.96m
		Natural	12.24m
173	INT2 East facing section	Modern	12.56m
		Post-Medieval	11.98m
		Medieval	11.46m
173	INT3 Timms 2001, 25	Modern	13.01
		Natural	12.81
173	INT4 North facing section	Modern	12.8m
		Natural	12.18m
173	INT5 Timms 2001, 26	Modern	13.5m
		Medieval	12.3m
		Natural	12.24
173	INT6 Timms 2001, 30	Modern	11.1m (modern to a depth in excess of 9.8m)
173	INT7 Timms 2001, 31	Modern	11.2m (modern to a depth in excess of 9.7m)
173	INT8 Timms 2001, 31	Modern	12.0m (modern to a depth in excess of 10.55m)
173	INT9 South facing section Timms 2001, 35	Modern	11.29m
		Roman?	9.8m
		Natural	9.55m
173	INT10 South facing section Timms 2001, 35-7	Modern	11.59
		Post-medieval	10.98m
		Medieval	10.96m
		Roman	10.26m
173	INT11 Timms 2001, 38-9	Modern	11.75m
		Medieval	10.85m
		Roman	10.35m
173	INT12 Timms 2001, 40-42 (Post medieval is a thick build-up that may include medieval deposits)	Modern	11.86m
		Post-medieval	11.66
		Roman	10.80m

Table 1 Heights AOD at the upper surface of deposits across the site			
UI	Trench number	Date of deposit	Height AOD on the upper surface
173	INT13 Timms 2001, 41-3	Modern	12.29m
		Post-medieval	Height unclear from report
		Medieval	Height unclear from report
		Natural	11.29m
173	IINT14 Timms 2001, 42	Modern	12.5m
		Cobbles of uncertain origin	12.25m
		Natural	12.1m

It should also be noted that Timms (2001, Figures 2405) produced two cross section through the site from east to west, which indicated the depth of surviving deposits across the site. The southernmost of these has been revised with the addition of data from INT3, INT5 and INT13 at the eastern end, together with the information from borehole F2 at the western end (Figure 17). Along the street frontage in the southern half of the site modern activity seems to have truncated any surviving archaeological remains (see INT3 on Table 1), but archaeological levels were present approximately 7m to the north-west in INT3, across the whole of INT15 and as far west as F2, with the upper level of the archaeological deposits mirroring the slope of the underlying natural.

It is clear from Timms (2001, Figure 24), which was a cross section of deposits seen in INT7-INT13, that the original ground level to the west of the northern portion of the present site sloped downwards to the west of INT9, and that the area west of INT9 had seen massive dumping in the modern period to raise the ground level. The precise depth of archaeological deposits to the west of INT9 is unknown as none of the trenches were deep enough to penetrate archaeological levels in this area. There is therefore the potential for buried archaeological deposits in this area, but it lies to the west of the present development site.

Table 2 Heights AOD at the upper surface of deposits FAS Borehole Survey			
UI	Trench identifier	Date of deposit	Height AOD as measured from FAS 2003 Figure 3
176	Manhole S2	Modern	11.88m
		Natural	7.35m
176	Manhole F1	Modern	11.16m
		Undated	7.82m
		Natural	6.74
176	Manhole S3	Modern	11.17m
		Undated	8.17m
		Natural	7.23m

Table 2 Heights AOD at the upper surface of deposits FAS Borehole Survey			
UI	Trench identifier	Date of deposit	Height AOD as measured from FAS 2003 Figure 3
176	Manhole F2	Modern	10.59m
		Victorian	9.41
		Late medieval?	7.9m
		Undated	7.5m
		Natural	7.0m



## 10 ARCHAEOLOGICAL POTENTIAL

### 10.1.1 *Naturally occurring geological deposits*

It is considered that there is a **high potential** for naturally occurring deposits being encountered at the present site. Natural subsoil may be very close to the present ground surface in places.

### 10.1.2 *Prehistoric*

There is limited evidence for prehistoric activity in the area, mainly comprising stray finds. It is therefore considered that there is a **low potential** for prehistoric remains within the present site.

### 10.1.3 *Roman*

There is clear evidence for Roman activity in the present site consisting of two roads, settlement features, field boundaries and a cremation burial. It is therefore considered that there is a **high potential** for Roman remains at the site.

### 10.1.4 *Anglian*

There is clear evidence for Anglian activity within the present site, and both to the immediate north and south of it. It is therefore considered that there is a **high potential** for such remains within the present site. Given the rarity of extensive areas of Anglian settlement these remains can be regarded as being of national and potentially international importance.

### 10.1.5 *Anglo-Scandinavian*

There is evidence for Anglo-Scandinavian activity at the present site, but this is on a limited scale and largely located at the southern side of the site. It is therefore considered that there is a **medium potential** for such remains within the present site.

### 10.1.6 *Medieval*

There is good evidence for medieval activity relating to the Gilbertine priory of St Andrew in the form of evidence for industrial activity, landscaping and further craft activity. The site could be of potential importance to the study of pottery production in the city given that a pottery kiln was present. The site is considered to have a **high potential** for medieval remains.

### 10.1.7 *Post-medieval*

The map evidence suggests that throughout the post-medieval period the site was used for horticulture. This site is therefore considered to have **high potential** for post-medieval remains, but these are likely to be horticultural soils of little significance.

### 10.1.8 *Modern*

There is abundant evidence for modern structures and levelling deposits at the present site. This site is therefore considered to have **high potential** for modern remains, but these are of little archaeological significance.

## 10.2 Archaeological Significance

Historic England highlights four main values when determining significance in their guidance *Conservation Principles Policies and Guidance* (English Heritage 2008):

- **Historical value:** the ways in which people, events and aspects of life can be connected through a place to the present – this tends to be illustrative or associative

- **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place
- **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory
- **Evidential value:** the potential of a place to yield evidence about past human activity

With regards to Historical Value and Communal Value the site has little value, for although the site has been used for leisure purposes since the early 20<sup>th</sup> century the actual buildings concerned (the Rialto Cinema and later Rialto Bingo Hall) have been demolished. The current building at the site is too modern to have any particular value in the collective memory.

In terms of Evidential Value the site has the potential to contribute to the further understanding of settlement within York, as there is clear evidence both for a Roman cemetery and an important Anglian settlement, together with evidence for medieval craft and industrial activities. The Anglian remains should be considered of national importance. There is a hiatus in settlement activity through most of the post-medieval period, but there is evidence at the site for late 18<sup>th</sup> to 20<sup>th</sup> century structures, though these are of lesser archaeological importance than the remains of the preceding periods.

The modern buildings at the present site are of little aesthetic value, being a 20 year old steel-frame brick-clad structure.

## 11 SITE WALKOVER SURVEY

The site walkover was undertaken on 13/03/2021 at 1pm-1.15pm in bright sunshine. The walkover was undertaken during Covid-19 lockdown and it was not possible to access the inside of the building, but this is not of archaeological consequence given that the current building is of 21<sup>st</sup> century date and the ground floor is largely a car park.

The present building at the site, the Mecca Bingo hall, is rectangular in ground plan and covers the southernmost two-thirds of the present site. It is a 21<sup>st</sup> century steel frame building with brick walling. The main entrance foyer is at the eastern end of the northern side and is semi-circular in plan, with glass panels on the lower half and white cladding on the upper half (Plate 8). The northern façade of the building (Plate 9) has a doorway for vehicular access adjacent to the main entrance foyer and the ground floor has openings designed to ventilate a car park at ground floor level. There is white cladding on the upper floor wall which lacks any openings. The westernmost third of the façade has a higher roof level with a row of vents beneath.

The eastern façade of the building (Plate 10) has glass panels to the full height of the wall over the northernmost half, with the remainder of the façade being of brick. The ground floor of the brick faced portion has openings designed to ventilate a car park at ground floor level, with a bay window above. Just below the roof line there is a continuous row of small windows. A round tower-like structure is present at the southern end of the western façade (Plate 11).

The southern façade of the building (Plate 12) is of brick. There are openings designed to ventilate a car park at ground floor level. An entrance way is present part way along this façade (Plate 13). Above this door are two areas of horizontal weatherboarding alternating with two windows. There are seven shallow buttresses between which are narrow vertical recesses in the brickwork which provide some decorative relief.

The western façade of the building (Plate 14) has a rounded corner at the southern end. There are openings designed to ventilate a car park at ground floor level. There are five shallow buttresses between which are five narrow vertical recesses similar to those on the southern façade.

The interior of the ground floor car park clearly indicates the steel-frame nature of the construction, with the vertical steel columns being visible (Plate 15). Within the ground floor car park there is a fenced area on the southern side accommodating wheelie-bins.

To the north of the bingo hall is a car park with a tarmacadam surface (Plate 16). This is bordered by a hedge and small building on the northern side, a decorative wall on the Fishergate street frontage (Plate 17), and by a house gable end and wooden fence on the western side (Plate 18). Within the car park are street lights, there is also an entry barrier on the south-western corner of the car park, which was raised at the time of the walkover.

## 12 DISCUSSION

This report aimed to identify the potential for survival of archaeological remains that may be encountered at the Mecca Bingo site, Fishergate, York, to enable an informed and reasonable decision to be made with regards to future development.

The historical and archaeological research revealed evidence of settlement activity from Roman to medieval date at the site, followed by a hiatus in activity between the mid-16<sup>th</sup> to late 18<sup>th</sup> centuries after which time the area developed as part of the Fishergate suburb. Any further Roman burials at the site would require careful excavation in compliance with the relevant government legislation (the 1981 Disused Burials Ground (Amendments) Act). The Anglian remains at the site are of national importance.

### 12.1 Archaeological Impacts

With regards to the present site this DBA has determined from the existing records that archaeological remains at the site can be divided into a number of zones (Figure 18).

A (Black on Figure 18) = These areas have clearly been fully excavated down to the underlying natural deposits and therefore should not contain any further archaeological features. No further mitigation is recommended for such areas.

B (Blue on Figure 18) = These areas have subjected to excavation or archaeological watching briefs. While Spall's report (2005) does not explicitly state that these areas were observed to the level of underlying natural, the implication is that they were. No further mitigation is recommended for such areas.

C (Pale red on Figure 18) = All archaeological features in this area had been removed by modern truncation. No further mitigation is recommended for this area

D (Green on Figure 18) = There are clearly surviving archaeological remains in this area, which should be relatively undisturbed by modern activity. The archaeological deposits will probably comprise further portions of both a Roman cemetery and of an Anglian settlement previously identified at the site, together with evidence for medieval settlement activity. The Anglian remains are of particular importance and any below ground disturbance in this area should be subjected to full archaeological investigation.

E (Grey on Figure 18) = The level of archaeological survival within the footprint of the former Rialto Bingo Hall is less certain. It is perfectly possible that the Rialto Bingo building will have truncated almost all archaeological deposits in this area, but the survival of cobbles of uncertain origin in INT14, may hint at the survival of some archaeological strata in this area.

The proposed building for the site (Figure 2) is of complex shape, much of which would impact upon areas identified as having surviving archaeological deposits. It is recommended that initial archaeological investigation should be undertaken in Area E to assess the level of archaeological survival. This will determine the level of further archaeological works required in Area E.

Following on from the results of trial trenching any areas to be impacted by the footprint of the proposed building which lie within area D, together with whatever is deemed worthy of excavation within Area E, should undergo archaeological investigation, for example through targeted excavation or monitoring.

## 13 SOURCES

### 13.1 Documentary sources

#### *Historic Maps*

J. Speed's map of York c. 1610

F. Drake's map of York, 1736

OS 6" map of York, 1852

OS 25" map of York, 1892

OS 6" map of York, 1910

OS 6" map of York, 1931

OS 6" map of York, 1952

### 13.2 Published works

Addyman, P.V., 2015. *British Historic Towns Atlas, Volume V, York* (Oxford)

Evans, D., 1994. *An Archaeological Evaluation at Blue Bridge Lane, York*, YAT report 1994/3

FAS, 2003. *Blue Bridge Lane York Borehole Survey Intervention 30*, FAS

Griffiths, M. and Associates, 1995. *Archaeological Mitigation strategy, Blue Bridge Lane, York*, Mike Griffiths and Associates

Griffiths, M. and Associates, 2001. *Mecca Bingo Hall, Blue Bridge Lane, York. A Scheme of Archaeological Mitigation for Rank Leisure Plc.*, Mike Griffiths and Associates

Hall, R. A., Rollason, D. W., Blackburn, M., Parsons, D. N., Fellows-Jensen, G., Hall, A.R., Kenward, H. K., O'Connor, T. P., Tweddle, D., Mainman, A. J. and Rogers, N. S. H., 2004. *Aspects of Anglo-Scandinavian York*, The Archaeology of York **8/4** (York)

Kemp, R. L., 1996. *Anglian Settlement at 46-54 Fishergate*, The Archaeology of York **7/1** (York)

Kemp, R. L. and Graves, C. P., 1996. *The Church and Gilbertine Priory of St Andrew, Fishergate*, The Archaeology of York **11/2** (York)

Ottaway, P., 2011. *Archaeology in the Environs of Roman York: Excavations 1976-2005*, The Archaeology of York **6/2** (York)

Palliser, D. M., 1978. 'The medieval street names of York', *YAYS York Historian* **2**, 2-16

Pearson, N.F., 1988a. 'The Lengths we go to', *Interim* **13/1**, 3-9

Pearson, N.F., 1988b. 'The Excavations at the Barbican Baths', *Interim* **13/1**, 12-14

RCHMY **1**, 1962. *An Inventory of the Historical Monuments in the City of York Eboracvm, Volume 1* (Cambridge)

Rogers, N. S. H., 1993. *Anglian and other finds from Fishergate*, The Archaeology of York **17/9** (York)

Spall, C. 2005. *Archaeological Excavation and Watching Brief Blue Bridge Lane and Fishergate House, York*, FAS Report

Stroud, G. and Kemp, R. L., 1993. *Cemeteries of the Church and Priory of St Andrew, Fishergate*, The Archaeology of York **12/2** (York)

Timms, S., 2001. *Archaeological Evaluation Blue Bridge Lane Fishergate, York, Evaluation report*, FAS and Mike Griffiths and Associates Report

VCH, 1974. *A History of the County of York Volume 3*, The Victoria History of the Counties of England (Oxford). Available online at <https://www.british-history.ac.uk/vch/yorks/vol3/pp336-352>

Wilson, B. and Mee, F., 1998. *The medieval Parish Churches of York The Pictorial Evidence*, The Archaeology of York Supplementary Series **1** (York)

### 13.3 Internet sources

The following sources were accessed on 10-12 March 2021

British Geological Survey. *Geology of Britain Viewer*,

<https://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

CIfA, 2017. *Standard and guidance for historic environment desk-based assessment*,

[https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA\\_3.pdf](https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf)

City of York Council. *Areas of Archaeological Importance*,

<https://www.york.gov.uk/AAI>

City of York Council. *Archaeological Events Map*,

[https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=797d64a800b64af3b951cedc7695c1e5&extent=-1.2264,53.9078,-0.9467,54.0302&home=true&zoom=true&scale=true&search=true&searchextent=false&details=true&legend=true&active\\_panel=details&disable\\_scroll=true&theme=light](https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=797d64a800b64af3b951cedc7695c1e5&extent=-1.2264,53.9078,-0.9467,54.0302&home=true&zoom=true&scale=true&search=true&searchextent=false&details=true&legend=true&active_panel=details&disable_scroll=true&theme=light)

City of York Council. *AAI Map*,

[https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=f7cf5fda85b94781aab6add60529f6e0&extent=-1.2198,53.9109,-0.9192,54.0155&zoom=true&scale=true&search=true&searchextent=true&details=true&legend=true&active\\_panel=details&disable\\_scroll=false&theme=light](https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=f7cf5fda85b94781aab6add60529f6e0&extent=-1.2198,53.9109,-0.9192,54.0155&zoom=true&scale=true&search=true&searchextent=true&details=true&legend=true&active_panel=details&disable_scroll=false&theme=light)

City of York Council. *Central Historic Core Conservation Area Map*,

<https://www.york.gov.uk/downloads/file/911/conservation-areas-1-map>

City of York Council. *Deposit Model*,

<https://www.york.gov.uk/archaeology-1/york-deposit-model-data/1>

City of York Council, 1992. York Deposit Model Data,

<https://www.york.gov.uk/DMDData>

City of York Council of York Council. *Historic Environment Characterisation Project Map*,

<https://www.york.gov.uk/YHECP>

City of York Council Historic Characterisation Project, 2013. Character Area 66 Fishergate-River Ouse

<https://www.york.gov.uk/downloads/file/1182/area-66-fishergate-river-ouse>

City of York Council Local Plan, 2005

<https://www.york.gov.uk/downloads/file/2822/the-local-plan-2005-development-control-local-plan-full-document-and-appendices>

City of York Council. *Scheduled Monuments Map*,

[https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=f9a09271b29b44e7961ddc906ea75f45&extent=-1.1067,53.9504,-1.0599,53.9684&home=true&zoom=true&scale=true&search=true&searchextent=false&details=true&legend=true&active\\_panel=details&disable\\_scroll=true&theme=light](https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=f9a09271b29b44e7961ddc906ea75f45&extent=-1.1067,53.9504,-1.0599,53.9684&home=true&zoom=true&scale=true&search=true&searchextent=false&details=true&legend=true&active_panel=details&disable_scroll=true&theme=light)

City of York Council, 2017. Sites of Importance for Nature Conservation Review 2017,

[https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=ca80434634284ddb9e707438d967ea99&extent=-1.3055,53.8846,-0.8366,54.0494&home=true&zoom=true&scale=true&search=true&searchextent=false&details=true&legendlayers=true&active\\_panel=details&disable\\_scroll=false&theme=light&:level=2](https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=ca80434634284ddb9e707438d967ea99&extent=-1.3055,53.8846,-0.8366,54.0494&home=true&zoom=true&scale=true&search=true&searchextent=false&details=true&legendlayers=true&active_panel=details&disable_scroll=false&theme=light&:level=2)

City of York Council. *Tree Preservation Order Map*,

[https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=80019297f50a489599184a8279f513ea&extent=-1.1918,53.9249,-0.9518,54.0047&home=true&zoom=true&scale=true&search=true&searchextent=false&details=true&legend=true&active\\_panel=%20legend&disable\\_scroll=false&theme=light](https://cyc.maps.arcgis.com/apps/Embed/index.html?webmap=80019297f50a489599184a8279f513ea&extent=-1.1918,53.9249,-0.9518,54.0047&home=true&zoom=true&scale=true&search=true&searchextent=false&details=true&legend=true&active_panel=%20legend&disable_scroll=false&theme=light)

Elevation Finder Map, <https://www.freemaptools.com/elevation-finder.htm>

Google maps <https://www.google.com/maps/@53.952014,-1.0763819,171m/data=!3m1!1e3>

Historic England, 2008. *Conservation Principles, Policies and Guidance*

<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>

Ministry of Housing, Communities and Local Government, 2019. *National Planning Policy Framework*,

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

National Conservation Service

<http://www.ncs.org.uk/blogfull.php?iuklo=rq0%253D&oihg=qQ%253D%253D>

UK Government Legislation, 1979. The Ancient Monuments and Archaeological Areas Act 1979 (Commencement NO. 1),

<http://www.legislation.gov.uk/ukxi/1979/786/contents/made>

UK Government Legislation, 1981. The Disused Burial Grounds (Amendment )Act 1981

<https://www.legislation.gov.uk/ukpga/1981/18/contents>

UK Government Legislation, 1990. Planning (Listed Buildings and Conservation Areas) Act,

<http://www.legislation.gov.uk/ukpga/1990/9/contents>

## **14 ACKNOWLEDGEMENTS**

The figures and map-based plates were prepared by C. Jackson-Slater.



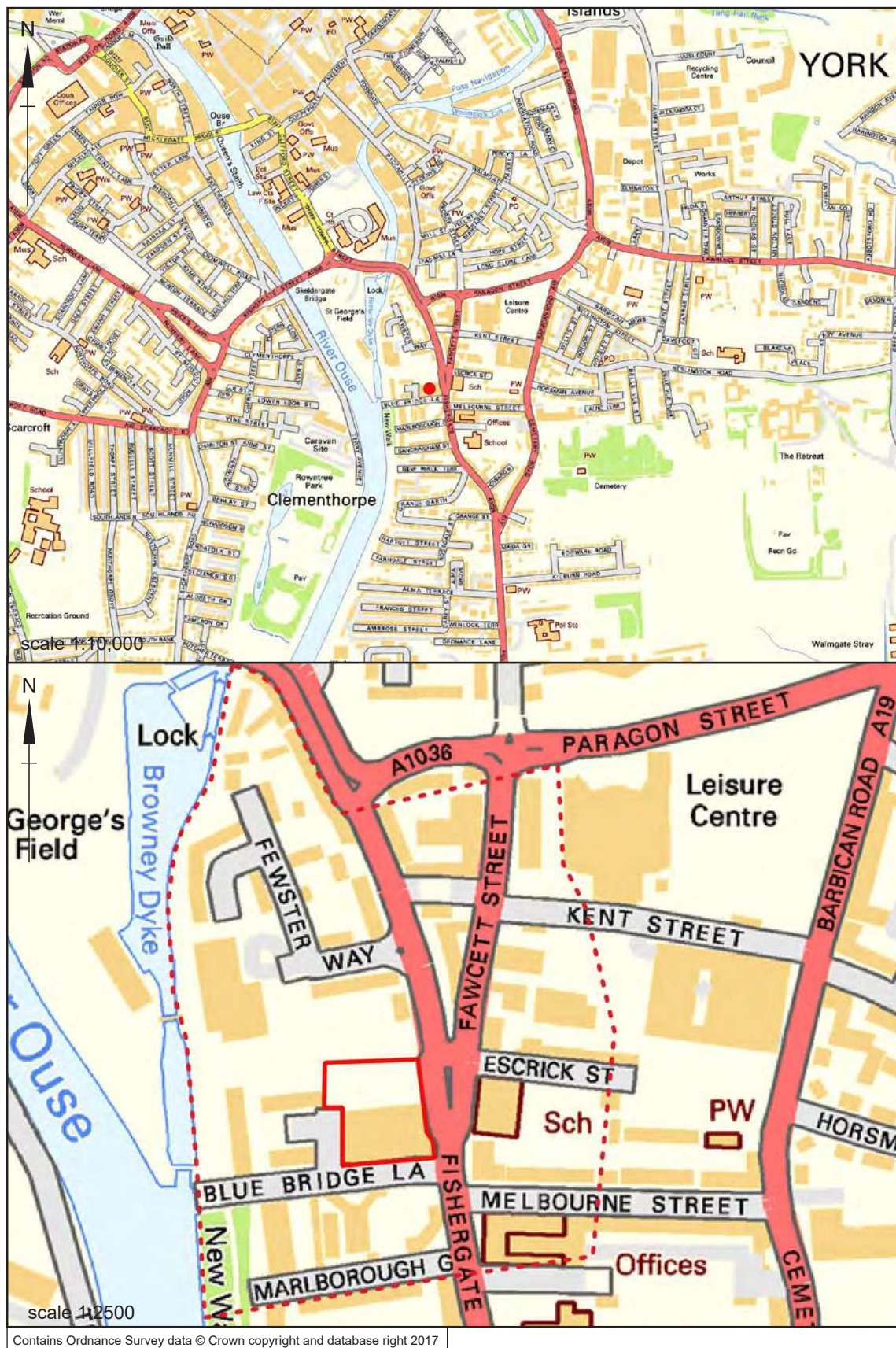


Figure 1 Site Location (outlined in red), with the search area (red dashed line)





This drawing is the property of GWP Architecture. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained, or disclosed to any third party without the written consent of GWP Architecture. All drawings and specifications should be read in conjunction with the project contract. Any plan, any possible conflict should be presented to the planning authority. All work to be carried out in accordance with current Building Regulations. Contractors must verify all dimensions at the job before commencing any work or making this drawing. Written dimensions should be taken. Do not scale off drawing. Do not take digital dimensions from this drawing. Any discrepancies to be reported to the Architect.

0 1m 5m 10m  
Scale - 1:200 @A1



Application Site Boundary  
Extent of Site Title

Rev	Date	Comment	Dr	Ch
PA06	28.06.21	Energy centre omitted	DE	RT
PA05	28.06.21	Landscaping to rear of substation omitted	DE	RT
PA04	23.06.21	Energy Centre relocated to rear of substation	DE	RT
PA03	23.06.21	ADPH omitted in lieu of Energy Centre	DE	DT
PA02	23.06.21	Revised to comments	DE	DT
PA01	18.06.21	First Issue	DE	DT



CHARTERED ARCHITECTS  
INTERIOR DESIGNERS  
SPACE PLANNERS  
PROJECT MANAGERS  
LANDSCAPE ARCHITECTS

Bracken House, Lidgett Lane, Leeds LS6 1PQ  
+44(0)113 246 6044 (F) +44(0)113 246 1859 (M)  
architectural@gwp-arch.com | www.gwp-arch.com

GWP Ref

(451)2101

Job Title

Rialto House, Fishergate, York

Client

OLYMPIAN

Proposed Site Plan

Name 2101-GWP-01-XX-DR-A-(PA)-0010

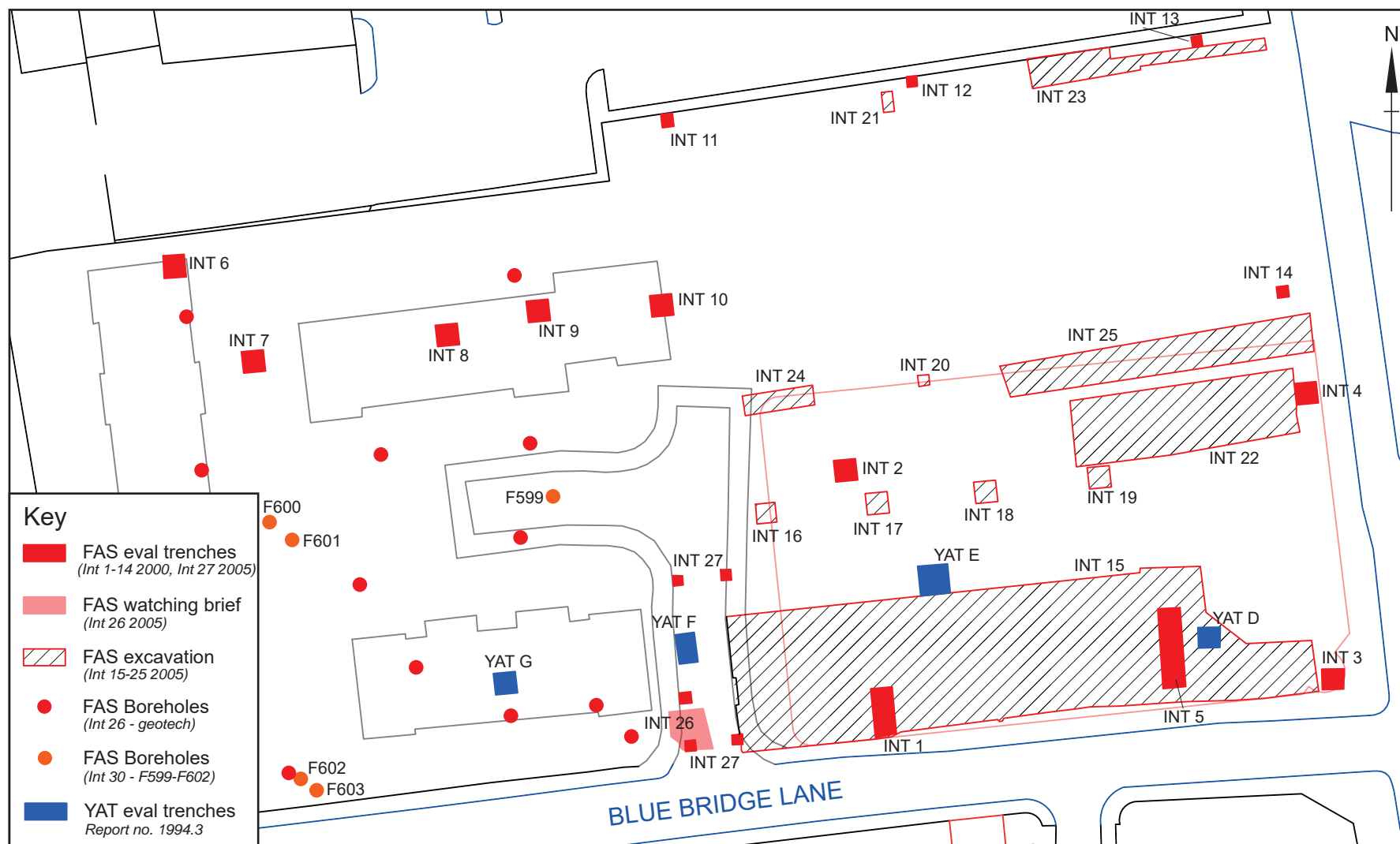
Scale 1:200@A1 Revision PA06

Drawn/Checked DE / DT First Issue 18.06.21

Drawing Status D - Planning

Reviewed: DESKTOP-H3C08A - BAWood Base for ARCHCAD 24/Work, Rialto House - (451)2101-GWP-01-DR-A-Woodchuck-ChawPSP





Contains Ordnance Survey data © Crown copyright and database right 2017

scale 1:600

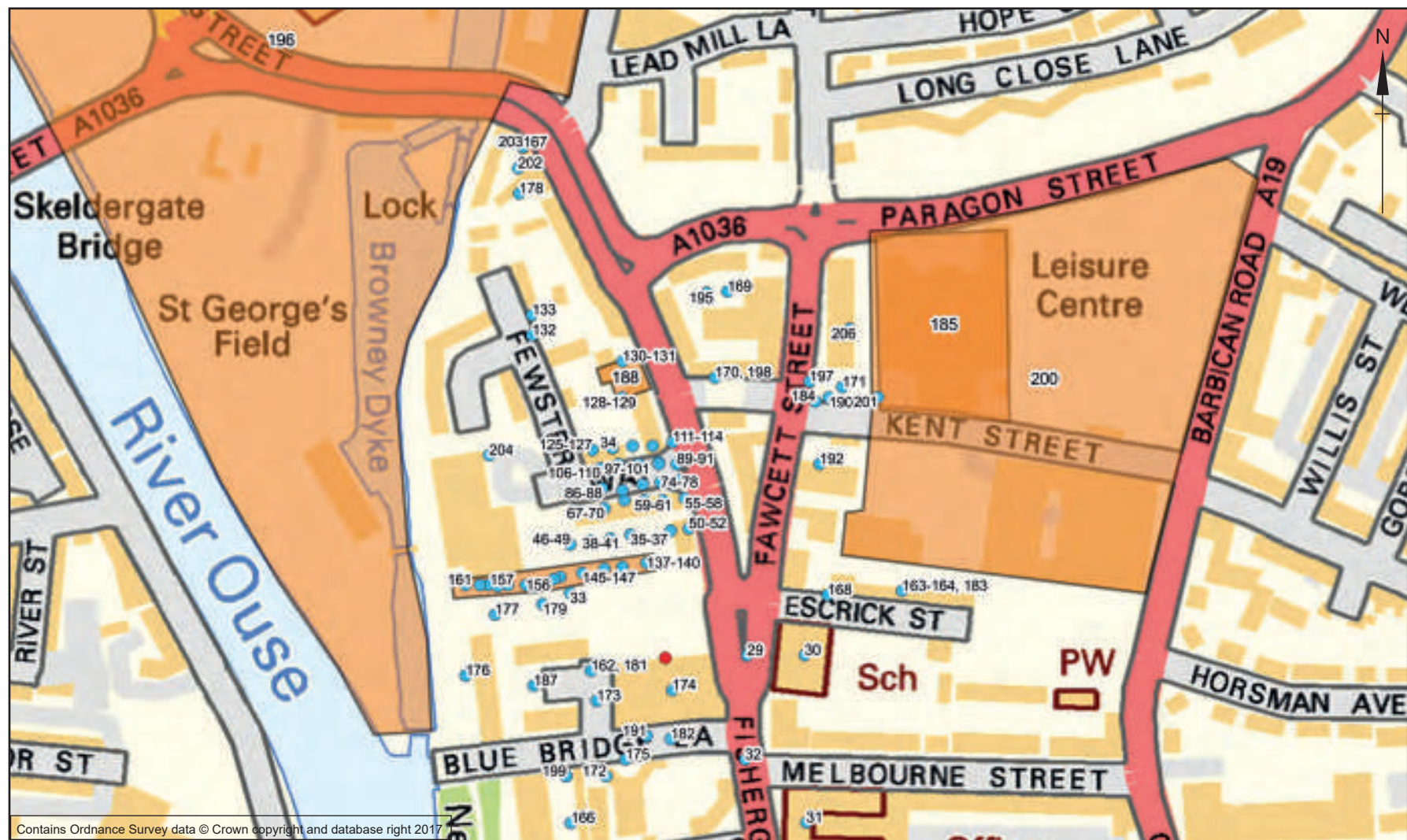
Figure 3 Previous interventions  
(based on Spall 2005, Figure 2)



scale 1:2000

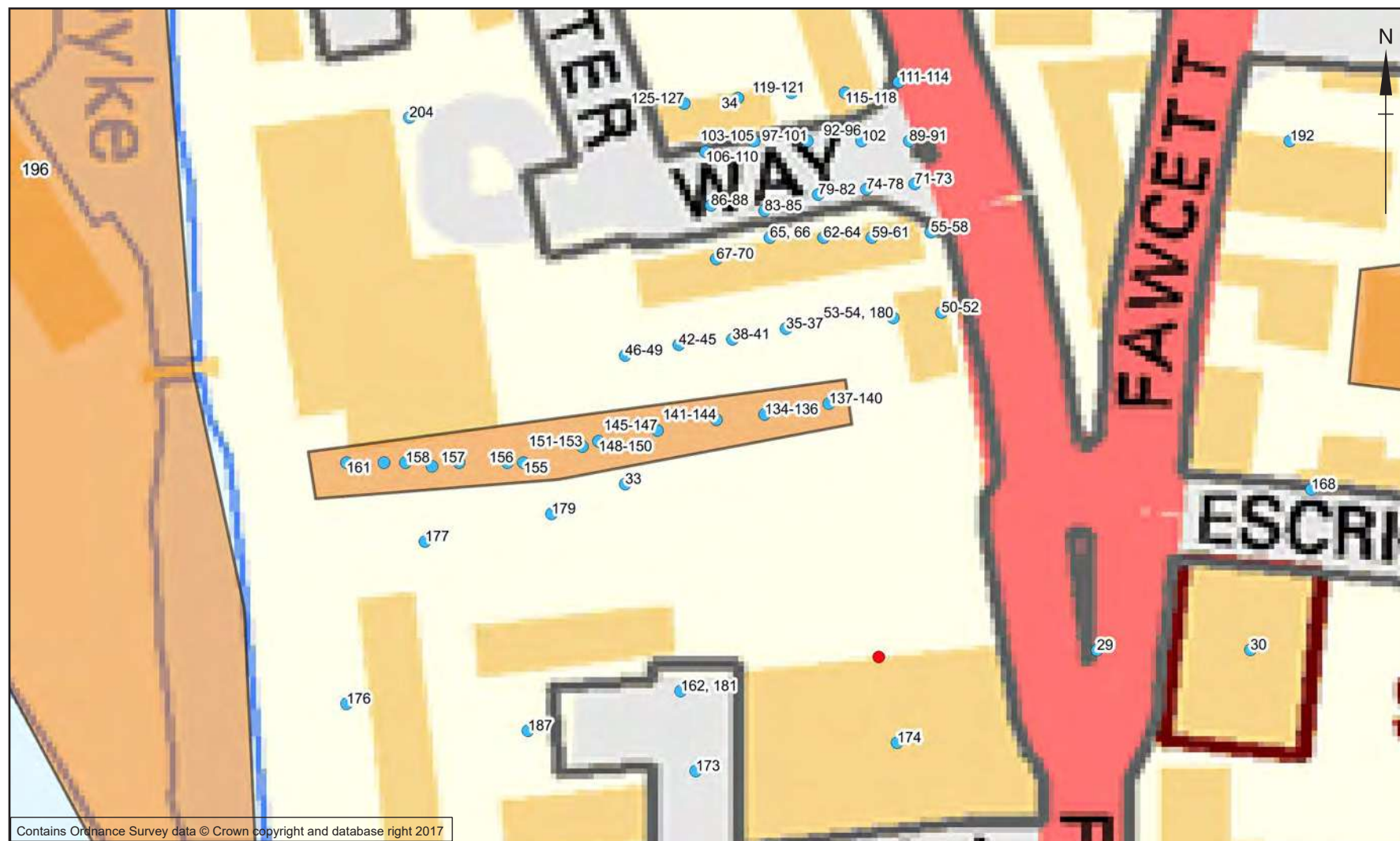
Figure 4 Monuments and Listed Buildings within the study area





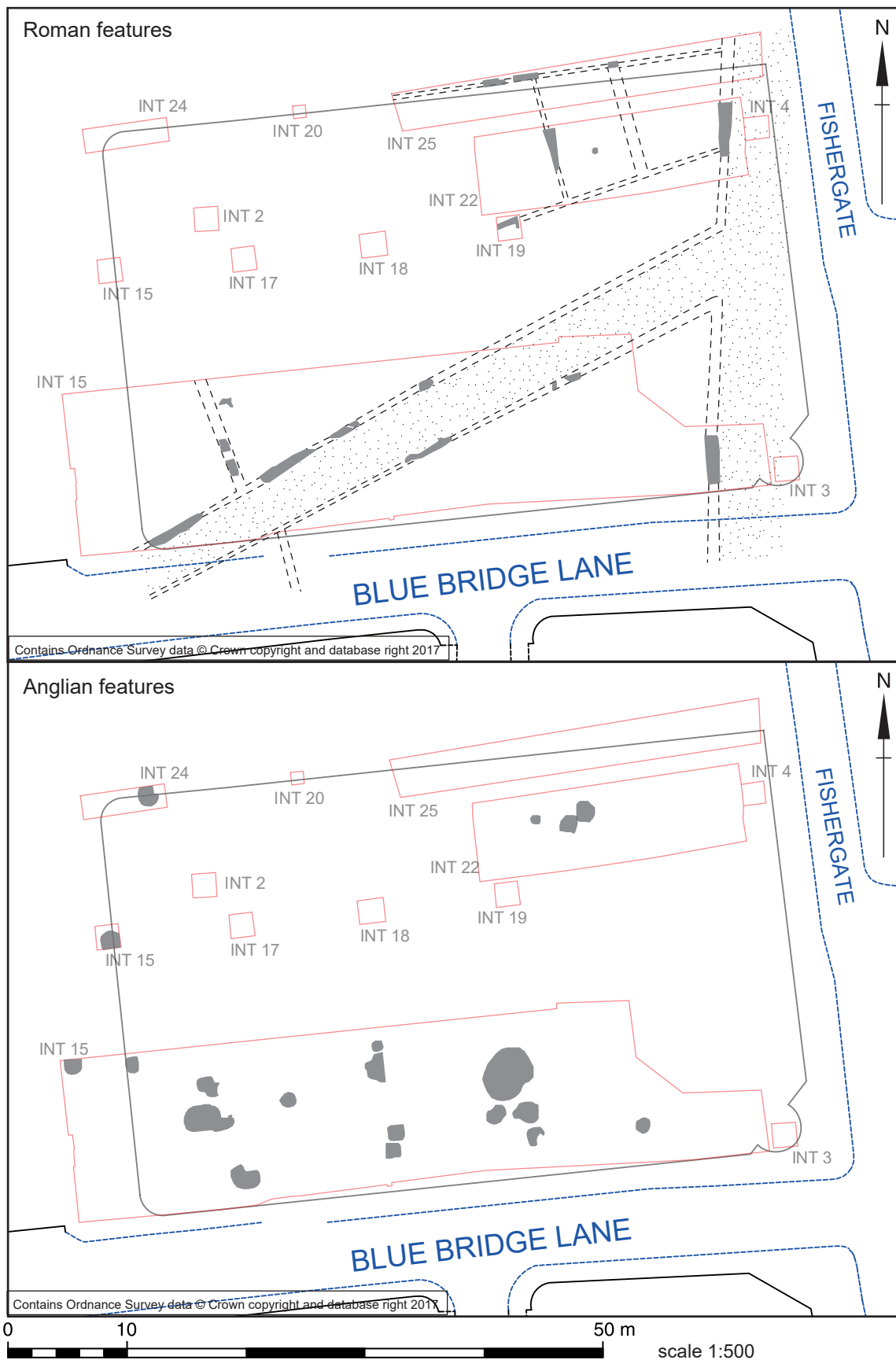
scale 1:2000

Figure 5a Events within the study area

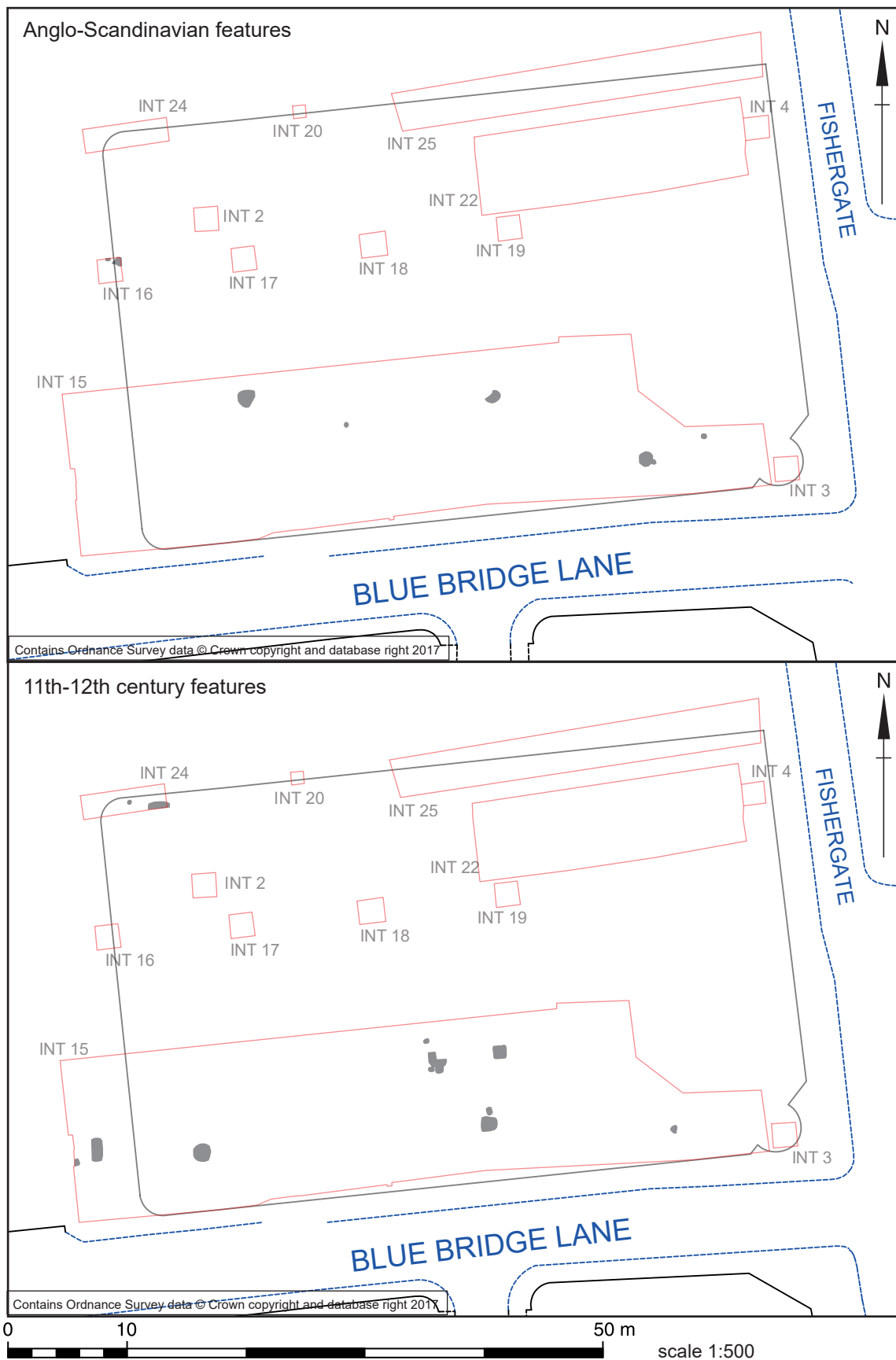


scale 1:750

Figure 5b Events within the study area, detail of 46-54 Fishergate deposit model

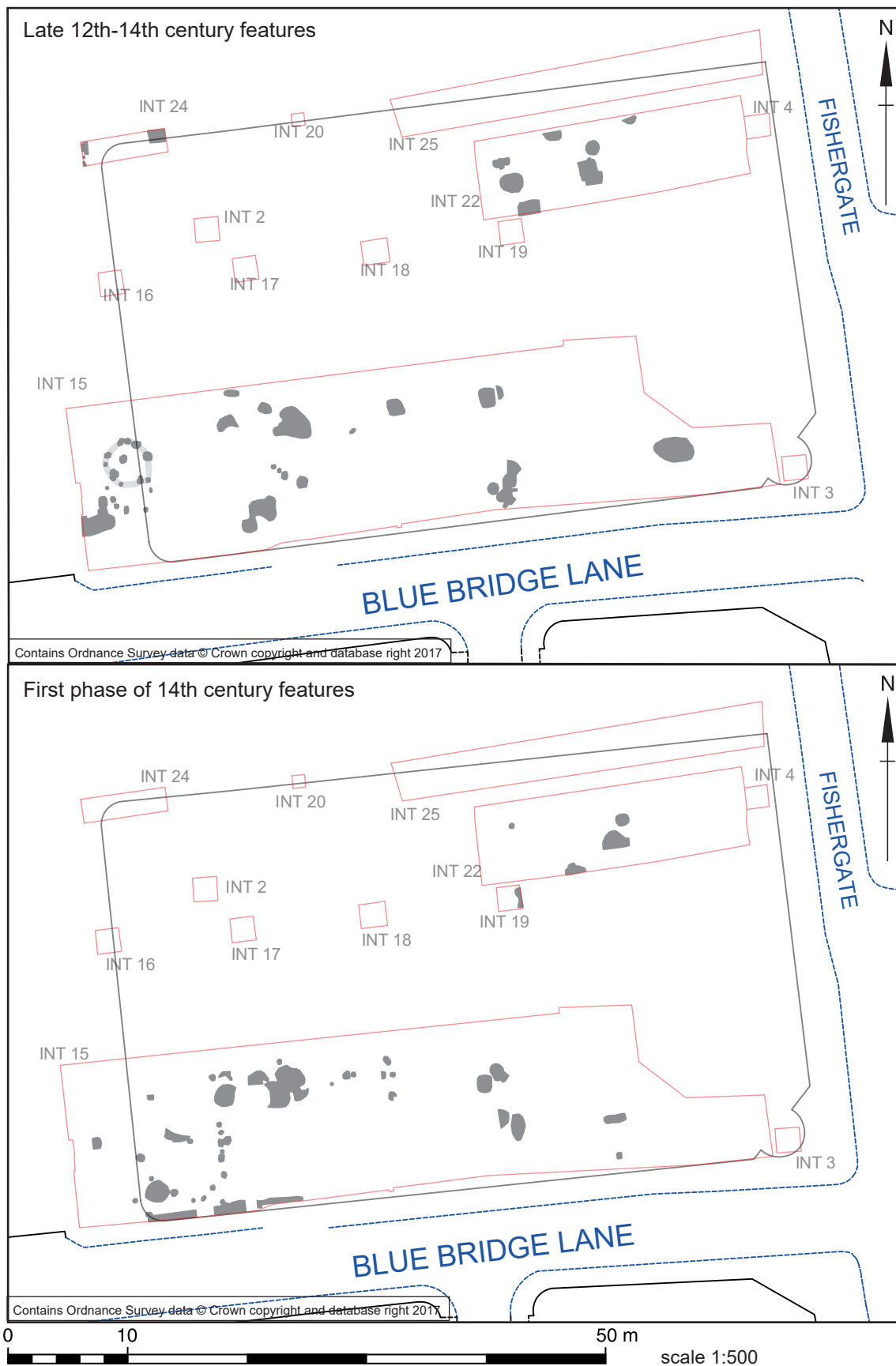


Figures 6 and 7 Roman and Anglian Features at the present site  
(based on Spall 2005, Figures 5 and 6)

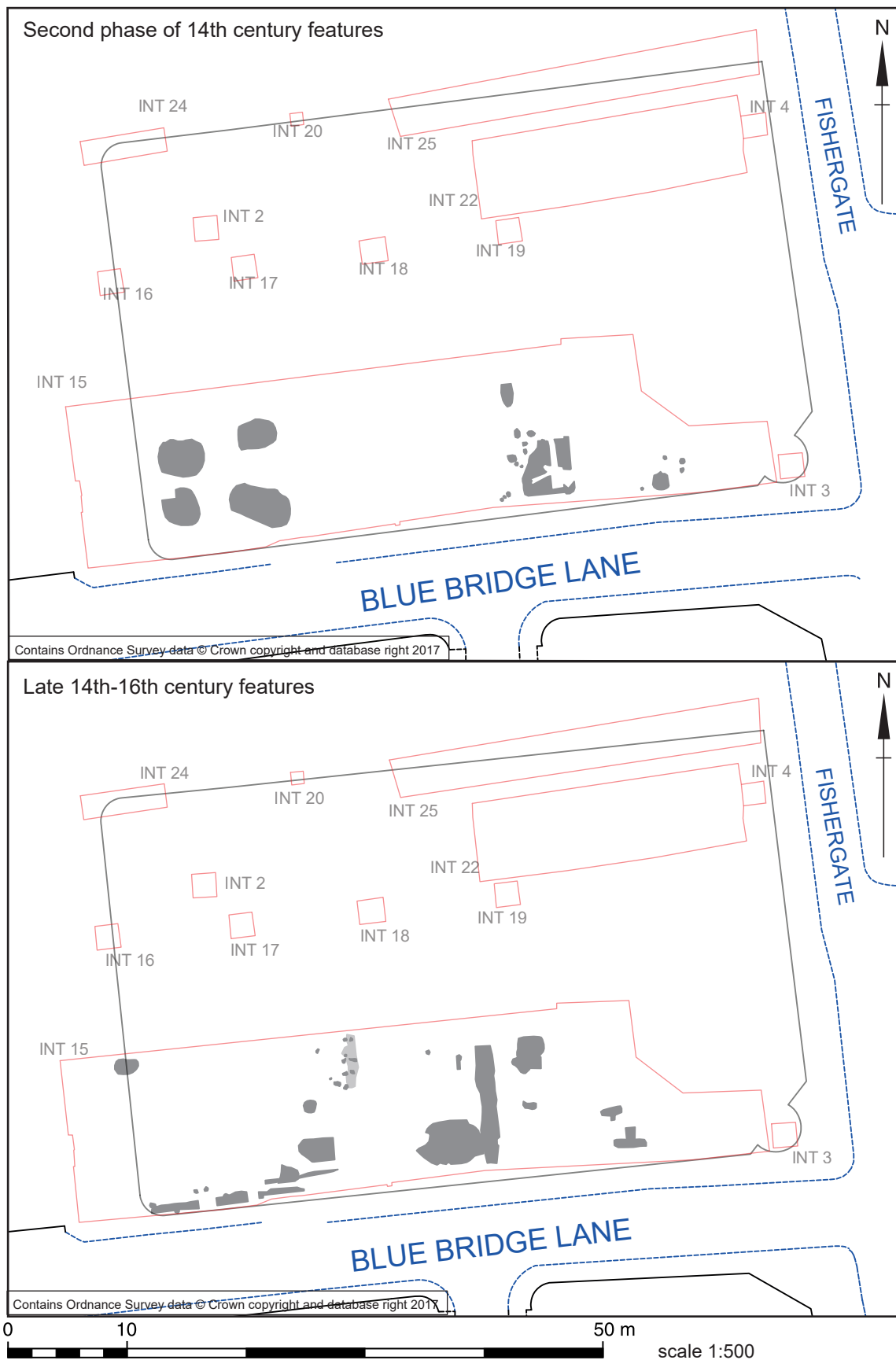


Figures 8 and 9 Anglo-Scandinavian and Late 11th-12th century features at the present site  
(based on Spall 2005, Figures 25 and 30)

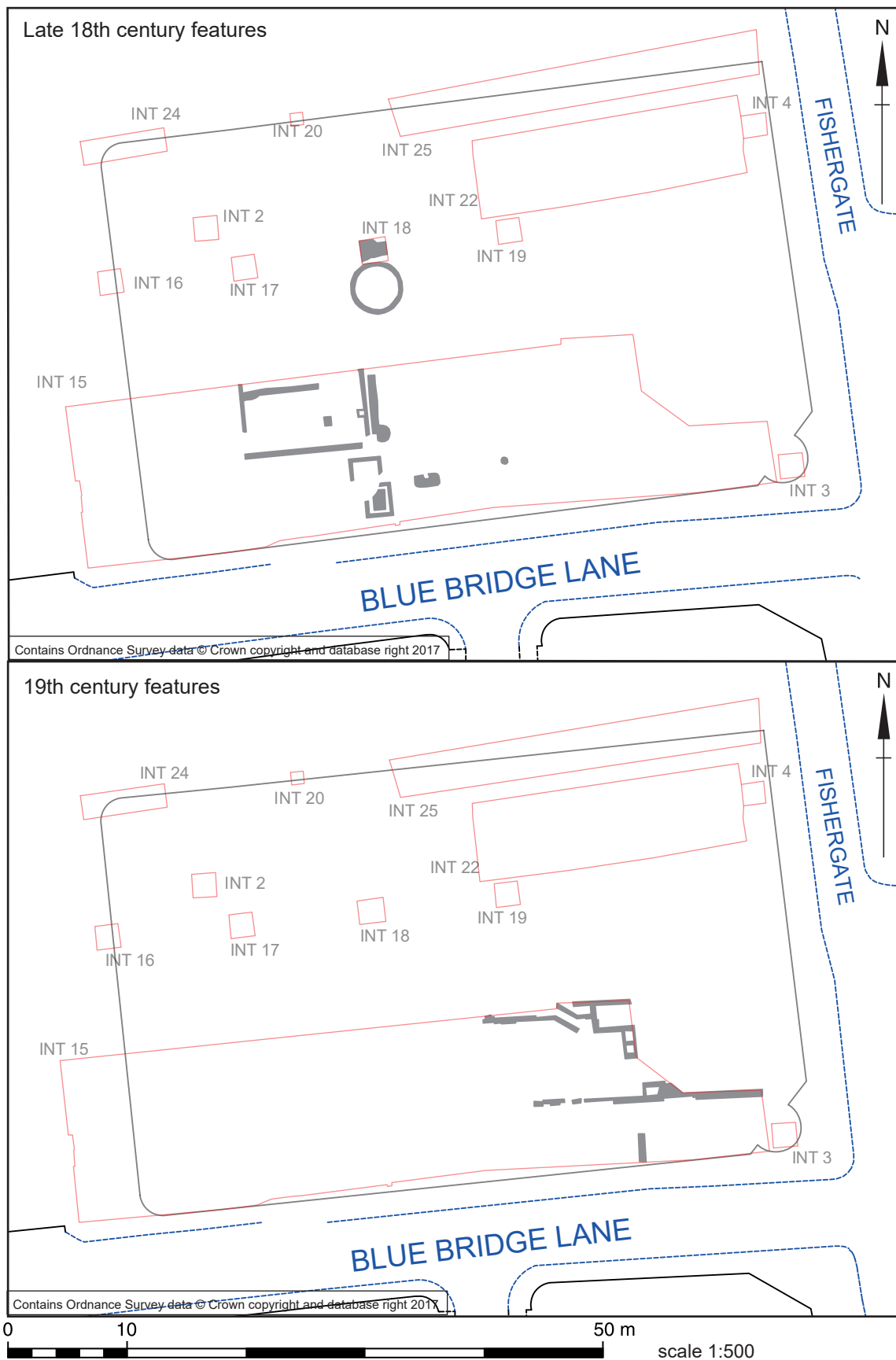




Figures 10 and 11 Late 12th-14th century and first phase of 14th century features at the present site  
(based on Spall 2005, Figures 35 and 45)



Figures 12 and 13 Second phase of 14th century and late 14th-16th century features at the present site  
(based on Spall 2005, Figures 53, 58 and 62)



Figures 14 and 15 Late 18th and 19th century features at the present site  
(based on Spall 2005, Figures 73 and 76)

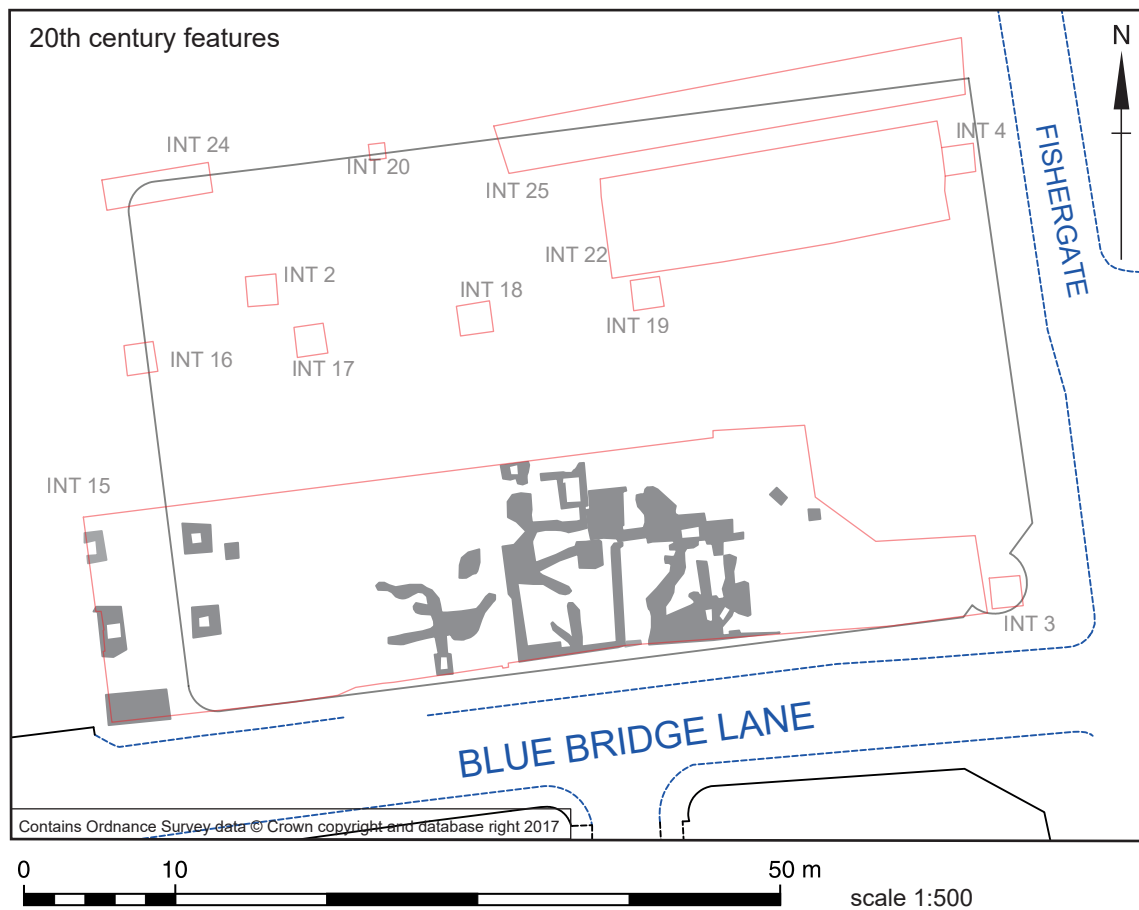
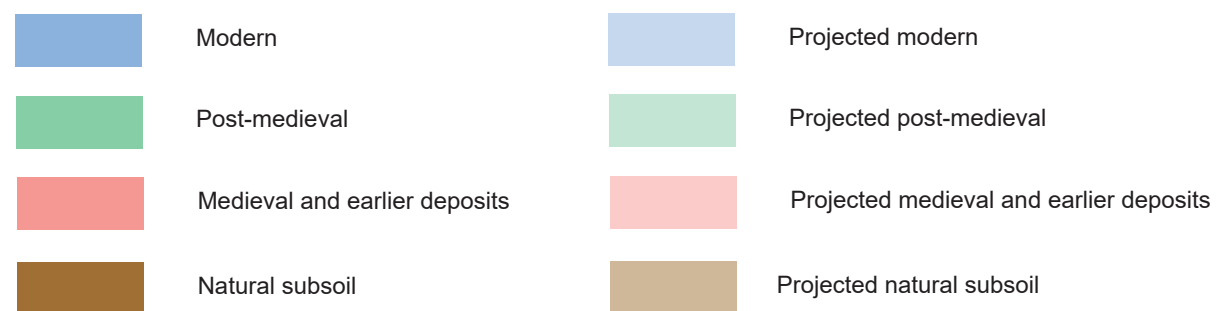
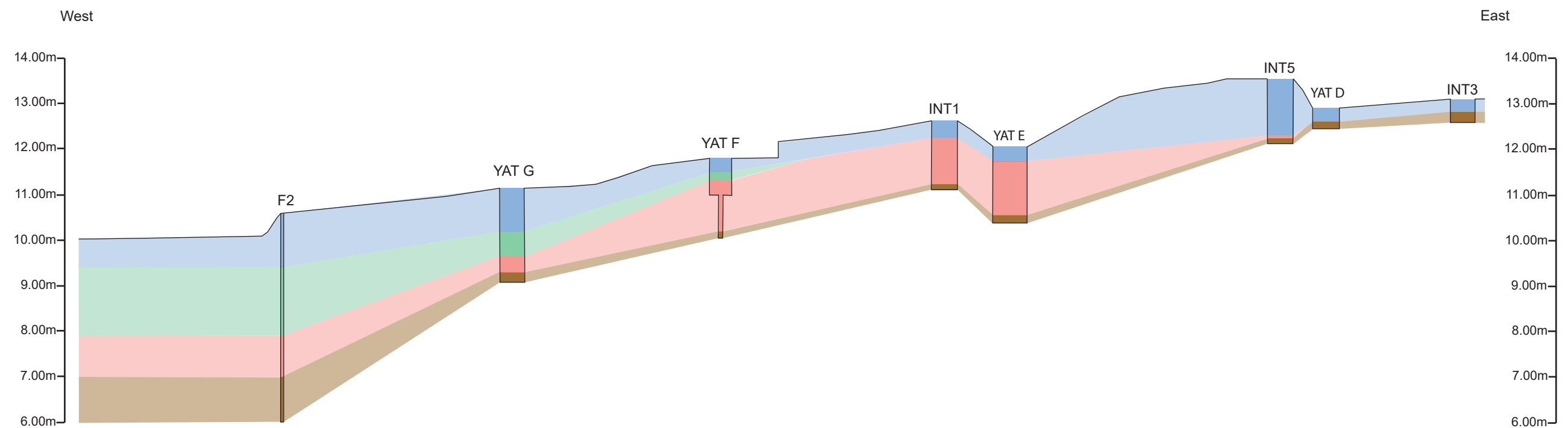
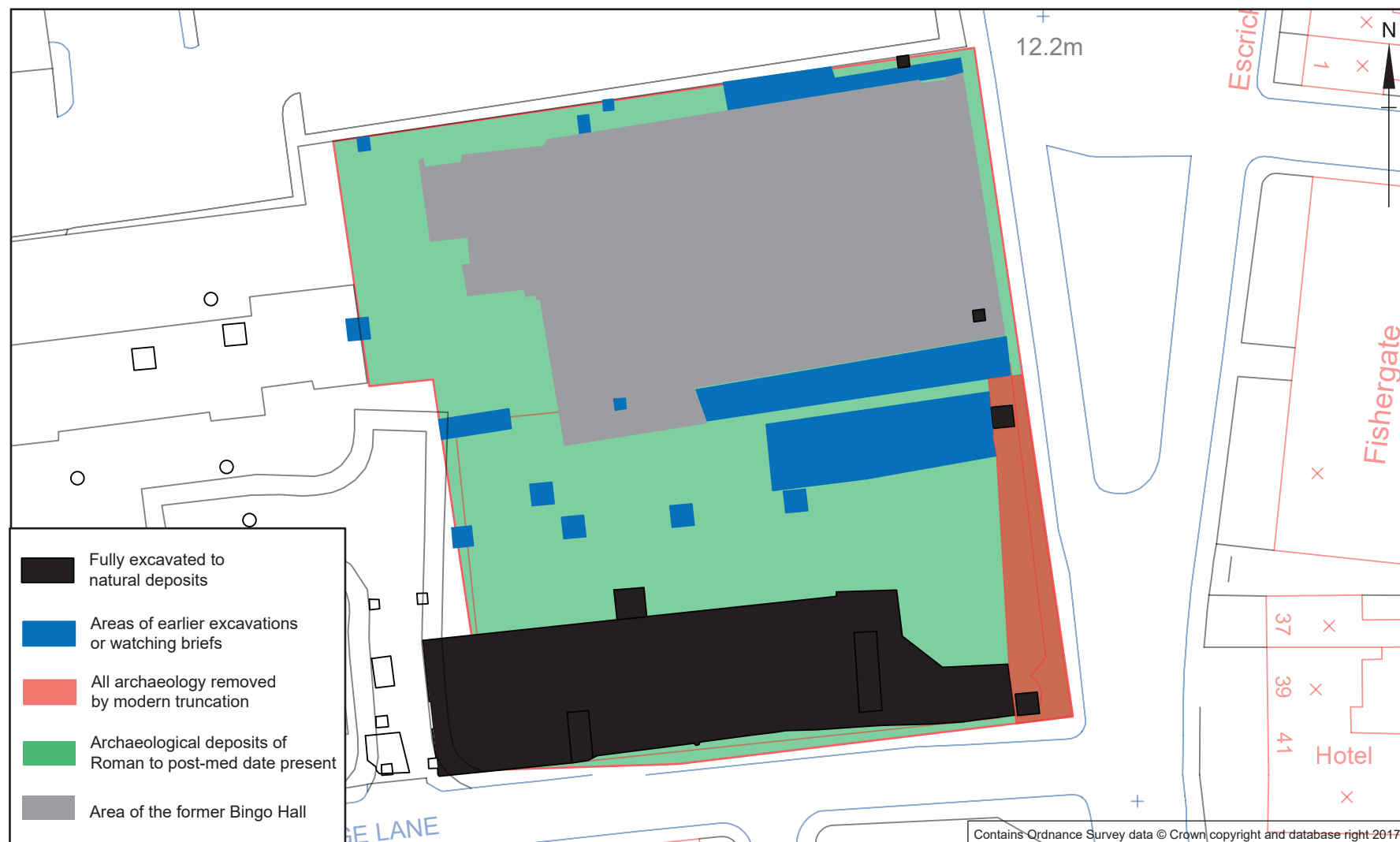


Figure 16 20th century features at the present site  
(based on Spall 2005, Figure 77 )



scale 1:400

Figure 17 A cross-section through the deposits from west to east  
(based on Timms 2001 Figure 25)



scale 1:600

Figure 18 The survival of archaeological deposits across the site

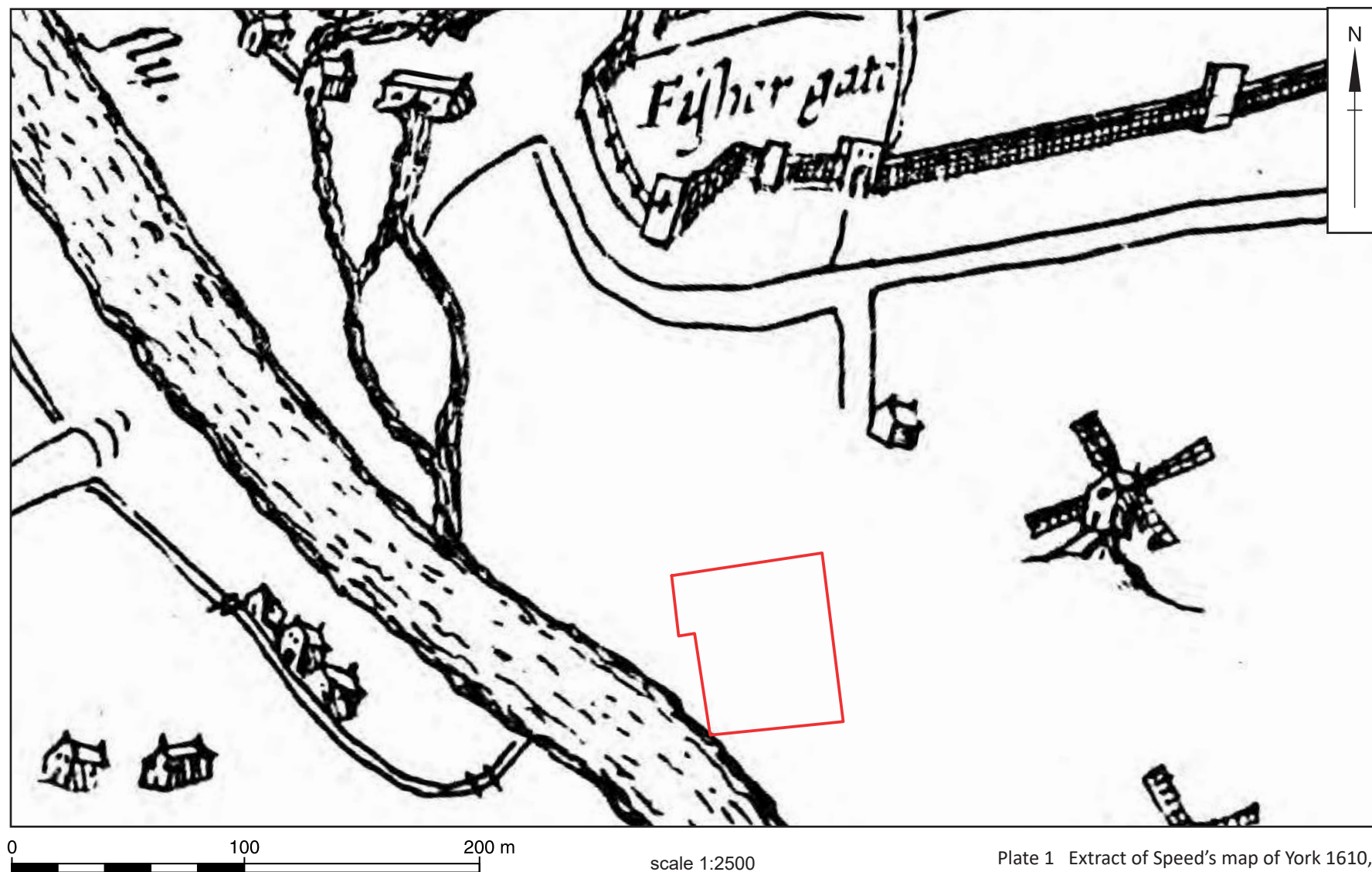


Plate 1 Extract of Speed's map of York 1610,  
with present site outlined in red



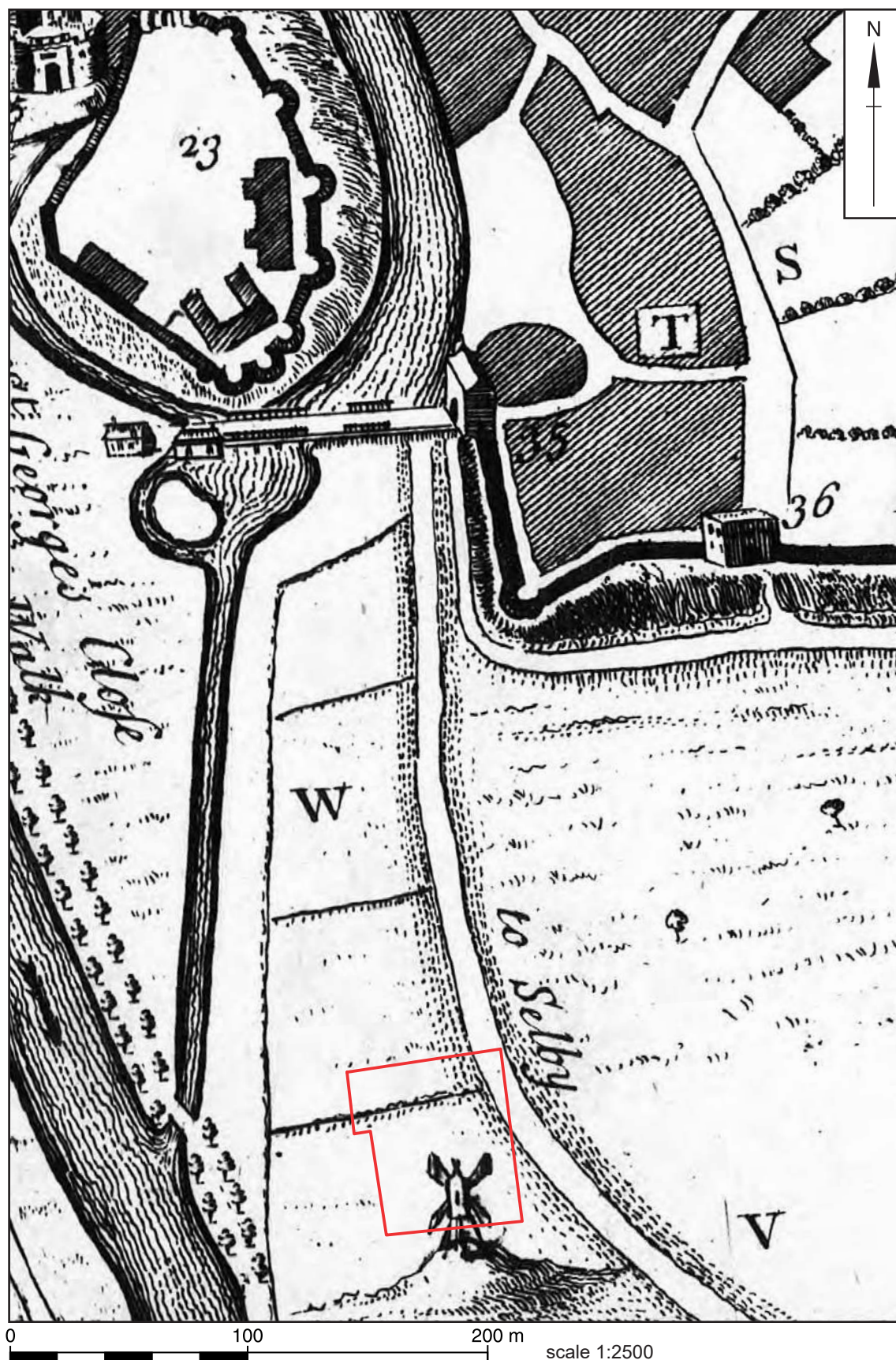


Plate 2 Extract of Drake's map of York 1736,  
with present site outlined in red





Plate 3 Extract from the 1852 Ordnance Survey six-inch map, with present site outlined in red



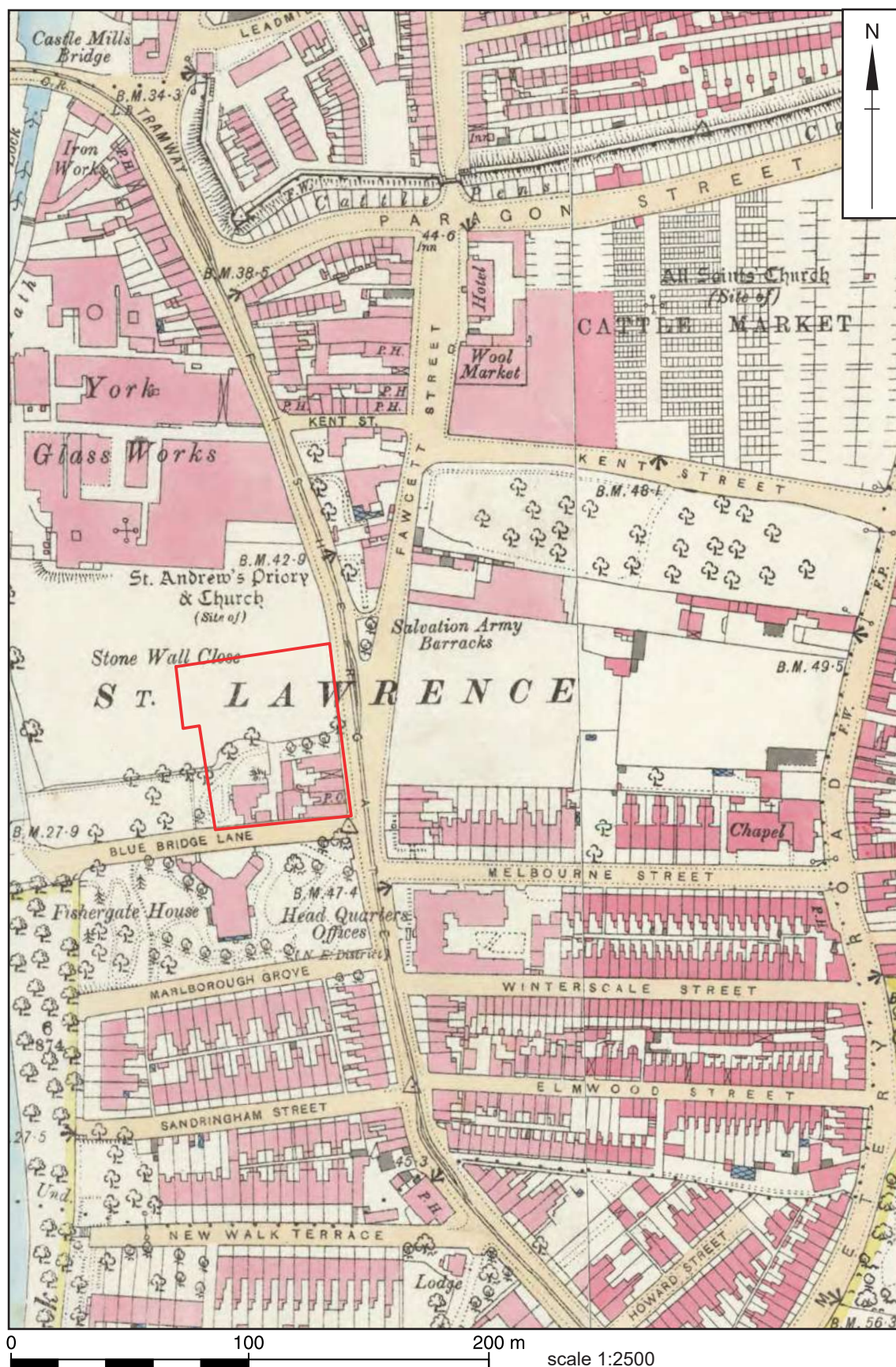


Plate 4 Extract from the 1892 Ordnance Survey 25-inch map, with present site outlined in red



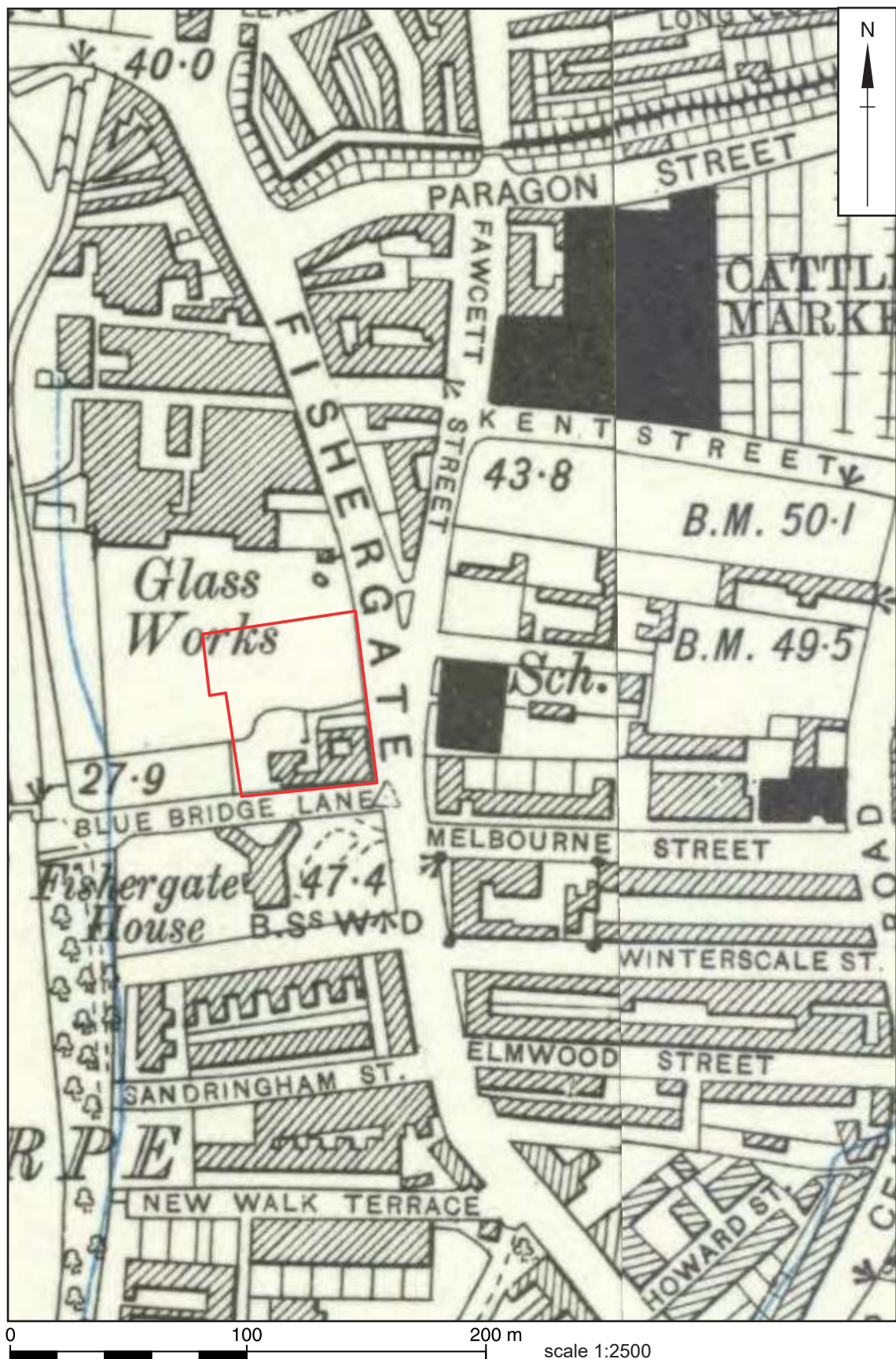


Plate 5 Extract from the 1910 Ordnance Survey six-inch map, with present site outlined in red



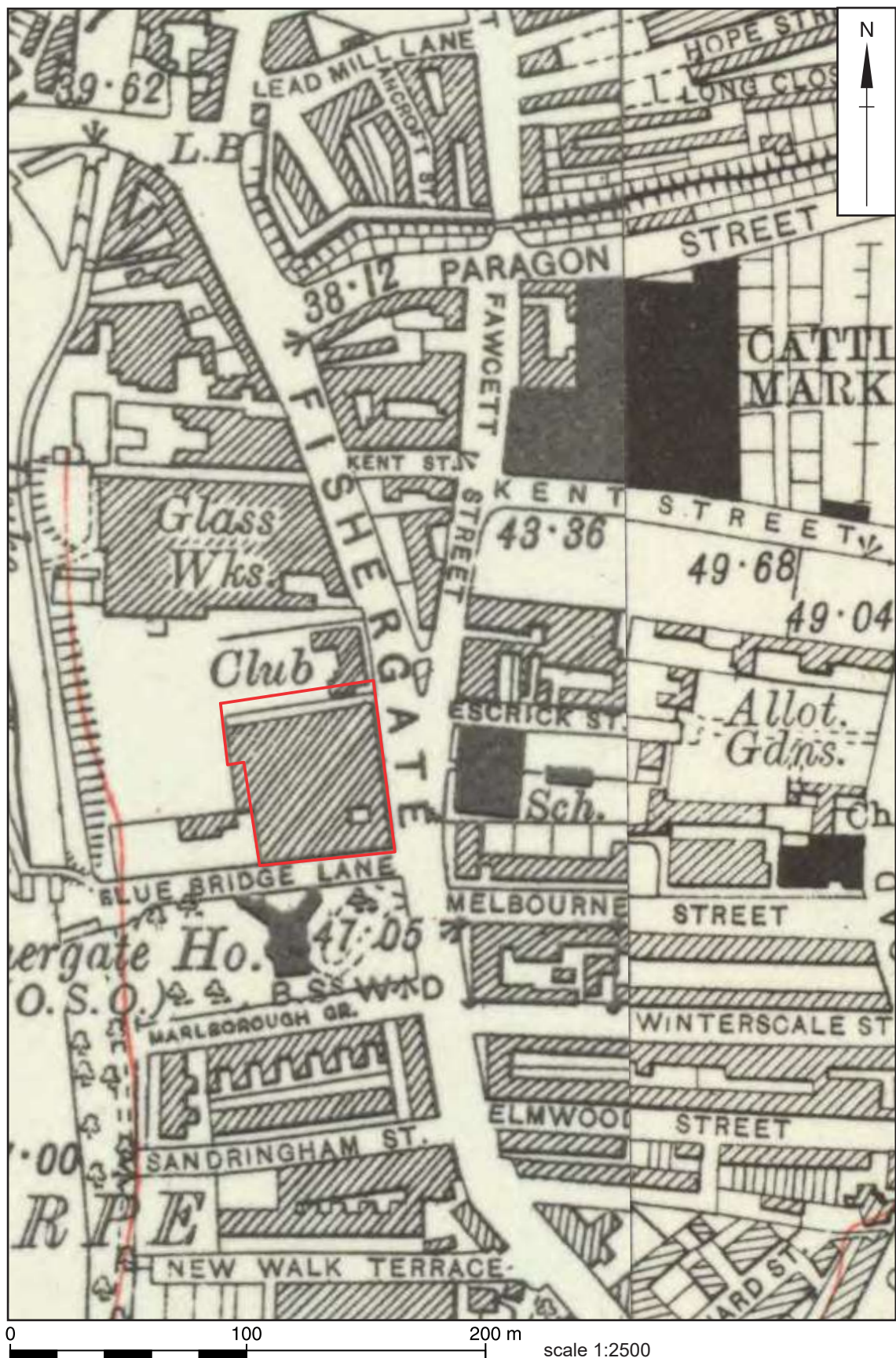


Plate 6 Extract from the 1932 Ordnance Survey six-inch map, with present site outlined in red



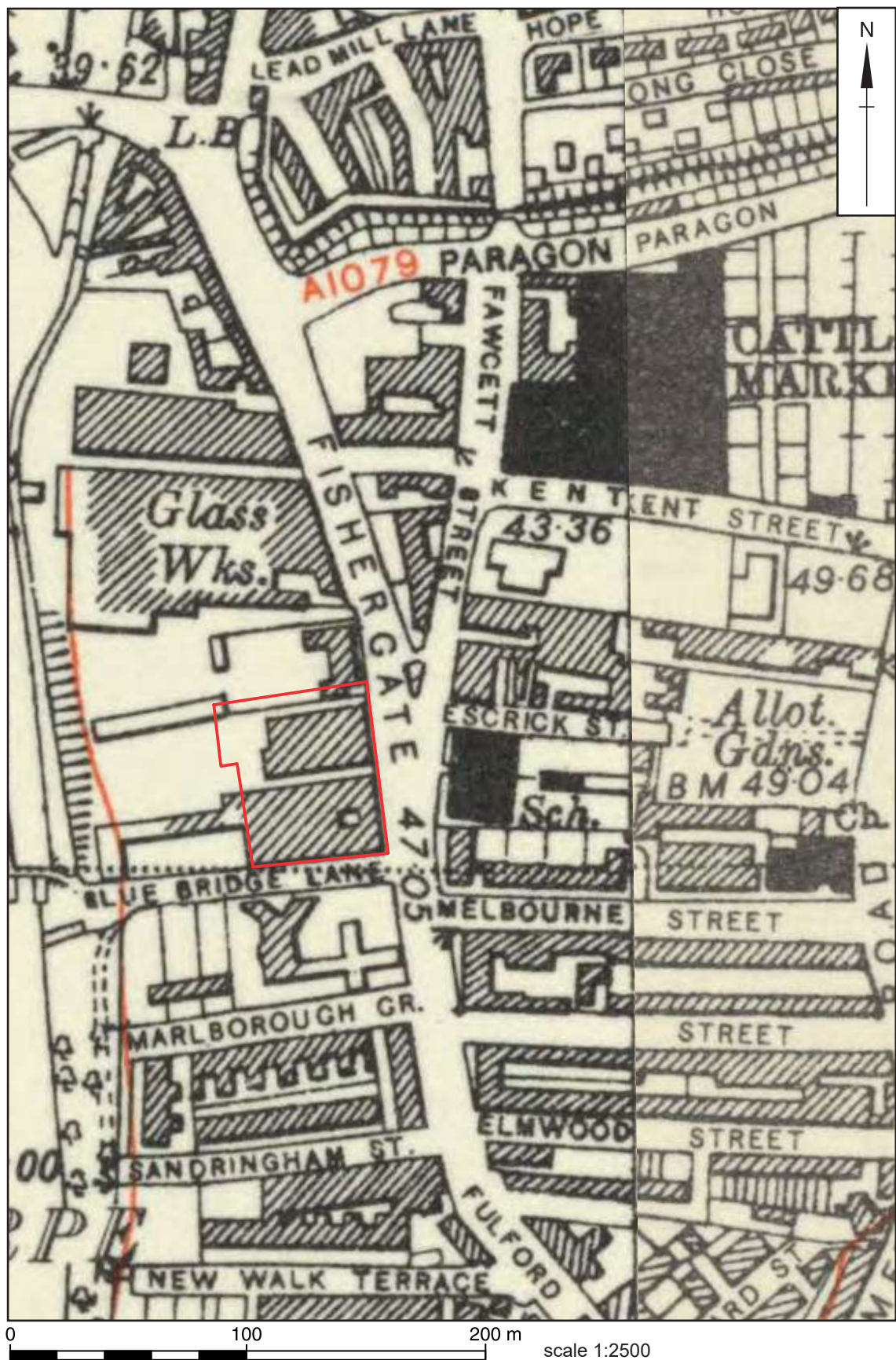


Plate 7 Extract from the 1952 Ordnance Survey six-inch map, with present site outlined in red



**Plate 8 The Mecca Bingo Hall entrance, facing west**



**Plate 9 The northern façade of the Mecca Bingo Hall, facing south-west**





**Plate 10** The eastern façade of the Mecca Bingo Hall, facing south



**Plate 11** The southern end of the eastern façade of the Mecca Bingo Hall, facing north



**Plate 12** The southern façade of the Mecca Bingo Hall, facing east



**Plate 13** The doorway in the southern façade of the Mecca Bingo Hall, facing north





**Plate 14** The western façade of the Mecca Bingo Hall, facing north-east



**Plate 15** The ground floor car park of the Mecca Bingo Hall, facing north



**Plate 16** The car park of the Mecca Bingo Hall, facing north-east



**Plate 17** The walling on the eastern side of the Mecca Bingo Hall car park, facing west



**Plate 18** The northern side of of the Mecca Bingo Hall, facing north

## APPENDIX 1 GAZETTEER OF MONUMENTS AND LISTED BUILDINGS IN THE STUDY AREA

Table 3 Gazetteer of Monuments and Listed Buildings in the study area			
UI	Site Name and Type	Date	References
1	The Masons Arms Public House, Grade II	1935	MYO1559
2	16 and 16a Fishergate, Grade II	c. 1830 and late 19 <sup>th</sup> alterations	MYO1560
3	The Edinburgh Arms, originally a house made into a public house in 1937, Grade II	c. 1830	MYO1561
4	The Old Convent, house now flats, Grade II	Late 18 <sup>th</sup> century, additions of 1902	MYO1562
5	Ivy Cottage, house now an hotel, Grade II	Early 19 <sup>th</sup> with 20 <sup>th</sup> century alterations	MYO1563
6	Fishergate Primary School, Grade II	1893-95	MYO1564
7	Fishergate House, house then offices, then apartments, Grade II	1837	MYO1565
8	1 Fawcett Street, house now a public house, Grade II	Late 18 <sup>th</sup> with 20 <sup>th</sup> century alterations	MYO1575
9	Sea Horse Hotel, public house, Grade II	Early-mid 19 <sup>th</sup>	MYO1576
10	The Woolpack Public House, Grade II	c. 1845	MYO1577
11	York City Arms Sport Club, public house, Grade II	c. 1830	MYO1578
12	Fishergate Roman cemetery	Roman	MYO2021
13	St Helen's church, Fishergate	Pre 1086	MYO2023
14	Foss Navigation, Grade II and Scheduled Monument 1011799	1793	MYO2045
15	All Saints Fishergate	Medieval	MYO2283
16	Roman ditch (seen on archaeological excavations)	Roman	MYO2266
17	Dam of Kings Fishpool	1067 to late 19 <sup>th</sup> century	MYO2426
18	Cemetery of All Saints Fishergate	Medieval	MYO3482
19	St Andrew's priory (seen on archaeological excavations)	Medieval	MYO3633
20	Cemetery of St Helen Fishergate	Medieval	MYO3769
21	3 Fawcett Street, Building of Merit	19 <sup>th</sup> century	MYO3954

<b>Table 3 Gazetteer of Monuments and Listed Buildings in the study area</b>			
<b>UI</b>	<b>Site Name and Type</b>	<b>Date</b>	<b>References</b>
22	Tower House, no designation	Victorian	MYO3955
23	Backhouse Nursery Fishergate (site of)	1838-41	MYO4318
24	Roman Fishergate	Roman	MYO4378
25	Hospital of St Helens Fishergate (documentary evidence only)	1444-1540	MYO4775
26	Excavations in Blue Bridge Lane	1994 and 2005	MYO4866
27	Anglian Settlement 46-54 Fishergate	Anglian	MYO5227
28	Rialto Cinema	Demolished 2003	MYO5228



## APPENDIX 2 GAZETTEER OF EVENTS IN THE STUDY AREA

Table 4 Gazetteer of events in the study area			
UI	Site Name and Type	Date	References
29	Fishergate Roman Cemetery. Deposit model	1894	EYO2769
30	Fishergate Roman Cemetery. Deposit model	1929	EYO2770
31	Fishergate Roman Cemetery. Deposit model	1877	EYO2771
32	Fishergate Roman Cemetery. Deposit model	1894	EYO2772
33	Redfearn National Glass Fishergate. Deposit Model	1983	EYO3514
34	46-54 Fishergate. Deposit Model	1985-6	EYO2457
35	46-54 Fishergate. Deposit Model	1985-6	EYO2369
36	46-54 Fishergate. Deposit Model	1985-6	EYO2370
37	46-54 Fishergate. Deposit Model	1985-6	EYO2371
38	46-54 Fishergate. Deposit Model	1985-6	EYO2372
39	46-54 Fishergate. Deposit Model	1985-6	EYO2373
40	46-54 Fishergate. Deposit Model	1985-6	EYO2374
41	46-54 Fishergate. Deposit Model	1985-6	EYO2375
42	46-54 Fishergate. Deposit Model	1985-6	EYO2376
43	46-54 Fishergate. Deposit Model	1985-6	EYO2377
44	46-54 Fishergate. Deposit Model	1985-6	EYO2378
45	46-54 Fishergate. Deposit Model	1985-6	EYO2379
46	46-54 Fishergate. Deposit Model	1985-6	EYO2380
47	46-54 Fishergate. Deposit Model	1985-6	EYO2381
48	46-54 Fishergate. Deposit Model	1985-6	EYO2382
49	46-54 Fishergate. Deposit Model	1985-6	EYO2383
50	46-54 Fishergate. Deposit Model	1985-6	EYO2384
51	46-54 Fishergate. Deposit Model	1985-6	EYO2385
52	46-54 Fishergate. Deposit Model	1985-6	EYO2386
53	46-54 Fishergate. Deposit Model	1985-6	EYO2387
54	46-54 Fishergate. Deposit Model	1985-6	EYO2388
55	46-54 Fishergate. Deposit Model	1985-6	EYO2389
56	46-54 Fishergate. Deposit Model	1985-6	EYO2390
57	46-54 Fishergate. Deposit Model	1985-6	EYO2391
58	46-54 Fishergate. Deposit Model	1985-6	EYO2392

Table 4 Gazetteer of events in the study area			
UI	Site Name and Type	Date	References
59	46-54 Fishergate. Deposit Model	1985-6	EYO2393
60	46-54 Fishergate. Deposit Model	1985-6	EYO2394
61	46-54 Fishergate. Deposit Model	1985-6	EYO2395
62	46-54 Fishergate. Deposit Model	1985-6	EYO2396
63	46-54 Fishergate. Deposit Model	1985-6	EYO2397
64	46-54 Fishergate. Deposit Model	1985-6	EYO2398
65	46-54 Fishergate. Deposit Model	1985-6	EYO2399
66	46-54 Fishergate. Deposit Model	1985-6	EYO2400
67	46-54 Fishergate. Deposit Model	1985-6	EYO2401
68	46-54 Fishergate. Deposit Model	1985-6	EYO2402
69	46-54 Fishergate. Deposit Model	1985-6	EYO2403
70	46-54 Fishergate. Deposit Model	1985-6	EYO2404
71	46-54 Fishergate. Deposit Model	1985-6	EYO2405
72	46-54 Fishergate. Deposit Model	1985-6	EYO2406
73	46-54 Fishergate. Deposit Model	1985-6	EYO2407
74	46-54 Fishergate. Deposit Model	1985-6	EYO2408
75	46-54 Fishergate. Deposit Model	1985-6	EYO2409
76	46-54 Fishergate. Deposit Model	1985-6	EYO2410
77	46-54 Fishergate. Deposit Model	1985-6	EYO2411
78	46-54 Fishergate. Deposit Model	1985-6	EYO2412
79	46-54 Fishergate. Deposit Model	1985-6	EYO2413
80	46-54 Fishergate. Deposit Model	1985-6	EYO2414
81	46-54 Fishergate. Deposit Model	1985-6	EYO2415
82	46-54 Fishergate. Deposit Model	1985-6	EYO2416
83	46-54 Fishergate. Deposit Model	1985-6	EYO2417
84	46-54 Fishergate. Deposit Model	1985-6	EYO2418
85	46-54 Fishergate. Deposit Model	1985-6	EYO2419
86	46-54 Fishergate. Deposit Model	1985-6	EYO2420
87	46-54 Fishergate. Deposit Model	1985-6	EYO2421
88	46-54 Fishergate. Deposit Model	1985-6	EYO2422
89	46-54 Fishergate. Deposit Model	1985-6	EYO2423

**Table 4 Gazetteer of events in the study area**

<b>UI</b>	<b>Site Name and Type</b>	<b>Date</b>	<b>References</b>
90	46-54 Fishergate. Deposit Model	1985-6	EYO2424
91	46-54 Fishergate. Deposit Model	1985-6	EYO2425
92	46-54 Fishergate. Deposit Model	1985-6	EYO2426
93	46-54 Fishergate. Deposit Model	1985-6	EYO2427
94	46-54 Fishergate. Deposit Model	1985-6	EYO2428
95	46-54 Fishergate. Deposit Model	1985-6	EYO2429
96	46-54 Fishergate. Deposit Model	1985-6	EYO2430
97	46-54 Fishergate. Deposit Model	1985-6	EYO2431
98	46-54 Fishergate. Deposit Model	1985-6	EYO2432
99	46-54 Fishergate. Deposit Model	1985-6	EYO2433
100	46-54 Fishergate. Deposit Model	1985-6	EYO2434
101	46-54 Fishergate. Deposit Model	1985-6	EYO2435
102	46-54 Fishergate. Deposit Model	1985-6	EYO2436
103	46-54 Fishergate. Deposit Model	1985-6	EYO2437
104	46-54 Fishergate. Deposit Model	1985-6	EYO2438
105	46-54 Fishergate. Deposit Model	1985-6	EYO2439
106	46-54 Fishergate. Deposit Model	1985-6	EYO2440
107	46-54 Fishergate. Deposit Model	1985-6	EYO2441
108	46-54 Fishergate. Deposit Model	1985-6	EYO2442
109	46-54 Fishergate. Deposit Model	1985-6	EYO2443
110	46-54 Fishergate. Deposit Model	1985-6	EYO2444
111	46-54 Fishergate. Deposit Model	1985-6	EYO2445
112	46-54 Fishergate. Deposit Model	1985-6	EYO2446
113	46-54 Fishergate. Deposit Model	1985-6	EYO2447
114	46-54 Fishergate. Deposit Model	1985-6	EYO2448
115	46-54 Fishergate. Deposit Model	1985-6	EYO2449
116	46-54 Fishergate. Deposit Model	1985-6	EYO2450
117	46-54 Fishergate. Deposit Model	1985-6	EYO2451
118	46-54 Fishergate. Deposit Model	1985-6	EYO2452
119	46-54 Fishergate. Deposit Model	1985-6	EYO2453
120	46-54 Fishergate. Deposit Model	1985-6	EYO2455



Table 4 Gazetteer of events in the study area			
UI	Site Name and Type	Date	References
121	46-54 Fishergate. Deposit Model	1985-6	EYO2456
122	46-54 Fishergate. Deposit Model	1985-6	EYO2458
123	46-54 Fishergate. Deposit Model	1985-6	EYO2459
124	46-54 Fishergate. Deposit Model	1985-6	EYO2460
125	46-54 Fishergate. Deposit Model	1985-6	EYO2461
126	46-54 Fishergate. Deposit Model	1985-6	EYO2462
127	46-54 Fishergate. Deposit Model	1985-6	EYO2463
128	46-54 Fishergate. Deposit Model	1985-6	EYO2464
129	46-54 Fishergate. Deposit Model	1985-6	EYO2465
130	46-54 Fishergate. Deposit Model	1985-6	EYO2466
131	46-54 Fishergate. Deposit Model	1985-6	EYO2467
132	46-54 Fishergate. Deposit Model	1985-6	EYO2468
133	46-54 Fishergate. Deposit Model	1985-6	EYO2469
134	46-54 Fishergate. Deposit Model	1985-6	EYO2197
135	46-54 Fishergate. Deposit Model	1985-6	EYO2198
136	46-54 Fishergate. Deposit Model	1985-6	EYO2199
137	46-54 Fishergate. Deposit Model	1985-6	EYO2200
138	46-54 Fishergate. Deposit Model	1985-6	EYO2201
139	46-54 Fishergate. Deposit Model	1985-6	EYO2202
140	46-54 Fishergate. Deposit Model	1985-6	EYO2203
141	46-54 Fishergate. Deposit Model	1985-6	EYO2204
142	46-54 Fishergate. Deposit Model	1985-6	EYO2205
143	46-54 Fishergate. Deposit Model	1985-6	EYO2206
144	46-54 Fishergate. Deposit Model	1985-6	EYO2207
145	46-54 Fishergate. Deposit Model	1985-6	EYO2208
146	46-54 Fishergate. Deposit Model	1985-6	EYO2209
147	46-54 Fishergate. Deposit Model	1985-6	EYO2210
148	46-54 Fishergate. Deposit Model	1985-6	EYO2211
149	46-54 Fishergate. Deposit Model	1985-6	EYO2212
150	46-54 Fishergate. Deposit Model	1985-6	EYO2213
151	46-54 Fishergate. Deposit Model	1985-6	EYO2214

Table 4 Gazetteer of events in the study area			
UI	Site Name and Type	Date	References
152	46-54 Fishergate. Deposit Model	1985-6	EYO2215
153	46-54 Fishergate. Deposit Model	1985-6	EYO2216
154	46-54 Fishergate. Deposit Model	1985-6	EYO2217
155	46-54 Fishergate. Deposit Model	1985-6	EYO2218
156	46-54 Fishergate. Deposit Model	1985-6	EYO2219
157	46-54 Fishergate. Deposit Model	1985-6	EYO2220
158	46-54 Fishergate. Deposit Model	1985-6	EYO2221
159	46-54 Fishergate. Deposit Model	1985-6	EYO2222
160	46-54 Fishergate. Deposit Model	1985-6	EYO2223
161	46-54 Fishergate. Deposit Model	1985-6	EYO2224
162	Blue Bridge Hotel, Fishergate. Deposit Model	1986	EYO3657
163	8-9 Escrick Street. Deposit Model	1989	EYO3746
164	8-9 Escrick Street. Deposit Model	1989	EYO3748
165	14-18 Marlborough Grove. DBA	1999	EYO389
166	14-18 Marlborough Grove. Evaluation	2000	EYO390
167	4 Fishergate. Building Recording prior to demolition	2007	EYO4164
168	Garage Yard Escrick Street. Watching Brief	2008	EYO4177
169	Festival Flats car park. Evaluation	2010	EYO4296
170	23 Fishergate. Borehole monitoring	2009	EYO4305
171	All Saints Fishergate, Excavation	2008	EYO4332
172	Fishergate House. Consultancy document	2001	EYO493
173	Blue Bridge Lane Fishergate. Evaluation FAS	2001	EYO494
174	Mecca Bingo Hall Blue Bridge Lane. Appraisal/management Plan	2001	EYO554
175	Blue Bridge Lane Fishergate. Excavation FAS	2004	EYO610
176	Blue Bridge Lane Fishergate. Borehole survey FAS	2004	EYO641
177	Novotel Fewster Way. Watching Brief	2018	EYO6450
178	Masons Arms, 6 Fishergate. Watching Brief	1996	EYO7181
179	Redfearn national Glass. Watching Brief	1978	EYO7184
180	60-62 Fishergate. Watching Brief	2008	EYO7185
181	Blue Bridge Hotel, Fishergate. Watching Brief	1986	EYO7188
182	Blue Bridge Lane, Fishergate. Watching Brief	1987	EYO7189

**Table 4 Gazetteer of events in the study area**

<b>UI</b>	<b>Site Name and Type</b>	<b>Date</b>	<b>References</b>
183	8-9 Escrick Street. Excavation	1989	EYO7190
184	Cattle Market. Watching Brief	1977	EYO7198
185	Barbican Leisure Centre. Excavation	1989	EYO7199
186	Novotel Fewster Way. DBA	2009	EYO7203
187	Land at Fishergate. Watching Brief	2007	EYO7183
188	46-54 Fishergate. Excavation	1985-6	EYO4927
189	46-54 Fishergate. Excavation	1985-6	EYO4910
190	Barbican Cycle path. Evaluation	1991	EYO18
191	Fishergate Blue Bridge. Evaluation	1994	EYO52
192	School Canteen Fawcett street. Evaluation	1998	EYO6131
193	Novotel, Fewster Way. DBA	2007	EYO6050
194	Land to the rear of Festival Flats. Evaluation	2010	EYO4327
195	Land to the rear of Festival Flats. Watching Brief	2010	EYO4328
196	Castle Museum. DBA	2018	EYO6506
197	Fawcett street. Watching Brief	2020	EYO6944
198	23 Fishergate. Watching Brief	2010	EYO4329
199	14-18 Marlborough Grove. Watching Brief	2004	EYO327
200	Barbican Centre. Evaluation	2003	EYO282
201	Barbican Centre. Evaluation	2003	EYO303
202	4 Fishergate. Excavation	2006	EYO799
203	4 Fishergate. Watching Brief	2007-8	EYO6030
204	Novotel, Fewster Way. Evaluation	2017	EYO6448
205	York City Arms Social Club, Fawcett Street. Deposit model	2002	EYO246
206	City Arms Fawcett Street. Evaluation	2001	EYO6129

# YORK ARCHAEOLOGICAL TRUST

York Archaeological Trust undertakes a wide range of urban and rural archaeological consultancies, surveys, evaluations, assessments and excavations for commercial, academic and charitable clients. We manage projects, provide professional advice and fieldwork to ensure a high quality, cost effective archaeological and heritage service. Our staff have a considerable depth and variety of professional experience and an international reputation for research, development and maximising the public, educational and commercial benefits of archaeology. Based in York, Sheffield, Nottingham and Glasgow the Trust's services are available throughout Britain and beyond.



© York Archaeological Trust

**York Archaeological Trust, Cuthbert Morrell House, 47 Aldwark, York YO1 7BX**

Phone: +44 (0)1904 663000 Fax: +44 (0)1904 663024

Email: [archaeology@yorkat.co.uk](mailto:archaeology@yorkat.co.uk) Website: <https://www.yorkarchaeology.co.uk>

© 2021 York Archaeological Trust for Excavation and Research Limited  
Registered Office: 47 Aldwark, York YO1 7BX  
A Company Limited by Guarantee. Registered in England No. 1430801  
A registered Charity in England & Wales (No. 509060) and Scotland (No. SCO42846)