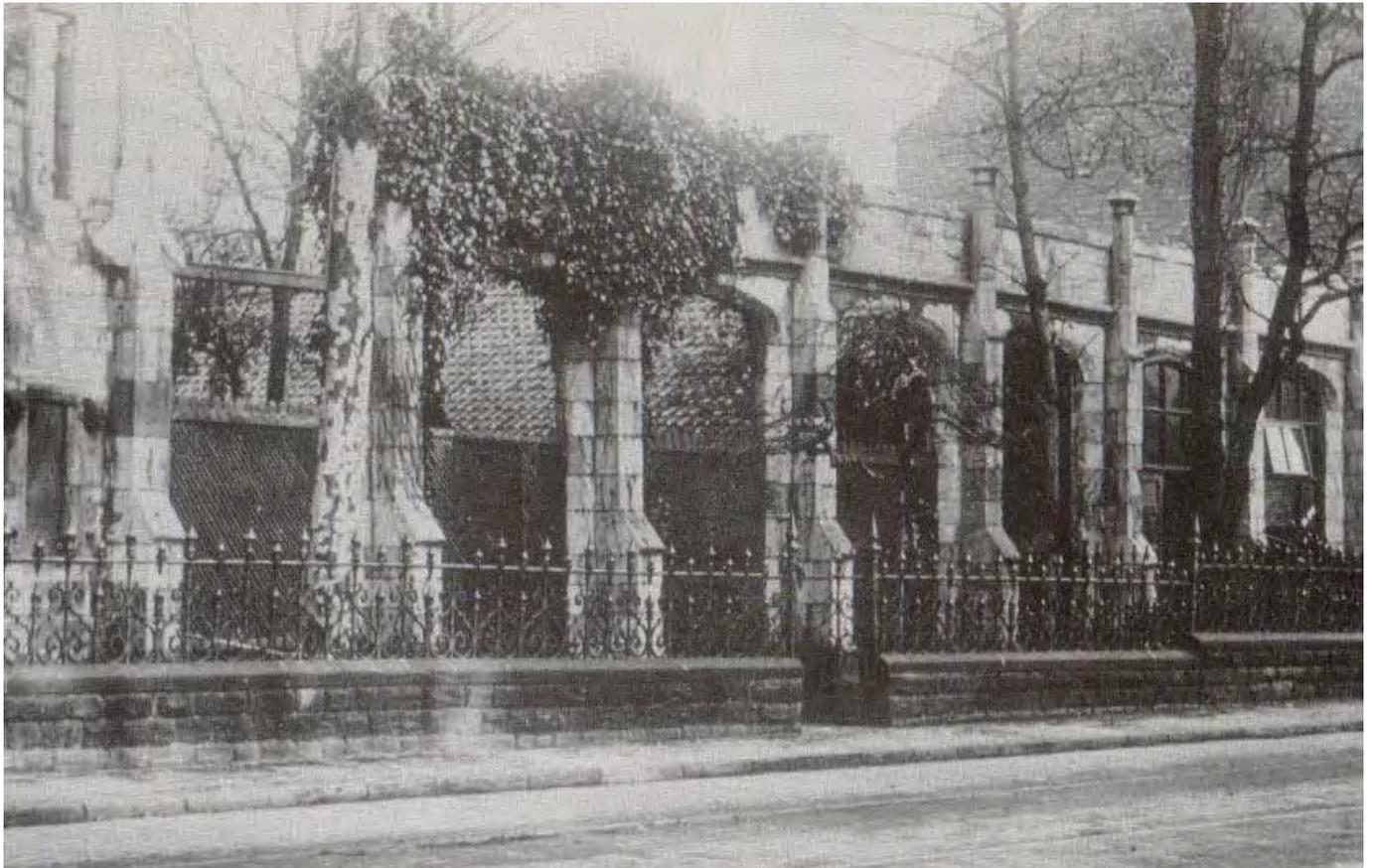




YORK ARCHAEOLOGICAL TRUST



Building Recording at 79 Fulford Street, York

By Greg Laban

YAT Building Recording Report 2018/84 June 2018



YORK ARCHAEOLOGICAL TRUST



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Abbreviations

HE	Historic England
YAT	York Archaeological Trust
RCHME	Royal Commission on the Historical Monuments of England
CYC	City of York Council

NON-TECHNICAL SUMMARY

Between the 5th July 2017 and the 12th July 2017 York Archaeological Trust conducted a building recording exercise at 79 Fulford Road, York (SE 60851 50839). The work was undertaken as a condition to the planning application. A level 2 recording, as set out by Historic England was required prior to the renovation work on the Arches and the two coach houses. All work undertaken was based on a Written Scheme of Investigation produced by YAT.

The site was designed as a coach house complex serving the house opposite it, now named the Priory. The Priory was built as a wedding gift for one of local seed merchant Isaac Poad's daughters. Originally, the site consisted of the two coach houses and the arches lining Fulford Road. The occupants of the Priory could exit the front door and walk through the arches and down through a little park area to reach the coaches which would then exit via Howard Street.

The arches were also bought by Isaac Poad and placed at the front of the site presumably as a decorative flourish that matched some of the decoration of the Priory. The arches were originally constructed in 1834 by prominent architect John Harper in an attempt to enliven the Theatre Royal. Another bit of redecoration to the Theatre Royal in 1879 made the eight bay arcade redundant and it was then purchased by Isaac Poad. Eventually the arcade was reduced to its present three-bay configuration following the construction of Ellwood Court next door.

The survey and research revealed that despite extensive changes to the property and many different uses for the buildings a number of original features survived. These included the timber barge boards and finials, some of the stable features and a number of windows.

KEY PROJECT INFORMATION

Project Name	79 Fulford Street, York , YO10 4BD
YAT Project No.	1126
Document Number	2018/84
Type of Project	Building Recording
Client	Michael Hammill, Yorbuildd Ltd.
Planning Application No.	17/00998/DMNOT
NGR	SE 60851 50839
OASIS Identifier	

REPORT INFORMATION

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1 INTRODUCTION

Between the 15th of May 2018 and the 4th of June 2018 YAT conducted building recording at 79 Fulford Road, York, YO10 4BD (SE 60851 50839) focusing on three structures the arches to the front of the property and the two coach house and cottage to the rear of the property. All three structures are considered to be undesignated heritage assets.

The survey was undertaken prior to renovation and rebuilding works on the property. York Archaeological Trust was commissioned by Michael Hammill FRICS at Yorbuild Ltd to undertake the survey and reporting as set out in the Written Scheme of Investigation (YAT 2018) approved by the CYC archaeologists for York John Oxley and Claire McCrae. The WSI was written in response to condition 16 in the planning permission for the site, which states:

No demolition/ alteration/removal of fabric shall take place until the applicant has secured the implementation of an agreed programme of archaeological work written description and photographic recording of the standing buildings [former theatre archways and two coach houses] to HE Level of Recording 2 which has been agreed in writing by the LPA and the applicant has submitted a report and copies of the survey and record to the LPA and these have been agreed in writing by the LPA.

2 LOCATION

The site is located just south of the city centre on the east side of Fulford Road (Figure 1: Site Location). The site is bounded by residential dwellings to the north and south and the playground of St Georges RC Primary School to the east. York Cemetery is 125m east of the site and York Castle is 650m north.



Plate 1 Site location

3 METHODOLOGY

A Level 2 building survey was undertaken in accordance with the WSI (Appendix 1) and the guidelines set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016). Site investigation was carried out by York Archaeological Trust on Wednesday 14th May 2018.

All three structures were examined by a buildings archaeologist. Written observations and sketches were made and digital photographs with a scale were taken of the pertinent features and of the overall buildings. A total of 136 digital photos were taken during the recording work, using a Panasonic Lumix DMC Z200 (14 mega pixels). A description and the location of each photograph were recorded on a photograph register.

The buildings are aligned on a south-west/north-east axis but for ease of reporting the directions have been changed to the cardinal directions, with the arcade facing out west towards Fulford Road instead of south-west.

4 HISTORICAL BACKGROUND

The oldest structure is the imported arcade lining the Fulford Road. These were originally constructed in 1834 to the designs of architect John Harper during the building of an eight bay arcade to the Theatre Royal. John Harper (1809–1842) was a pupil of Benjamin and Philip Wyatt and assisted them in the design of Apsley House, York House and the Duke of York's column, all in Westminster. In his own practice he was employed by Yorkshire land owners including the Duke of Devonshire and Lord Lonsborough. Notable projects included work at Bolton Abbey, Shibden Hall, Everingham Park and St Peter's School (Edgar and Coppack, 2014).



Plate 2 C. Dillon, 1836. 'A View of York Minster & Theatre Royal'. Showing Harper's new piazza

Harper had intended to transform the Theatre Royal to help further revitalise the area, shortly after helping design St. Leonards Place opposite the theatre. He also had an interest in improving the area as he lived nearby in No. 6 of the crescent. The York Gazette from August 30th 1834 reported that Harper had intended:

to convert an ugly and unsightly pile, into an extremely ornamental edifice. The projection at the gable-end of the building, and the staircase, which used to be the grand-entrance, will be removed; the front stuccoed to about half the height, and three windows, in the Elizabethan style, inserted. The angles will be terminated with pinnacles. The building which now forms the saloon of the theatre, and presents a dead wall to the street, will also be stuccoed; three

windows, one at the bottom, and two at the top, will also be inserted, and the city arms placed over the centre of the latter. An arcade, in the Elizabethan style is proposed to be erected along the front; with turreted pinnacles, which will be not only ornamental, but a great accommodation to the company visiting the theatre, in wet weather...when the whole is completed, it promises to form one of the most ornamental piles of building in the city.



Plate 3 View of the Theatre Royal by G.H. Brown c.1870

When the theatre building was remodelled in 1879 the arcade became redundant and was replaced by a more gothic design. The original arcade was then acquired by seed merchant Isaac Poad who used it to decorate the front a newly-built coach house complex. The painting by G. H. Brown c. 1870 shows the Theatre Royal and the arcade as it was just prior to its removal and re-erection.

Isaac Poad built the Priory, originally named the Manor, in 1876 as a wedding present for one of his daughters. It was located within the grounds of the Poad family home Fulford Grange. It appears the complex was likely built shortly after the construction of the Priory, as the arches could not have been installed until 1879 and the coach houses appear to share the same construction details as the ones on Howard Street, suggesting the same architect or contractors were used. It is unlikely that the Priory and the Howard Street development were built at the same exact time.

Isaac Poad's daughter's family lived here for a relatively short duration but after they had five children it became too small and they moved on to a house further up Fulford Road. The house was presumably still owned by the Poad family until the Priory was made into the Priory

Hotel in 1930 by Lily Jackson grandmother of the current owner Liz Jackson. The hotel was the only one between York and Selby. The Priory Hotel was never in possession of the coach house complex giving more credence to the idea that the property was sold off sometime between 1891 and 1909 (Jackson, 2017).

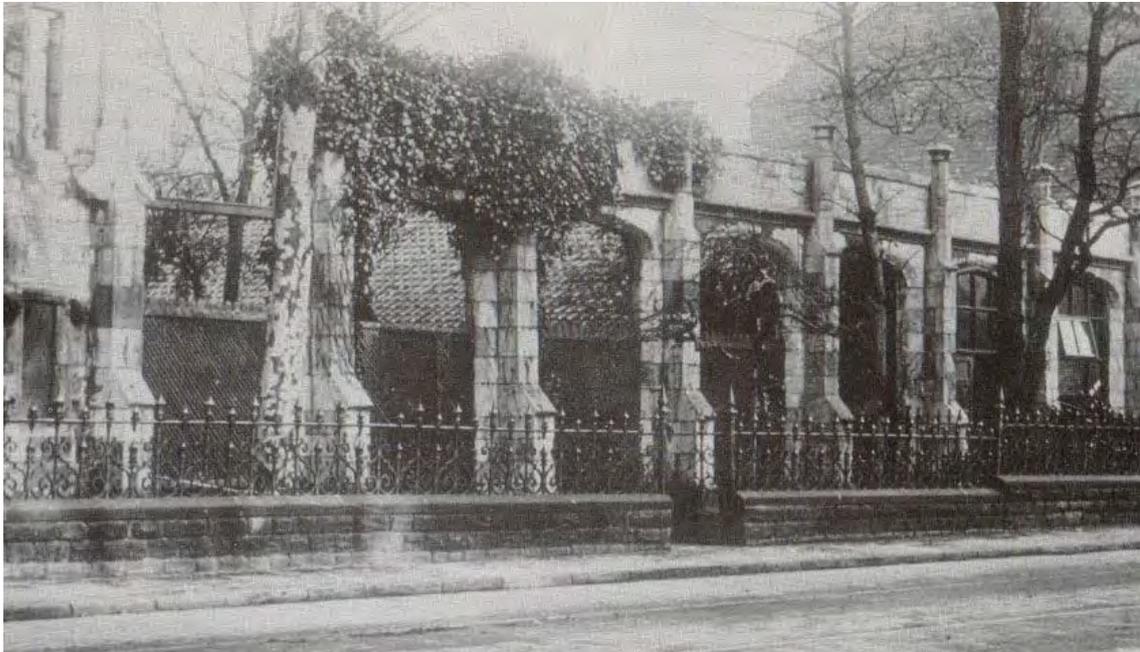


Plate 4 Early 20th-century photo of the arcade along Fulford Road

The 1852 OS map shows the area being undeveloped and the entire Howard street area appears as an open field. The Fulford Grange house and its gate house are located just to the west of the site.

The 1891 OS map shows the site fully developed, with a number of terraces and the coach complex where previously it had been open fields. The site can be seen as a thin line with blocks representing the arcade, it has the full eight arches and the title of Chelmsford Place over the top of it. The Priory is opposite the site and dotted lines depict the probably walkway through the arches and straight towards the coach houses.

The 1909 OS map shows that now the site features a long building connecting the arcade and the west coach house, this can also be seen in an the early 20th-century photo (Plate 4). It seems likely that the coach house complex was sold sometime between 1891 and 1909, which then allowed for the development of the long building on the site and likely changed the use of the buildings all together.

The 1931 map shows little change but with some more outbuildings added between the two coach houses.

The 1962 map again shows very little change on site with the exception of some outbuildings again being removed and another added to the rear of the west coach house.

The 1992 map is of a larger scale so very little detail can be made out but the long building connecting the west coach hose and arches is still depicted and the primary school playground is shown backing on to the property.



Plate 5 Street image of the remaining portion of the arcade between Ellwood Court and the Manor House B&B

In 1979 Ellwood Court Flats were constructed adjacent and just to the north of the site. The proposal for the development of a modern four-storey block of self contained flats was made in 1975 and did not make reference to the stone arcade. Following a lengthy planning process the proposal finally was approved at Appeal in 1979. It is assumed that the stone arches were removed during the beginning phases of the construction. Although five arches were removed for the construction of Ellwood Court a small portion of the west end of the arcade was left intact at the north end set between Ellwood Court and The Manor House B&B (Plate 5). Another portion of the arcade remains in the garden of the Priory Hotel. The buildings on the site have been used as a garage and doctors surgery during the 20th century, and most recently as a nursery.

5 HISTORIC BUILDING DESCRIPTION

A Level 2 historic building survey was undertaken by Greg Laban on 15th May 2018. Photos of the buildings are shown on Plates 6–47 at the back of the report. Figures 7 and 8 are plans of the coach houses and Figure 9 is an elevation of the arches.

The property consists of three structures; the arches along Fulford Road and two coach houses accessed by entering a small drive off of Howard Street. The drive runs north between the end walls and gardens of adjacent properties to a small gateway opening onto a small rectangular courtyard flanked by the coach houses. Beyond the west coach house and behind the arches to the east is a large rectangular open plot where until recently stood a modern building.

5.1 The Theatre Royal Arcade

The frontage building consists of three bays of the original eight-bay arcade to York Theatre Royal (Plate 6). The design consists of Tudor arches, with hood mould and is surmounted by a parapet wall each divided by projecting two-stage buttress piers. The piers once featured finials however these have since been removed. The ashlar blocks are constructed of magnesian limestone bonded with a fine light grey lime mortar. The arches are now covered with a fine render covering over what appears to be damage or decay (Plate 7), visible in a few places where the render has fallen away. The two southern arch openings contain timber framed multi-pane windows, which are now heavily damaged and boarded over. The third northern arch contains a multi-pane overlight and a double-leaf timber glazed door with sidelights, these too are heavily damaged and boarded over (Plate 8). The aprons under the windows and around the door opening appear to be later additions as the earliest depiction of the arcade at the Theatre royal do not feature them. Another opening has been added to the north of the these three arches (Plate 9), it is a low segmental arched gateway, mostly rendered but with some similar stonework that may have been salvaged when the other five arches were removed. The arch holds two modern iron gate doors.

The rear of the arches are not particularly visible as they have had a building attached to them in the past, the remains of which now help stabilise the arcade (Plate 11).

5.2 The West Coach House

Exterior

The orientation of the western coach house runs north–south and was meant to be approached by foot from the west and by coach from the east, entering from the driveway off Howard Street. Currently the building is designed to be viewed from the east with the east elevation featuring all of the openings of the building. The building sits under a single pitched roof running north to south, with a large arched carriageway running through middle of the building separating the two sides of the building into independent structures.

The east elevation is composed of six bays over two floors (Plate 14). Three openings to the south structure, the carriageway, and then two more openings to the north structure. The ground floor up to sill level is rendered and the first floor features yellow brick with red brick banding creating a polychromatic effect. All the window openings are similar with a Tudor arch opening and timber-framed windows with eight pane fixed overlights and hopper windows to the first floor and sliding sash to the ground floor (Plate 16). There is evidence the second

window from the north was originally a door opening. More evidence for the original layout of the openings may be revealed with the stripping of the ground floor render. The carriage way features a large flat timber lintel with decorative timber brackets in the corners, and also a relieving segmental arch above.

The side (north) elevation is attached to the neighbouring property and is therefore unseen, however the timber finial appears to remain. The side (south) elevation is simple with no openings and displays a red brick construction. The finial and bargeboards are original and are the only decorative element to this elevation.

The rear (west) elevation features two openings, a later inserted door opening to the south end of the elevation and the carriageway (Plate 12). The ground floor is rendered and the first floor features the same polychromatic effect the east elevation displays, but without the window openings. A pitched roof scar is prominent across the majority of the elevation (Plate 13), this was a long modern building attached to this portion of the building and aligned north-south down to the arches.

The side (south) elevation has no openings and is composed solely of red brick. It features original timber barge boards and a decorative finial (Plate 17).

The roof features recent replacement ceramic tiles and replacement plastic guttering to the east elevation (Plate 14). The roof has original ceramic ridge tiles, timber barge boards to the north and south side elevations with decorative finials. Original timber fascia boards are located along the east and west elevations.

The carriageway interior is composed of red brick with lime wash half way up the walls (Plate 15). The road through the carriageway is made of square paving stones, although these appear to be a later addition, and several spots have been replaced with asphalt. It also displays the timber rafters and purlins that make up the roof with modern sheeting protecting the underside of the roof tiles (Plate 18). There are open gaps at the base of the roof level running east west on both the north and south walls that would have originally held joists creating a flat ceiling, there is evidence of removed lathe and plaster on the remaining joists to the north and south. First floor door openings to the north and south would have provided access for delivering or receiving goods and feed from carriages entering here. Both door openings show evidence of either having been either altered or added at a later date and are both now blocked, neither with original doors.

Interior

The southern part of the building, which is the larger of the two parts, is entered through a recently-added door opening in the south end of the west elevation. The ground floor is a single room with timber floorboards with removed render displaying the exposed red brick walls. Three windows are located to the east elevation with evidence that the centre window was originally the main entrance to this part of the building (Plate 20). It is unclear from the evidence whether the windows to either side are original or are later. Original stable pavers located under the floorboards and joists suggest that this room was once a stable. The west elevation has three equally-spaced ventilation openings with air bricks, now covered to the exterior (Plate 21). Overhead the exposed joists are visible, many of which have scars of lathe and plaster. Against the west wall, nearly aligned with the ventilation holes are three designed

gaps in the joists possibly for dropping feed from the first floor into the stables below (Plate 22). An inserted set of stairs is located against the north wall and provides access to the first floor (Plate 19). The first floor features three window openings to the east wall a door leading to the loading door for the carriageway to the north wall (Plate 23). The room has a single modified queen post truss that appears to have been used in the past to divide it, most likely, into two bedrooms. The truss appears original and uses a combination of timber jointing and iron rods in its construction (Plate 24 and Plate 25). The timber rafters and purlins are all on display as plasterboard has all been removed.

The structure to the north has a simple interior with a single room to the ground floor featuring the two window openings to the east and a later-inserted flight of stairs up to the first floor along the north wall. A single ventilation opening suggests this also may originally have been used as a stable (Plate 26). The first floor has two windows to the east wall and a single door opening leading out into the carriageway for loading and unloading carriages. This door opening appears to have been altered previously with some of the brickwork around the edges having been repaired. The ceiling is open to the rafters and purlins.

5.3 The East Coachman's Cottage

Exterior

The cottage is a two-bay, two-storey building, composed of red and yellow brick (Plate 27). The front (west) elevation has modern render up to sill height of the first floor. There is a later door and window opening to the north end of the elevation with the door and window now removed and boarded over. There are two other window openings to the ground floor both with timber two over two sliding sash windows with a Tudor arch design containing overlights with eight fixed panes (Plate 28). The southern window opening is thinner than the central windows and from the interior there is evidence that this was once a door opening. The first floor features yellow brick with red brick sill course and plat band. There are two half dormer window openings with original pointed Tudor arched windows similar to those on the ground floor. The dormers and around the roof feature original timber fascia boards and bargeboards, the apex of the dormer have the bottom half of finials the tops of which may have been removed.

The side (north) elevation has no openings and is composed solely of red brick (Plate 31). The scar of a formerly-attached pitched roof remains up to first floor height. The main features are the original timber barge boards and the decorative finial that has had the top removed.

The rear (east) elevation is rendered up the first floor, has a later-attached single storey lean-to extension and exposed red brick to the first floor. A recent door and window have been added to the north end of the elevation, now both blocked. A later single window is located to the first floor, now boarded.

The side (south) elevation also has no openings and is composed solely of red brick. It features original timber barge boards and a decorative finial (Plate 29).

The remains of what was likely a carriage house are located to north of the cottage (Plate 33). There are large iron pintles remaining in the extant walls for a large set of double doors. The scar along the north elevation of the cottage demonstrates the height and extent of the carriage house. A single window was located in the west elevation wall with the remains of a

later four-pane timber window. Now mostly removed, the carriage house appears to have undergone many earlier alterations with large amounts of concrete breezeblock on display in the walls (Plate 32).

Interior

Entering from the modern door opening to the front elevation this north room was possibly used as a store or kitchen area although little detail remains to properly identify it (Plate 34). There are the remains of square chequerboard tiles to the floor (Plate 35).

A large opening in the south wall leads into the parlour where the original flooring is lost and only concrete remains. Original timber skirting boards survive to the south and east walls. There is an original fireplace in the north wall (Plate 39). Evidence for a former doorway can be seen in the west wall, as previously noted. A modern piece of graffiti/ art has been located on the south wall (Plate 40). It details a personal story with photographs added intermittently to the text. The east wall features an original timber panelled door to the north which leads to the original W/C under the stairs and then onto the later addition which was also a W/C. A second opening leads up the stairs, both door openings to the east wall feature original timber surrounds (Plate 36).

The stairs immediately twist 90 degrees to run up along the east wall. The stairs are timber and appear to be original with original skirting boards along them (Plate 41). A later window opening has been inserted at the top of the stairs in the east wall (Plate 42), it is a modern four-pane casement window. The top of the stairs leads directly into the north and south rooms, both very similar in style each having a single west-facing window, original floor and skirting boards and chimney breast with now-removed fireplaces.

The later lean-to extension to the rear of the building is modern with concrete breeze block construction and modern timber framed window and a single ceramic toilet (Plate 46).

6 DISCUSSION

The arches and coach houses represent a suburban/urban coach house complex just to the south of the City of York.

Despite having lost some of its original detailing the former theatre arches retain much of their original character, maintaining a prominent role within the streetscape. The arcade structure retains a close visual and historical relationship with the Priory Hotel directly opposite.

The southern end of the ground floor of the larger coach house to the west appears to have been used as a stable. The first floor of the southern end may have been used as a combination of feed store, equipment and possibly accommodation for stable boys. The smaller eastern building would likely have been the accommodation for the full time coachman/stablemaster. The stable yard buildings are obscured from Fulford Road by the intervening shed, but also have a strong historical relationship with The Priory as well as an intimate architectural relationship with Howard Street.

It is likely these buildings were multifunctional as coach houses and stores for all manner of equipment needed for the house and gardens. Stylistically it is odd for a coach house to be across the way from the front of a building, however since the Priory was built in front of Isaac

Poad's own house, it is possible he did not want coach house encroaching onto his front yard. The acquisition by Poad of the York Theatre Royal arches and their re-use at this site, as a picturesque screen to beautify the frontage and obscure the view from the main house of these less-than ideally situated ancillary buildings, represents an interesting and early example of architectural salvage.

A brief list/summary of the relevant historic features that are extant have been compiled in the table below:

Table 1 List of extant historic features

Historic Feature	Location	Details
The arcade arches	Along Fulford Road	The remaining three arches from the Royal Theatre arcade, constructed 1834, moved here between 1876 and 1891.
Barge boards and finials	The west coach house roof and the cottage roof	Missing in parts. Match the Howard Street bargeboards and finials.
Timber-framed windows with Tudor arches and multipane overlights	The west coach house east elevation and cottage west elevation	Tudor arches and the eight pane overlights with sliding sashes are of particular interest.
Carriageway arch	The west coach house	The relieving arches and the timber lintels with timber brackets all add character to the site.
Victorian fireplace	Interior of the cottage, north wall of the ground floor parlour	Typical Victorian fireplace (complete)
Timber panelled door	Interior of the cottage, east wall of the ground floor parlour	Original four panelled door with original surrounds and door knob.
The polychromatic (red and yellow) brick work on the elevations	The west coach house east elevation and cottage west elevation	Decorative yellow brick work and red brick banding.
Stable features including the stable paving, ventilation openings and hay drops.	The ground floor of the south structure in the west coach house	The only remaining features suggesting the original use of this particular room

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PLATES



Plate 6 General view of the York Theatre Royal arcade, looking east (2017)



Plate 7 Detail of the arches, looking south-east



Plate 8 Detail of north arch, looking north-east



Plate 9 Detail of buttress and later arch opening, looking north-east

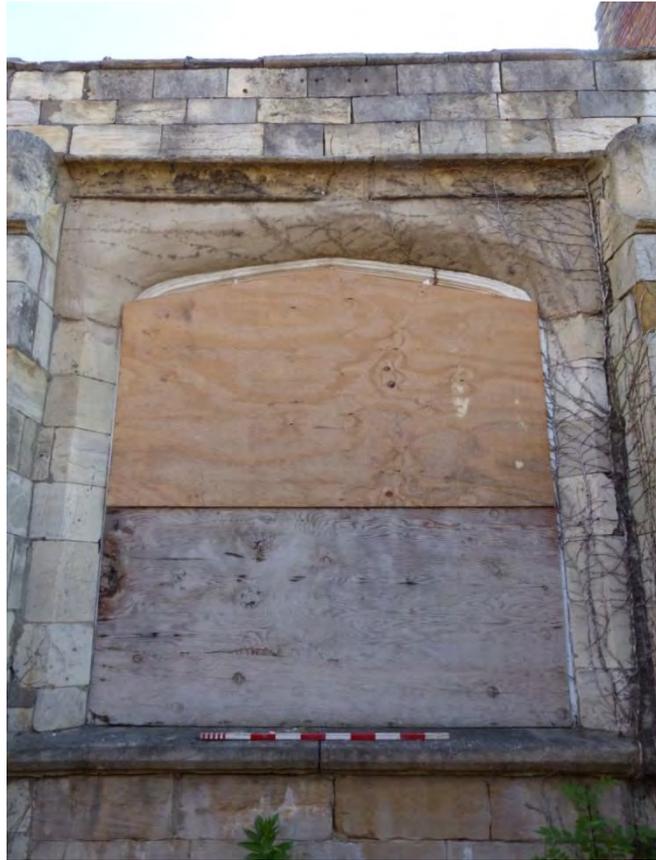


Plate 10 Detail of arch opening, looking east



Plate 11 View across site showing empty lot between arches and coach houses, looking west



Plate 12 West elevation of the west coach house, looking east



Plate 13 Detail of carriageway from west elevation, looking north-east



Plate 14 East elevation of west coach house, looking west



Plate 15 Carriageway through west coach house, looking west



Plate 16 Window in east elevation of west coach house, looking west



Plate 17 General view of the roof, looking north-west



Plate 18 Interior of carriageway roof, looking west



Plate 19 Interior of south ground floor room in west coach house, looking north-east



Plate 20 East wall of west coach house showing evidence of former door opening, looking east



Plate 21 Ventilation openings in west wall of west coach house, looking west



Plate 22 Possible feed drops in south room of west coach house, looking west



Plate 23 First floor east wall of west coach house, looking east



Plate 24 First floor east wall and roof truss of west coach house, looking south-east



Plate 25 Detail of roof truss in west coach house, looking south-west



Plate 26 Ground floor of north room in west coach house, looking north



Plate 27 The front (west) elevation of the east cottage, looking south-east



Plate 28 Detail of window to west elevation of cottage, looking east



Plate 29 South elevation of eastern cottage, looking

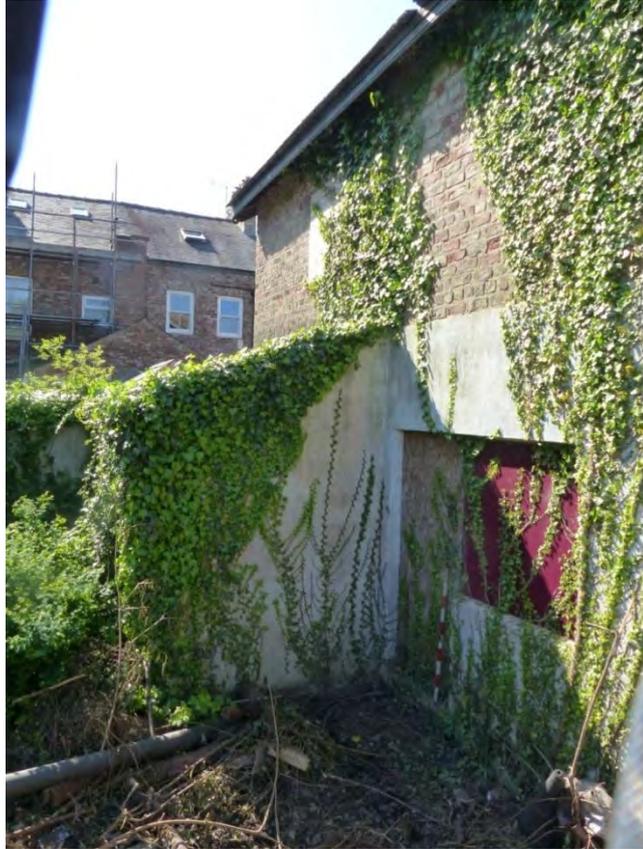


Plate 30 Rear (east) elevation of eastern coachman's cottage, looking south-west



Plate 31 Side (north) elevation of coachman's cottage, looking south-east



Plate 32 Partially demolished interior of carriage house, looking east



Plate 33 Partially demolished remains of carriage house, looking east



Plate 34 Ground floor north room of cottage, looking east

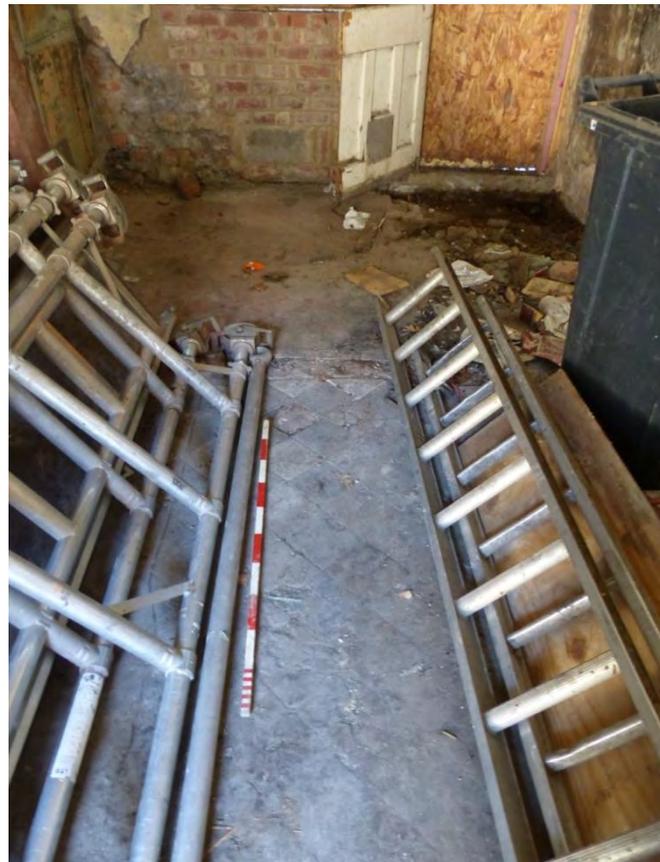


Plate 35 Detail of tiles in the ground floor north room of cottage, looking west



Plate 36 East wall of parlour in cottage, looking east



Plate 37 West wall in parlour of cottage, looking west



Plate 38 Former door opening in parlour of cottage, looking south-east



Plate 39 Fireplace in parlour of cottage, looking north-east

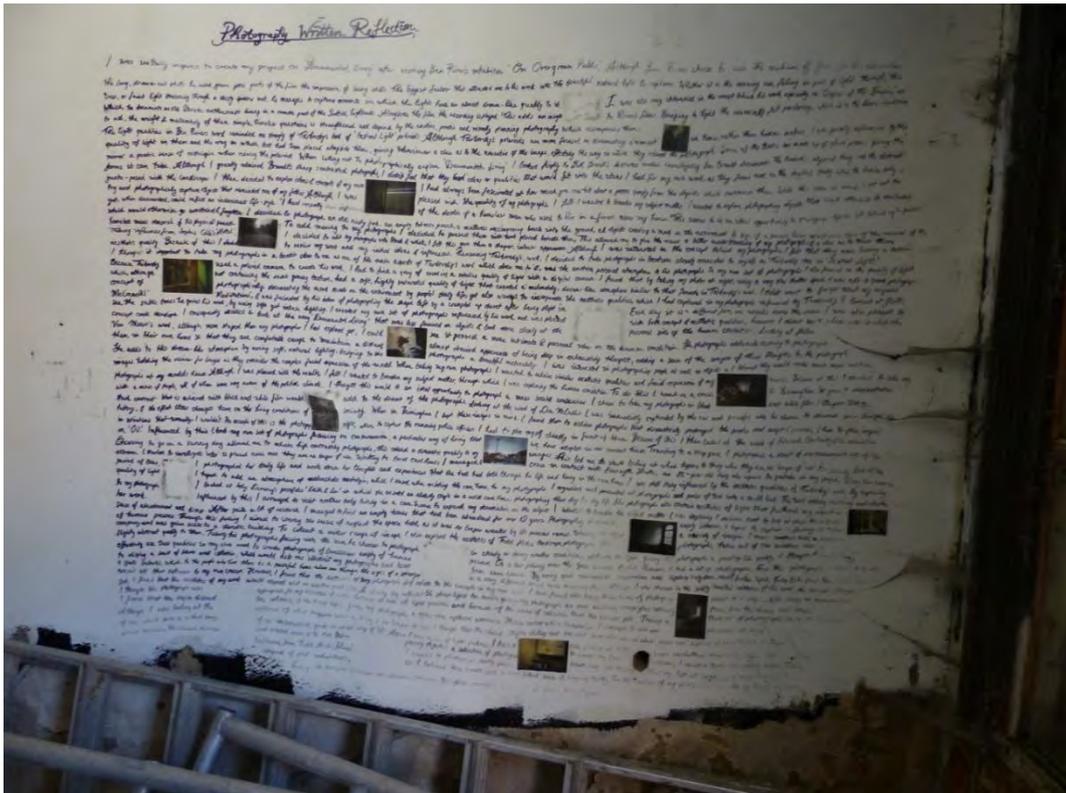


Plate 40 Recent art installation on south wall of cottage, looking south



Plate 41 Detail up the stairs in the cottage, looking north



Plate 42 Inserted window at the top of the stairs in the cottage, looking south-east



Plate 43 First floor south bedroom in cottage, looking south-west



Plate 44 Detail of removed fireplace in first floor bedroom of cottage, looking north-west



Plate 45 First floor north bedroom in the cottage, looking west



Plate 46 The interior of the lean-to addition of the cottage, looking south-east

FIGURES

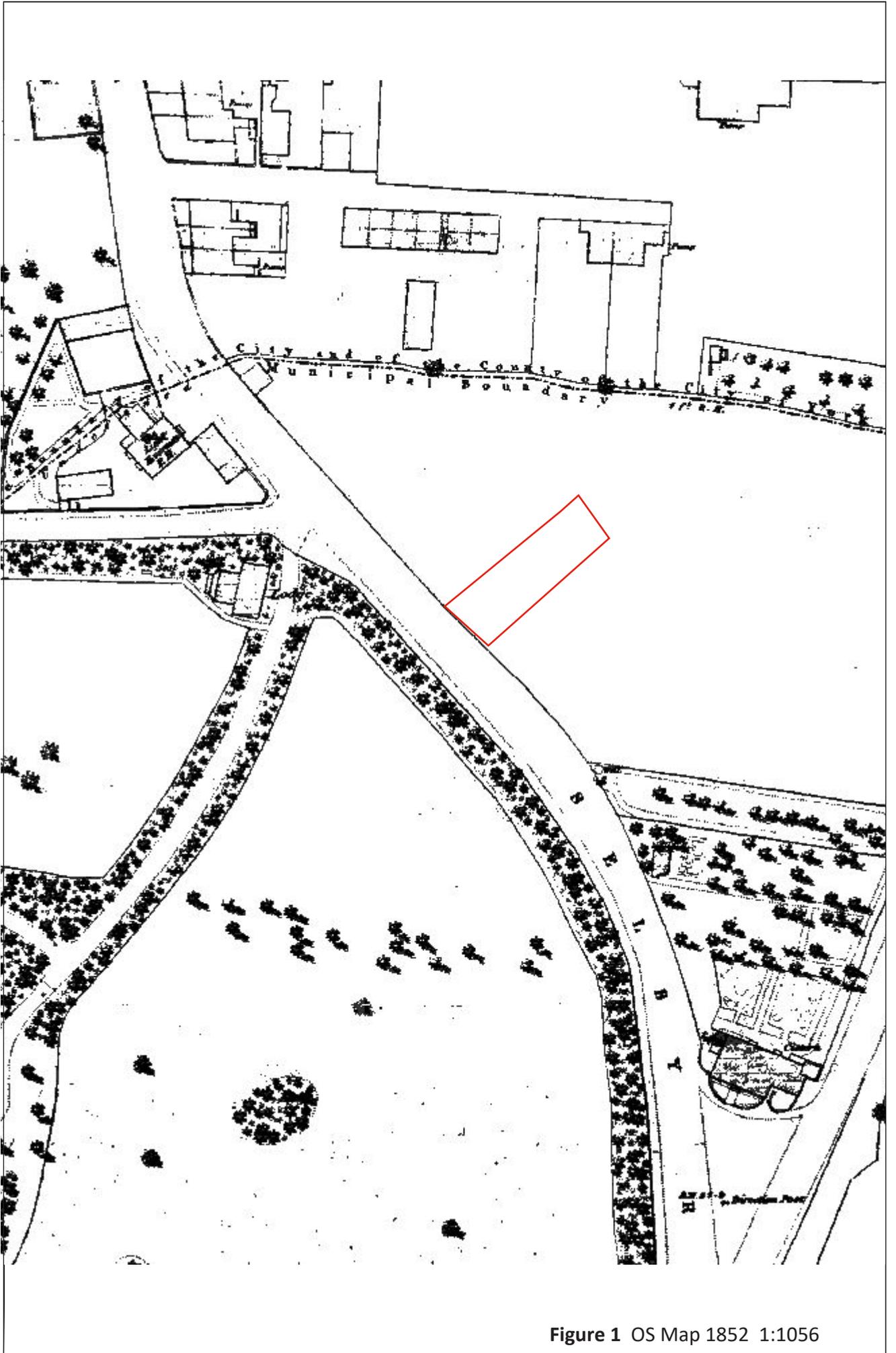


Figure 1 OS Map 1852 1:1056

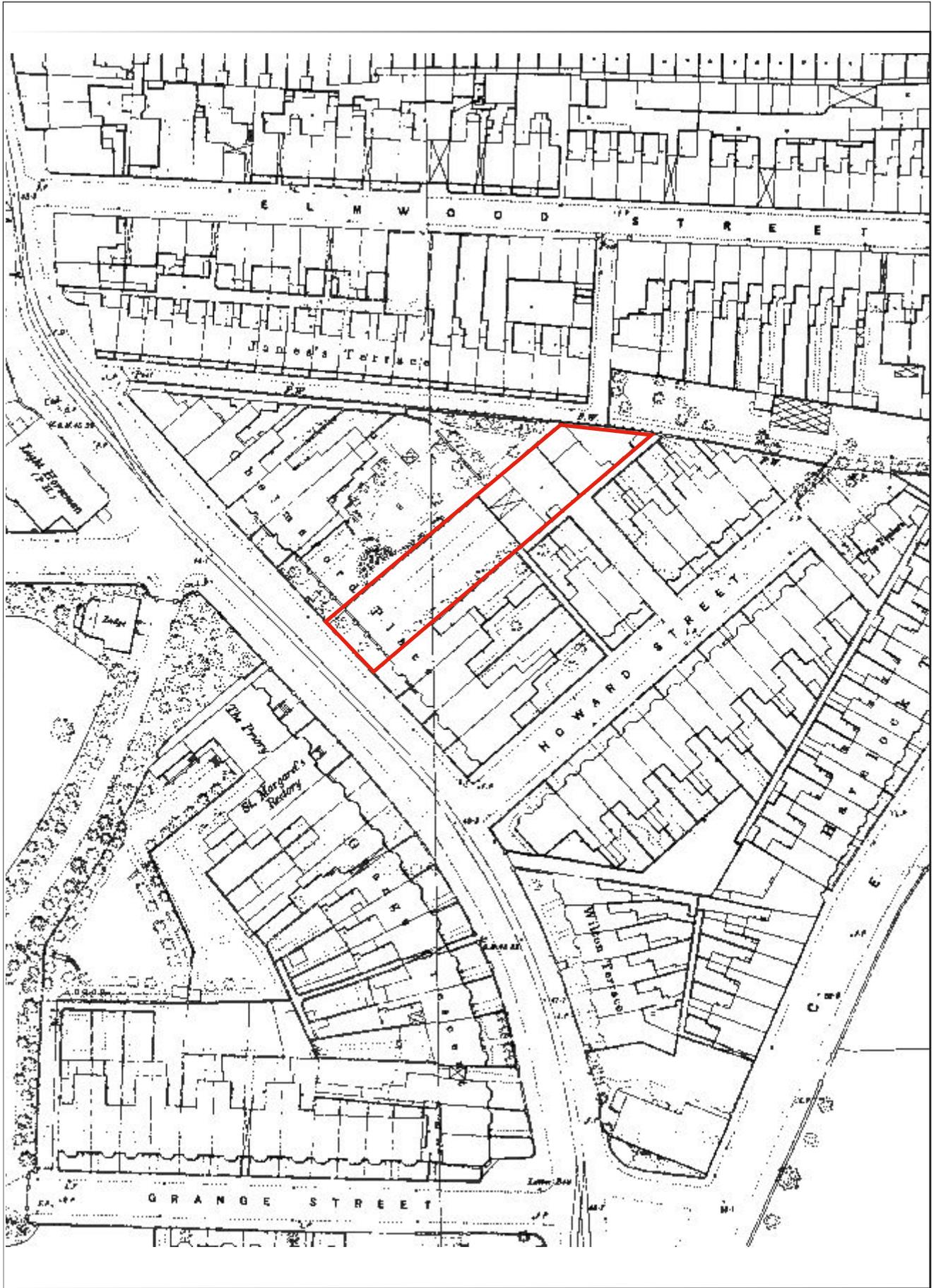


Figure 2 OS Map 1891 1:500

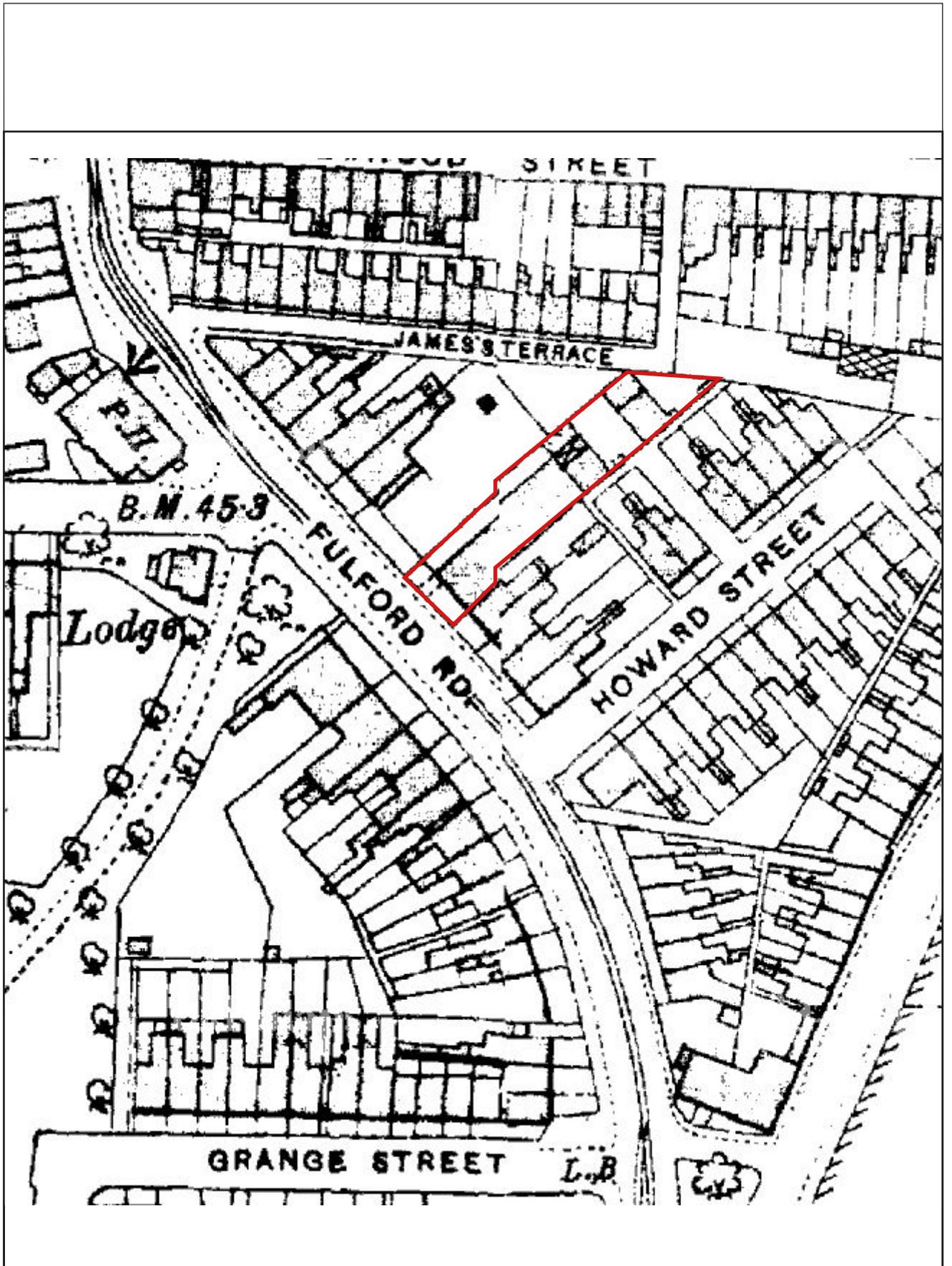


Figure 3 OS Map 1909 1:2500

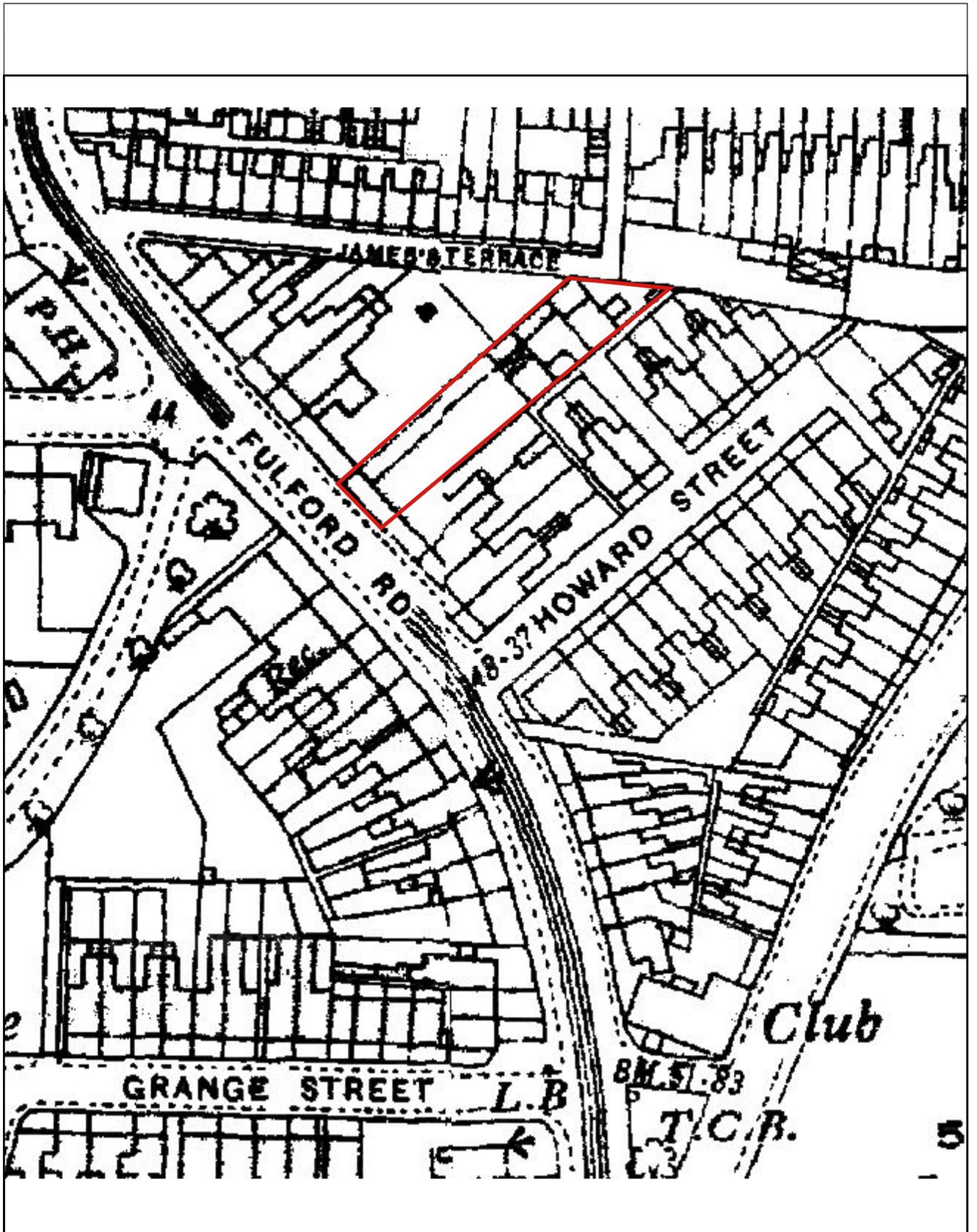


Figure 4 OS Map 1931 1:2500

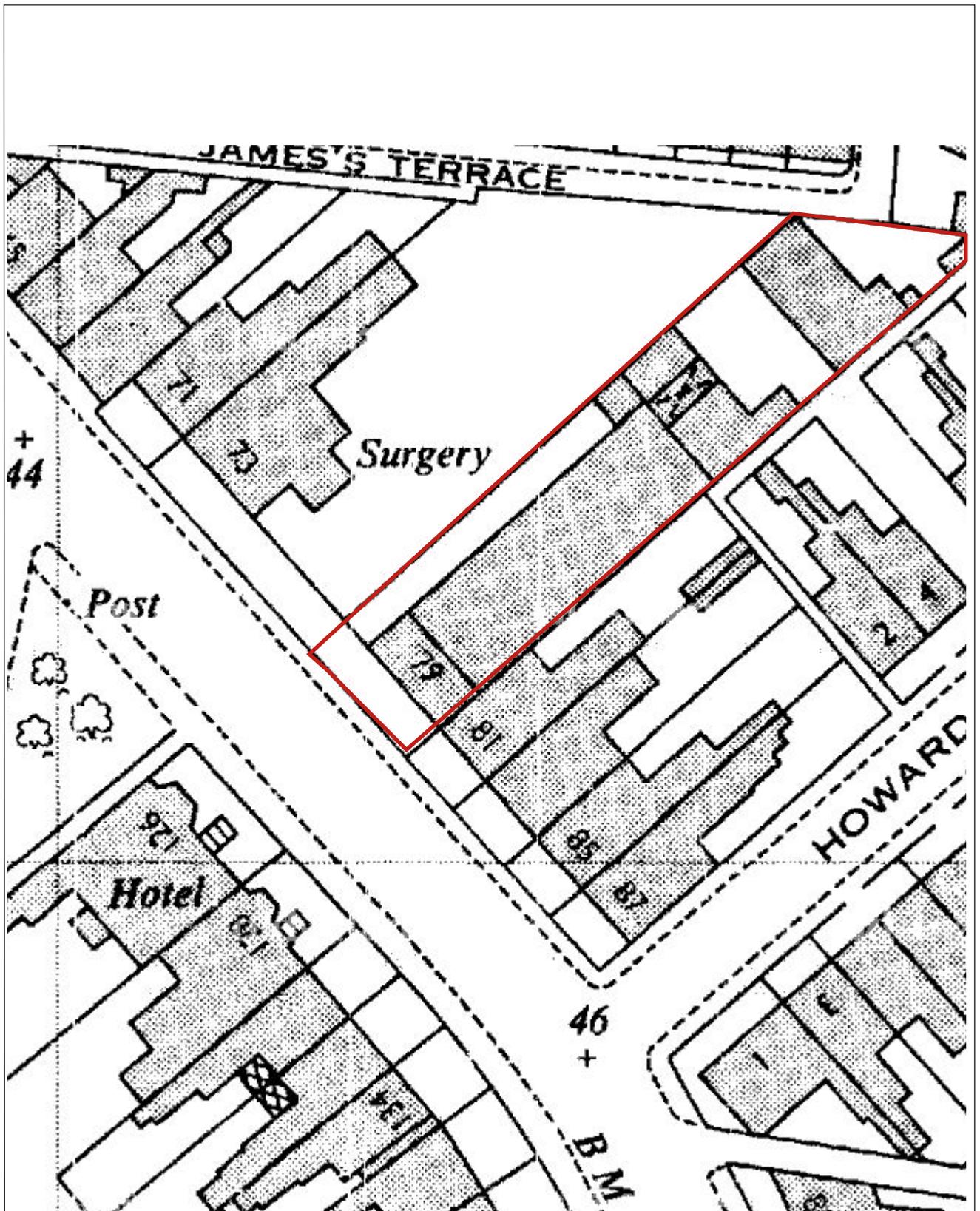


Figure 5 OS Map 1962 1:2500

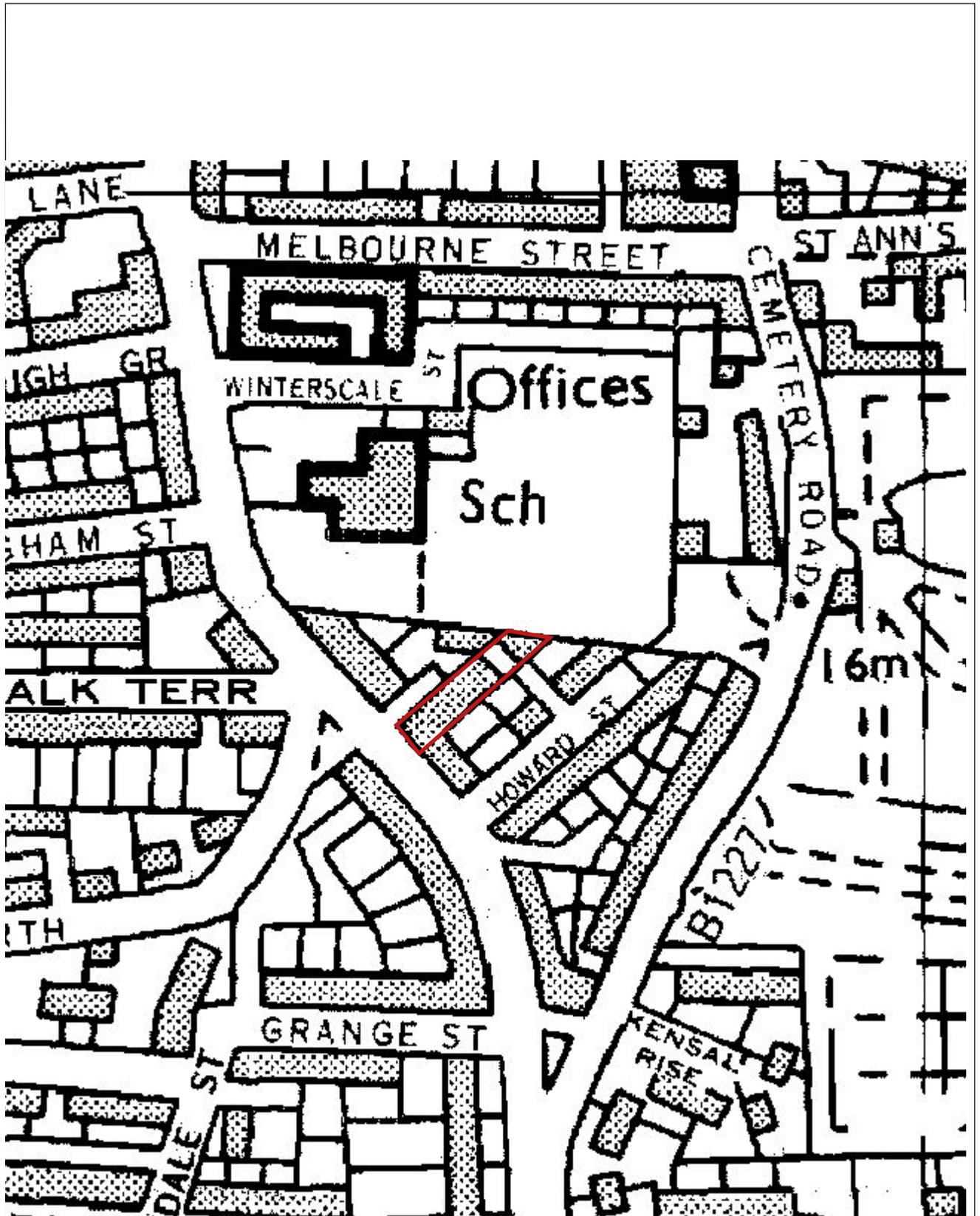


Figure 6 OS Map 1992 1:10000

Ground Floor

First Floor



Area of former carriage house

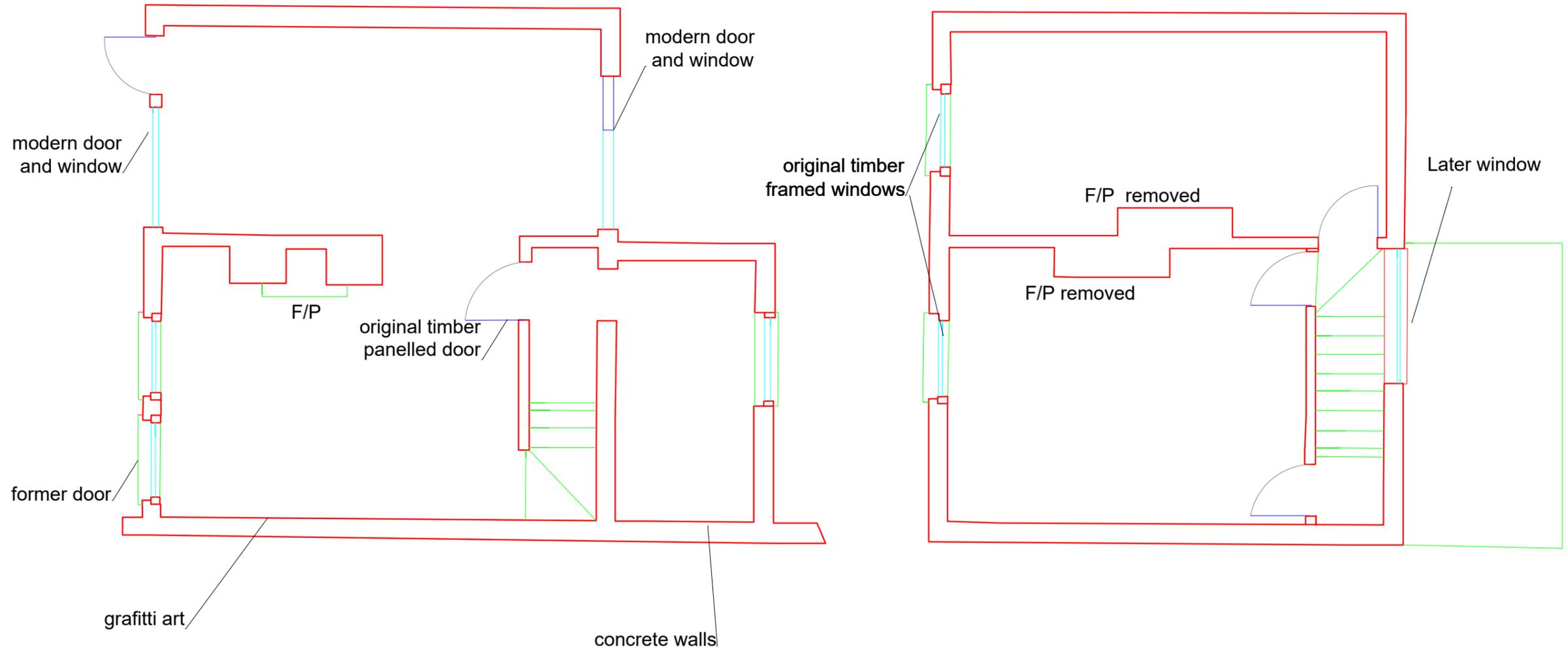
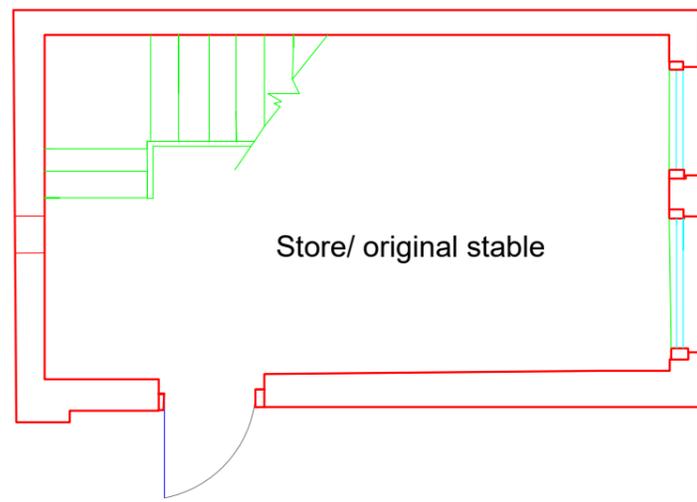


Figure 7 Plans of the Coachman's Cottage



Ground Floor



First Floor

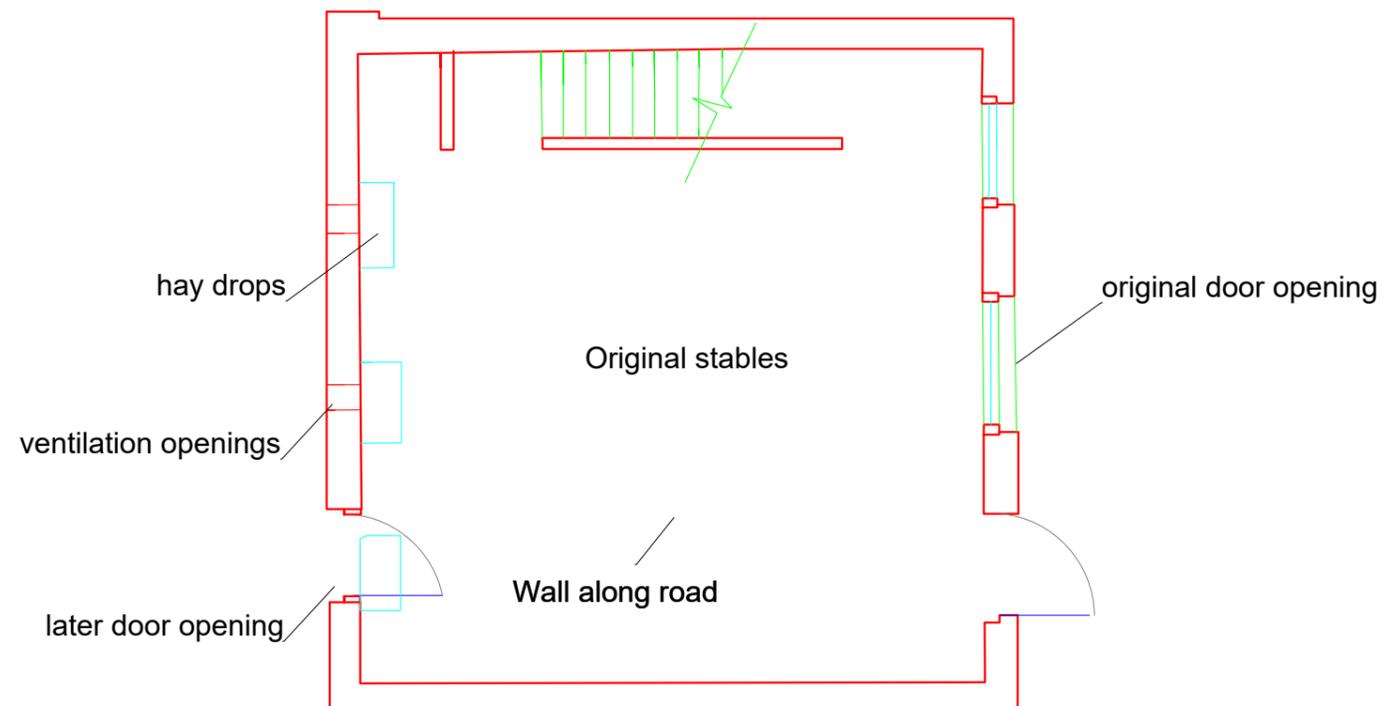
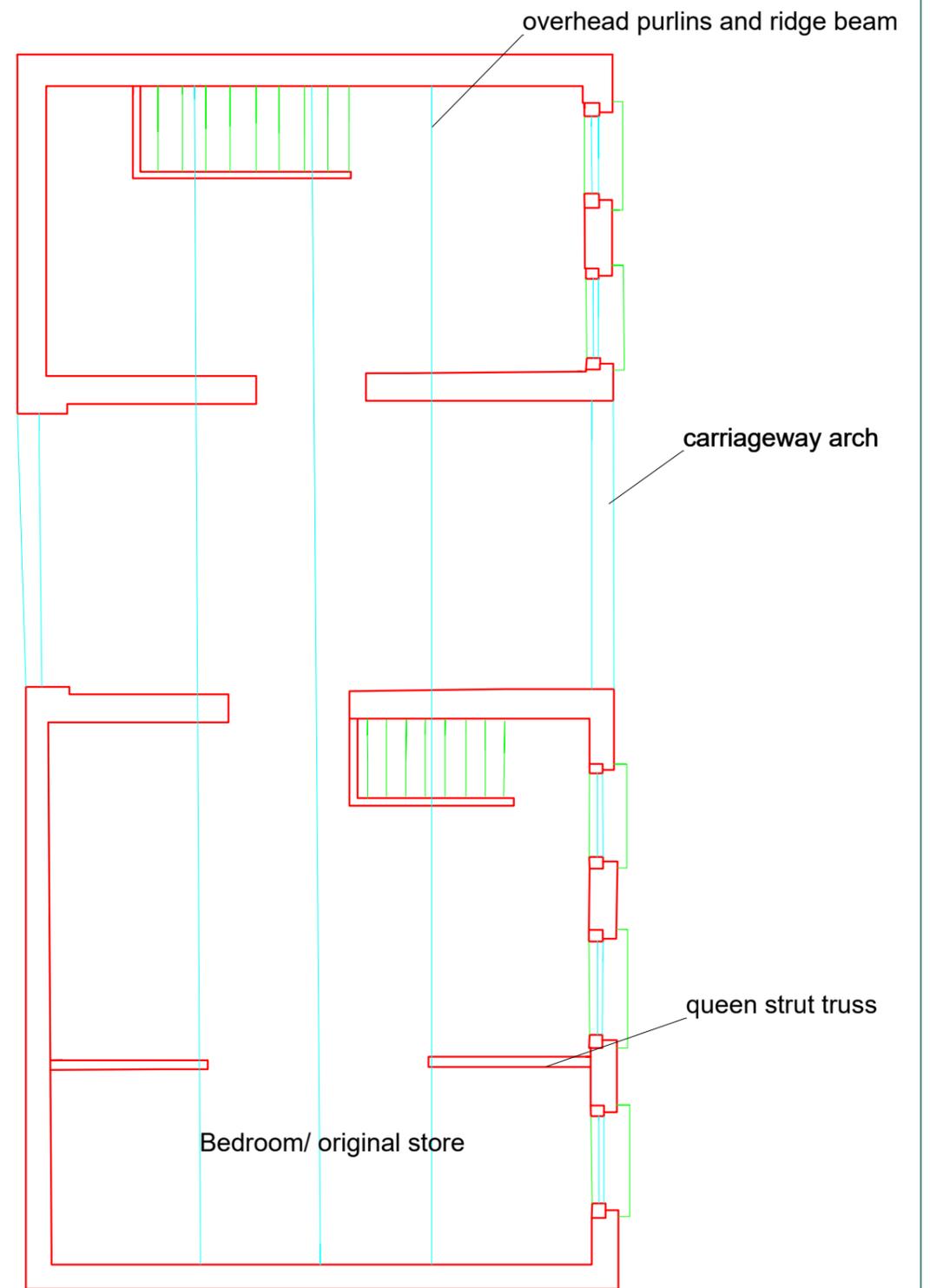


Figure 8 Plans of the west coach house

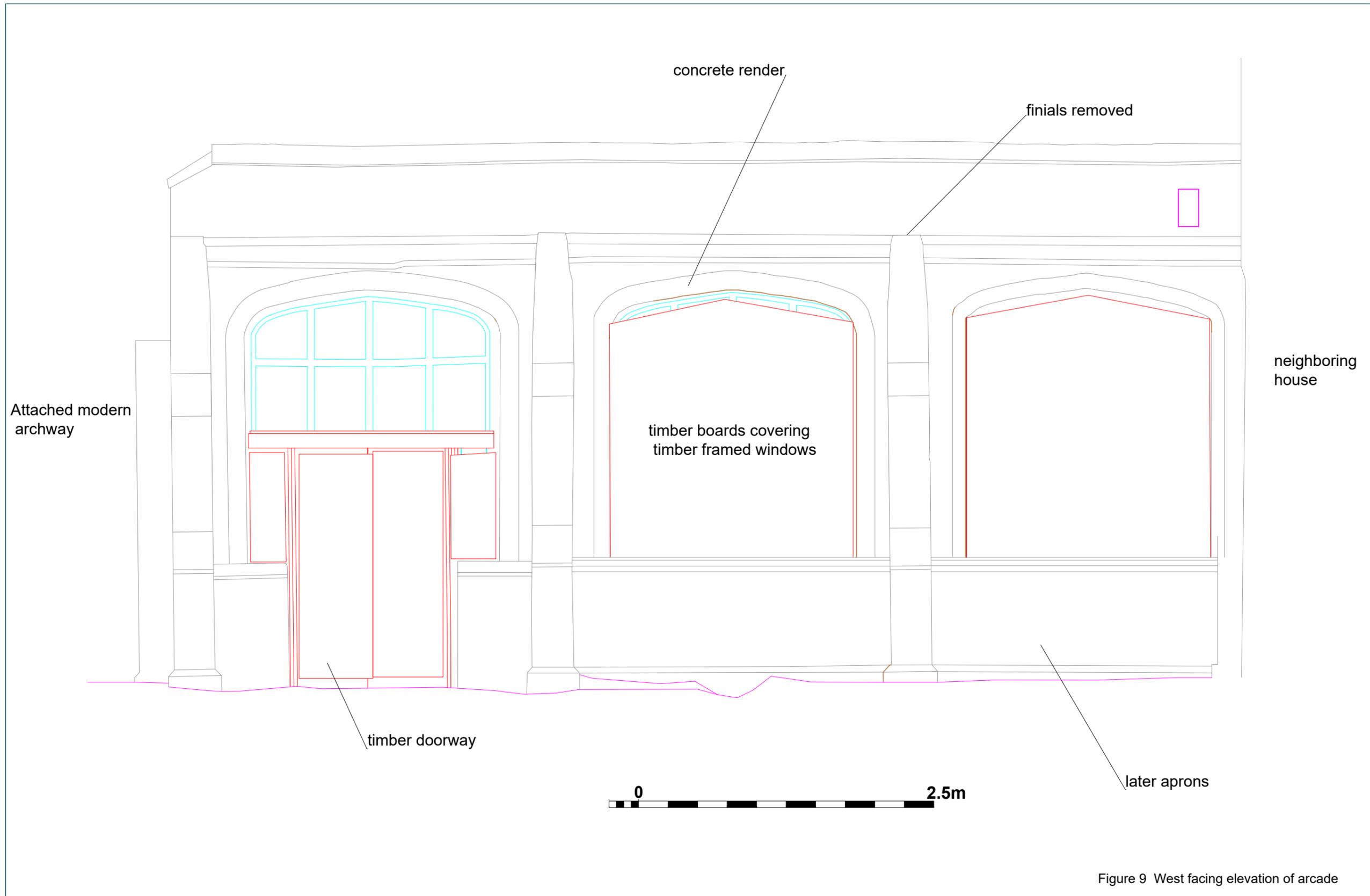


Figure 9 West facing elevation of arcade

APPENDIX 2 – WRITTEN SCHEME OF INVESTIGATION



YORK ARCHAEOLOGICAL TRUST

WRITTEN SCHEME OF INVESTIGATION FOR BUILDING RECORDING AND ARCHAEOLOGICAL WATCHING BRIEF, 79 FULFORD ROAD, YORK

Site Location: 79 Fulford Road, York

NGR: SE 6086 4984

Proposal: Alterations to existing buildings and groundworks related to the construction of a four storey block of 6 flats and a cafe and the conversion of the existing coach houses at the rear of the site to three dwellings.

Planning ref: 17/02381/FUL

Prepared for: Michael Hammill

Version	Produced by		Edited by		Approved by	
	Initials	Date	Initials	Date	Initials	Date
1	BR	10/05/18	IM	10/05/18	IM	11/05/18

1 SUMMARY

- 1.1 Michael Hammill of Yorbuild Ltd. has received consent for works at 79 Fulford Road, York (SE 6086 4984) (Figure 1). The scheme will include internal and external alterations to existing buildings and groundworks related to the construction of a four storey block of 6 flats and a cafe and the conversion of the existing coach houses at the rear of the site to three dwellings
- 1.2 The work is being completed in response to condition 16 on planning application 17/02381/FUL (see Designation and Constraints Section 3)
- 1.3 This Written Scheme of Investigation (WSI) has been prepared in response to a brief discussed with Michael Hammill. The work will be carried out in accordance with this WSI.

2 SITE LOCATION & DESCRIPTION

- 2.1 The proposal site is at 79 Fulford Road, York.
- 2.2 The proposal is for the erection of a four storey block of 6 flats and a cafe and the conversion of the existing coach houses at the rear of the site to three dwellings. The front section of the site houses the "Arcade" from York Theatre Royal which was subject to an Article 4 Direction in 2017. The site was previously used as a children's nursery but the main building on site has been demolished.

3 DESIGNATIONS & CONSTRAINTS

- 3.1 The work is being completed in response to conditions 15 and 16 on planning application 17/02381/FUL which states:

15 *No work shall commence on site until the applicant has secured the implementation of a programme of archaeological work (a watching brief on all ground works by an approved archaeological unit) in accordance with a specification supplied by the Local Planning Authority. This programme and the archaeological unit shall be approved in writing by the Local Planning Authority before development commences.*

Reason: The site lies within an Area of Archaeological Importance and the development will affect important archaeological deposits which must be recorded during the construction programme.

16 *No demolition/ alteration/removal of fabric shall take place until the applicant has secured the implementation of an agreed programme of archaeological work written description and photographic recording of the standing buildings [former theatre archways and two coach houses] to HE Level of Recording 2 which has been agreed in writing by the LPA and the applicant has submitted a report and copies of the survey and record to the LPA and these have been agreed in writing by the LPA.*

Reason: The buildings on this site are of archaeological interest and must be recorded prior to demolition and alteration

- 3.2 The site lies just outside York's Area of Archaeological Importance (AAI) and the City of York Central Historic Core Conservation Area. There are no Scheduled Ancient Monuments within

the site boundary. This site does not lie within a Registered Historic Park or Garden or Registered Battlefield.

- 3.3 The area can be described as an Area of Archaeological Interest with sparse Roman burials and a cemetery known in the immediate vicinity. Archaeological building recording is required prior to the removal of the late 19th century/early 20th century former nursery building and prior to the soft stripping and alteration to the coach houses. Should any further historic features be revealed during the soft strip they will also need to be recorded and added to the initial report. All building recording work should be carried out by an archaeologist or suitably qualified person providing a report in accordance with Historic England guidelines and City of York Council requirements.
- 3.4 Below ground there is the potential for archaeological deposits to survive in undisturbed pockets across the site relating to all periods. An archaeological watching brief will be required during all groundworks including: the grubbing up of foundations following the demolition of the former nursery building, landscaping and drainage groundworks and during excavations for the foundations for the small extensions to the coach houses.

4 ARCHAEOLOGICAL INTEREST

- 4.1 The CYC delegated report describes the site as being within an area of archaeological interest with sparse Roman burials and a cemetery known in the immediate vicinity. A late 19th century/early 20th century former nursery building and coach houses are of archaeological and historic interest and require a Level II building record.
- 4.2 The Fulford Road frontage of the property is formed by an arcade which was formerly a colonnade added to York Theatre Royal in about 1835 when a new entrance to the theatre was created on the newly-built St Leonard's Place. The structure was removed to its current location in the late 1870s, it is thought by the architect John Harper (1809–1842) who undertook substantial remodelling works on the theatre at that time. Harper may have had a connection with the property or its owners and this will need to be explored in the archival research.

5 WORKS TO BE MONITORED

- 5.1 Archaeological building recording is required prior to the removal of the late 19th century/early 20th century former nursery building and prior to the soft-stripping and alteration to the coach houses.
- 5.2 Should any further historic features be revealed during the soft strip they will be recorded and added to the initial report.
- 5.3 All building recording work will be carried out by a suitably qualified archaeologist who will provide a report in accordance with Historic England guidelines and City of York Council requirements.
- 5.4 A comprehensive watching brief will be maintained on subsequent groundworks

6 DELAYS TO THE DEVELOPMENT SCHEDULE

- 6.1 It is not anticipated that the building recording will impinge upon the development schedule. However, should significant archaeology be discovered during the watching brief it may be necessary to allow time for archaeological investigation and recording. In the event that significant archaeological remains are encountered, the client and CYC archaeologists John Oxley and Claire MacCrae will be informed and mitigation will be agreed to minimise negative

impacts on the progress of works as is possible.

7 BUILDING RECORDING METHODOLOGY

The aims of the building recording are:

- 7.1 The brief corresponds to levels set out in Historic England's guide Understanding Historic Buildings (2016). In this instance, a Level 2 survey on the two coach houses and the stone arcade to the front of the property is being proposed. The principal aim is to produce a full drawn and photographic record of the buildings with a descriptive record of the exterior and interior of the buildings. All works will be located using drawings to be supplied by the client.
- 7.2 The building recording will include an examination of the buildings, including all exterior elevations and a room by room survey. This will provide a written description (building type, materials used, likely date of origin, alterations, phases of development, uses, and evidence for no longer extant associated structures), and a full photographic record. Plans will also be produced to scale and show relevant historical features.
- 7.3 A documentary search will also be undertaken, including a visit to the York Explore Library and Archives. A review of the cartographic evidence for the buildings will be undertaken in order to trace the development of the property.

Survey

- 7.4 A building survey will be conducted checking measurements from the provided CAD plans.
- 7.5 A full written description of all exteriors and a room by room record will be undertaken on site, sketches and photographs will be made to help illustrate architectural features.
- 7.6 Laser Distos, external lighting sources and hand tapes will all be employed to assist with the recording.

Drawings

- 7.7 The drawn site records, the completed CAD drawings presented in the report and the use of existing survey drawings will conform to the conventions and procedures laid out in the Historic England guidance Understanding Historic Buildings (2016).
- 7.8 Plans of each floor will be produced at a scale of at least 1:100.
- 7.9 The drawings will show (with annotations, where required) the historic construction of the buildings, the form and position of structural features of significance (former openings, straight masonry joints etc), and where former parts of the structure can be inferred to have been.
- 7.10 All drawings will include metric scales, north signs or details of orientation. There will be clear labelling to signify the subject, the date of survey and the name/ initials of the surveyor.

Photography

- 7.11 As required by a Level 2 building recording photographs will include:

General views of the buildings in the wider setting

- The buildings external appearance comprising a series of oblique views showing all external elevations
- The overall appearance of all rooms and circulation areas
- External and internal decorative detail relevant to the building's design, development or use
- Any dates, inscriptions or graffiti which contribute to an understanding of the building or its fixtures or fittings
- Any building contents or ephemera which has a significant bearing on the buildings

history

- 7.12 Photographs (where possible) will include graduated scales. Where required, the camera will be tripod-mounted for stability, and artificial lighting may be used where necessary.
- 7.13 All photography will be carried out with a Panasonic Lumix DMC Z200 (14 mega pixels).

Documentary Research

- 7.14 A cartographic search and map regression exercise will be undertaken for the property.
- 7.15 The York Explore Library and Archives will be visited for records related to the property and individuals related to it.
- 7.16 There will be consultation of appropriate archaeological and historical journals, books and online resources.
- 7.17 Research may also include, as required, published comparative material to help identify and date the fixtures, fittings, materials, techniques and decoration in the building.

8 WATCHING BIREF RECORDING METHODOLOGY

- 8.1 If a base plan of intervention areas is available, the areas being monitored will be determined using this information. If a plan is not available, or the watching brief work involves monitoring of long linear works, interventions which are not mapped, or large open areas, the location of the monitoring will be determined using a hand-held GPS.
- 8.2 Unique context numbers will only be assigned if artefacts are retrieved, or stratigraphic relationships between archaeological deposits are identifiable. In archaeologically 'sterile' areas, soil layers will be described, but no context numbers will be assigned. Where assigned, each context will be described in full on a pro forma context record sheet in accordance with the accepted context record conventions.
- 8.3 Archaeological deposits will be planned at a basic scale of 1:50, with individual features requiring greater detail being planned at a scale of 1:20. Larger scales will be utilised as appropriate. Cross-sections of features will be drawn to a basic scale of 1:10 or 1:20 depending on the size of the feature. All drawings will be related to Ordnance Datum. Where it aids interpretation, structural remains will also be recorded in elevation. All drawings will be drawn on inert materials. All drawings will adhere to accepted drawing conventions.
- 8.4 Photographs of archaeological deposits and features will be taken. This will include general views of entire features and of details such as sections as considered necessary. All site photography will adhere to accepted photographic record guidelines.
- 8.5 Areas which are inaccessible (e.g. for health and safety reasons) will be recorded as thoroughly as possible within the site constraints. In these instances, recording may be entirely photographic, with sketch drawings only.
- 8.6 All finds will be collected and handled following the guidance set out in the ClfA guidance for archaeological materials. Unstratified material will not be kept unless it is of exceptional intrinsic interest. Material discarded as a consequence of this policy will be described and quantified in the field. Finds of particular interest or fragility will be retrieved as Small Finds, and located on plans. Other finds, finds within the topsoil, and dense/discrete deposits of finds will be collected as Bulk Finds, from discrete contexts, bagged by material type. Any dense/discrete deposits will have their limits defined on the appropriate plan.
- 8.7 All artefacts and ecofacts will be appropriately packaged and stored under optimum conditions, as detailed in the RESCUE/UKIC publication *First Aid for Finds*, and recording

systems must be compatible with the recipient museum. All finds that fall within the purview of the Treasure Act (1996) will be reported to HM Coroner according to the procedures outlined in the Act, after discussion with the client and the local authority.

- 8.8 A soil sampling programme will be undertaken for the recovery and identification of charred and waterlogged remains where suitable deposits are identified. The collection and processing of environmental samples will be undertaken in accordance with Historic England guidelines (Campbell, Moffatt and Straker 2011). Environmental and soil specialists will be consulted during the course of the evaluation with regard to the implementation of this sampling programme. Soil samples of approximately 30 litres for flotation (or 100% of the features if less than this volume) will be removed from selected contexts, using a combination of the judgement and systematic methodologies.
- **Judgement sampling** will involve the removal of samples from secure contexts which appear to present either good conditions for preservation (e.g. burning or waterlogging) or which are significant in terms of archaeological interpretation or stratigraphy. (Given the nature of an archaeological watching brief, it is anticipated that the implementation of a systematic sampling methodology will not be possible).
- 8.9 Industrial residues are not expected at this site. However, should industrial activity of any scale be found samples and process residues will also be collected. Separate samples (c. 10ml) will be collected for micro-slugs (hammer-scale and spherical droplets) (Historic England 2015).
- 8.10 Other samples will be taken, as appropriate, in consultation with YAT specialists and the Historic England Regional Science Advisor, as appropriate (e.g. dendrochronology, soil micromorphology, monolith samples, C14, etc.). Samples will be taken for scientific dating where necessary for the development of subsequent mitigation strategies. Material removed from site will be stored in appropriate controlled environments.
- 8.11 In the event of human remains being discovered during the evaluation these will be left *in-situ*, covered and protected, in the first instance. The removal of human remains will only take place in compliance with environmental health regulations and following discussions with, and with the approval of, the Ministry of Justice. If human remains are identified, the Ministry of Justice and curator will be informed immediately. An osteoarchaeologist will be available to give advice on site.
- If **disarticulated** remains are encountered, these will be identified and quantified on site. If trenches are being immediately backfilled, the remains will be left in the ground. If the excavations will remain open for any length of time, disarticulated remains will be removed and boxed, for immediate reburial by the Church.
 - If **articulated** remains are encountered, these will be excavated in accordance with recognised guidelines (see 7.12) and retained for assessment.
 - Any grave goods or coffin furniture will be retained for further assessment.
- 8.12 Where a licence is issued, all human skeletal remains must be properly removed in accordance with the terms of that licence. Where a licence is not issued, the treatment of human remains will be in accordance with the requirements of Civil Law, ClfA Technical Paper 13 (1993) and Historic England guidance (2005).

9 REPORT & ARCHIVE PREPARATION

9.1 Upon completion of the groundworks, a report will be prepared to include the following:

- a) A non-technical summary of the results of the work.
- b) An introduction which will include the planning reference number, grid reference and dates when the fieldwork took place.
- c) An account of the methodology and results of the operation.
- d) A selection of photographs and drawings, including an overall plan of the site accurately identifying the areas monitored.
- e) Details of archive location and destination (with accession number, where known), together with a catalogue of what is contained in that archive.
- f) A copy of the key OASIS form details
- g) Copies of the Brief and WSI
- h) Additional photographic images may be supplied on a CDROM appended to the report

9.2 Copies of the report will be submitted to the commissioning body and the HER/SMR (also in PDF format).

9.3 The requirements for archive preparation and deposition will be addressed and undertaken in a manner agreed with the recipient museum. In this instance the Yorkshire Museum is recommended and an agreed allowance should be made for the curation and storage of this material. Copies of digital RAW files produced during the building recording will be deposited with the Archaeological Data Service (ADS).

9.4 The owner of the Intellectual Property Rights (IPR) in the information and documentation arising from the work, would grant a licence to the County Council and the museum accepting the archive to use such documentation for their statutory functions and provide copies to third parties as an incidental to such functions. Under the Environmental Information Regulations (EIR), such documentation is required to be made available to enquirers if it meets the test of public interest. Any information disclosure issues would be resolved between the client and the archaeological contractor before completion of the work. EIR requirements do not affect IPR.

10 HEALTH AND SAFETY

10.1 Health and safety issues will take priority over archaeological matters and all archaeologists will comply with relevant Health and Safety Legislation.

10.2 A Risk Assessment will be prepared prior to the start of site works.

11 PRE-START REQUIREMENTS

11.1 The client will be responsible for ensuring site access has been secured prior to the commencement of site works, and that the perimeter of the site is secure.

11.2 The client will provide York Archaeological Trust with up to date service plans and will be responsible for ensuring services have been disconnected, where appropriate.

11.3 The client will be responsible for ensuring that any existing reports (e.g. asbestos/structural survey) are made available to YAT prior to the commencement of work on site.

12 TIMETABLE & STAFFING

- 12.1 The timetable currently anticipates the work taking place in 2018.
- 12.2 Specialist staff available for this work are as follows: Greg Laban, Built Heritage Specialist.

13 MONITORING OF ARCHAEOLOGICAL FIELDWORK

- 13.1 As a minimum requirement, the City of York Archaeologist John Oxley will be given a minimum of one week's notice of groundworks commencing on site, and will be afforded the opportunity to visit the site during and prior to completion of the on-site works so that the general stratigraphy of the site can be assessed. York Archaeological Trust will notify John Oxley of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed WSI will only be made in consultation with John Oxley.

14 COPYRIGHT

- 14.1 York Archaeological Trust retain the copyright on this document. It has been prepared expressly for Michael Hammill, and may not be passed to third parties for use or for the purpose of gathering quotations.

15 KEY REFERENCES

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For the latest Historic England guidance documents see:

<https://historicengland.org.uk/advice/latest-guidance/>



- SITE APPLICATION BOUNDARY
- THEATRE ROYAL STONE ARCHES
AREA SUBJECT TO ARTICLE 4 NOTICE



Figure 1: Location of works

Plan prepared by Higgs Young Architects to support the planning application



YORK ARCHAEOLOGICAL TRUST

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