

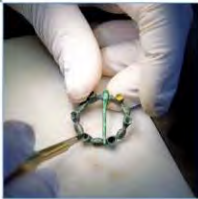
69 and 71 Micklegate City of York

Historic Building Recording and Heritage Assessment

National Grid Reference Number: SE 5991 5159

AOC Project No: 51254

Date: September 2014



ARCHAEOLOGY

| HERITAGE

| CONSERVATION

69 and 71 Micklegate, City of York Historic Building Recording and Heritage Assessment

On Behalf of: W.R. Dunn and Co Ltd
27 Front Street
Acomb
York
YO24 3BW

National Grid References (NGR): SE 5991 5159

AOC Project No: 51254

Prepared by: Ian Atkins and Mitchell Pollington

Date: September 2014

This document has been prepared in accordance with AOC standard operating procedures.

Author: Ian Atkins and Mitchell Pollington **Date: September 2014**

Approved by: Mitchell Pollington **Date: September 2014**

Report Stage: Final **Date: September 2014**

Enquiries to: AOC Archaeology Group
The Raylor Centre
James Street
York
YO10 3DW

Tel. 01904 413404
Fax. 01904 430303
e-mail. york@aocarchaeology.com



www.aocarchaeology.com

Contents

List of Figures	iii
List of Plates.....	iii
Non-Technical Summary	iv
1 Introduction.....	1
2 Summary of Proposed Development Plans	1
3 National and Local Planning Policies	2
4 Aims.....	3
5 Methodology	3
6 Baseline Information	5
7 Archaeological and Historical Background	5
8 Historic Building Survey.....	8
9 Historic Environment Impact Assessment.....	18
10 Conclusions	20
11 Bibliography.....	21
Appendix 1: Catalogue of recorded heritage assets and archaeological investigations within the study area	
Appendix 2: Listed Building Description	
Appendix 3: Photographic Register	

List of Figures

- Figure 1 Site location
- Figure 2 The proposed development site and the study area
- Figure 3 The approximate position of the proposed development site in relation to Jacob Richard's plan of c.1683
- Figure 4 The Ordnance Survey 1:1056 map of 1852 with the study area and proposed development site highlighted
- Figure 5 The Ordnance Survey 1:500 map of 1891 with the proposed development site highlighted
- Figure 6 69-71 Micklegate: Cellar Plan
- Figure 7 69-71 Micklegate: Ground-floor Plan
- Figure 8 69-71 Micklegate: First-floor Plan
- Figure 9 69-71 Micklegate: Second-floor Plan
- Figure 10 69-71 Micklegate: Front Elevation
- Figure 11 69-71 Micklegate: Section
- Figure 12 69-71 Micklegate: Phase Plans
- Figure 13 69-71 Micklegate: Phase Plans
- Figure 14 69-71 Micklegate: External Photographic Locations
- Figure 15 69-71 Micklegate: Cellar Photographic Locations
- Figure 16 69-71 Micklegate: Ground-floor Photographic Locations
- Figure 17 69-71 Micklegate: First-floor Photographic Locations
- Figure 18 69-71 Micklegate: Second-floor Photographic Locations

List of Plates

- Plate 1 A view of the Micklegate elevation looking south-east
- Plate 2 A view of the Micklegate elevation looking south
- Plate 3 The east side of the rear elevation
- Plate 4 The west side of the rear elevation

Non-Technical Summary

AOC Archaeology Group was commissioned by W.R. Dunn and Co Ltd to undertake a programme of historic building recording and a heritage assessment to inform a planning application for the redevelopment of 69-71 Micklegate, York (centred at SE 5991 5159) for residential and commercial use. This comprises a late 16th or early 17th century timber-framed building with an 18th century brick frontage and 20th century shop fronts, which is a Grade II Listed Building (NHLE ref. 1257312).*

The proposed development includes the creation of three new apartments within the building, the removal of a modern extension to the rear of the site and the subsequent construction of a new cottage. The frontage of the building will be restored through the removal of modern paintwork, and all works and repairs will be undertaken to retain any historical features and spatial relationships where structurally possible, therefore minimising any potential impact on the historic fabric and character of the building.

There is potential for the survival of previously unrecorded sub-surface archaeological remains within the site, especially to the rear of the property where basements have not truncated potential archaeological deposits. It is therefore considered that there may be potential for direct impacts on previously unrecorded archaeological sub-surface remains within the proposed development site, which may require a further programme of archaeological mitigation to fully identify and record.

1 Introduction

- 1.1 AOC Archaeology Group was commissioned by W.R. Dunn and Co Ltd to undertake a programme of historic building recording and a heritage assessment to inform a planning application for the proposed redevelopment of the Grade II* Listed Building at 69-71 Micklegate, York.
- 1.2 This document provides a descriptive and interpretative assessment of the historic structure of the building, as well as an assessment of the potential for the survival of archaeological remains within the proposed development site. It also assesses the significance and setting of heritage assets within the surrounding historic environment and the potential impacts that the proposed development could have on these heritage assets.
- 1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Chapter 12: 'Conserving and enhancing the historic environment', paragraph 128) and is in line with the Institute for Archaeologists (IfA) guidelines *Standard and Guidance for historic environment desk-based assessment* (IfA 2012).

Site location and description

- 1.4 The site comprises numbers 69-71 Micklegate, York (centred at SE 5991 5159; Figure 1). It originally comprised two separate timber-framed houses dating to the late 16th or early 17th century, which in the 18th were extensively altered, providing the building with a brick frontage, a large internal staircase and other internal fittings (see Plates 1-6). The ground floor of the building was subsequently converted to shops and most recently has been used as a restaurant.
- 1.5 There is an entrance to the rear of the building via a yard which can be accessed from Trinity Lane to the south-west. The present ground level within the site lies at approximately 18.5m above Ordnance Datum (OD).

Geology and soils

- 1.6 The bedrock geology within the proposed development site consists of Sherwood Sandstones, with superficial deposits of sand and gravel which form part of the York Moraine (BGS 2014).

2 Summary of Proposed Development Plans

- 2.1 The proposed development plans comprise the renovation and restoration of 69-71 Micklegate. This will include the refurbishment of two existing ground floor commercial units fronting onto Micklegate and the installation of associated toilet and storage facilities for these units.
- 2.2 The remainder of the building will be converted to residential use, with the aim of conserving and restoring surviving earlier features, re-instating elements of the historical spatial arrangements within it and conserving where possible the historic structure of the building. The building will be sub-divided into three apartments; a three storey apartment to the rear and second floor of no. 69 (Apartment 1), a two storey apartment to the first floor rear and second floor front of no. 71 (Apartment 2) and an apartment on the front first floor (Apartment 3).
- 2.3 A modern extension to the rear of the properties will be demolished to create a communal amenity space, and a two bedroom townhouse in a late 19th century style will also be constructed to the rear, separate from the historic buildings.
- 2.4 Further investigations will be undertaken to determine whether it is possible to remove the modern paintwork from the brick façade on Micklegate, or repair this using mineral paint. New shop fronts will be installed in a 19th century style, retaining earlier decorative elements.

3 National and Local Planning Policies

Legislation

- 3.1 Statutory protection for archaeology is outlined in the Ancient Monuments and Archaeological Areas Act (1979) as amended by the National Heritage Act (1983). A schedule of nationally significant archaeological sites given legal protection is maintained by English Heritage, which provides advice to the Department of Culture, Media and Sport on all archaeological and heritage matters in England.
- 3.2 Listed Buildings and Conservation Areas receive protection under the Planning (Listed Buildings and Conservation Areas) Act 1990. Any work that may affect the character and appearance of these structures or areas will require approval of the local planning authority and/or English Heritage.

National Planning Policy Framework

- 3.3 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied, with a central theme of 'presumption in favour of sustainable development'.
- 3.4 Planning policy regarding the historic environment is outlined in Chapter 12 of the framework, with an emphasis on the need to determine the significance of any heritage assets, including any contribution made by their setting, which may potentially be affected by a proposed development (paragraph 128).
- 3.5 The NPPF requires, as a minimum, that the relevant historic environment record should be consulted and heritage assets assessed using appropriate expertise. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

City of York Local Plan

- 3.6 The City of York Local Plan was adopted in 2005 and seeks to preserve and enhance the character and appearance of Conservation Areas, Listed Buildings and historic parks and gardens whilst at the same time promoting sustainable development and safeguarding the City of York's archaeological heritage (Policy HE10: Archaeology).

Local Development Framework

- 3.7 A heritage impact appraisal, assessing the significance and character of the cultural heritage resource in York, was undertaken as part of the City of York's Local Development Framework (City of York Council 2011).

Conservation Area

- 3.8 Nos 69 and 71 Micklegate are situated within the Micklegate Conservation Area (21), which has been designated by the City of York Council.
- 3.9 The Micklegate Conservation Area Appraisal (City of York Council 2004) provides an assessment of the historic and architectural character and appearance of the area. This document is aimed at informing local planning policies and development control decisions within the Conservation Area.

4 Aims

- 4.1 The aim of this assessment is to determine the extent and character of the cultural heritage resource within the proposed development site and a 100m study area around its boundary.
- 4.2 The significance of any recorded heritage assets will be considered, and the potential impact of the proposed development on these heritage assets assessed.
- 4.3 The potential for the survival of un-recorded, sub-surface, archaeological remains within the proposed development site will be assessed. This will be informed by the analysis of recorded heritage assets, historical documentary and cartographic sources.
- 4.4 The primary aim of the historic building survey is to record all surviving structural evidence for the original use and subsequent historical form and function of 69-71 Micklegate, through the production of a detailed internal and external record consisting of measured plans and sections, and a detailed photographic survey.
- 4.5 The results of the historic building survey will be assessed and interpreted to gain a clear understanding of the buildings use and phases of alteration and addition to the structure, with particular focus on evidence allowing the reconstruction of historical structural and functional arrangements. This will provide an understanding of how the building functioned at different times as an integrated system.

5 Methodology

Heritage Assessment

- 5.1 A catalogue of all heritage assets and archaeological investigations recorded within the proposed development site and the study area on the City of York Historic Environment Record (HER) and the English Heritage National Heritage List for England (NHLE) is provided in Appendix 1, and their locations marked on a plan in Figure 2.
- 5.2 Where heritage assets listed in the catalogue are mentioned in the text, the relevant catalogue number is given in **bold** type.
- 5.3 The following sources of information have been consulted in order to meet the requirements of the assessment, and are in line with the guidelines laid down by the IfA for such work (IfA 2012).

Archaeological records and archives

- 5.4 Information on heritage assets and archaeological investigations for within the study area was obtained from the City of York HER and the English Heritage Archive (EHA).

Historical maps

- 5.5 The holdings of the York Archives were consulted for historical maps and plans, and other relevant documentary sources.

Designated sites or areas

- 5.6 Information on designated sites of historic or archaeological significance, including Listed Buildings, was obtained from the EHA.

Published and unpublished documentary sources

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

Limitations

- 5.8 It has not been possible to access all documentary or cartographic material relating to 69-71 Micklegate held in the York Archives due to these being closed for redevelopment work at the time of writing.

Historic Building Recording and Structural Watching Brief

- 5.9 The historic building recording was carried out to the standard of a Level 3 building survey, as defined in *Understanding Historic Buildings: a guide to recording practice* (English Heritage 2006) and in line with the Institute for Archaeologists' *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (IfA 2013).

Photographic record

- 5.10 A detailed photographic record of the interior and exterior of the building was produced using 35mm black and white film, colour slide film and digital photography. General views were taken throughout the building where appropriate. Specific detailed shots were also taken of architectural and historical features such as roof trusses and areas of blocking/rebuilding.
- 5.11 The photographic record is reproduced on the attached CD (Photographs 1-219) details of which are tabulated in a register in Appendix 3.

Written record

- 5.12 A detailed written record was made of the interior and exterior of the building, including measurements, details and observations on the form of the building, spaces and rooms within it, and individual structural and architectural details.

Drawn record

- 5.13 Accurate plans and elevations were obtained from the client prior to work commencing. These were checked on site in order to confirm their accuracy and were annotated to include additional relevant historical features. The drawings were checked using hand measurements and a hand-held electronic distance measuring device.
- 5.14 All plans were checked and annotated at a scale of 1:50. The sections were produced at a scale of 1:50. A photographic location plan identifying all of the photographs relating to the structural watching brief was produced at a scale of 1:100.

Significance Criteria

- 5.15 An assessment of the significance of any recorded heritage assets within the 100m study area around the proposed development site has been undertaken, in line with the requirements of the National Planning Policy Framework (NPPF; Chapter 12: 'Conserving and enhancing the historic environment', paragraph 128).
- 5.16 Scheduled Monuments, Grade I and II* Listed Buildings, registered Parks and Gardens, registered Battlefields and World Heritage Sites are assessed to be of 'high' significance, in line with paragraph 132 of the NPPF.
- 5.17 The assessed significance of each individual heritage asset identified as part of this assessment has been listed in the catalogue in Appendix 1. Where it is considered that there is potential for an impact on a heritage asset, this impact is discussed in Section 8.
- 5.18 The significance of other heritage assets has been determined based on the criteria outlined in the following table, and broadly correspond to levels of national designation.

Significance	Type of Heritage Asset
High	Scheduled Monuments Listed Buildings (Grade I and II*) Registered Parks and Gardens Registered Battlefields World Heritage Sites
Medium	Listed Buildings (Grade II) Conservation Areas Locally Listed Buildings Heritage Assets identified as being of regional or local importance Sites identified within this assessment considered to be of regional or local importance
Low	Non-designated Heritage Assets recorded on the HER Previously unrecorded sites identified in this assessment and not considered to be significant
None	Previously recorded heritage assets or sites recorded in documentary sources now destroyed
Unknown	Potential but previously unrecorded sub-surface archaeological remains Historical sites or features identified through documentary evidence as part of this assessment

6 Baseline Information

City of York HER records

- 6.1 The City of York HER contains 70 records of heritage assets or archaeological investigations within the 100m study area (Appendix 1).
- 6.2 These include 28 records of archaeological events and 42 records of archaeological or historical features.

National designations

- 6.3 Nos 69 and 71 are together designated a Grade II* Listed Building (NHLE ref. 1257312).
- 6.4 The study area contains 41 Listed Buildings, including four at Grade I and thirteen at Grade II.
- 6.5 The study area contains no Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites, in whole or in part.

Local designations

- 6.6 The proposed development site is situated adjacent to the Micklegate Conservation Area, as defined in the Micklegate Conservation Area Appraisal (City of York Council 2004).

7 Archaeological and Historical Background

Prehistoric period (up to c. AD 43)

- 7.1 Recorded evidence for prehistoric activity within the study area is limited, although there is extensive evidence for prehistoric activity and settlement across the Vale of York, including the remains of Neolithic and Bronze Age funerary and ritual monuments.

- 7.2 The glacial moraine on which York is situated, may also have acted as an important route eastwards from the Neolithic and Bronze Age periods onwards (Ottaway 2007, 1), and may have attracted later prehistoric settlement in the form of individual farmsteads.
- 7.3 Extensive Iron Age settlement remains have also been discovered across the region through excavation and large scale aerial photographic surveys (e.g. Manby *et al.* 2003; Roberts *et al.* 2010), although evidence for activity of this date within York itself is scarce.

Roman period (c. AD 43 to c. AD 410)

- 7.4 The Roman settlement at York was established in about AD 71, when the Ninth Legion 'Hispana' founded a fort on the north-east bank of the River Ouse, and by the mid-2nd century a large civilian settlement had developed on the south-west bank of the river. By the first half of the 3rd century this has gained the status of a *colonia*, and became the administrative centre of the new province of Britannia Inferior in about AD 217.
- 7.5 The proposed development site is situated in the heart of the Roman *colonia* and there is extensive evidence for the survival of Roman structures, features and deposits across this area and immediately adjacent to the proposed development site.
- 7.6 In 1752 sewer excavation close to 88-90 Micklegate revealed the remains of possible floors which were thought to either represent parts of a building or street metalling, together with the remains of several altars (**15**; RCHME 1962, 52). In 1821 possible buildings 'divided into compartments' were discovered close to 78-82 Micklegate (**25**; RCHME 1962, 52), and the remains of buildings were discovered in the same area during sewer excavations in 1942 (RCHME 1962, 52).
- 7.7 During the middle of the 19th century further Roman remains, probably representing Roman buildings, were discovered along Micklegate, including the a colonnaded building identified to the north of the Church of St Martin-cum-Gregory (**66**).
- 7.8 Part of a colonnaded Roman building was also revealed during sewer excavations adjacent to Jacob's well, just to the west of the proposed development site, in 1895 and 1901, and included two column bases (**32**; RCHME 1962, 52).
- 7.9 An excavation close to the junction of St Martin's Lane and Trinity Lane undertaken in 1947 revealed fragments of wall and box-tiles, together with a concrete floor, which appear to have overlain earlier deposits, possibly dating to the later 2nd century (**68**; RCHME 1962, 52).

Medieval period (c. 410 to c.1500)

- 7.10 There is little archaeological evidence for post-Roman and early Anglo-Saxon settlement in the York area, and this period is primarily attested by the discovery of late 5th century cremation cemeteries along the approaches to the former Roman city (e.g. Hall 2007, 43).
- 7.11 Micklegate originated as a street during the Viking period (9th-10th centuries AD), its name meaning 'Great Street' in Old Norse, and the first documentary reference to Micklegate appears in the mid-12th century. This street provided a route from the old Roman gateway into the city at Micklegate Bar down to the medieval crossing point of the River Ouse, which was down river of the site of the Roman bridge. It appears that by at least 1282 the majority of the Micklegate street frontage had been laid out with tofts and through the medieval period the street developed with the construction of houses for the city's merchants and nobility, as well as shops (RCHME 1972, 68).
- 7.12 The earliest surviving structures within the study area are the medieval churches of St Martin-cum-Gregory (**69**) on Micklegate to the north of the proposed development site, the nave of which dates to the late 11th century, and the Church of Holy Trinity (**18**) to the south of the site, which dates to the

12th century. This was originally the church of the Benedictine priory which occupied land bounded by Micklegate to the north-west, Trinity Lane to the north-east, Bishophill Junior to the south-east and the city walls to the south-west. A further church dedicated to St Gregory (**16**) was formerly situated on Barker Lane but did not survive beyond the 16th century.

- 7.13 The earliest surviving domestic structure within the study area forms part of the former Nag's Head public house, the rear of which dates to the 14th century (**2**), although the front range was rebuilt in the 1530s. Jacob's Well (**29**) on Trinity Lane, to the south-west of the proposed development site is the best preserved medieval house within the study area, and dates to the late 15th century, although it may have been extended in the early 16th century. Three timber-framed houses dating to c.1500 also survive at 85, 87 and 89 Micklegate (**8**), which also have later 16th and 17th century alterations.

Post-medieval and modern periods (c. 1500 to present)

- 7.14 A number of the buildings fronting onto Micklegate within the study area originated in the 16th and 17th centuries (**1**, **30**, **34** and **39**), including numbers 69 and 71 Micklegate that form the proposed development site (**36**; see Section 7).
- 7.15 During the Georgian period Micklegate appears to have prospered despite a stagnation in trade in York (RCHME 1972, 68). Many of the earlier buildings were rebuilt or altered to meet the style of the time, most visibly with the construction of brick frontages concealing the earlier timber framed buildings. Large new town houses were also built along the street (**5**, **7**, **9**, **10**, **17**, **22**, **23**, **28**, **31**, **46**, **48**, **49**, **51** and **57**), including Micklegate House (**11**) which dates to 1752, and was designed by John Carr, and Garforth house built in 1757 (**52**).
- 7.16 In the 19th century there appears to have been a movement of wealthier house owners from Micklegate out to new suburban houses along Blossom Street and The Mount, and with this an increase in shops and commercial properties along the street (**6**, **40**, **42**, **54**, **58**, **62**, **65**; RCHME 1972, 68).
- 7.17 In the mid-19th century the area of the former Holy Trinity Priory was redeveloped with the creation of Priory Street, along which new houses (e.g. **12** and **37**) and non-conformist chapels (e.g. **19**) were constructed. A new terrace of houses was also constructed along the western side of St Martin's Lane (**64**) around this time.

Previous archaeological investigations

Watching briefs

- 7.18 A number of archaeological watching briefs have been undertaken within the study area from the 1980s onwards, including to the rear of 69-71 Micklegate in 1991 (**38**). This identified a 4m length of garden path constructed in brick and the line of un-mortared limestone blocks, suggesting the presence of a former building on the site.
- 7.19 The majority of the watching briefs identified limited archaeological remains, primarily dating to the post-medieval periods or later structures on the sites (**3**, **4**, **33**, **35**, **41**, **44**, **47**, **53**, **55**, **56**, **59**, **63** and **67**).
- 7.20 In 1989 a watching brief undertaken by York Archaeological Trust (YAT) at 7 St Martin's Lane (**64**) identified parts of burials and a charnel deposit, indicating that this area may have originally formed part of the churchyard of either Holy Trinity or St Martin's Church.

Archaeological evaluations

- 7.21 Archaeological evaluation excavations undertaken at the 'Ideal Laundry' site on Trinity Lane, to the south of the proposed development site, were undertaken by YAT in 1991 and encountered archaeological deposits up to a depth of 3.5m, including Roman deposits cut by later features (50).
- 7.22 Two trenches were excavated by YAT at 47-55 Tanner Row in 1997 (14) and showed that in this area there was a relatively thin capping of modern material sealing archaeological deposits in a good state of preservation, with a possibility that Roman remains may survive at a depth of around 1m beneath the present ground surface.
- 7.23 An archaeological evaluation by YAT at 13-15 St Martin's Lane (70) also identified complex medieval stratigraphy, including evidence for metal working.
- 7.24 In 2001 an archaeological evaluation was undertaken at 63-67 Micklegate, adjacent to the proposed development site, by FAS (43). Three evaluation trenches were excavated, and identified four main phases of high status domestic activity, dating to the 11th to 13th centuries and the 15th to 16th centuries. The remains of a late medieval bronze foundry were also revealed, as well as evidence for post-medieval buildings.

Cartographic sources

- 7.25 The earliest detailed map of York was produced in the middle of the 16th century, following the Dissolution, and may be a plan commissioned by the city Corporation in 1541 (PRO MPB 1/49/1; RCHME 1972, xxxiv). Although this provides a schematic plan of the city, with detail of the walls and street names, including Micklegate, it does not include property boundaries. John Speed's plan of 1610 is the first to show individual buildings in the city, tightly packed together along Micklegate, but the scale of the plan is too small to provide specific information on individual properties.
- 7.26 The earliest map to attempt a detailed survey of the city is Archer's plan of c. 1682m which shows plot boundaries, although these have been straightened and the houses are shown conventionally. This was followed in c.1683 by Jacob Richard's plan of York, which is based on Archer's plan with slight revisions (Figure 3). Although this shows the street front along Micklegate between Trinity Lane and St Martin's Lane as being occupied by buildings but, unlike in other areas of the city, Richard's plan does not show this divided into individual plots.
- 7.27 Later smaller-scale maps, such as Benedict Horsley's of 1694, John Cossin's of 1722, Francis Drake's of 1736 and Peter Chassereau's of 1750 show only major buildings and churches individually, but built-up areas are simply depicted through shading.
- 7.28 The first accurate large-scale map of York was produced by the Ordnance Survey in 1852 at a scale of 1:1056 (see Figure 4). At this time Jacob Court, to the rear of the site was occupied by a building, apparently fronting onto Trinity Lane. A narrow building extended south-west from the rear of 71 Micklegate and another narrow structure was situated to the rear of 69 Micklegate, but detached from the main building. An alleyway ran between these, continuing to the south-east behind the properties along the eastern side of Trinity Lane.

8 Historic Building Survey

- 8.1 Nos 69-71 Micklegate consists of a unified brick frontage concealing several successive phases of reconstruction and redevelopment. The building plan is roughly square and consists of four main rooms across ground-second floor levels with cellars below. The whole is capped by an 'M' shaped hipped roof with valley guttering hidden behind a plain brick parapet to front.

- 8.2 A long ground-floor extension was added towards the end of the 20th century extending the floor plan to the south-east. The building was last used as a restaurant although is currently unoccupied and in a state of increasing disrepair.

Exterior Description

- 8.3 The north-west facing front elevation of the building opens directly onto the street outside (Photograph 1 and 2). The ground floor consists of a shop facade probably dating to the early 20th century. This consists of two units with glazed fronts housed in timber frames (Photographs 5 and 7). In between the two units is a doorway with panelled door (Photograph 6) leading to '69A' (Photograph 8). The doorway is housed between two wooden, fluted pilasters-two more pilasters frame the shop fronts to east and west. Capping the glazed partitions and central doorway is the entablature with moulded architrave and cornice but with a plain frieze.
- 8.4 Above the shop fronts the building maintains its 18th century frontage. Constructed of brick in a flemish bond, it is symmetrical in appearance with five windows to first and second floors-the eastern and central windows on the second floor are blind. All front windows (with the exception of the two blinds) are six over six sashes with timber frames, plain sills and although heavily painted, what appear to be flat, gauged-brick arches (Photographs 4 and 5). Dividing each floor line is a simple brick string course and to the top the elevation forms a parapet with cyma recta moulded stone coping (Photograph 11). A rainwater head with heraldic crest covering an opening to the valley gutter is positioned high to the west of the elevation (Photograph 10). A second rainwater head in a different style is positioned on the east of the elevation although this is associated with house no. 67; it is dated '1763' (Photograph 9). The front elevation abuts the neighbouring properties on either side where it forms straight joints in the brickwork.
- 8.5 The rear exterior of the building is largely obscured by a modern ground-floor extension (Photograph 13). The extension is brick-built with a pitched roof of ceramic pantiles. Entry is gained by a batten door in the low south-eastern elevation and to its west is a square two-over two casement window with timber frame. The extension abuts the building to the east and a straight joint is visible between the brickwork.
- 8.6 Above the ground-floor extension the south-east elevation of the earlier building is visible. This shows a southern projection of the building that runs up from ground-floor level. The first-floor windows of the projection may have been raised at some point as the brickwork below looks altered, although this is by no means certain. They both have irregular depressed arches over, which have concrete infilling above the frames-both of which are two-over-two timber sashes. At second-floor level, original large window openings appear to have been blocked up and small casement windows have been inserted. The brick is very coarse and the projection appears to have been crudely re-pointed (Photograph 217).
- 8.7 To the west of the projection the exterior elevation shows signs of much alteration. At first-floor level a large sash window sits just above the modern extension. West of this the wall appears to have been rebuilt and a timber supporting lintel is visible suggesting that the window may have been much larger at one time. Abutting the neighbouring building a second low timber support suggests that a second opening has been blocked although this is very hard to ascertain. At second-floor height there is a central, blocked segmental-arched opening. Two small openings for guttering have been inserted to east and west. A light diagonal scar, just below and to the west of the central opening, suggests that an earlier abutting building or lean-to has been removed. The elevation appears to have plain stone coping and steps down to the west where it abuts the neighbouring building (Photographs 218 and 219).

Interior Description

The cellar

- 8.8 The interior of the building has been divided into areas with a numbering sequence relating to floor and room number for example 0.1, 0.2 etc. for the cellar and 1.1, 1.2 etc. for the ground floor. This description will follow the numbering sequentially in its description.
- 8.9 0.1 is the cellar of house no. 69 and is accessed from the ground floor by a narrow wooden stair. The floor throughout is largely brick (Photograph 33) but with some stone flags used in the south-east (Photograph 39); a modern covering of asphalt or bitumen overlies the brick floor in the northern room.
- 8.10 The cellar walls are largely brick with a few areas of stone. The west elevation has a roughly central stone and brick pier (Photograph 15) supporting a chamfered timber beam running the length of the room (Photograph 17). To the east of the pier there is a low brick plinth. Just south of the pier is a long freestanding pier of modern brick (Photograph 23) adjoined to the earlier pier by a single-brick wall.
- 8.11 The south-west elevation is largely covered by modern electrical boxes, behind which three brick-blocked arched openings can be seen (Photographs 187 and 188). The north-east elevation has a modern brick pier situated slightly south of centre (Photograph 16).
- 8.12 The south-east elevation is open to the ceiling joists, allowing access to the northern room- the east side has simple stop-chamfered ornamentation to the brickwork (Photograph 14). The rest of the elevation contains a 'range' style oven set into a semi-circular arched recess (Photographs 18 and 21) with an ornate metal light fitting above (Photograph 19). The range has a makers plate reading 'M BOUSEFIELD YORK' (Photograph 20).
- 8.13 The central area of cellar 0.1 has a series of three semicircular-arched recesses with raised floors set into the south-west elevation (Photograph 25). Just north of these is a larger recess with arched head that has been split by a brick wall projecting north-east; although this is not a modern intervention (Photograph 26). The northern part of this split recess has a modern brick pier cutting through the arch and going up to ground-floor level (Photograph 22a).
- 8.14 The north-east elevation of this central area has been split into two narrow spaces by brick walls. The northern-most of these spaces contains the timber staircase to the ground floor as well as a recess set into the north-east wall directly behind the 'range' oven which has several pipes protruding (Photograph 27). Whatever this recess housed may well have been related to the 'range' behind it.
- 8.15 The area south of the stair has modern shelving on the north-west wall and a small segmental-arched recess set into the north-east wall (Photographs 31 and 32). The south-east brick wall has been rebuilt at its western end with modern engineering bricks. These abut a brick-blocked opening with timber lintel and actually intrude under the lintel (Photograph 34).
- 8.16 South of this area is a large room with a shallow rectangular depression in the floor (Photograph 38), which appears to have housed a tank, and a pipe still projects from the floor within the depression. The north-east elevation of the room is broken up by two brick walls projecting south-west approximately a third of the way into the room. The northern-most creates a small area with recesses in both side walls for, no longer extant, shelving (Photograph 35). South of this is an area bounded by a brick and timber partition to the south (Photograph 36). In the north-west wall of this area is a low shelf formed from a substantial timber; a mortice is visible in the top surface, above a timber beam cuts across the area diagonally (Photograph 37). The south-east wall of the cellar has a

brick-blocked raised doorway flanked by timber partitions (Photograph 40) with steps leading up from the brick and flagstone floor. The south-west wall in this area of the cellar is plain with the exception of some modern shelving.

- 8.17 0.2 is currently a separate cellar relating to house no. 71. It looks probable that it was once connected to the cellar of no. 69 via a series of arched passages which were exposed during work on a series of trial holes. If this is the case then it is likely that the stone stairs to this cellar originally provided access to both.
- 8.18 As it is now the only access is via a stone stair from area 1.6, this leads down to the southern corner of the single-room cellar (Photographs 42 and 45). The cellar is whitewashed throughout and the floor is obscured by a modern carpet (Photograph 41). The north-east elevation is entirely obscured by modern partitions and electrics. The north-west wall largely comprises of a modern wooden partition which is stepped back and abuts a vertical timber to the east, from which point the wall is constructed of brick. Behind the modern partition there appears to be a space with steps up to the north-west wall of the original cellar extent but it was not possible to investigate further.
- 8.19 A chamfered timber beam (Photograph 43) runs north-south from the brick portion of the north-west wall to a brick pier that projects slightly from the south wall (Photograph 46).
- 8.20 After the initial investigation, work was undertaken to remove the modern partitions within the cellar and this revealed a number of features. The north-east partition was removed revealing a series of arched passages (Photograph 179). Two of these have modern brick intrusions (Photographs 182 and 183) and all would have led through to the cellar of no. 69 before being brick-blocked at one end.
- 8.21 Behind the north-west partition a large stone stair, similar to that seen in the adjoining cellar, was visible but not accessible (Photograph 184) and to the east a fourth brick archway was also visible (Photographs 185 and 186).

The ground floor

- 8.22 The interior of the ground floor has been heavily modified through successive phases of shop fitting and commercial use. Almost all features of 18th century and earlier date have been removed. Even evidence for the later 19th century use as shops was sparse at the time of survey but it is possible that more of this remains behind the cladding of no. 71. The interior of no. 69 is largely open plan with no surviving doorways and most areas leading directly from the central stair.
- 8.23 1.1 is accessed from Micklegate via a recessed doorway set into a 20th century timber and glass frontage (Photograph 52). The room, like the majority of the ground-floor interior, is clad in late 20th century panelling along the lower part of the walls and plain plaster across the tops (Photograph 49). The ceiling is modern plasterboard and the floor is modern wood veneer boards. The southern part of 1.1 is lowered to create an under-stair area (Photograph 50).
- 8.24 1.2 is a narrow passage leading from the panelled door for '69A' from the street. The south-west elevation from the doorway comprises a modern timber partition which separates the passage from room 1.3 (Photograph 57). This partition abuts the original side of the second stair to the south-east. The north-east elevation of the passage is formed by a series of modern brick piers and breeze-block infill walls. Two areas of earlier brickwork remain but to the south of these is a vertical steel beam and further breeze block walling which completely separates passage 1.2 from the rest of the ground floor (Photograph 56). The passage leads to what, in the earlier house, would have been the second stair. The returns at the bottom of the stair are rounded suggesting that it was originally designed to be accessed from both sides. Both walls of the stair have a moulded wooden dado which follows the curve of the wall and continues up to the first-floor (Photograph 58).

- 8.25 1.3 forms an entity that is currently entirely separate from the rest of the ground floor. It's frontage is very similar to room 1.1, with a recessed doorway in a glass and timber frontage (Photograph 55) being the only access. The interior was clad in modern boarding during initial investigations (Photograph 53) but this was later removed revealing a surviving cornice (Photographs 193 and 196). A surviving fireplace was exposed (Photographs 189-191) although the mantel has been removed. The fireplace would have been flanked by pilasters which have left some wall scarring and are hinted at by two projecting areas of cornice (Photograph 196a).
- 8.26 1.4 is accessed via room 1.1 and comprises a large central stair leading to the first floor and a small storage area to the south of this. The central stair is a flying staircase with quarter-pace landings and a swept handrail finishing in a scroll on a turned newel (Photograph 80). The turned balusters run two to a tread and panelled wainscoting divided by fluted pilasters run along the lower surfaces of all stairwell walls (Photograph 81). The stairs themselves are without an outer string and show a cyma reversa moulded scotia underneath the nosing of each tread; a modern carpet runner covers the original wooden treads. The stairwell is open to second-floor level and has a hexagonal rooflight in a moulded circular surround (Photographs 173 and 175). At first-floor level the north-east wall steps out via a moulded projection (Photograph 85) and above this an elaborate moulded cornice finishes all four stairwell walls at second-floor ceiling height, this is dentilated and has repeating egg and dart decoration (Photographs 174 and 177). Although the dentils on the south-west side of the cornice are missing (Photograph 176). The north-east cornice abuts a strip of plain plaster to the north-east wall which has a central floriated moulding on its soffit and two matching half mouldings two each side (Photograph 178). A gallery with banister and simple, turned balusters is positioned on the south-west side at second-floor level, this has a modern wooden partition with glazed, pointed-arch openings (Photograph 83).
- 8.27 To the south of the stairwell, and sharing an elevation, is a narrow storage area. Set into the north-east elevation is a horizontal timber and brace possibly relating to the earliest phase of the building (Photograph 60). Directly above this the wall projects out slightly above a narrow timber. Running perpendicular to the timber brace structure a modern plaster replica has been added to the north-west elevation which itself is intersected by a replica beam (Photograph 59). The south-east elevation is plain with modern shelving.
- 8.28 1.5 sits to the south-east of area 1.4, its northern corner is occupied by a chimney breast with metal grate and replica surround (Photograph 64). Abutting the chimney breast and projecting south-west is a modern timber partition. A joint in the cornice shows where the earlier cornice above the fireplace meets the modern cornice following the partition (Photograph 69a). The earlier cornice follows the north-east and south-east walls and meets another joint with the cornice in the south-west wall (Photograph 70). The fireplace, north-east and south-east walls are all wood panelled (Photographs 67 and 71), and although it is difficult to date the panelling it is likely that it post-dates the 18th century interior. The south-east wall would originally have formed the back wall of the house but it has been altered to a large extent. A window with a modern 12-light fixed frame sits above modern wainscoting (Photograph 69). The wood panelling has been disturbed where the new frame has been inserted. In the south corner of the room is an opening through to a low modern extension. This is all boxed so it is not possible to tell whether this is an earlier feature.
- 8.29 1.6 lies to the south of 1.5 (Photographs 61 and 62). There is very little left of any interior pre-dating the building's most recent refurbishment but it is probable that a north-east wall would have existed where a substantial steel beam now supports the ceiling. The south-west elevation shows a cornice that matches the early cornice in 1.5 (Photograph 73), this is broken in the southern corner and a

replacement has been joined on. In the north-west corner is the stone stair leading to cellar 0.2, which has a small niche set over (Photograph 199).

- 8.30 1.7 comprises a modern ground-floor extension. It will not be described in detail as it is considered in this report to be a separate structure, but it consists of a double pitched roof with central glazed light well supported on boxed-in columns which probably contain steel stanchions (Photographs 73a and 74).

The first floor

- 8.31 Access to the first floor is gained from one of two stairs, the main stair leading off room 1.1 or the second stair leading from 1.2. More of the 18th-19th century interior survives on this floor but there is still a large amount of intrusion from the early 20th century onwards and its current layout is quite different from that of the building's earlier reconstruction in the mid-18th century.
- 8.32 2.1 is only accessible through an opening with simple mid-20th century architrave from room 2.2 (Photograph 89). There is a plaster cornice and simple skirting around all four walls and exposed timber boards making up the floor. The south-west wall containing the doorway from 2.2 appears to be out of place when 2.1 and 2.2 are viewed as a whole, positioned as it is just north-east of the central window. The south-east elevation contains a recess behind the cornice with a blocked doorway in its south face (Photograph 90). North-east of this is a fireplace with a mid-20th century surround. The north-east elevation is plain except its cornice and skirting, the cornice being broken by a beam (Photograph 88) running north-east to south-west across both 2.1 and 2.2; this beam is plastered but is almost certainly timber. The north-west elevation is the front wall of the building and in 2.1 contains two six-over-six sash windows (Photograph 86). Below both windows the wall is slightly recessed and covered with timber panelling (Photograph 87), a central latch can be seen locking the top and bottom sash (Photograph 92).
- 8.33 2.2 is situated directly south-west of 2.1. There is a cornice and skirting around all four walls, both of which differ from those in 2.1, the floor is boarded and there is a small metal fitting set into the floorboards (Photograph 102). A timber beam with a long shallow chamfer at its north-west end runs from north-west to south-east across the ceiling from above the centre of the north-easternmost sash window (externally the central window of the frontage). The beam was plastered but water damage has caused significant damage especially at the south-eastern end (Photograph 98) and four acroprops support the soffit of the beam. The south-west facing elevation is the adjoining wall with room 2.1 and directly south-west of this elevation is a timber column in doric style with an octagonal plinth (Photograph 99). This is supporting the intersection where the perpendicular ceiling beams meet. The north-west facing elevation has three six-over-six sash windows with central latches (Photograph 97). The wall surface of this elevation is boxed in and two classical niches are situated either side of the central window which have ornate fluted decoration and bowed shelves (Photograph 94). The south-west elevation is plain with a timber beam projecting out to meet the column to the north-east. Returning north-east, the south-east elevation has a central fireplace with mid-20th century surround (Photograph 101). North-east of this the wall angles into the room slightly where the ceiling beam projects from the wall to the column. This area is quite badly damaged but this reveals that the ceiling beam is supported on quite a substantial timber and that the wall construction appears to be timber framing with brick infill covered with lath and plaster (Photograph 209). In the south-east corner of the room is the only current doorway which allows access from the second stair. The doorway has a moulded architrave and large eight-panelled door (Photograph 95 and 96).

- 8.34 2.3 is the first-floor landing of the central stair which terminates on this floor. The stair itself was described as part of 1.4 therefore this section will focus on the landing and areas leading off it.
- 8.35 The stair leads up to a small open landing and the handrail sweeps round to the south-east (Photograph 84). The wall of the stairwell angles inwards at the west corner where a blocked doorway divides landing 2.3 with room 2.1 (Photograph 124). This wall returns to the south-west where it forms a concave recess and then straightens out running south-east. The south-east corner of the landing houses a large opening with a keyed semi-circular arched head springing from moulded impostes (Photograph 123). The landing ceiling has a moulded cornice forming a rectangle abutting the ceiling beam supporting the second-floor gallery, the soffit of which is decorated with panelling. Through the arched opening is a small rectangular ante-chamber. In the west corner a modern security door in the north-east wall leads to a narrow dog-leg staircase with half-pace landing (Photograph 126). The stair has plain wooden treads, however, when the stair turns from the half-pace landing the risers have a series of circular holes cut into them. There is a moulded handrail with turned balusters and square newels. The east end of the south-east wall of the ante-chamber has an opening with moulded architrave which presumably once held a door similar to room 2.2 (Photograph 125) and leads to room 2.6.
- 8.36 2.3a is a small landing leading off the second stair from corridor 1.2. The stair divides into two at first-floor level the north-west side leading to rooms 2.1 and 2.2 while the south-east stair leads to rooms 2.4 and 2.5 and continues up to the second-floor (Photograph 109). Where the staircase rises and turns north-west to the second-floor there is an under-stair cupboard directly underneath. This has a panelled exterior and eight-panelled timber door (Photograph 104), the interior of the cupboard contains shelving (Photograph 105). The walls of the hallway landing have a paper covering with floral motif that potentially predates the 20th century (Photograph 106). The staircase is in a bad condition, but has a plain outer string and plain treads and risers. The handrail appears to have been crudely repaired and is supported by a turned newel and square balusters although several of these are missing. The stairwell up to the second floor has been heavily modified with steel beam and breezeblock construction (Photograph 153) on top of the original timber frame which is coming away from the wall below (Photograph 154).
- 8.37 2.4 is accessed from a doorway leading from the second stair. The doorway has a large eight-panelled door-similar to that opening into room 2.2-but a more simple architrave (Photograph 116).
- 8.38 Originally rooms 2.4 and 2.5 would have comprised a single space with floorboards throughout but a very recent timber and board partition running from north-east to south-west divides the two. The partition has a doorway towards the south corner of 2.4 which allows access through to 2.5. The north-east elevation is plain apart from a cornice and skirting which frame all walls, with the exception of the modern partition. The north-west elevation has a central fireplace with mid-20th century surround. To the west of the fireplace the elevation projects out to the doorway. To the east of the fireplace is a slightly raised doorway (with door removed) to a deep storage cupboard which reveals the back face of the concave recess seen on landing 2.3 (Photograph 115). The interior of the cupboard was partially collapsed showing that the rear of the concave partition was covered in lath and plaster but the front side appeared to be covered in more modern plasterboard. The ceiling has partially collapsed in the eastern part of room 2.4 as has a large part of the cornice framing the north-east elevation. This has revealed timber floor joists and lath and plaster, interestingly on both sides of the joists (Photograph 113).
- 8.39 2.5 shares a modern partition with room 2.4, both the north-east and south-west elevations are plain apart from a cornice and skirting. The south-east wall has a larger tripartite sash window containing

a central six-over-six window and a two-over-two to either side within a timber frame (Photograph 119). This wall has suffered badly from damp and a large area of plasterwork has collapsed revealing the brick construction behind. Just south of the window is a small square breeze-blocked opening which may relate to a square of breeze-block construction just in front of the blocked opening (Photograph 117). The ceiling projecting out from the south-east wall is slightly lower than that in the rest of the room however the cornice respects the change in height (Photograph 118).

- 8.40 2.6 is accessed from the ante-chamber described as part of 2.3. The room is subdivided by modern partitions and doors into a vestibule and two separate lavatories, men's to the north-east and women's to the south-west, both of which have entirely modern interiors. The chamfer in the wall of the men's toilet contains a blocked fireplace (Photograph 130). The south-east wall of room 2.6 contains two two-over-two sash windows in timber frames (Photograph 128 and 129). The vestibule has a doorway to a modern cleaning cupboard in the south-west wall which shows evidence of earlier skirting and floor boards under the modern carpet (Photograph 127).

The second floor

- 8.41 The second floor is accessible via the second stair which leads to all floors, with the exception of the cellar, and another narrow staircase leading up from ante-chamber 2.3. Overall the westernmost rooms were in a bad state of repair whereas the eastern group of rooms were largely modernised in the mid-20th century.
- 8.42 3.1 occupies the north-east quarter of the second floor. The interior appears to be mid-20th century in date with very little exposed that could be dated to the building's earlier phases. The pitch of the roof means the ceiling angles down along the south-west and north-east edges where valley guttering is positioned. The north-west wall has a central six-over-six sash window with a timber frame (Photograph 133). To either side is a blind window, although these are not visible internally. The north-west elevation has been converted into storage with two plain timber doors. Where the plaster has degraded in the north-east corner, part of the timber roof frame can be seen within the cupboard (Photograph 131). The south-east elevation has a blocked fireplace in the east corner (Photograph 132), with a hearth still visible set into the floor boards. In the south corner of the room a doorway with door removed leads to gallery 3.4.
- 8.43 3.2 is situated directly above room 2.2 and shares a wall with room 3.1. Unlike room 3.1 this room does not appear to have been modernized in the mid-20th century and is in very bad condition. The ceiling is again informed by the pitch of the 18th century roof. The plaster across all of the ceiling and much of the walls has been removed revealing the timber roof structure. The roof comprises a series of common-rafter trusses between a flat valley gutter to either side some of which are braced together (Photographs 137, 138 and 143). In the centre of room 3.2 a second collar spans across one truss which has four vertical struts rising to the apex. The collar has a series of mortices on the soffit (Photograph 141) which suggest either reuse or the removal of part of the timber framing.
- 8.44 The earliest visible phase of the building is part of a timber frame exposed under the later 18th century roof structure and it seems that, where possible, the builders undertaking the 18th century rebuilding have incorporated this earlier frame into the later construction. Seen in both the south-west and north-east elevation are two roof trusses truncated just below the apex. The truss in the north-east wall shows that the principal rafters were cut to make room for the 18th century valley gutter in the centre of the building (Photograph 149). A purlin is also truncated following the pitch of the later roof. More of the south-east truss is visible where the truss has been truncated following the line of its tie beam (Photograph 145) where it can be seen that both purlins and continuing rafters have been removed. The tie beam is jointed to the principal rafters on its soffit. This is presumably

some form of mortice and tenon joint given the placing of two wooden pegs at each joint. At its north-west principal a purlin has been removed. The trusses on both sides certainly continue lower where the later walls are still plastered and indicate a steeply pitched roof running perpendicular to the current double hipped roof.

- 8.45 The north-west wall of the room has two six-over-six sash windows (Photograph 144). The removal of plaster from the internal face of the wall has revealed that both have supporting timber lintels above. In the north-east corner the back of the central blind window seen on the external second-floor façade is visible where the plaster has been removed (Photograph 135). The south-east elevation has an opening with plain architrave at the south-east corner leading to the inaccessible room 3.3 and gallery 3.4 (Photograph 158). Roughly in the centre of the elevation is a fireplace, which at some point appears to have been partially brick-blocked and the double hearth supports this hypothesis. What is left is a small fireplace with an intact grating but missing surround (Photograph 150). In the south-west corner of the elevation is a small timber entranceway with panelled door leading to the top of the second stair (Photograph 157). The entranceway shows evidence for mid-20th century electrics, with a light switch positioned on the side panel (Photograph 155). North of the south-east elevation and bisecting room 3.2 is a partition wall with two doorways, the central one of which has a four-panelled door and a pre-1950's light switch to the side of the architrave (Photographs 139). The partition is of timber construction with lath and plaster covering and is mainly notable for the layers of wall paper visible on the south-east face (Photographs 151 and 152). The latest of these appears to be an Edwardian-style print but is badly degraded. Under this, and therefore predating it, is a geometric and floral motif.
- 8.46 3.3 was not accessible during the survey and therefore cannot be described in detail but in general the room appears to follow the pitched roofline of the timber trusses, which are lower here than elsewhere on the second-floor. Interestingly as mentioned in the description of room 2.4 the floor appears to be lath and plaster as opposed to floorboards suggesting that this space was not used a functioning space.
- 8.47 3.4 is the gallery overlooking the central stairwell and allows access between 3.1 and 3.5 as well as the small stair down to 2.3. It has large floor boards and the north-east elevation comprises a modern part glazed partition with safety glass, which essentially forms a blind arcade overlooking the stairwell (Photograph 161). Only visible from the central stairwell is a balustrade with simple turned newels and a moulded handrail.
- 8.48 Leading off the gallery to the south is the landing reached from the third small staircase. This, as with area 3.5, has large floorboards and in the south corner is a small stair up to the raised floor-level of 3.5.
- 8.49 3.5 was presumably at one point one large room which has been partitioned into three rooms and a cupboard accessed from a hallway. The ceiling appears very low throughout due to the raised floor level in this section and the interior is mid-20th century throughout. The chamfer across the north corner of the area contains a blocked fireplace with visible stone hearth (Photograph 165) and the adjoining north-east wall has a small casement window. The southernmost rooms are a bathroom and toilet with plain wooden doors and Bakelite (or similar) handles (Photograph 169). The south-east elevation has two small windows which can be seen, from the outside, to occupy the space above blocking of two previously larger window openings (Photographs 170 and 172).

Phasing

- 8.50 69-71 Micklegate has been much altered and presents a very confused internal appearance. The development of the building can, however, be divided into five broad phases with varying degrees of confidence.

Phase 1 (early 17th century)

- 8.51 The evidence for the first phase of construction is primarily seen where damage to the later phases of building has revealed hidden elements of the original structure. In room 3.2 small sections of timber frame, including parts of roof truss can be seen. These appear to be c.1600 in date when compared with examples from other Micklegate properties (Allison 1976). There is also a piece of timber bracing in room 1.4 that could prove to be from this period.

Phase 2 (18th century)

- 8.52 This covers the period of rebuilding from around 1745 when the Rev. Philemon Marsh is known to have converted the earlier timber-framed structure and added the grander frontage. The front façade of the house from first floor level upwards can be said to be of this date, as can all of the front windows, although several probably have 19th century replacement frames. Internally the basic layout of four rooms to a floor on the first and second floors is from this date but with much alteration. Interior features definitively of this phase are the central and second stairs, the lantern above the central stair and elements such as several panelled doors and areas of panelling in room 2.1. The cellars are also likely to be of this date, and it is possible that large parts of the cornicing and skirting within the building are from this period.

Phase 3 (19th century)

- 8.53 At some point in the 19th century the ground floor converted into two shops. Whether at this time the first and second floors remained as a single residence is unclear. Internal features dating from this period are the partition in room 3.2 and possibly the wall dividing rooms 2.1 and 2.2. The range in cellar 0.1 is probably from the late 19th century. There are several uncertain elements that may be from this period, such as the panelling seen in room 1.5. However, this room has been greatly disturbed and parts of the panelling seem to have been repaired. The raised area of 3.5 is very confusing. The floorboards appear to be the oldest in the building and there is a fireplace situated in one of the three main chimneys, however, it can be seen from the outside that the larger windows in the south-east elevation have been reduced in size and raised and it is possible that the floorboards are reused from elsewhere.

Phase 4 (early to mid-20th century)

- 8.54 This phase covers the early-mid 20th century. The main alterations of this period are the replacement of the two 19th century shop fronts with the current largely glazed units and pilasters. Electrics appear to have been installed in around the 1930s and the front rooms were also remodelled around this time with original fireplaces being replaced. The Doric column in room 2.2 is confusing but likely to date to 1930-50 along with the niches, given its awkward position in front of the central window and next to the side wall.

Phase 5 (late 20th to 21st century)

- 8.55 The final phase incorporates the various late 20th century and early 21st century developments, such as the introduction of brick supporting piers and breezeblock walls. The large ground floor extension is also from this period.

9 Historic Environment Impact Assessment

Direct Impacts

Adjacent buildings

- 9.1 The proposed development site at 69 and 71 Micklegate comprises a Grade II* Listed Building (36; NHLE ref. 1257312) and is adjoined on its north-eastern side by 67 Micklegate also a Grade II* Listed Building (39; NHLE ref. 1257308), and to its south-west by 73-75 Micklegate which is a Grade II Listed Building (31; NHLE ref. 1257314).
- 9.2 There will be no direct impacts on the structure or grounds of the adjacent Listed Buildings, or any other designated or recorded archaeological remains within the proposed development site.

Exterior

- 9.3 The proposed development plans will retain the historic character and fabric of the exterior of the building to both front and rear.
- 9.4 There will be no structural or architectural alteration to the Micklegate frontage of the building above the existing modern shop fronts, apart from necessary restoration and repair work, and all works will be undertaken using materials and techniques in-keeping with the period and style of the building. This work will include the refurbishment of the existing windows and the specialist repair of the lead drain pipe on the southern side of the frontage. Investigations will be undertaken to determine whether it is possible to remove the modern paintwork from the brick façade on Micklegate and if not possible this will be repaired using mineral paint. It is considered that this repair and restoration work will further enhance the historic character of the building, and its significance and setting within the Micklegate streetscape.
- 9.5 The modern shop frontages will be removed and replaced with hardwood-framed double-glazed shop fronts. The existing pilasters, cornice and capital details will be refurbished and replaced, to maintain the 19th century character of the shop frontage. The entrance doors to the shops will remain recessed and in the same location, and new stone flagged-steps constructed. It is considered that the refurbishment will enhance the historic character of the shop fronts through the retention of period detail, while replacing poor-quality modern additions.
- 9.6 To the rear of the building, the unsightly modern extension, dating to the 1990s will be demolished and much of this area will be reinstated as an open yard. This will open views towards the rear elevation of the building, which are currently obscured.
- 9.7 The upper south-western side of the rear elevation, forming the back of 71 Micklegate, will be restored, including the replacement of decayed wooden lintels with steel and the replacement of coping stones with new York stone. The large sash window in this elevation will be replaced by a new hard wood frame, with the design and all the detailing of the new frame matching that of the existing window.
- 9.8 At ground floor level the insertion of a new section of exterior wall will restore the lower level of the southern elevation that was removed by the modern extension and associated alterations in the early 1990s. This will include two doorways providing access to Commercial Unit 1 and the central hall.
- 9.9 The north-eastern side of the elevation, forming the back of 69 Micklegate, is in very poor structural condition and will need to be fully rebuilt to reinstate the structural integrity of this part of the building. This will include the construction of new masonry walls, which will be faced with handmade clamp bricks in keeping with the character of the existing elevation, together with the replacement of hard wood box sash windows. At ground floor level a new sash window will be inserted, together with an exterior door providing access to Apartment 1.

- 9.10 It is considered that the removal of the modern extension and reinstatement of a rear yard will enhance the historic character and setting of the rear of 69-71 Micklegate. Although substantial structural works are required to the north-eastern side of the elevation, the use of traditional materials, such as handmade clamp bricks and box sash windows, will complement the historic fabric of the building and will maintain the building's historical character and setting in relation to the surrounding buildings.
- 9.11 A new two-storey cottage will be constructed on the south-eastern corner of the proposed development site. This will be built of brick, in the style of a Victorian terrace, in character with buildings along Trinity Lane and the wider Bishophill area.

Interior

- 9.12 The basements of 69-71 Micklegate will remain largely unchanged in form and plan, apart from necessary damp proofing and the installation of new plant and services. The historic link between the basements of 69 and 71 Micklegate will be re-established with the removal of modern stud walling and the insertion of a new fire door. A new recessed light-well will also be installed to the rear of the basement of no. 69, in the location of a former opening that is currently blocked.
- 9.13 The establishment of a new hallway at the ground floor level through the property will reinstate the historical interior visual and spatial divides between nos 69 and 71, providing access to the commercial units and Apartment 1 to the rear.
- 9.14 The existing stairwell, lantern and all associated decorative features will be retained as the main focal point of the building, retaining the 18th century character of this space. A smaller secondary stair, on the south-western side of the hall will be retained, but will be enclosed to remove access to Apartment 2.
- 9.15 At first floor level new doorways through into Apartment 2 and Apartment 3 will reinstate the character and flow of the earlier layout of the building, especially in providing access to the front rooms of no. 69 which can currently only be accessed via no. 71.
- 9.16 At second floor level the reinstatement of the divide between the rooms comprising Apartments 1 and 2, between nos. 69 and 71 will reinforce the historic division of the two properties.
- 9.17 At the rear of no. 69 (Apartment 1) the raised floor level will be lowered as part of the rebuilding on the rear north-eastern elevation. The existing floor timbers will be re-used in the construction of the new floor, and it is considered that the partial lowering of the ceiling below – in what is now an area of toilets – will not detract from the historical character of this room which has already been damaged by various phases of modern alteration and partition.
- 9.18 The proposed development will therefore re-instate the historical division of the nos. 69 and 71 and seek to restore and enhance historical features within the building, most significantly the 18th century stairwell and lantern that lie at the centre of the property. At first floor level the re-instatement of doors on the landing will help to recreate the flow and function of the 18th century use of the building. All restoration and construction work will be undertaken using suitable materials and methods, and period features will be retained throughout where feasible. It is therefore considered that, although structural and architectural changes are required to make the building functional, safe and suitable for future use, the proposed development plan will minimise the impact on the historic structure of the building, while enhancing its character and significance through the re-instatement of historical spatial relationships within it.

Impact on potential sub-surface remains

- 9.19 The proposed development site is situated in an area of high archaeological potential within the historic core of the City of York. It is known from both archaeological and historical documentary sources that there has been extensive occupation in this area from the Roman period, and throughout the medieval and post-medieval periods.
- 9.20 There have been extensive and significant discoveries of Roman structures, possible roads and other remains along Micklegate, in close proximity to the proposed development site, since the mid-18th century, and Roman deposits have been archaeologically excavated at a nearby site on Trinity Lane (50). In Tanner Row, to the north-west of the proposed development site, possible Roman features were shown to survive at a depth of only 1m below the present ground level (14).
- 9.21 The scarcity and ephemeral nature of post-Roman and Anglian archaeological remains within York suggests that there is low potential for archaeological features of this period to survive. It is, however, possible that features relating to 9th and 10th century activity in the area (during which time Micklegate appears to have been established) could survive in some areas, although evidence from this period is limited from previous archaeological excavations in the Micklegate area.
- 9.22 An archaeological watching brief during ground works to the rear of the proposed development site undertaken in 1991 did not reveal any significant archaeological remains (38), but the ground works themselves were apparently of a limited depth and this does not exclude the possibility that significant archaeological remains could survive on the site. Indeed, there is extensive evidence for the survival of archaeological deposits dating to the medieval period immediately adjacent to the proposed development site identified through previous archaeological evaluation trenching at 63-67 Micklegate, which recorded significant deposits dating from the 11th century onwards (43).
- 9.23 Any ground or demolition works within the rear rooms of 69-71 Micklegate, or the rear yard, could therefore potentially impact upon previously unrecorded sub-surface archaeological features of a medieval or Roman date.
- 9.24 It is likely that any earlier medieval remains would have been truncated by the construction of the two cellars to the front of 69-71 Micklegate, although as depths of archaeological deposits in the surrounding area have been shown to be up to 3.5m it is possible that remains could survive beneath these cellars. Any ground works within the cellars may therefore have potential to impact upon buried archaeological remains.

10 Conclusions

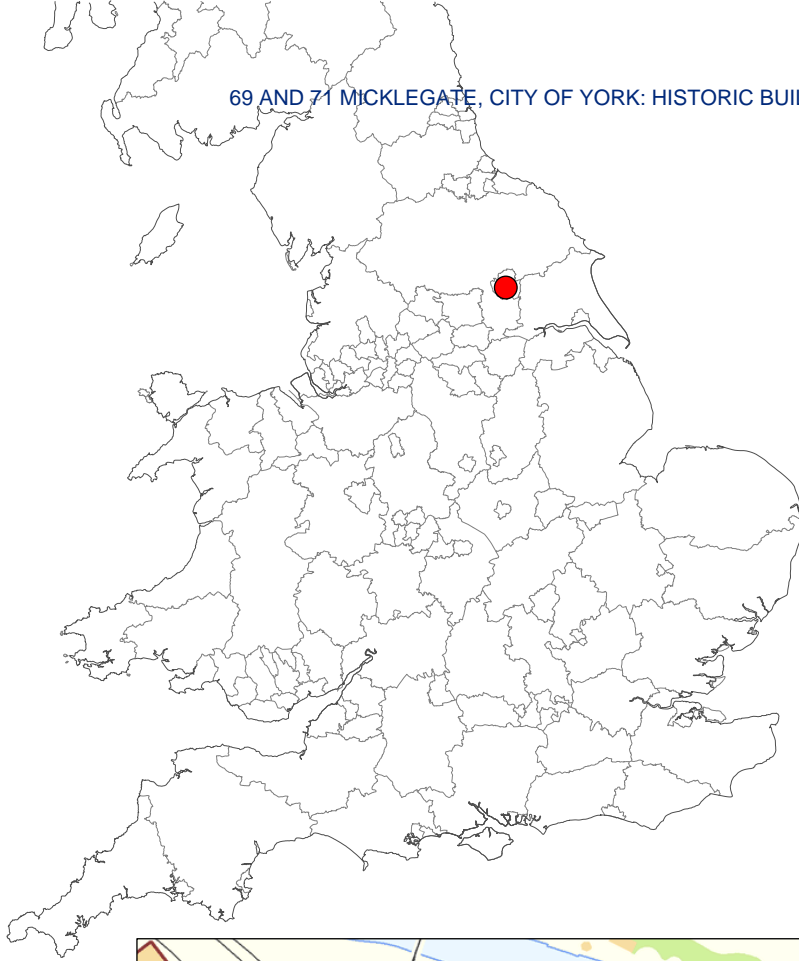
- 10.1 Despite wide-ranging modifications during the 19th and 20th centuries, 69-71 Micklegate presents a good example of a 17th century timber-framed building converted into a brick-fronted townhouse during the mid 18th century. This form of conversion was quite common during the Georgian period and indeed various other properties along Micklegate were converted in the same way.
- 10.2 The original timber-framed structure is largely obscured and it is unclear exactly how much of it is retained within the current building. Where visible it demonstrates the original building on the site had a pitched roof with gables running perpendicular to the street at the front.
- 10.3 The conversion of the ground floor into shops during the 19th century removed the lower frontage of the building and subsequent redevelopment has removed the majority of internal features. Despite these changes, an impressive central staircase with lantern survives in a good state of preservation.
- 10.4 In the late 20th century the building fell into disrepair and poor maintenance of the exterior has led to significant water damage. The rear projecting elevation in particular is in very bad condition. Internal

structural modifications are haphazard, representing piecemeal alterations since the 19th century, which have largely confused the layout of the building and obliterated many features of historic significance.

- 10.5 It is considered that the development works to the exterior of the building will have no direct impact on the historic character or significance of 69-71 Micklegate, and that restoration and repair works will enhance this character, help to enhance the historic streetscape and conserve the buildings fabric.

11 Bibliography

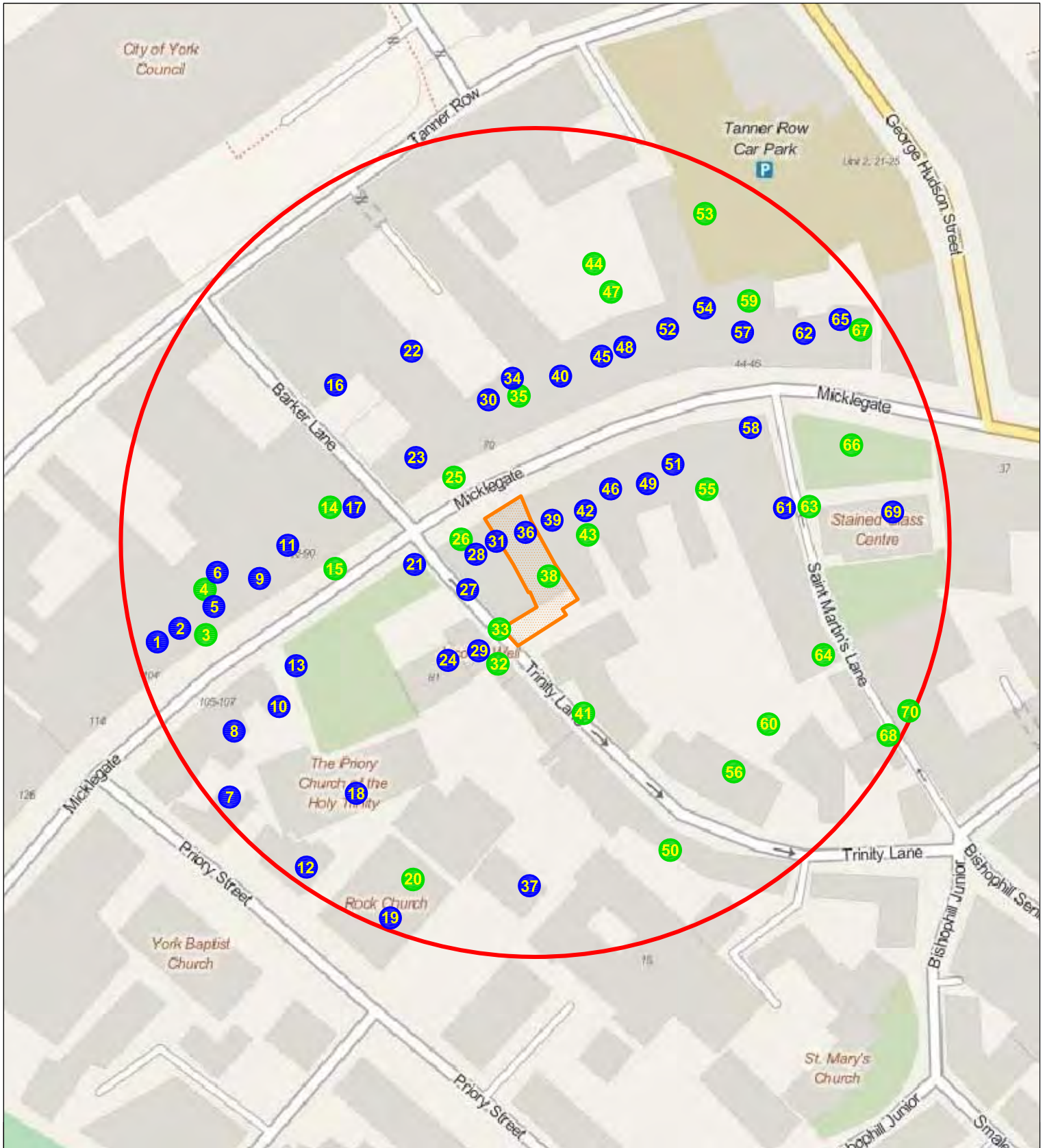
- Allison, K.J. (ed.), 1976 *A History of the County of York. Volume 3*
- BGS 2014 British Geological Survey website, (last accessed 1st September 2014)
- City of York Council, 2004 'Micklegate Conservation Area Appraisal'
- City of York Council, 2011 'Local Development Framework'
- English Heritage, 2006 *Understanding Historic Buildings: a guide to recording practice*
- Hall, R., 2007 'Anglo-Saxon and Viking-Age York' in P. Nuttgens (ed.) *The History of York*, 39-67
- IfA, 2012 *Standard and Guidance for historic environment desk-based assessment, Institute for Archaeologists*
- IfA, 2013 *Standard and guidance for the archaeological investigation and recording of standing buildings or structures*
- Ordnance Survey, 1852 First Edition 1:1056 map of York (surveyed 1849-1851)
- Ordnance Survey, 1891 1:500 scale map of York
- Ottaway, P., 2007 'Roman York', in P. Nuttgens (ed.) *The History of York*, 1-38
- Manby, T., Moorhouse, S. and Ottaway, P. (eds), 2003 *The Archaeology of Yorkshire. An Assessment at the beginning of the 21st century*, Yorkshire Archaeological Society Occasional Paper No. 3
- RCHME, 1962 *Eburacum. An Inventory of the Historical Monuments in the City of York*
- RCHME, 1972 *An Inventory of the Historical Monuments in the City of York: Volume III. South-West of the Ouse*
- Roberts, I., Deegan, A. and Berg, D., 2010 *Understanding the Cropmark Landscapes of the Magnesian Limestone*, English Heritage



<p>Figure 1</p>	
<p>Site location</p>	
<p>Based on data provided by the Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright. Licence no. AL 100016114</p>	



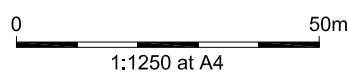
Study Area

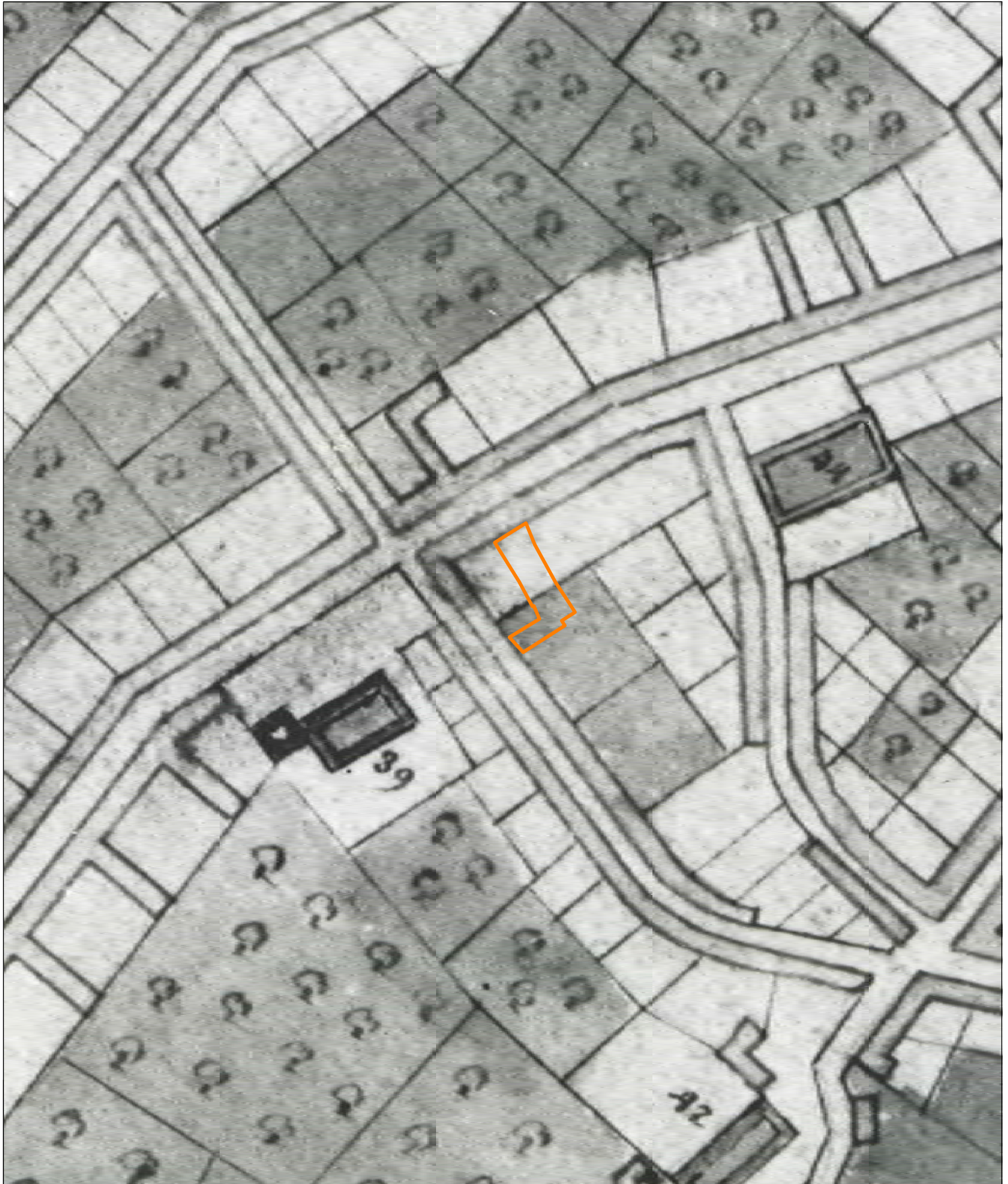


- Study area
- Proposed development site
- Recorded heritage asset
- Archaeological investigation

The proposed development site and the study area

Figure
2






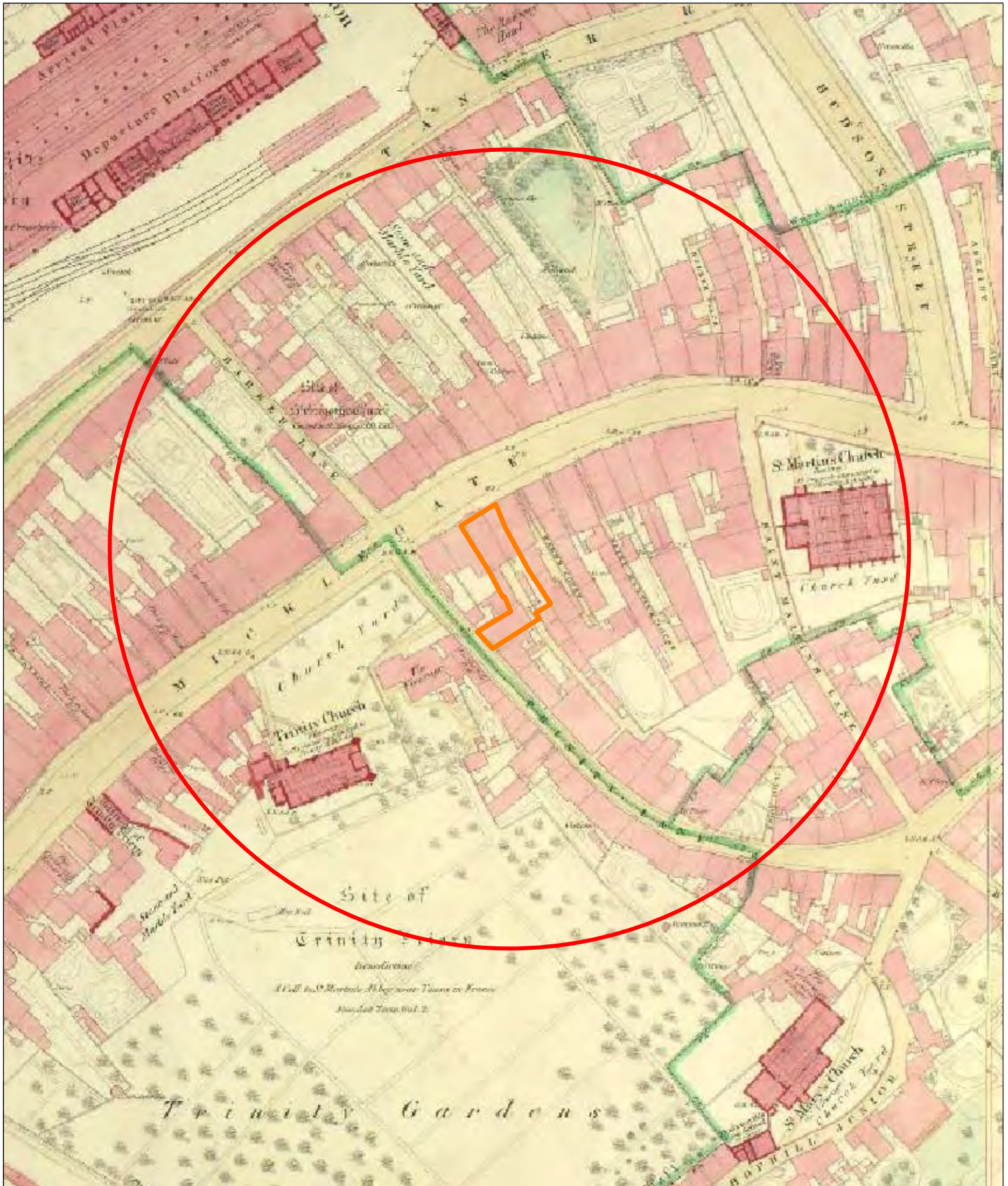
The approximate position of the proposed development site in relation to Jacob Richard's plan of c.1683

Figure
3



 Proposed development site





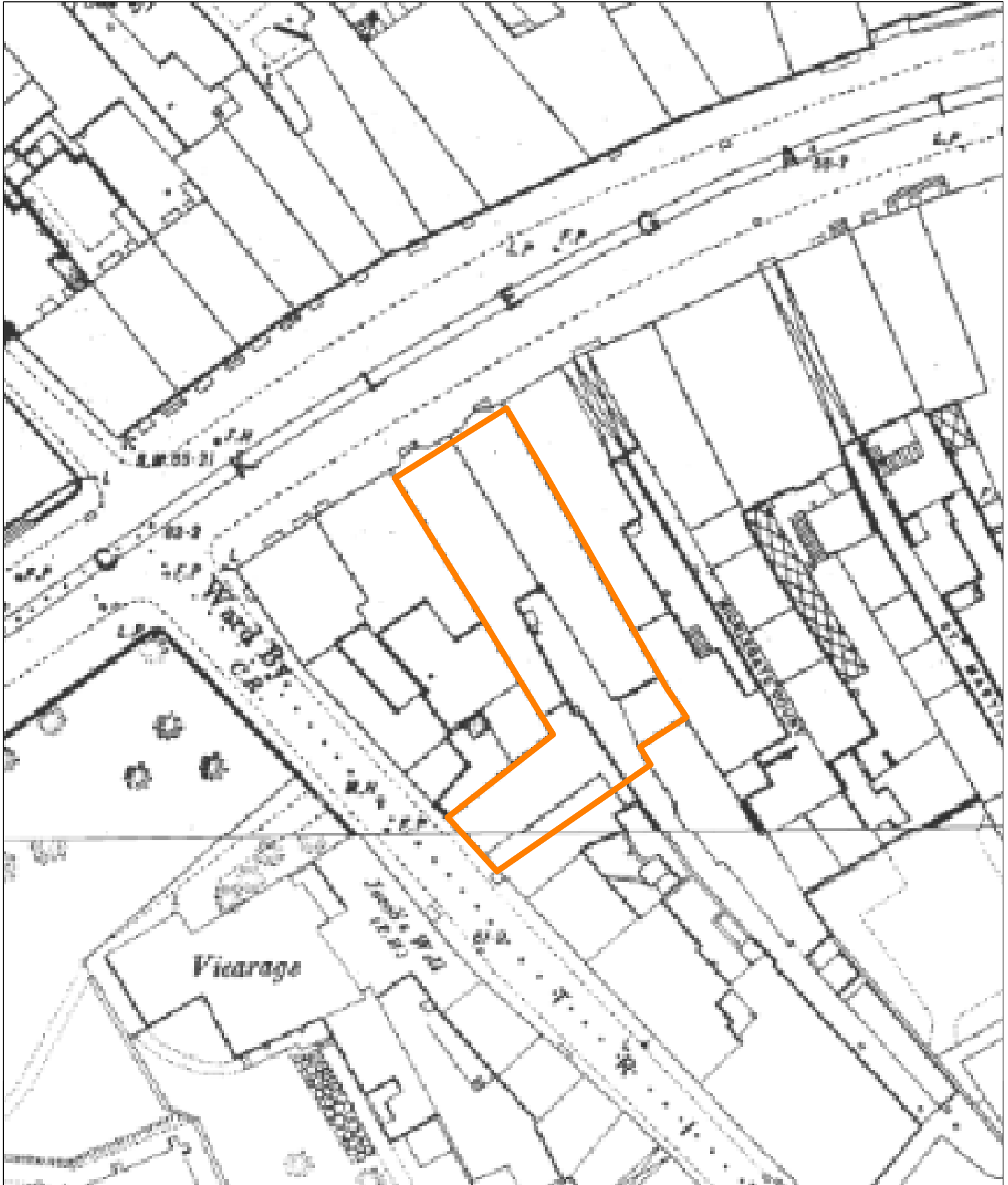
The Ordnance Survey 1:1056 map of 1852 with the study area and proposed development site highlighted

Figure
4



Proposed development site






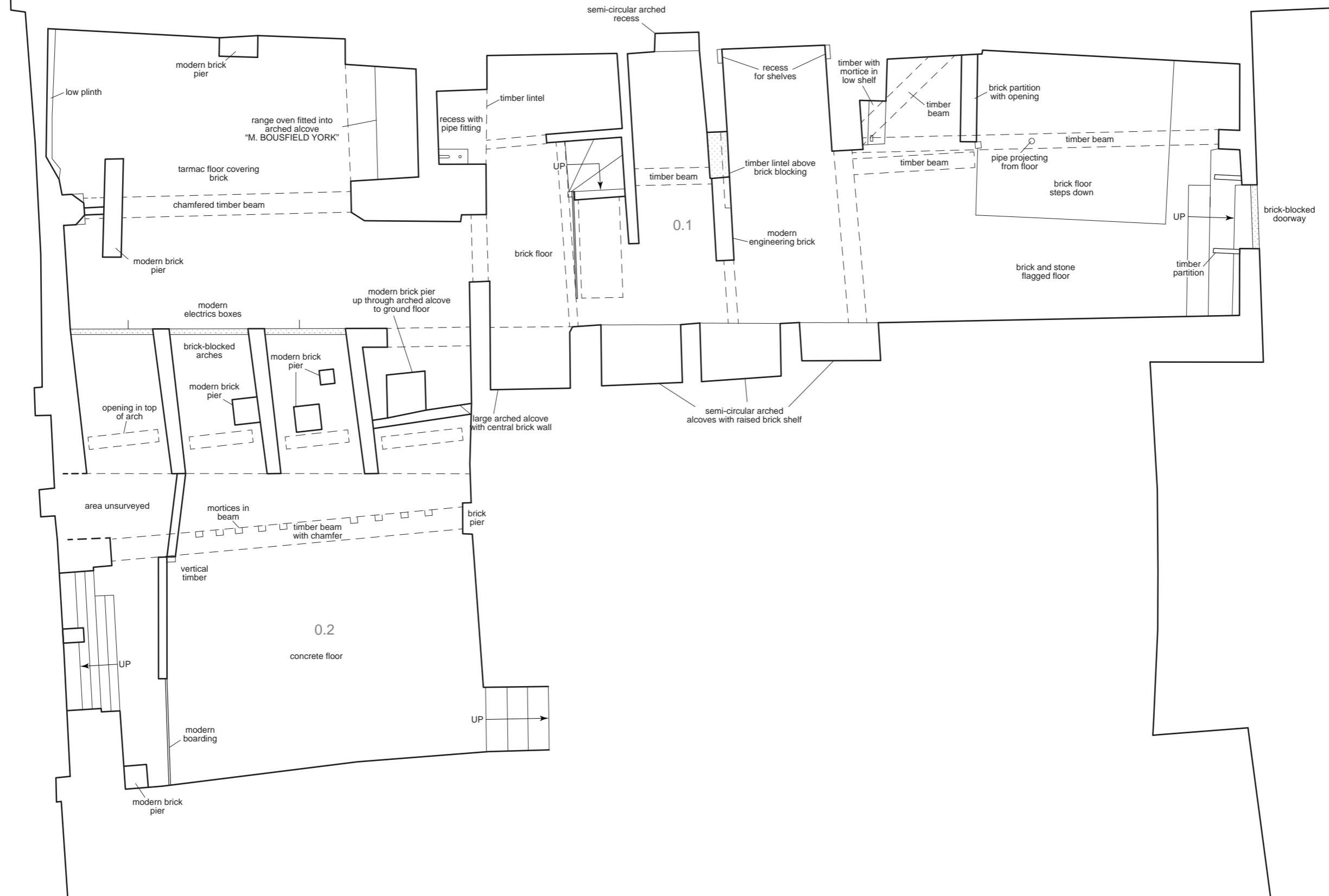
The Ordnance Survey 1:500 map of 1891 with the proposed development site highlighted

Figure
5



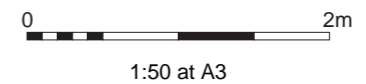
 Proposed development site

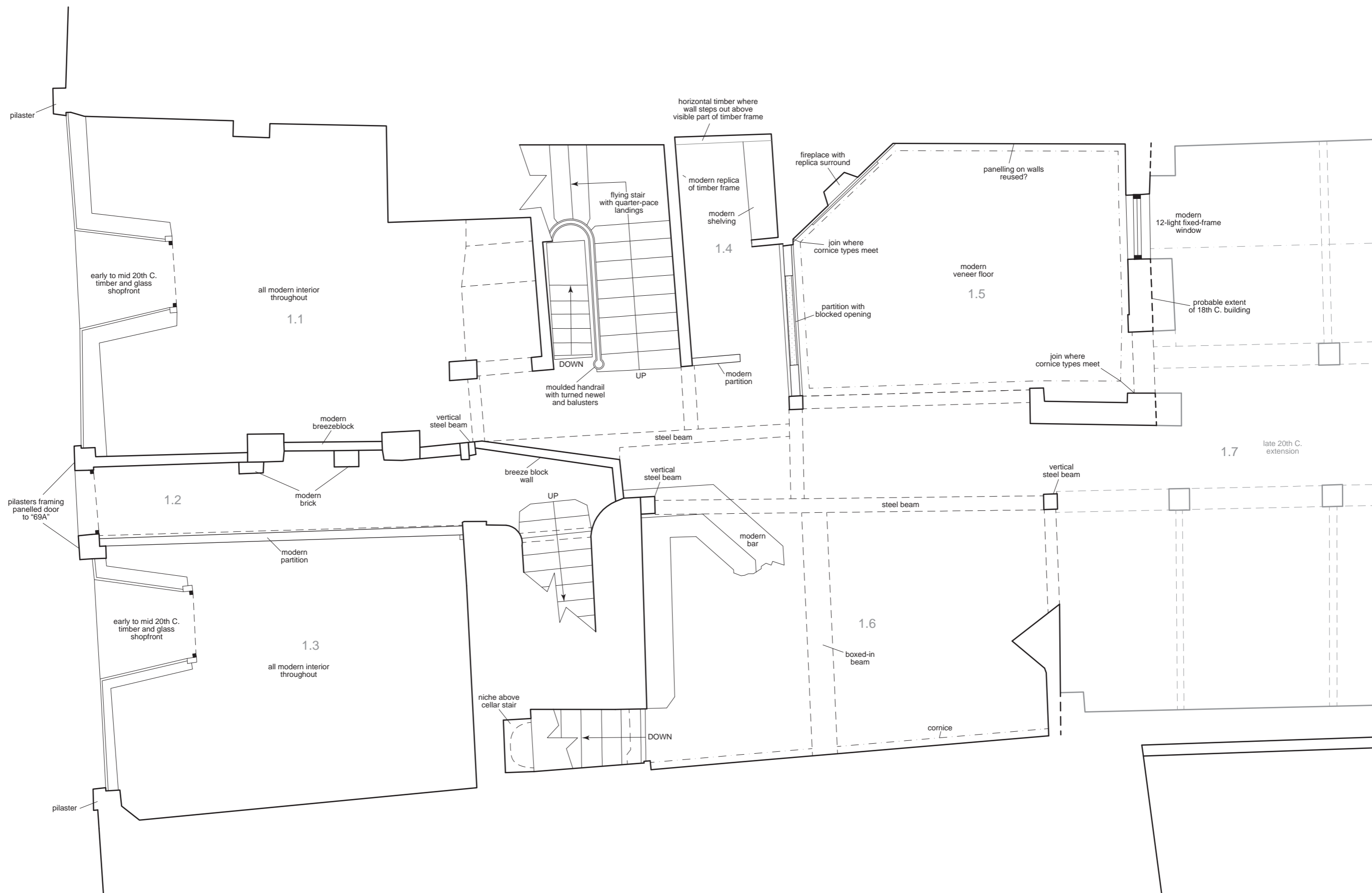




69-71 Micklegate: Cellar Plan

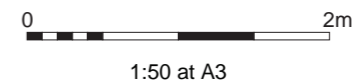
Figure
6

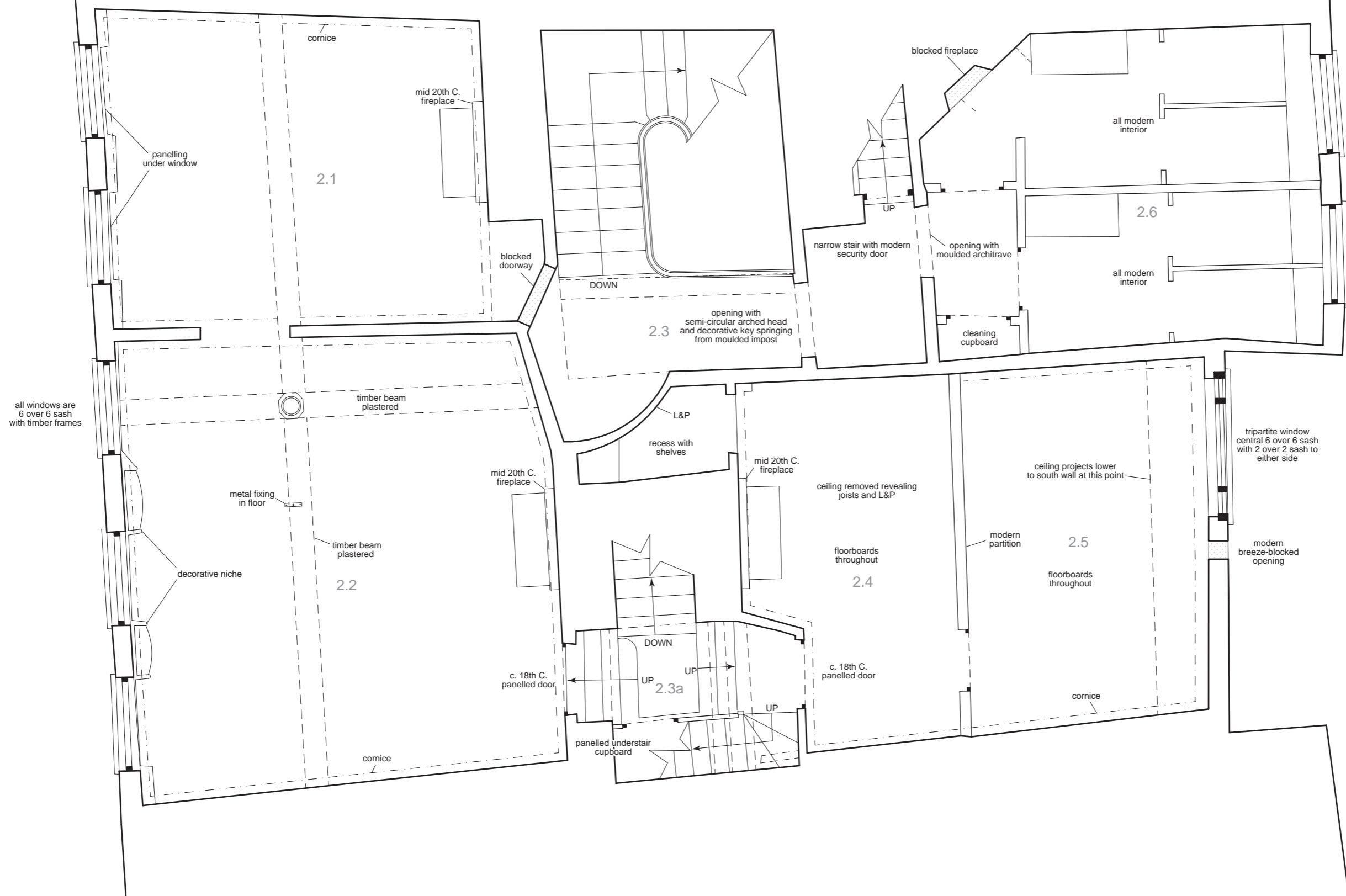




69-71 Micklegate: Ground-floor Plan

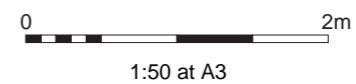
Figure
7

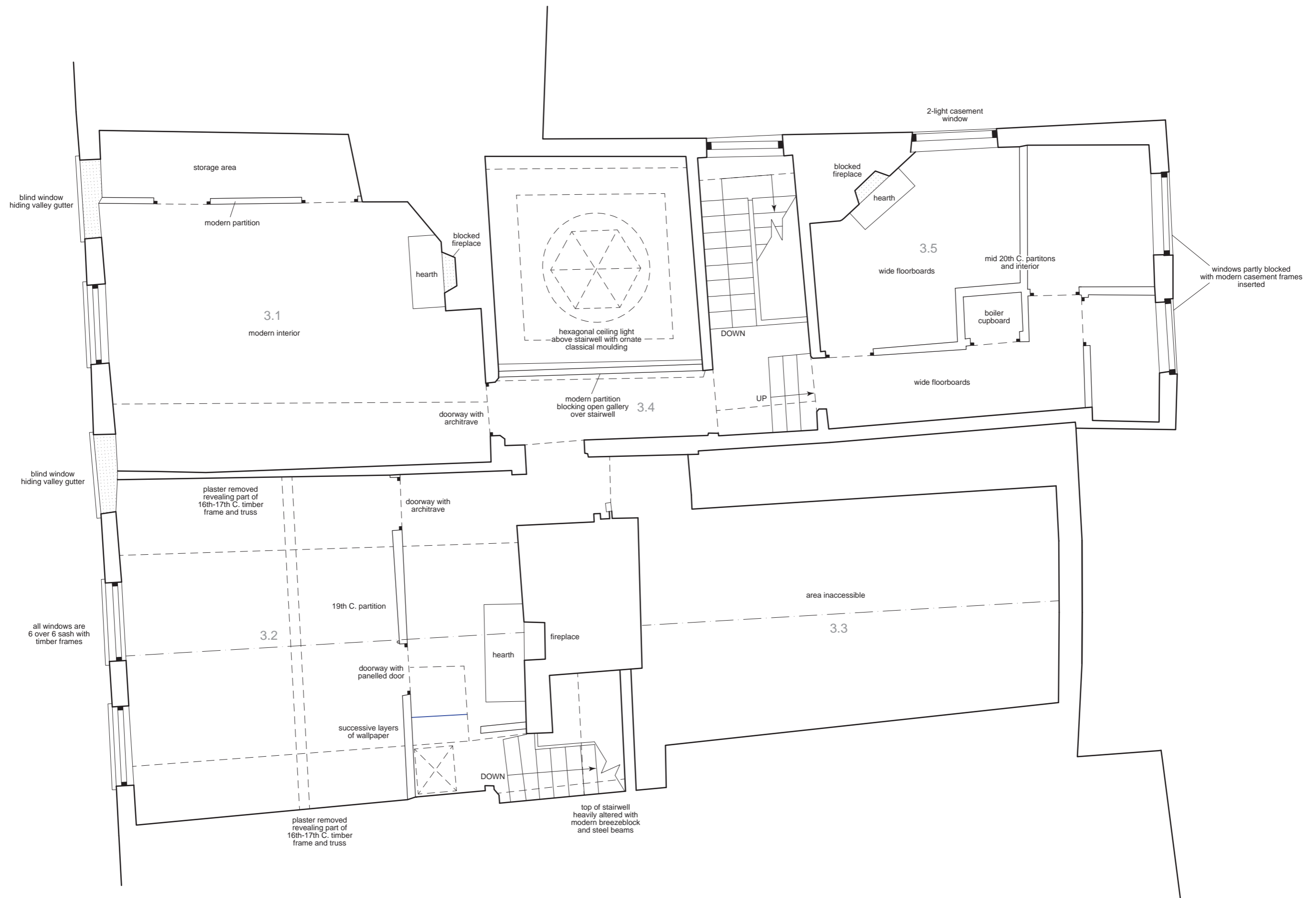




69-71 Micklegate: First-floor Plan

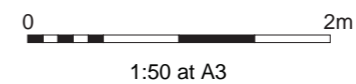
Figure
8





69-71 Micklegate: Second-floor Plan

Figure
9



NE

SW



69-71 Micklegate: Front elevation

Figure
10

0 2m
1:50 at A3



69-71 Micklegate: Section

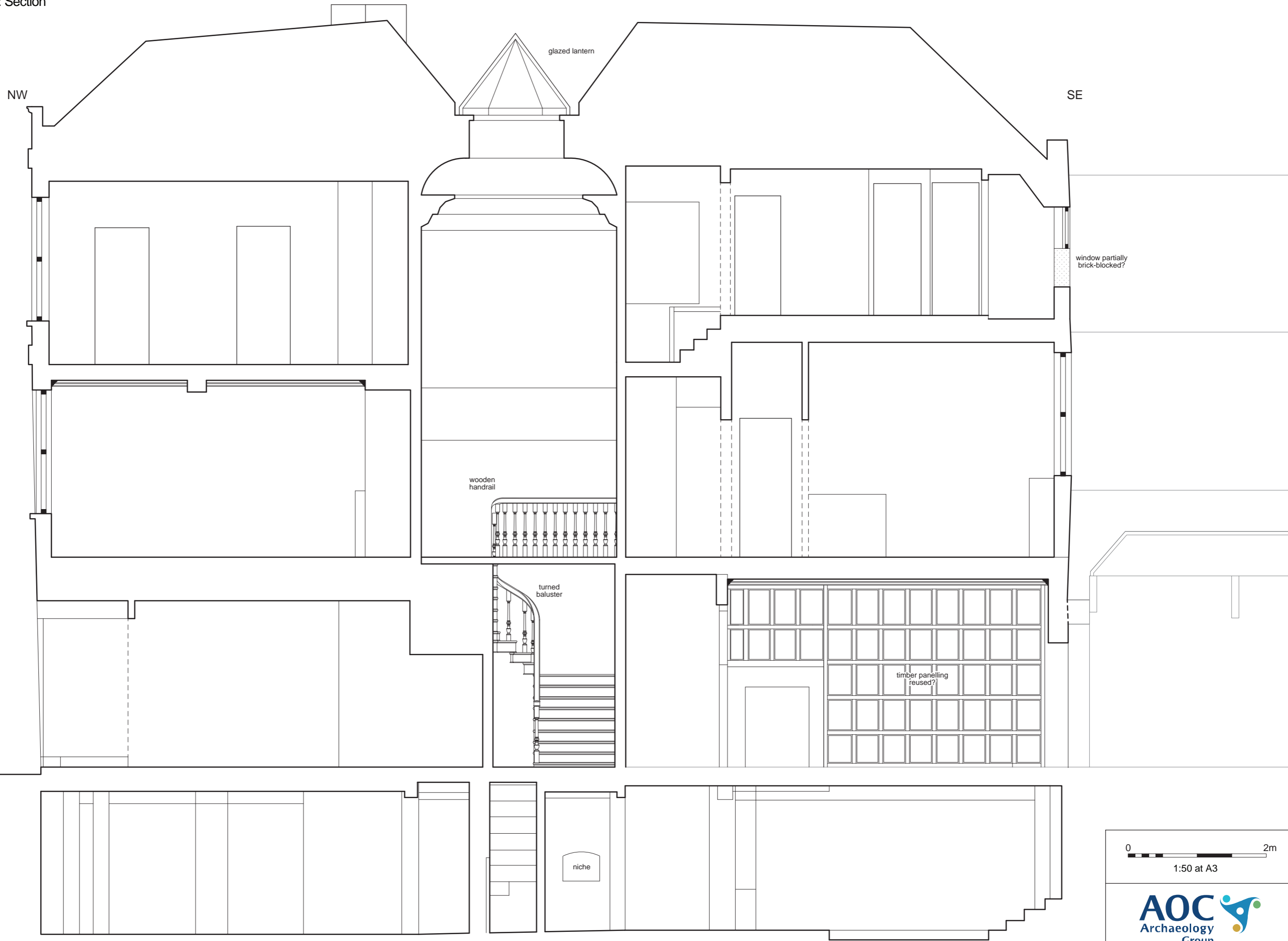


Figure 11

Cellar



Ground Floor



69-71 Micklegate: Phase Plans

Figure
12



■ c. 1600

□ c. 1745

■ 19th C.

■ early-mid 20th C.

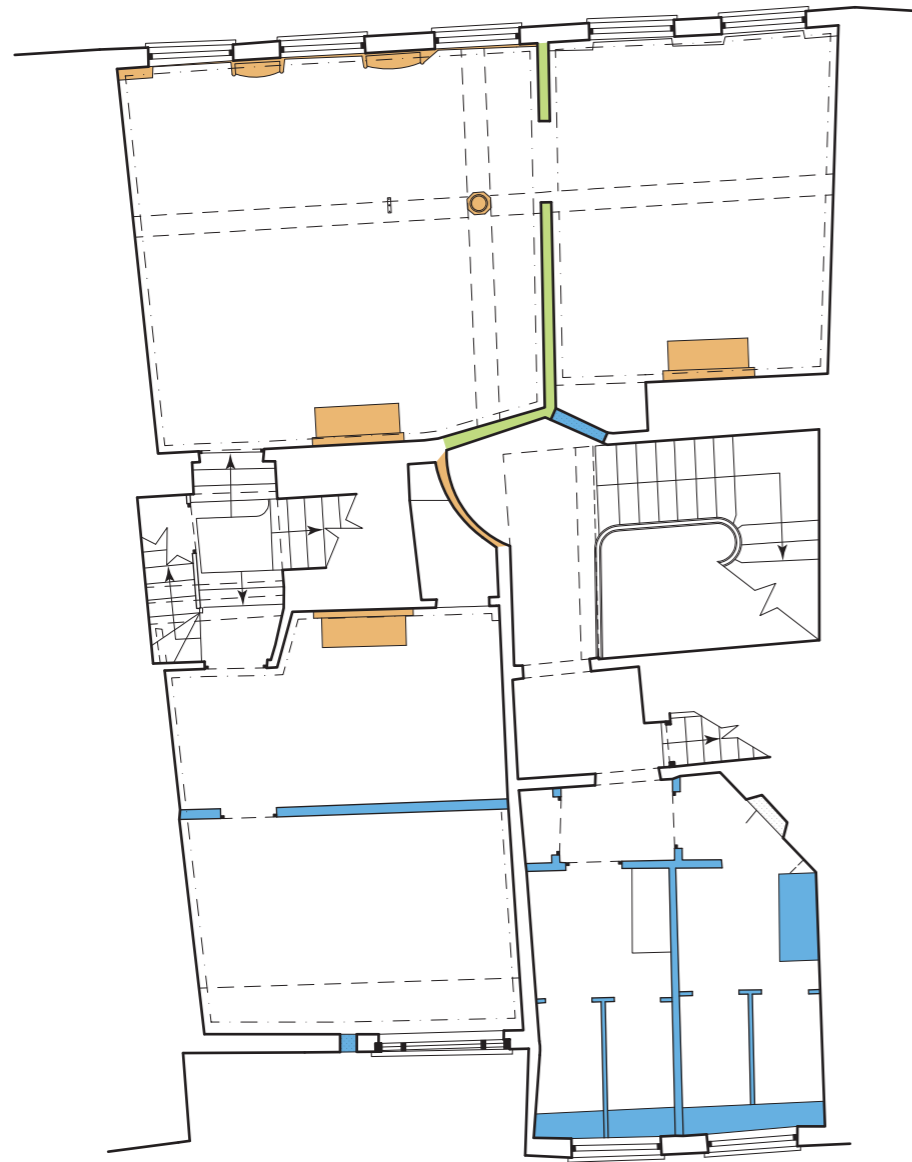
■ Late 20th C.

0 5m

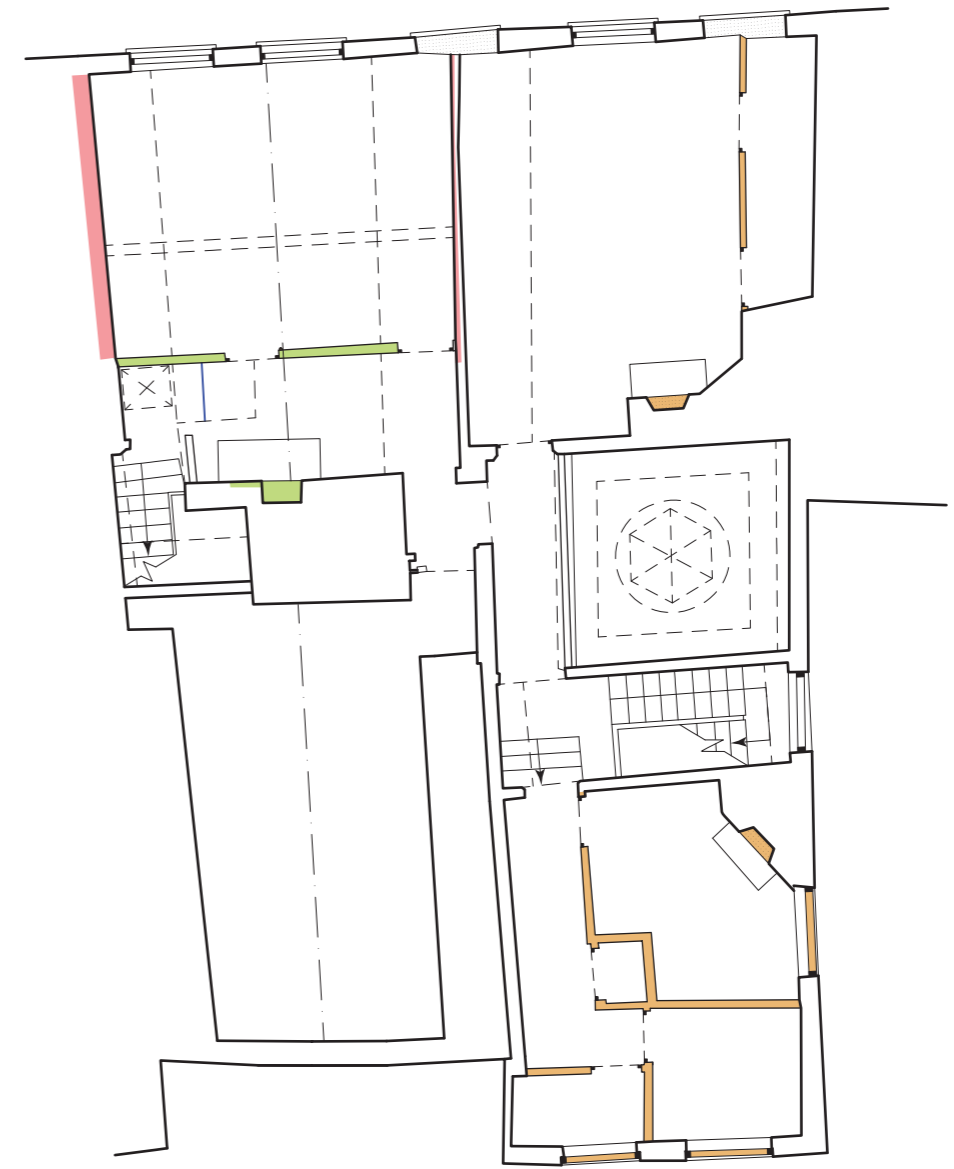
1:100 at A3



First Floor



Second Floor



69-71 Micklegate: Phase Plans

Figure
13



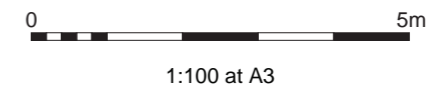
■ c. 1600

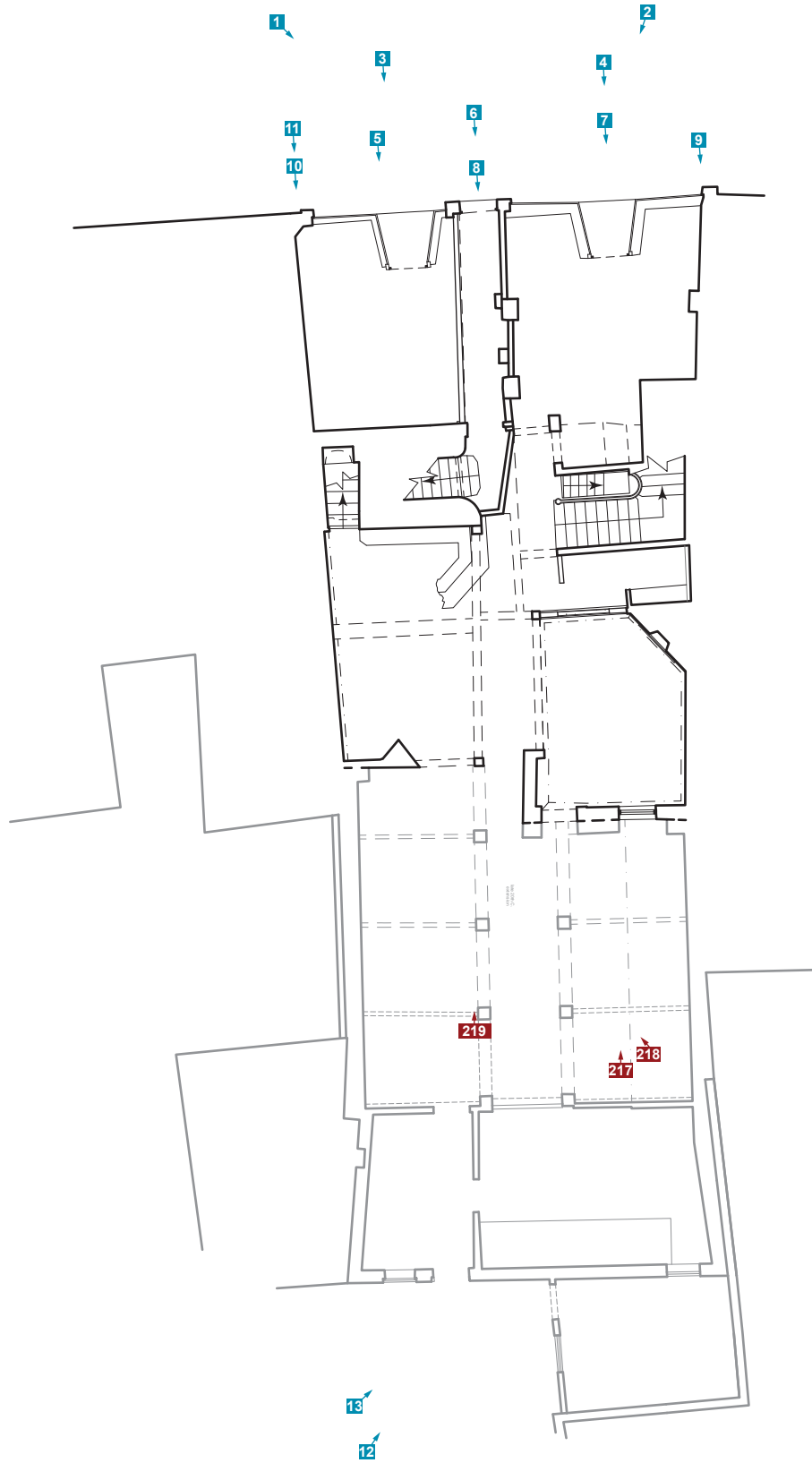
□ c. 1745

■ 19th C.

■ early-mid 20th C.

■ Late 20th C.







69-71 Micklegate: External Photographic Locations

Figure
14



-  general photograph
-  client's photograph







69-71 Micklegate: Cellar Photographic Locations

Figure
15



-  general photograph
-  trial hole photograph





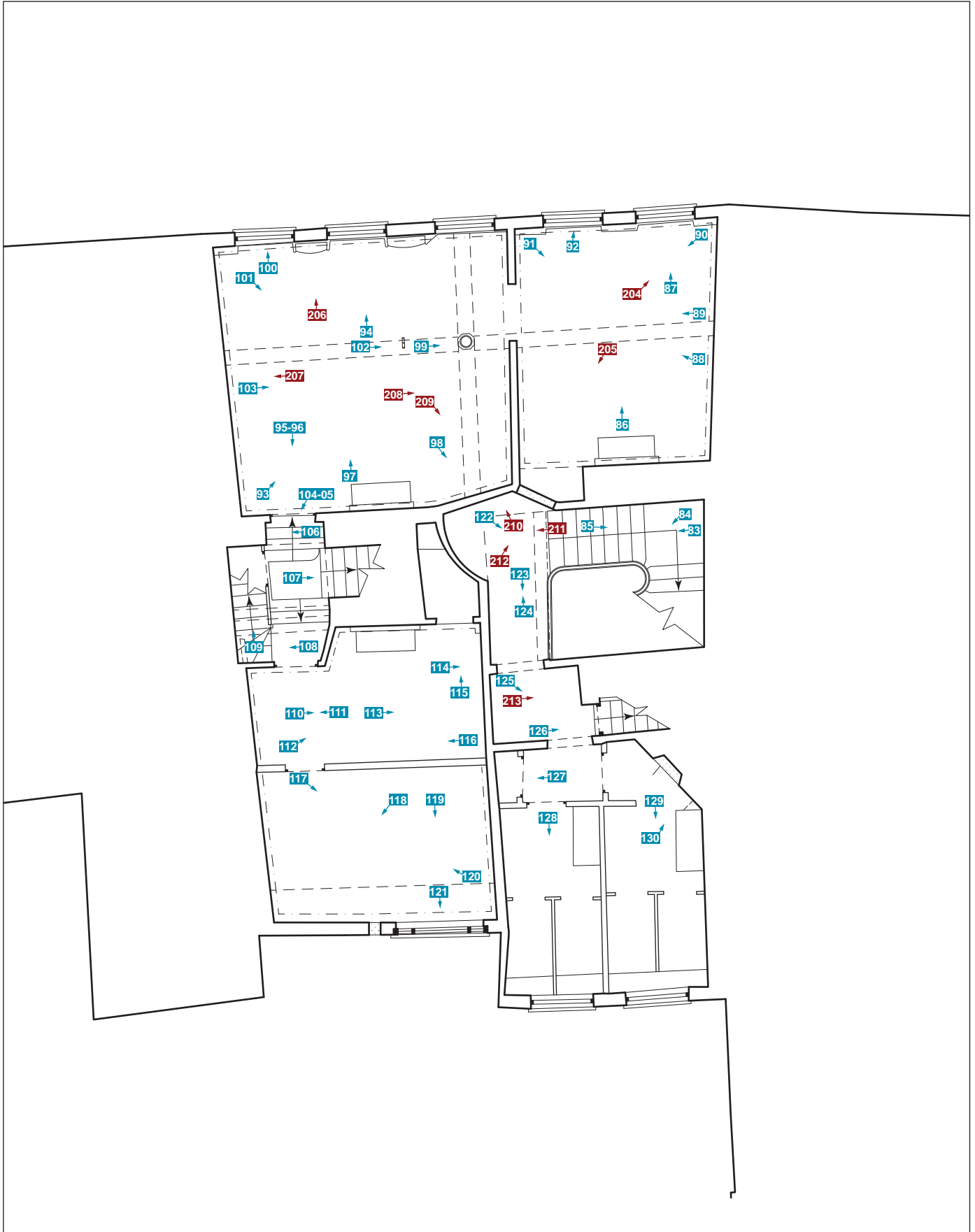
69-71 Micklegate: Ground-floor Photographic Locations

Figure
16



- 44 general photograph
- 179 trial hole photograph







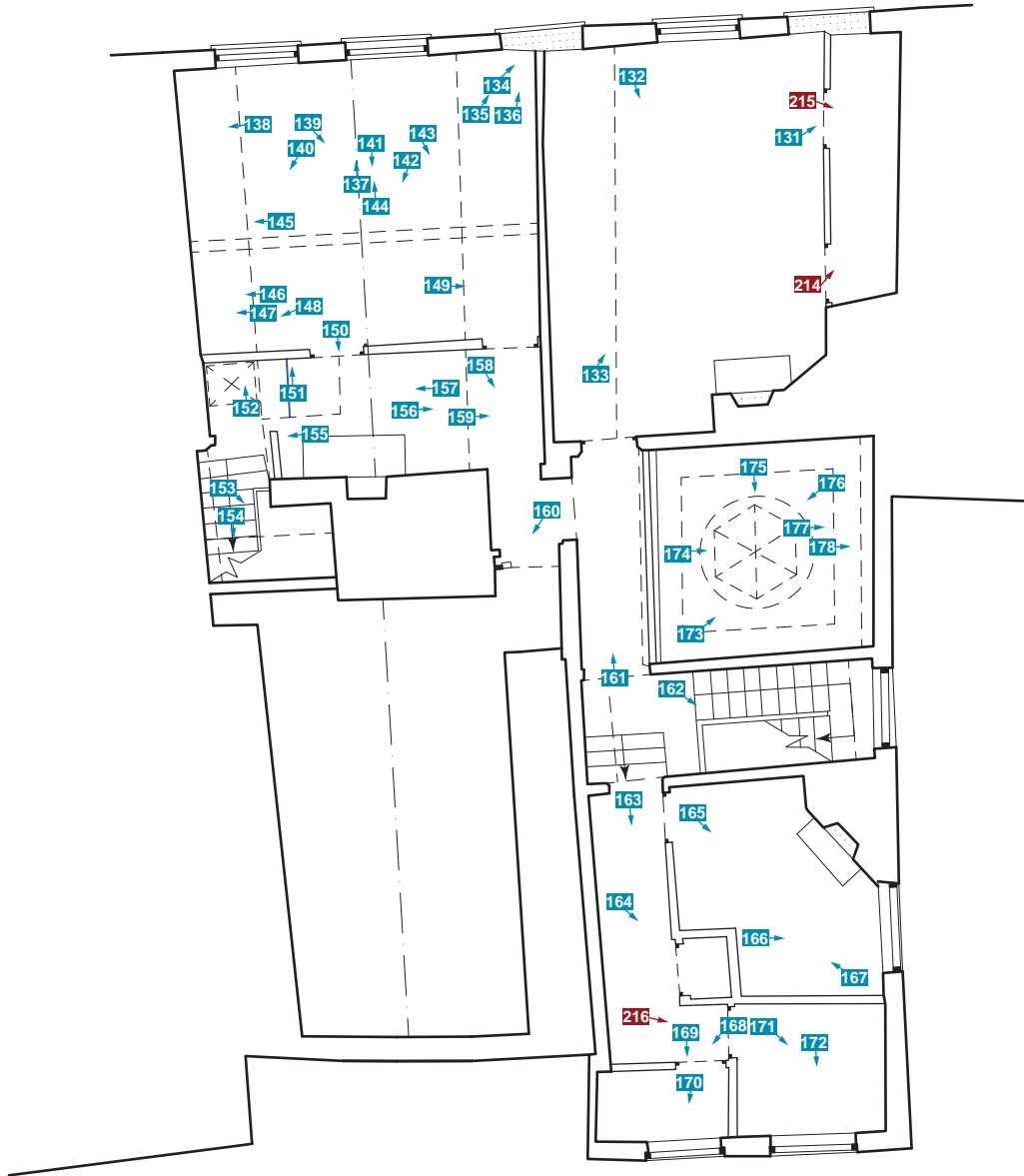
69-71 Micklegate: First-floor Photographic Locations

Figure
17



-  general photograph
-  trial hole photograph





69-71 Micklegate: First-floor Photographic Locations

Figure
18





-  general photograph
-  trial hole photograph





Plate 1. A view of the Micklegate elevation looking south-east



Plate 2. A view of the Micklegate elevation looking south



Plate 3. The east side of the rear elevation



Plate 4. The west side of the rear elevation

Appendix 1: Catalogue of recorded heritage assets and archaeological investigations within the study area

The following table provides details of heritage assets and archaeological investigations recorded on the City of York HER and the English Heritage National Heritage List for England within the study area. These have been listed from west to east, and their locations marked on Figure 2.

AOC ref.	Name	NGR	HER ref.	NHLE ref.	Description	Significance
1	102 / 104 Micklegate	SE 5982 5158	MYO1187	LB II* 1257300	Late 17th century house re-fronted in the mid-18th century, with 19th century alterations and 20th century shop fronts.	High
2	The Nags Head Public House	SE 5983 5158	MYO1186	LB II 1257297	A former house, now a public house. The rear dates to the 14th century, with a front range dating to c.1530, with 19th and 20th century extensions.	Medium
3	Watching Brief, 98 Micklegate	SE 5984 5158	EYO452		Archaeological Watching brief undertaken by YAT. A backfilled cellar was recorded which probably penetrated up to c.2m below the present modern ground level. To the north-west and south-east of this cellar probable build-up deposits were observed which may have dated from the post-medieval period or possibly earlier.	N/A
4	Watching Brief, The Falcon Public House	SE 5984 5159	EYO361		Archaeological Watching brief undertaken by Colin Briden. Results unknown.	N/A
5	98 Micklegate	SE 5984 5158	MYO1184	LB II 1257292	A house dating to c.1775 and altered in 1827 and later in the 19th century.	Medium
6	The Falcon Inn (94 Micklegate)	SE 5984 5159	MYO1182	LB II 1257289	A former house and public house, dating to c.1842 with later alterations.	Medium
7	91 / 93 Micklegate	SE 5984 5153	MYO1180	LB II 1257287	An early 18th century house, probably sub-divided and extended in the early 19th century.	Medium
8	85, 87 and 89 Micklegate	SE 5984 5155	MYO1203	LB II* 1257323	A terrace of three timber framed tenements dating to c.1500, with a wing added to the rear in late 16th/early 17th century.	High
9	92 Micklegate and railings	SE 5985 5159	MYO1181	LB II* 1257288	House dating to c.1789 with railings attached, and with 19th century alterations and renovations in 1989.	High
10	83 Micklegate	SE 5985 5156	MYO1202	LB II 1257322	A house dating to c.1730 with an early 19th century door-case and 20th century extension to rear.	Medium

11	Micklegate House and railings	SE 5985 5160	MYO1179	LB I 1257285	A townhouse and associated railings dating to 1752, with 19th and 20th century alterations, probably designed by John Carr.	High
12	No. 5 Priory Street and railings	SE 5986 5152	MYO980	LB II 1256873	A house, railings and gates dating to c.1860.	Medium
13	Stocks, north of Holy Trinity Church	SE 5986 5157	MYO1170	LB II 1257275	Post-medieval stocks re-erected in the grounds of Holy Trinity Church in the late-19 th century.	Medium
14	Evaluation excavation, 47-55 Tanner Row	SE 5987 5161	EYO169		In 1997 York Archaeological Trust undertook an evaluation excavation at 47-55 Tanner Row, York. This work consisted of two trenches at widely spaced locations within the site. This evaluation demonstrated that below a relatively thin capping of modern material lie deposits, features, and structures of archaeological significance and in a good state of preservation. There is a possibility that Roman structures survive barely 1.0m below the modern ground surface.	N/A
15	Roman structures and altars, Micklegate	SE 5987 5159	EYO2740		Roman structures and a number of altars were discovered on Micklegate during sewer excavations in 1752. This included surfaces that were interpreted as either road metalling or as being associated with adjacent Roman buildings (RCHME 1962, 52).	N/A
16	Site of St Gregory's Church, Barker Lane	SE 5987 5163	MYO2247		Site of the former church of St Gregory, Micklegate, first mentioned between 1166 and 1179, but did not survive beyond the middle of the 16th century.	N/A
17	86 Micklegate and railings	SE 5987 5161	MYO1178	LB II* 1257284	An early 18th century town house, raised to three storeys in c.1822, with 19th century alterations and additions.	High
18	Church of Holy Trinity	SE 5987 5154	MYO1169	LB I 1257274	The former Benedictine Priory church, now a parish church, dating to the 12th century, with 13th, 15th, 16th and 19th century alterations and additions.	High
19	Weslyan Methodist Chapel, Priory Street	SE 5988 5151	MYO984	LB II* 1256884	A Wesleyan Methodist Chapel dating to 1854.	High
20	Roman structures	SE 5989 5152	EYO2732		Possible Roman structure identified during construction work.	N/A
21	Walls of Holy Trinity Church	SE 5989 5159	MYO1171	LB II 1257275	Walls bounding the churchyard of Holy Trinity dating to the 18th century with 19th century gates.	Medium

22	74 / 76 Micklegate	SE 5988 5164	MYO1198	LB II 1257316	A mid-18th century house, now shops and flats, with 19th century alterations and extensions.	Medium
23	78-84 Micklegate	SE 5989 5162	MYO1200	LB II 1257319	Terrace of three houses, now shops and offices, dating to c.1822 with late 19th and 20th century shop fronts.	Medium
24	Holy Trinity Rectory	SE 5989 5157	MYO1201	LB II 1257321	The Holy Trinity Church rectory, dating to 1898.	Medium
25	Roman structures	SE 5989 5161	EYO2722		Possible Roman buildings identified during construction work on Micklegate (RCHME 1962, 52).	N/A
26	Photographic survey, Trinity Lane	SE 5990 5159	EYO4624		A photographic survey along Trinity Lane recorded a cobbled surface underneath the modern road surface.	N/A
27	Cobbled surface, Trinity Lane	SE 5990 5159	MYO3599		Cobbled road surface observed immediately below modern tarmac at Micklegate end of Trinity Lane.	N/A
28	77 / 79 Micklegate	SE 5990 5159	MYO1199	LB II 1257318	A house dating to c.1790 with mid-19th century alterations and a 20th century shop front.	Medium
29	Jacob's Well	SE 5994 5153	MYO704	LB I 1256384	A late 15th century house, now used as a parish room of the Holy Trinity Church. It was possibly extended in the early 16th century and the hall floored in the 17th century, It was restored in 1991.	High
30	70 / 72 Micklegate	SE 5990 5163	MYO1196	LB II* 1257313	House dating to the 16th century, raised in the 17th century and altered in the 19th century.	High
31	73 / 75 Micklegate	SE 5990 5160	MYO1197	LB II 1257314	A house dating to c.1730, with 19th century alterations and shop front.	Medium
32	Roman structure, Trinity Lane	SE 5991 5158	EYO2730		Part of a colonnaded building identified in front of the doorway to Jacob's Well during sewer excavations between 1895 and 1901. This included two column bases.	N/A
33	Watching brief, Jacob's Well	SE 5991 5157	EYO281		YAT undertook a watching brief at Jacob's Well in 2003. Results unknown.	N/A
34	68 Micklegate and railings	SE 5991 5163	MYO1194	LB II* 1257309	A mid-17th century house, with earlier origins. A third storey was added in c.1823, with later 19th and 20th century alterations.	High
35	Watching brief, 68 Micklegate	SE 5991 5163	EYO3718		A watching brief was undertaken by YAT. The monitored trench was not excavated to natural and all archaeology identified appears to have been post-medieval.	N/A

36	69 and 71 Micklegate	SE 5991 5160	MYO1195	LB II* 1257312	Two early 17th century houses now used as a shop, with 19th and 20th century alterations.	High
37	11 and 13 Priory Street	SE 5991 5151	MYO982	LB II 1256880	A house and attached cottage dating to 1858.	Medium
38	69-71 Micklegate	SE 5992 5159	EYO3255		A watching brief was undertaken by YAT. The monitored trench was not excavated to natural, but the work identified a 4m length of garden path constructed in brick and the line of un-mortared limestone blocks, suggesting the presence of a previous building on the site.	N/A
39	67 Micklegate	SE 5992 5160	MYO1193	LB II* 1257308	A mid-16th century house, altered in the early 18th and 19th century, with a 20th century shop front.	High
40	62-66 Micklegate	SE 5992 5164	MYO1191	LB II 1257305	A house and shop dating to c.1840.	Medium
41	Watching brief, 19 Trinity Lane Court	SE 5993 5154	EYO363		A watching brief undertaken by Colin Bryden in 1996. The results are unknown.	N/A
42	63-65 Micklegate	SE 5993 5160	MYO1192	LB II 1257306	An early 19th century house with a 20th century shop front.	Medium
43	Trial trench, 63-67 Micklegate	SE 5993 5159	EYO535		An archaeological evaluation was undertaken at 63-67 Micklegate, York by FAS in 2001. Three evaluation trenches were excavated; two in Dodsworth's Yard and one in a courtyard garden belonging to Number 65 Micklegate. The evaluation revealed that significant archaeological remains survive immediately below the current ground surface. Four main phases of activity were defined belonging to the medieval and early post-medieval period. Two phases of high status domestic activity were found dating to the 11th to 13th centuries and the 15th to 16th centuries. A late medieval bronze foundry and the remains of early post-medieval buildings were also encountered.	N/A
44	Watching brief, 54 Micklegate	SE 5993 5166	EYO3357		A watching brief was undertaken by YAT. The monitored trench was not excavated to natural and the thickness of the deposits identified is unknown. Evidence of the foundations of the existing standing building was observed.	N/A
45	58 and 60 Micklegate	SE 5993 5164	MYO1213	LB II 1257342	Two late 18 th century houses re-fronted in c.1835.	Medium

46	61 Micklegate	SE 5993 5161	MYO1214	LB II* 1257344	A town house dating to c.1786 with mid-19th century alterations and extensions.	High
47	Watching brief, 54 Micklegate	SE 5993 5166	EYO3331		A watching brief was undertaken by YAT. The monitored trench was not excavated to natural and the thickness of the deposits identified is unknown. Evidence of the foundations of the existing standing building was observed.	N/A
48	56 Micklegate	SE 5994 5164	MYO1211	LB II 1257337	A mid-18th century house, incorporating the remains of a 17th century house, with a late 19th and 20th century shop front.	Medium
49	57 and 59 Micklegate	SE 5994 5161	MYO1212	LB II* 1257340	A town house dated to 1783, the ground floor of which was restored in 1946-47.	High
50	Borehole survey and excavation, Trinity Lane	SE 5995 5152	EYO11		In 1991 YAT excavated three trenches and two boreholes during an archaeological evaluation of the 'Ideal Laundry' site, Trinity Lane. This located Roman deposits cut by later features. Archaeological deposits were encountered to a depth of 3.5m.	N/A
51	53-55 Micklegate	SE 5995 5161	MYO1209	LB II* 1257333	A former townhouse dated to 1751, now used as a nightclub.	High
52	Garforth House and railings	SE 5995 5165	MYO1210	LB I 1257335	A townhouse dated to 1757 with late 19th century alterations. It was previously occupied by St Margaret's School, and is now in use as offices.	High
53	Watching brief, Car Park, Tanner Row	SE 5996 5171	EYO796		A watching brief was undertaken by YAT, but details are unknown.	N/A
54	50 Micklegate	SE 5996 5165	MYO1208	LB II 1257331	An early 19th century shop with a later 19th century shop front.	Medium
55	Watching brief, 53-55 Micklegate	SE 5996 5161	EYO3246		A watching brief was undertaken by YAT. The monitored trench was not excavated to natural and the thickness of the deposits identified is unknown.	N/A
56	Watching brief, 20 Trinity Lane	SE 5996 5154	EYO3416		A watching brief was undertaken by YAT in 1989. The monitored trench was not excavated to natural. A barrel-vaulted cellar dating to 19th century was encountered at a depth of 2.5m below ground surface.	N/A
57	42, 46 and 48 Micklegate	SE 5996 5165	MYO1206	LB II 1257329	Three shops and flats constructed in 1747, incorporating an earlier wing of c.1710m with 19th and 20th century alterations.	Medium

58	St Martin's House	SE 5997 5162	MYO1207	LB II 1257330	Shops, offices and a public house dating to the mid-19th century.	Medium
59	Watching Brief, 42-48 Micklegate	SE 5997 5166	EYO173		A watching brief undertaken by YAT. AI stratigraphy was found to be modern although there was some possible evidence of a post-medieval foundation.	N/A
60	Archaeological Evaluation, 20-24 Trinity Lane	SE 5997 5155	EYO338		An archaeological evaluation undertaken by On-Site Archaeology in 2005. Results unknown.	N/A
61	Nos 2, 2A and 3-7 St Martin's Lane	SE 5997 5160	MYO942	LB II 1256769	A terrace of seven mid-19th century houses.	Medium
62	40 Micklegate	SE 5998 5165	MYO1205	LB II 1257328	Shops and flats dating to c.1840, with late 19th and 20th century alterations and extensions.	Medium
63	Watching brief, St Martin's Lane	SE 5998 5161	EYO3555		A watching brief was undertaken by YAT. The monitored trench was not excavated to natural and the thickness of the deposits identified is unknown.	N/A
64	Watching Brief, 7 St Martin's Lane	SE 5998 5157	EYO3397 EYO3398		A watching brief undertaken by YAT in 1989. Parts of burials and a charnel deposit were observed, indicating the area may have been a part of Holy Trinity or St Martin's Church churchyard.	N/A
65	Varvills Court	SE 5999 5165	MYO1225	LB II 1257366	Late 19th century flats, offices and shops, with 20th century alterations.	Medium
66	Roman colonnaded building	SE 5999 5162	EYO4963		The remains of a Roman colonnaded building revealed during sewer works in 1853 (RCHME 1962, 52-53).	N/A
67	Watching brief, 30 Micklegate	SE 5999 5165	EYO3475		Watching brief at 30 Micklegate. No details available.	N/A
68	Excavation, St Martin's Lane	SE 6000 5155	EYO2710		A fragment of Roman wall and box tile were uncovered under the debris of a collapsed wall in 1947. Earlier layers beneath these appear to date to the second half of the 2nd century (RCHME 1962, 52).	N/A
69	Church of St Martin-cum-Gregory	SE 6000 5160	MYO1172	LB I 1257277	A medieval parish church, consisting of an 11th century nave and numerous phases of later additions and alterations.	High
70	Archaeological evaluation, 13-15 St Martin's Lane	SE 6001 5156	EYO566		In 2001 YAT undertook an evaluation of a development site at 13-15 St Martin's Lane. Complex medieval stratigraphy was identified, including evidence of possible metalworking.	N/A

Appendix 2: Listed Building Description

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: No name for this Entry

List Entry Number: 1257312

Location

69 AND 71, MICKLEGATE

The building may lie within the boundary of more than one authority.

County:

District: York

District Type: Unitary Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 14-Jun-1954

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 464015

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

YORK

SE5951NE MICKLEGATE 1112-1/15/659 (South side) 14/06/54 Nos.69 AND 71

GV II*

Two houses, now one shop. Early C17; largely rebuilt c1745; further alterations and extension in C19 and C20. Mid C18 alterations for Rev Philemon Marsh, Rector of Church of St Martin-cum-Gregory (qv). MATERIALS: timber-framed, now encased in brick, in Flemish bond, painted at front; plain parapet with stone coping masks parallel roofs, gabled to street, each with brick stack at rear; rear wing to No.69 has hipped slate roof; rear wing to No.71 not visible. EXTERIOR: 3-storey 5-window front. Ground floor of both properties occupied by fluted pilaster and cornice shopfronts with glazed doors recessed between half-canted plate glass windows. All upper floor windows are 12-pane sashes beneath painted flat arches of gauged brick with painted stone sills. End and centre windows on second floor are blind. 1-course raised bands at second floor and parapet levels. Original rainwater goods at right end, with unicorn crest of the Marshes on rectangular hopper. Rear: No.71 has tripartite sash window with 16-pane centre sash. Other window on first and second floors of both houses have segmental arches. Rainwater head dated 1674. INTERIOR: remnants of timber-frame visible on ground floor at rear of both front rooms; and on first floor, in rear room of No.71 which has possible studded partition wall. Ground floor. In No.69, cantilevered staircase with column on vase balusters and moulded swept-up handrail on turned newel rises to first floor around full-height well. Well lined with corresponding dado panelling and rail, and lit by lantern in coved ceiling with moulded dentil cornice. Rear room has C17 panelling reset over C19 fireplace and on left and rear walls, and moulded cornice. In No.71, single fluted pilaster respond to former arch survives at foot of transverse staircase: remnants of moulded and dentil cornices survive in both front and back rooms. First floor. Close string secondary staircase in No.69, originally rising from ground floor, has turned balusters, moulded handrail and square newels. At head of principal staircase is keyed round arch on pilaster responds with moulded impost. Front room has moulded cornice and cased axial beam. Rear room has door of 8 raised and fielded panels. In No.71, close string staircase with stick balusters and turned newel rises to second floor, boxed in below with re-used C17 panelling and door forming under stair closet. 8-panel door leads to front room which has cased intersecting axial and transverse beams carried on fluted Doric column.

Moulded cornice survives in rear room. Second floor. In No.69, secondary staircase balustrade carried across main staircase well; 6-panel door to front room. C19 basket grate in passage of No.71. In both front rooms C18 plank floor boards are retained. C17 gabled roofs cut across end and centre windows inserted during C18 re-fronting. Properties unoccupied at time of survey. (City of York: RCHME: South-west of the Ouse: HMSO: 1972-: 79-80).

Listing NGR: SE5991851604

Selected Sources

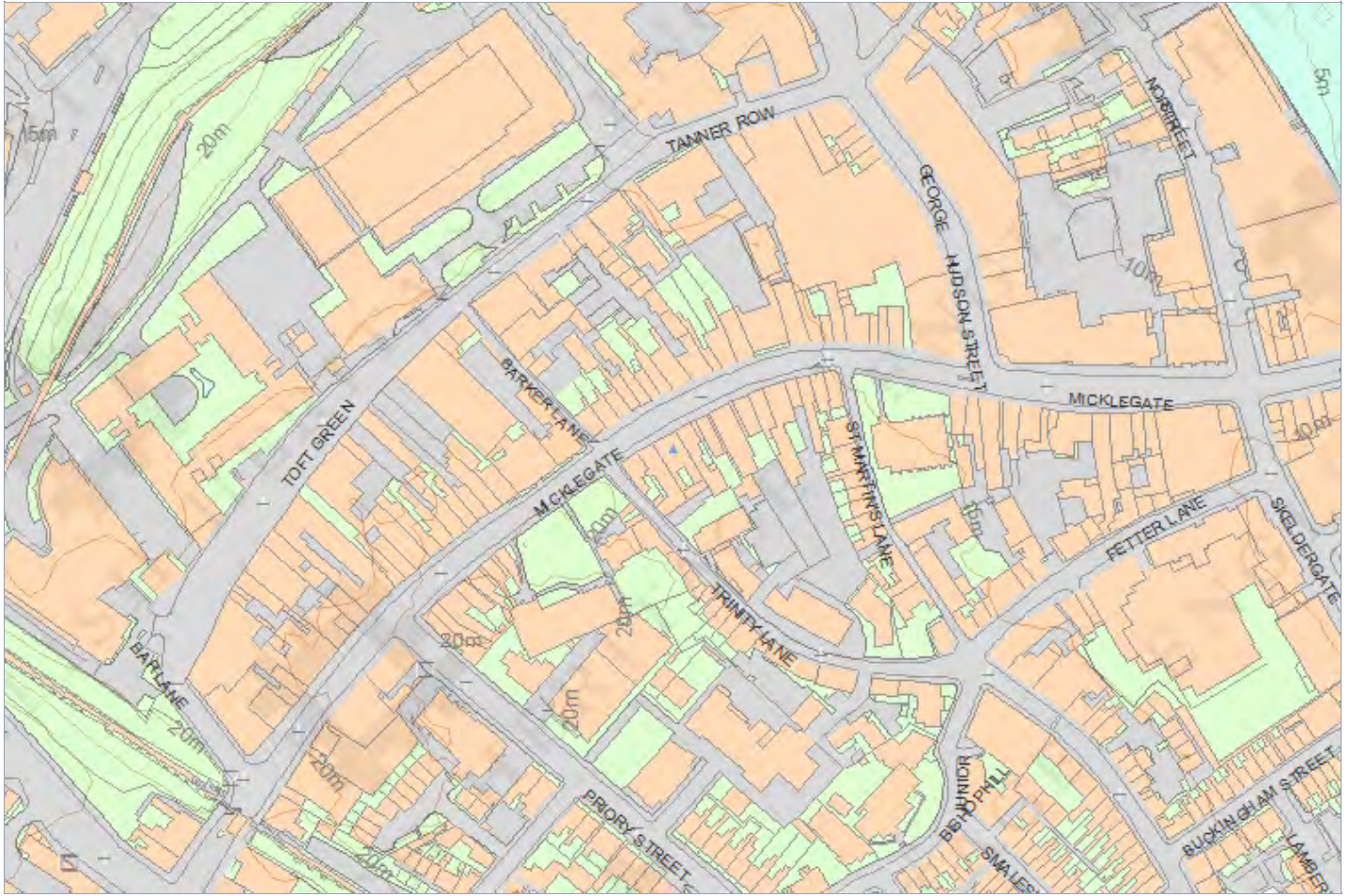
Books and journals

An Inventory of the City of York III South West, (1972), 79-80

Map

National Grid Reference: SE 59917 51606

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1257312.pdf](#) - Please be aware that it may take a few minutes for the download to complete.



© Crown Copyright and database right 2014. All rights reserved. Ordnance Survey Licence number 100024900.

© British Crown and SeaZone Solutions Limited 2014. All rights reserved. Licence number 102006.006.

This copy shows the entry on 13-Oct-2014 at 11:51:22.

Appendix 3: Photographic Register

Photo ref.	File Name	Location	Description	Direction
1	001	Exterior	General view of the Micklegate elevation	SE
2	002	Exterior	General view of the Micklegate elevation	S
3	003	Exterior	Detail of exterior windows	SE
4	004	Exterior	Detail of exterior windows	SE
5	005	Exterior	The shopfront of number 71	SE
6	006	Exterior	The panelled door to 69a	SE
7	007	Exterior	The shop front of number 69	SE
8	008	Exterior	Detail of the number 69a	SE
9	009	Exterior	Detail of rainwater head marked '1763' Detail of rainwater head with	SE
10	010	Exterior	Detail of rainwater head depicting heraldic elements	SE
11	011	Exterior	Detail of the front stone coping abutting the neighbouring property	SE
12	012	Exterior	View of the rear projection at second-floor height	NE
13	013	Exterior	The rear elevation of the modern ground-floor extension	NE
14	014	Cellar	General view of cellar 0.1	SW
15	015	Cellar	Detail of a stone and brick pier	NW
16	016	Cellar	A modern brick pier	SE
17	017	Cellar	Detail of a timber beam	SW
18	018	Cellar	View of the range	SE
19	019	Cellar	Detail of a light hood situated above the range cooker	SE
20	020	Cellar	Detail of the makes mark on the range	SE
21	021	Cellar	View of the range cooker	SE

22	022	Cellar	General view of cellar 0.1	W
22a	022a	Cellar	A large, divided archway with a modern brick pier inserted	SW
23	023	Cellar	General view of cellar 0.1	NW
24	024	Cellar	Detail of joists supporting the ground floor	NW
25	025	Cellar	Arched storage alcoves	SW
26	026	Cellar	A large divided archway	W
27	027	Cellar	A large recess situated behind the range cooker	N
28	028	Cellar	Doors made from reused panelling	S
29	029	Cellar	Underneath the inserted 19 th century stair	NE
30	030	Cellar	General view of cellar 0.1	SW
31	031	Cellar	A storage recess	E
32	032	Cellar	Detail of a small segmental arched alcove	E
33	033	Cellar	The brick floor covering the majority of the cellars	SE
34	034	Cellar	A blocked opening alongside modern brick rebuilding	N
35	035	Cellar	A storage recess, note the notches for shelves in the side walls	NE
36	036	Cellar	General view of cellar 0.1	SE
37	037	Cellar	A timber shelf in the cellar.	E
38	038	Cellar	A recess in the cellar floor for a tank of some sort	SE
39	039	Cellar	An area of stone-flagged floor	S
40	040	Cellar	A brick-blocked doorway with steps up	S
41	041	Cellar	General view of cellar 0.2	N
42	042	Cellar	Stone steps leading from cellar 0.2 to the ground floor	SE
43	043	Cellar	Detail of a chamfered ceiling beam	E

44	044	Cellar	A vertical timber support	NE
45	045	Cellar	General view of cellar 0.2	SW
46	046	Cellar	A brick pier behind modern machinery	SE
47	047	Ground Floor	General view of ground floor room 1.1	SE
48	048	Ground Floor	General view of ground floor room 1.1	SE
49	049	Ground Floor	The west elevation of room 1.1 with boxed in piers	W
50	050	Ground Floor	View of the area under the central stair in 1.1	SE
51	051	Ground Floor	General view of ground floor room 1.1	W
52	052	Ground Floor	General view of ground floor room 1.1	NE
53	053	Ground Floor	Room 1.3 before strip out	S
54	054	Ground Floor	Room 1.3 before strip out	SE
55	055	Ground Floor	Room 1.3 showing interior of shopfront	N
55a	055a	Ground Floor	Modern brick piers in corridor 1.2	N
56	056	Ground Floor	Visible steelwork and modern breezeblock wall	SE
57	057	Ground Floor	View down corridor to the front door of 69a	N
58	058	Ground Floor	View up the second stair emphasising the curve of the walls	SW
59	059	Ground Floor	Part of timber brace exposed in wall. Note the plaster replica in the return	E
60	060	Ground Floor	General view of room 1.4	E
61	061	Ground Floor	View to area 1.6	W
62	062	Ground Floor	View of the ground floor showing modern interior surfaces	SW
63	063	Ground Floor	A modern partition dividing rooms 1.4 and 1.5	N
64	064	Ground Floor	A fireplace with modern replica mantle	NE
65	065	Ground Floor	View to the modern opening in 1.5. Note the water damage	SW

66	066	Ground Floor	Fireplace with modern mantle and panelling above	NE
67	067	Ground Floor	A wall with possibly reused wooden panelling	E
68	068	Ground Floor	Detail of wooden panelling. Note the poor condition due to water leakage	E
69	069	Ground Floor	A window opening with modern frame and glazing	SE
69a	069a	Ground Floor	Detail of 18 th -19 th century cornice meeting modern cornice	NE
70	070	Ground Floor	Detail of 18 th -19 th century cornice meeting modern cornice	SW
71	071	Ground Floor	View across to room 1.5	E
72	072	Ground Floor	View from 1.6 south to the modern extension	SE
73	073	Ground Floor	Detail of 18 th -19 th century cornice meeting modern cornice	SW
73a	073a	Ground Floor	Interior of the modern ground-floor extension	SW
74	074	Ground Floor	Interior of the modern ground-floor extension	NW
75	075	Ground Floor	Interior of the modern ground-floor extension	NE
76	076	Ground Floor	The modern kitchen/utility area	S
77	077	Ground Floor	The modern kitchen/utility area	E
78	078	Ground Floor	Access to the cellars, probably inserted in the 19 th century	E
79	079	Ground Floor	Exposed steelwork and breezeblock construction	W
80	080	Ground Floor	The mid-18 th century central stair	NE
81	081	Ground Floor	Detail of wall panelling on stair	E
82	082	Ground Floor	A view down from the first quarter landing	W
83	083	First Floor	The gallery viewed from the stairwell	W
84	084	First Floor	The swept handrail and behind the first-floor landing	SW
85	085	First Floor	The north-east elevation of the stairwell which projects out slightly	E
86	086	First Floor	First-floor sash window with panelling under	NW

87	087	First Floor	Detail of a first-floor sash window	NW
88	088	First Floor	A large, presumably timber, beam encased in plaster	NW
89	089	First Floor	A wide opening for access between rooms 2.1 and 2.2	W
90	090	First Floor	A blocked doorway in room 2.1	SW
91	091	First Floor	General view of room 2.1	SE
92	092	First Floor	Detail showing sash window latch	NW
93	093	First Floor	General view of room 2.2	NE
94	094	First Floor	A first-floor sash window with neo-classical niches	NW
95	095	First Floor	An 18 th century panelled door with moulded architrave	SE
96	096	First Floor	View through doorway into first-floor landing	SE
97	097	First Floor	The north-west elevation of room 2.2	NW
98	098	First Floor	Area of exposed timberwork behind lath and plaster	SE
99	099	First Floor	A doric column believed to be mid-20 th century	NE
100	100	First Floor	A different window latch in room 2.2	NW
101	101	First Floor	General view of room 2.2	SE
102	102	First Floor	A small metal fitting in the floor	NE
103	103	First Floor	A large timber beam supported by acroprops. Note the angle on the beam at its northern end	NE
104	104	First Floor	Understair panelled cupboard door	S
105	105	First Floor	The interior of the understair cupboard	S
106	106	First Floor	Wallpaper seen in the first floor landing of the second stair	W
107	107	First Floor	View down the second stair to a modern breezeblock wall	E
108	108	First Floor	Detail of an early 20 th century lightswitch	W
109	109	First Floor	View up the stair connecting first and second floors	NW

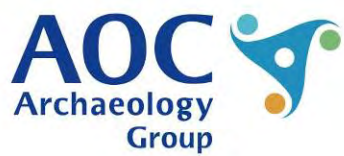
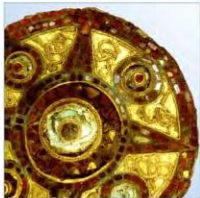
110	110	First Floor	Detail of small lock plate seemingly installed upside down	E
111	111	First Floor	The reverse side of the upside-down door lock	W
112	112	First Floor	General view of room 2.4	NE
113	113	First Floor	Floor joist exposed by water damage. Note lath and plaster on both sides	E
114	114	First Floor	Exposed timber frame with brick infill	E
115	115	First Floor	Deep cupboard with convex interior wall	NW
116	116	First Floor	General view of room 2.4 showing panelled door	SW
117	117	First Floor	South-east elevation of room 2.5 showing a large amount of rebuilding behind damaged plaster	SE
118	118	First Floor	Detail of cornice following the step in the ceiling	SW
119	119	First Floor	Large sash window in very bad condition. Possibly 18 th century	S
120	120	First Floor	Modern partition dividing rooms 2.4 and 2.5	NW
121	121	First Floor	Window latch. The same type as seen in room 2.1	SE
122	122	First Floor	View down the central stair from the first-floor landing	SE
123	123	First Floor	Large opening to vestibule with keyed arch over	SE
124	124	First Floor	Blocked doorway to room 2.1 from the landing side	NW
125	125	First Floor	Large opening with moulded architrave	SE
126	126	First Floor	Small stairway to the second floor. Uncertain date	E
127	127	First Floor	A small storage cupboard	W
128	128	First Floor	General view of the women's toilet in room 2.6	SE
129	129	First Floor	General view of the men's toilet in room 2.6	SE
130	130	First Floor	A blocked fireplace just visible in room 2.6	NE
131	131	Second Floor	An area of exposed timber roof in room 3.1	NE
132	132	Second Floor	General view of room 3.1	SE

133	133	Second Floor	General view of room 3.1 showing a sash window	NE
134	134	Second Floor	The exposed back of the blind window on the second floor	NE
135	135	Second Floor	The exposed back of the blind window on the second floor	NE
136	136	Second Floor	Detail of the exposed blind window	N
137	137	Second Floor	View of the exposed roof timbers	NW
138	138	Second Floor	The underside of a valley gutter and modern repairs to the roof structure	W
139	139	Second Floor	View of late 19 th -20 th century partition in room 3.2	SE
140	140	Second Floor	General view of exposed roof structure	SW
141	141	Second Floor	Soffit of truss with empty mortices	SE
142	142	Second Floor	Panelled door in the partition dividing room 3.2	S
143	143	Second Floor	General view of exposed roof structure	SE
144	144	Second Floor	Two sash windows in the front elevation. Note the hidden timber lintels	NW
145	145	Second Floor	A truncated roof truss from the original building	W
146	146	Second Floor	Detail showing where a purling has been removed	W
147	147	Second Floor	Original timber framing exposed behind lath and plaster	W
148	148	Second Floor	An out of context cast-iron fire surround	SW
149	149	Second Floor	An exposed timber truss from the original structure	E
150	150	Second Floor	A partially-blocked fireplace with later surround inserted	SE
151	151	Second Floor	Layers of wallpaper. Possibly late 19 th -early 20 th century	NW
152	152	Second Floor	Layers of wallpaper. Possibly late 19 th -early 20 th century	NW
153	153	Second Floor	Steel and breezeblock repair of the second stair stairwell	SE
154	154	Second Floor	Exposed timber roof structure	SE
155	155	Second Floor	A mid-20 th century light switch	W

156	156	Second Floor	Exposed timber structure in room 3.2	E
157	157	Second Floor	An small entranceway added to room 3.2	W
158	158	Second Floor	The doorway leading to the main corridor of the second floor	SE
159	159	Second Floor	Modern repairs to the 18 th century roof structure	E
160	160	Second Floor	A view into the unsurveyed roof space of 3.3. This was not safe to access at the time of recording	SW
161	161	Second Floor	The interior of the second-floor gallery. Note the safety glass in the modern partition	NW
162	162	Second Floor	A view down the narrow stairway to the first floor	SE
163	163	Second Floor	A corridor in the mid-20 th century interior of the second floor	SE
164	164	Second Floor	A mid-20 th century boiler cupboard	SE
165	165	Second Floor	A blocked fireplace and hearth are visible in room 3.5	SE
166	166	Second Floor	A casement window in room 3.5	E
167	167	Second Floor	A general view of room 3.5	NW
168	168	Second Floor	A small toilet to the rear of the second floor	SW
169	169	Second Floor	Detail of a Bakelite (type) handle to the toilet	SE
170	170	Second Floor	A mid-20 th century fixed window	S
171	171	Second Floor	The mid-20 th century bathroom to the rear of the second floor	SE
172	172	Second Floor	A modern casement window in the bathroom	SE
173	173	Second Floor	View to the ornate cornice and lantern above in the stairwell	NE
174	174	Second Floor	Detail of the ornate lantern cornice	E
175	175	Second Floor	View up to the stairwell lantern	SE
176	176	Second Floor	View showing the cornice with missing dentillation above the second-floor gallery	NW
177	177	Second Floor	Detail of the lantern cornice	E
178	178	Second Floor	Detail of a floriated motif on the lantern cornice	E

179	179	Cellar	Brick arches exposed during trial holes in the cellar	SE
180	180	Cellar	General view of partition removal in the cellar	NW
181	181	Cellar	View of brick blocking in large cellar arch	E
182	182	Cellar	Modern piers put through a brick arch	E
183	183	Cellar	Modern pier put through a brick arch	E
184	184	Cellar	Stairs up to a blocked opening under micklegate	NE
185	185	Cellar	A further archway exposed during trial holes	E
186	186	Cellar	A further archway exposed during trial holes	E
187	187	Cellar	A brick-blocked archway joining cellars 0.1 and 0.2	W
188	188	Cellar	A brick-blocked archway exposed during the removal of modern wall coverings	NW
189	189	Ground Floor	Shop 1.3 after the removal of its modern cladding	SE
190	190	Ground Floor	An exposed fireplace in room 1.3. The mantelpiece was not extant	SE
191	191	Ground Floor	Detail of the cast-iron fire surround	SE
192	192	Ground Floor	The 18 th century cornice meeting a more modern partition	SE
193	193	Ground Floor	An exposed wall in room 1.3 with cornice running along its length	NW
194	194	Ground Floor	Detail of the cornice with dentillation	SW
195	195	Ground Floor	A modern partition forming one wall of room 1.3	SE
196	196	Ground Floor	The cornice running into a chamfered corner at the front of the shop	NW
196a	196a	Ground Floor	Projections in the cornice showing where two no longer extant pilasters would have framed the fireplace	SE
197	197	Ground Floor	A trial hole showing two modern floor surfaces and the height of the current floor level	E
198	198	Ground Floor	A timber exposed during trial hole exploration	S
199	199	Ground Floor	A small niche above the cellar stairs	NW
200	200	Ground Floor	A timber exposed during trial hole exploration	N

201	201	Ground Floor	A small trial trench dug through the modern floor exposing an earlier stone surface	W
202	202	Ground Floor	Modern cladding removed to show the 18 th century brickwork underneath	NE
203	203	Ground Floor	The concrete lintel of the modern opening to room 1.5 is exposed	NW
204	204	First Floor	Some boarding exposed in room 2.1. It is unclear whether this is from an early phase	NE
205	205	First Floor	The unblocked doorway to room 2.1	SW
206	206	First Floor	Floorboards lifted in room 2.2 exposing the floor joists below	NW
207	207	First Floor	Exposed floor joists in room 2.2	W
208	208	First Floor	Exposed floor joists in room 2.2	E
209	209	First Floor	Exposed brick and timber wall structure in room 2.2	SE
210	210	First Floor	Exposed floor joists on the first-floor landing	NW
211	211	First Floor	The exposed modern structure cladding the walls of the first-floor landing	W
212	212	First Floor	The unblocked doorway through to room 2.1	NE
213	213	First Floor	Exposed floor joists in the vestibule	E
214	214	Second Floor	A part of the original timber roof structure exposed in room 3.1	NE
215	215	Second Floor	A part of the original timber roof structure exposed in room 3.1	E
216	216	Second Floor	Floor joists exposed showing multiple joint types	E
217	217	Exterior	The poorly repointed projection of the rear elevation. Both first and second-floor windows appear to have been greatly altered	N
218	218	Exterior	The western end of the rear elevation showing a blocked second-floor window and extensive rebuilding at first-floor level	NW
219	219	Exterior	The rear elevation showing openings for the rainwater heads and a light diagonal scar indicating that formerly a building abutted the elevation	N



AOC Archaeology Group, The Raylor Centre, James Street, York, YO10 3DW
tel: 01904 413 404 | fax: 01904 430 303 | e-mail: york@aocarchaeology.com

www.aocarchaeology.com