

# LAND TO WEST OF MARKET PLACE, RIPON NORTH YORKSHIRE



## Desk-Based Assessment



**Oxford Archaeology North**

October 2003

**Corstorphine and Wright  
Hills Erwin**

Issue No: 2003-2004/162

OA North Job No: L9287

NGR: SE 3110 7135

**Document Title:** LAND TO WEST OF MARKET PLACE, RIPON, NORTH YORKSHIRE

**Document Type:** Desk-Based Assessment

**Client Name:** Corstorphine and Wright Hills Erwin

**Issue Number:** 2003-2004/162

**OA North Job Number:** L9287

**National Grid Reference:** SE 3110 7135

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Document File Location X/Emily/Projects/L9287Ripon/Report

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## SUMMARY

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Following a proposed development for a Booths supermarket to the west of the Market Place in Ripon, North Yorkshire (centred on SE 3110 7135) by Maple Grove Developments Ltd, a programme of archaeological assessment was requested by the North Yorkshire Archaeological Services. This was to consist of the enhancement of an existing desk-based assessment carried out in 1995, with emphasis on incorporating the results of archaeological work carried out since, and the presentation of a research agenda. Oxford Archaeology North were commissioned by Corstorphine and Wright Hills Erwin, on behalf of Maple Grove Developments Ltd, to undertake the required work in September 2003.

This report is focussed around the early medieval religious core in the east of the city centre of Ripon. The surrounding area is rich in prehistoric remains, particularly large henge monuments, but within the immediate vicinity only a few find spots are known. The Roman period is similar in that although the city is close to a major Roman road and there are important sites within a few kilometres, evidence within Ripon is limited to a few finds. One of these, a burial urn, was discovered just to the north of the study area.

The brief nature of the 1995 report meant that it was necessary to examine primary and secondary sources again in order to create an enhanced version in addition to a necessary update. A number of sources were examined, principally the North Yorkshire Sites and Monuments Record (SMR), the North Yorkshire County Record Office (NYCRO) (Northallerton) and the Ripon Local Studies Centre and Community Archaeology Project. In total, 44 sites of archaeological interest were identified, the majority being listed buildings and sites of recent archaeological assessments. A large number of these were identified through reference to the SMR. Further sites were identified through reference to earlier maps at the Record Office and the Ripon Local Studies Centre, which also confirmed that a large part of the development area comprised parts of tenements of medieval origin. Additional sites were identified and background information was gathered by reference to a number of secondary sources.

The results of the assessment demonstrate that the proposed development area has a high potential for containing extensive medieval deposits, and perhaps Roman. There has been continuous use of the boundaries of the plots within the proposed development area from the medieval, and parts of it appear remarkably undisturbed, increasing the potential for archaeological deposits to survive. Although the majority of the sites identified in the vicinity of the development area are post-medieval in date and unlikely to be affected, the arrangement of the building plots is indicative of a medieval development. Archaeological excavation to the east of the Market Place of similar plots identified extensive deposits and features of medieval date and it is considered likely that similar remains will be present in the proposed development area.

Evaluation of the site has been recommended, but in order to enhance this a number of research considerations have been outlined in order to focus the work. These should act to inform and direct any subsequent excavation, post-excavation and publication that may be required. Significant archaeological deposits have been identified elsewhere in the city and there is a need to conduct further work within a

framework, which not only attempts to answer defined generic questions but asks new, more detailed ones. Amongst these considerations is the need to examine what further evidence for the development of the market place might be gained from this site, and whether any evidence for local pottery production can be identified.

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## ACKNOWLEDGEMENTS

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Oxford Archaeology North would like to thank Tony Hills Corstorphine and Wright Hills Erwin who, on behalf Maple Grove Developments, commissioned the work. Further thanks are also due to Nick Boldrini at the North Yorkshire Sites and Monuments Record, Ros Norris of the Ripon Local Studies Centre, David Rivers and Kevin Cale of the Ripon Community Archaeology Project and the staff of Ripon Library for all their help and information throughout the project

Daniel Elsworth carried out the desk-based assessment and also wrote the report. Emma Carter and Daniel Elsworth produced the drawings. Emily Mercer managed the project and edited the report, which was also edited by Alan Lupton.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Following an application to redevelop land to the west of the Market Place in Ripon, North Yorkshire (centred on SE 3110 7135) by Dexter Securities Ltd an archaeological assessment was carried out, in accordance with the recommendations provided by the North Yorkshire County Council Archaeological Service (NYCCAS) (Briden 1995). Subsequently, the development has been taken over Maple Grove Developments Ltd for a proposed Booths supermarket, and in the light of archaeological work carried out since the original assessment it was requested by NYCCAS that the original assessment be enhanced. Following the issuing of a verbal brief by NYCCAS, OA North was commissioned to carry out the work in September 2003 by Corstorphine and Wright Hills Erwin on behalf of Maple Grove Developments Ltd.
- 1.1.2 The proposed development area lies to the west of the Market Place, and consists of a plot of 17383.4m<sup>2</sup>, of which 12046m<sup>2</sup> is presumed to be for building (Fig 2). The study area consisted of only the development area itself, and any sites of archaeological interest that were immediately adjacent to it (in order to identify sites of direct relevance to the affected area). Some details of known sites of archaeological interest within the study area were available in the previous report, but a number of more recent pieces of work and other references revealed additional information about the site.



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## 2. METHODOLOGY

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### 2.1 PREVIOUS WORK

2.1.1 The original report (Briden 1995) had examined the same proposed development area (Fig 2) and had consulted a limited number of primary and secondary sources. Several archaeological assessments, including excavations within and to the east of the market place, and pieces of historical research, have subsequently enhanced the archaeological and historical understanding of this part of Ripon. It was also clear that the original report lacked a great amount of detail, which would be of some importance in understanding the historic development of the area and the context into which the results of any further work on the site would fit. For this reason it was considered necessary to essentially rewrite the assessment, rather than to simply enhance it.

### 2.2 PROJECT BRIEF

2.2.1 A verbal brief was issued by NYCCAS outlining the requirement to enhance the original report. The brief stressed the need for a more detailed desk-based assessment of the area, and the need for research questions to be included within it; previous archaeological work in Ripon had identified a number of issues which it was felt might be informed by work on this site.

### 2.3 DESK-BASED ASSESSMENT

2.3.1 Several sources of information were consulted, in accordance with the requirements of the brief. Some of these had already been consulted during the compilation of the original report but it was considered necessary to re-examine them in order to check and enhance the original references. The principal sources of information were previous archaeological investigations in Ripon, primary sources, such as maps and documents, and a number of secondary sources and historical research.

2.3.2 *North Yorkshire Sites and Monuments Record (SMR)*: a list of known archaeological sites, events and interventions within the general vicinity of the study area was examined. Most of these did not fall within the study area itself but they provided additional background information for the area. Copies of the reports for previous pieces of work were also held at the SMR and these were consulted in some detail. In addition, details of listed buildings close to the study area were also examined.

2.3.3 *North Yorkshire Record Office (Northallerton)*: the regional record office at Northallerton was visited in order to examine primary sources, in particular maps and related surveys. Other original documents, such as deeds, were also consulted.

2.3.4 *Ripon Local Studies Centre*: further copies of Ordnance Survey and other maps were examined, as well as a number of secondary sources.

- 2.3.5 **Ripon Community Archaeology Project:** this is a project organised through the Local Studies Centre and co-ordinated by Kevin Cale. It has only been operating for a few months, and is currently gathering together secondary sources and compiling distribution maps. Its list of relevant sites was accessed in order to identify whether there were any additional sites not included in the SMR or other sources. In this way, a number of additional references were acquired.
- 2.3.6 **Ripon Library Local Studies Collection:** several additional secondary sources were consulted, in particular a number of local histories.
- 2.3.7 **Lancaster University Library:** a number of secondary sources were examined in Lancaster University Library.
- 2.3.8 **OA North Library:** other secondary sources, particularly those regarding urban archaeology and research considerations were examined in OA North's library.

## 2.4 GAZETTEER OF SITES

- 2.4.1 All the sites of archaeological interest are listed in a gazetteer (*Appendix 1*) and shown in Figure 2. This also includes listed buildings and sites of previous archaeological work.

## 2.5 ARCHIVE

- 2.5.1 A full archive has been produced to a professional standard in accordance with current English Heritage Guidelines (English Heritage 1991b). The paper and digital archive will be deposited in the North Yorkshire Record Office in Northallerton on completion of the project. A copy of the report will also be deposited with the North Yorkshire SMR, also in Northallerton.

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## 3. BACKGROUND

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### 3.1 TOPOGRAPHY AND GEOLOGY

3.1.1 The city of Ripon is situated at a confluence of three rivers: the Skell, the Laver and the Ure (Thomson 1978, 13). The city lies at the west side of the Vale of York, on the eastern edge of an outcrop of Magnesian limestone (Hall and Whyman 1996, 63). Within this are bands of gypsum, which, even today, occasionally collapse due to it gradually dissolving (Taylor 1998, 3). The overlying drift geology is a remnant of glacial activity (Tomson 1978, 13), which has left substantial deposits of gravel and clay, in some cases forming large mounds and banks (Hall and Whyman 1996, 137). The Market Place is situated on a slight plateau c39m above sea level, which slopes very slightly down to the west (Ordnance Survey 1985).

### 3.2 HISTORY AND ARCHAEOLOGY

3.2.1 **Prehistoric and Roman:** despite there being a relatively large number of sites of Neolithic and Bronze Age date in the general vicinity of Ripon, particularly funerary and ritual monuments such as henges (Hall and Whyman, 1996, 62), there is a paucity of such remains within the area of the city itself. A number of objects have reportedly been discovered within the city including a Bronze Age socketed axe, two palstaves (Ripon Community Archaeology Project pers comm). Two gold 'dress fasteners' of late prehistoric date with trumpet terminals were also found in the Ripon area in 1780 (Fisher 1865, 425; Challis and Harding 1975), but all of these items are all now lost or lacking proper provenance.

3.2.2 Romano-British remains are similarly scarce, although two Iron Age swords have been found in the general area (Taylor 1998, 3). One of these is an early example (Piggot 1950) found at Clothholme approximately a mile away (Read 1915). Residual fragments of Roman pottery were also discovered during excavations at the Deanery Gardens (Whyman 1997, 129). Closer to the study area, a Roman urn was discovered on the west side of North Street during the early nineteenth century (Walbran 1875, 2; SMR No. 19761, Site 44). The Roman road of Dere Street is less than 7km to the east and the site of a large villa at Castle Dykes is situated within 4km to the north (Ordnance Survey 1985).

3.2.3 **Early Medieval:** Ripon's recorded origins rest with the establishment of a monastery by St Wilfrid in the seventh century, perhaps in AD c660, following the establishment of an earlier monastery by Abbot Eata of Montrose (Hall and Whyman 1996, 63-4). The initial building of the church is thought to date to AD c671-8 (*ibid*, 64), and constructed on the site of the present cathedral (*ibid*, 141; Whyman 1997). Excavations carried out during the twentieth century at the Deanery Gardens of the Cathedral and at Ailcy Hill identified two potential churches and an extensive burial area presumed to be associated with the early monastic enclosures (Hall and Whyman 1996,

142). Discoveries of hoards of Northumbrian *Styca* in the same area further support the idea that an early religious site dominated the east part of the city. Excavations on the east side of the Market Place also identified remains thought to date to the tenth and eleventh century (YAT 2000a, 50), which may form elements of the original town prior to later expansion (Whyman 1997).

- 3.2.4 While the historical sources supply ample evidence for an early religious site in the city, civilian settlement is less well attested, apart from the limited evidence from the excavations on the east side of the Market Place. Place-name evidence also suggests a Norse influence over the town at some stage; the widespread use of '-gate', Norse for street, and the term '*skell*' from the Norse for enclosure or shelter (Smith 1961), but there is little evidence for how this affected other aspects of the townscape. Ripon was certainly part of the lands controlled by the Danelaw, but there is no firm evidence supporting the suggestion that it was attacked and Wilfrid's church destroyed in AD 860 (Farrer 1801; Taylor 1998, 6). It is, however, thought to have been burnt down in AD 948, when king Eadred ravaged Northumbria (*ibid*). As noted above the original focus of activity in the town appears to have been to the east, no doubt drawing heavily on the status and wealth of its religious base. It has been postulated that before the establishment of the market, a single road, now formed by North Street and Kirkgate, may have formed one of the main routes into town (Hall and Whyman 1996, 139; Plate 5). There was, however, no evidence for this during excavations of the market place (YAT 2000b; Archaeological Services University of Durham 2001).
- 3.2.5 **Medieval:** following the Norman Conquest Ripon began to grow at speed. During the twelfth century (in 1140) it was granted several privileges by Thurstan, the Archbishop of York (MacKay 1982, 73). Prior to 1130 the city had already been granted the right to hold a fair during the feast of St Wilfrid and was clearly being encouraged to expand and develop (*ibid*). This was in part because it had a strong supporter in the form of Thurstan, who may have also founded hospitals in the city, but was also due to expansion in the church (*ibid*). As already outlined (*section 3.2.2*), the earliest part of the city appears to have focussed in the east part of the modern city (*ibid*, 75), with expansion towards the west, perhaps beginning during the late twelfth century, including in particular the market place (*ibid*, 78). A court document of 1228 describes the market place as being at the junction of four roads, which would seem to correspond with the position of the '*Old Market*' shown on early plans (see Plates 1 and 3).
- 3.2.6 Burgage plots were certainly in existence during the mid-thirteenth century along Allhallowsgate to the east of the Old Market (*ibid*). It is not clear from documentary evidence when the present market was established, an area Leland described in the sixteenth century as 'newer building' (*ibid*, 79). However, a 'Market Stede' is referred to as early as 1281 and burgage plots in the area are referenced from the beginning of the fourteenth century as far as Blossomgate (*ibid*). Based purely on documentary evidence MacKay comes to the conclusion that '*by 1320 Ripon may have already begun to take on the form that was to survive until the expansion of the nineteenth centuries*' (*ibid*). During this time Ripon grew rich through the production of textiles and

agriculture, and was fortunate to avoid the worst of the Scottish raid of 1318 (Mauchline 1977, 28). Merchants and craftsmen became established around the market by the end of the fourteenth century and had shifted the centre of the town's prosperity away from the religious centre to the east (Petchey 2001, 4).

- 3.2.7 More recent archaeological evidence has suggested that the market may not have been fully established until the mid to late part of the fourteenth century (YAT 2000b; Archaeological Services University of Durham 2001), although this is based largely on unrefined pottery typologies. To the east of the market place further archaeological work has found evidence for activity perhaps as early as the tenth century (YAT 2000a), which would correlate with the suggestions that the early part of the settlement was concentrated to the east of the city. Later activity was also identified along the east side of the market place, including industrial remains and butchery, dating to the twelfth to fourteenth centuries. This probably represents evidence of the later expansion of the market (*ibid*). Evidence from the west side of the market place has been less comprehensive, but the few remains that have been identified seem to fit largely with the later phase of expansion (Cale 1993a; 1993b; 1996).
- 3.2.8 **Post-medieval:** the arrangement of medieval burgage plots laid out within the study area during the fourteenth century survived almost unchanged until the beginning of the nineteenth century (Humphreys 1800a), and even today it remains largely intact within the study area. Ripon's prosperity had declined markedly by the sixteenth century, with its cloth production massively reduced (Taylor 1998, 12). The Reformation of the church had also seen the Minster Chapter dissolved and the cathedral reduced to the status of a parish church, stripped of all its wealth (*ibid*). This did not have such an adverse affect on the town, however, and at the beginning of the seventeenth century it was beginning to regain its status and there were a number of flourishing trades represented by several guilds (*ibid*, 13). The town became famous in particular for the manufacture of rowels or spurs (Heslington 1883), from which the expression 'a true steel as Rippon Rowels' derives (Taylor 1998, 13). During the eighteenth century, as part of a nation wide boom, Ripon gained some additional status as a spa town of sorts, which lasted into the twentieth century (*ibid*, 14). It was also linked it to the rest of the industrial world by the construction of a new canal (*ibid*, 16).
- 3.2.9 The market place was also redeveloped during this time with a handsome new obelisk added as part of a larger scheme in 1702 (*ibid*). The obelisk and market place were renovated again in 1735 and 1781 (Pearson 2001, 6). Surveys of the inhabitants of the town carried out in 1744 (DC/RIC II 9/7/2) list a number of gentlemen and other wealthy inhabitants in the area, which was clearly a prosperous place. An earlier survey, of 1672, for the hearth tax typically listed one to three hearths on Westgate (Ripon Historical Society 1990), which might suggest it was less prosperous at that time. A number of fairs for selling cattle, sheep and particularly horses made the market busy and prosperous; the 'hub of commercial activity in the town' (*ibid*, 7). Superficial alterations continued around the market place until the beginning of the twentieth century, but it remained much the same as it always had been. A

concrete floor was put in to preserve the ground during the selling of cattle although complaints about this and the added chaos of the hiring fairs meant that much of the activity was moved out of the town centre altogether (*ibid*). As the developments of twentieth century continued the area was given over to larger shops and less residential space, and the market space itself became a car park (*ibid*, 8).

## 4. ASSESSMENT RESULTS

### 4.1 INTRODUCTION

4.1.1 In total, 44 sites of archaeological interest were recorded within the vicinity of the study area. The majority of these were standing buildings, in most cases recorded as listed buildings, while the rest were made up of sites of archaeological assessments (watching briefs, evaluations, desk-based assessments and so forth) or sites identified by reference to primary sources. In some cases a single site number represents more than one type of site (where an evaluation has taken place on the site of a listed building for example). A summary of the results is presented in the table below:

<i>Types of site</i>	<i>No. of sites</i>	<i>Site numbers</i>	<i>Periods</i>
Standing Buildings	23	<b>01-2, 05-11, 14-7, 26, 29, 33-8, 40-1</b>	Post-medieval
Archaeological assessments	9	<b>01-4, 13, 29, 31-2, 43</b>	Medieval – post-medieval
Sites shown in primary sources	14	<b>12, 18-25, 27-8, 30, 39, 42</b>	Post-medieval
Find spots	1	<b>44</b>	Roman

### 4.2 PREVIOUS REPORT

4.2.1 The brevity of the previous report (Briden 1995) and the important nature of archaeological discoveries made in Ripon since it was written meant that it was necessary to re-examine primary sources and consult the SMR to gain information regarding recent work.

### 4.3 SITES AND MONUMENTS RECORD (SMR)

4.3.1 The North Yorkshire SMR was visited in order to consult several sources. The SMR is a list of all sites of archaeological interest within the area and is the primary source of information for an assessment of this kind. Three types of information were gained. This included information regarding known find spots from within the study area, which produced a single, albeit significant, site (Site **44**). Secondly, information regarding previous archaeological assessments produced nine sites (see table above), and a wealth of useful background information. In addition, the catalogue of listed buildings (DoE 1984) was consulted and a further 18 sites adjacent to the study area were added (Sites **05-11, 16, 26, 29, 33-8, 40-1**). A number of important secondary

sources such as local histories, particularly a history of the market place, regarding the development of Ripon were also consulted.

#### 4.4 NORTH YORKSHIRE COUNTY RECORD OFFICE (NYCRO):

- 4.4.1 The Record Office was visited in order to consult primary records, in particular maps and plans, and details of surveys of the city. This provided valuable information about the development of the city and the likely extent of archaeological remains. Several sources provided only useful background information, but a few gave specific details of interest. An examination of several maps showed how the town developed, and revealed a number of sites of archaeological interest, a process known as map regression analysis.
- 4.4.2 **Jeffreys 1771:** this is the earliest plan of any detail of Ripon, although its level of accuracy must be taken with some caution (Plate 1). It shows the study area bounded by buildings along the street frontage and what are evidently stylised gardens to the rear. When compared with Humphreys's map of just 30 years later (Plate 2) the inaccuracies are evident. Sites were identified through examination of Jeffreys's map (Sites **17, 19, 21, 22, 23, 24, 27** and **39**). However, the clear stylisation evident in this source does not make these convincing sites: it is not even possible to be certain if they existed, and it is certainly not possible to tell how accurate the positions are.
- 4.4.3 **Humphreys 1800a:** this extremely detailed plan bears only a superficial resemblance to Jeffreys's and shows the layout of narrow tenements of typical medieval form (Plate 2), which often last '*remarkably unchanged to recent times in many town centres*' (Ottaway 1992, 173). Although Humphreys's map shows few additional structures within the study area the rear of a number of plots is clearly visible within it. Accompanying Humphreys's map is a survey recording each of the properties, their owner, what they owned and, its value and size and the number of '*cattlegates*' (Humphreys 1800b). A cattlegate was the right to allow animals (in this case cows) out to graze on common land; the practice of limiting access was introduced in the thirteenth century to prevent overgrazing (Friar 2001, 96). It is possible that the large square of land to the rear of the numerous plots (Field 643) was originally used for communal grazing, or that access to fields was certainly available from the backs of the tenements. A list of the details recorded in the survey for the properties within the study area is presented in *Appendix 2*. The essentially medieval arrangement of the properties is further enhanced by the list, which still use titles such as *burgage* and *message* at the beginning of the nineteenth century
- 4.4.4 **Langdale 1820:** this plan lacks the detail of Humphreys but shows essentially the same arrangement, with a hint of the long narrow plots just visible (Plate 3). It adds little further information however.
- 4.4.5 **Ordnance Survey 1856:** this is the 6": 1 mile scale map and therefore it is not particularly detailed (Plate 4), but it is clear that there has been little change since Humphreys's map of 1800. A few minor outbuildings are visible within the rear of some of the properties, perhaps privies and the like, but little that would have had significant impact on earlier features. It is also noticeable that



North Street appears for the first time on this map. It had previously been called Horse Fair, a legacy of the animal markets formerly held in the town.

- 4.4.6 **Ordnance Survey 1910 and 1929:** there is no significant difference between these maps and that of 1856. More outbuildings are noticeable to the rear of several of the plots, but again these are unlikely to have had a serious impact on earlier features. The most significant development in this part of the town, however, is the construction of St Wilfrid's Road and Westbourne Grove to the north-west.

#### **4.5 RIPON COMMUNITY ARCHAEOLOGY PROJECT**

- 4.5.1 The recently started Ripon Community Archaeology Project is co-ordinated by professional archaeologist Kevin Cale and staffed by volunteers. As it is in the early developmental stages, only a brief list of archaeological sites had been compiled covering the study area. Nevertheless, a number of useful references were gained adding to the general background information.

#### **4.6 RIPON LOCAL STUDIES CENTRE**

- 4.6.1 Further secondary sources and copies of primary sources were examined here, including a number of additional maps such as Robinson (1838). Sites **12, 18, 20, 25, 28, 30** and **42** were identified by reference to the Ordnance Survey map of 1891, and several references pertaining to the background history were acquired. A copy of a more recent Ordnance Survey Map (1951) was also examined, although this showed the area to have changed little.

#### **4.7 RIPON LIBRARY**

- 4.7.1 Additional secondary sources were consulted, primarily to add to the background information. A number of plots of standing buildings of historic interest were also added (Sites **02, 14** and **15**).

#### **4.8 LANCASTER UNIVERSITY LIBRARY**

- 4.8.1 Several secondary sources, particularly archaeological journals that were impossible to access at any of the other places visited were consulted at Lancaster University Library. These provided further general background information.

#### **4.9 OA NORTH LIBRARY**

- 4.9.1 A number of secondary sources were examined in OA North's own library, including modern mapping of the area. This showed a number of minor structures on the formerly open area to the rear of the former burgage plots (Field 643 on Humphreys's plan of 1800), but nothing of any evident size or significance.

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## 5. IMPACT, RECOMMENDATIONS AND RESEARCH

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### 5.1 PREVIOUS REPORT

- 5.1.1 The original report concluded that the proposed development would impact on the back yards of a number of burgage plots of thirteenth century origin. These had survived almost intact to the present day and had not been particularly affected by modern developments (Briden 1995, Section 5). It was also considered likely that up to 1.5m of archaeological deposits could exist along the eastern edge of the site, and that rubbish pits, latrines and industrial areas could be found within the development area (*ibid*).

### 5.2 ARCHAEOLOGICAL WORK IN RIPON

- 5.2.1 Recent archaeological work around the market place in Ripon has demonstrated the vast potential archaeological resource within this part of the city. Before the 1990s little detailed work had been carried out in the vicinity of the market place, most of which was little more than observation (Bradley 1977). Nevertheless, stratified archaeological deposits were identified, although not examined (*ibid*). The more recent excavations have discovered not only extensive twelfth to fourteenth century remains but also earlier structures. Significantly, the area to the rear of the plots on the east side of the market place had the largest quantities of medieval remains including small-scale industrial activity (Archaeological Services WYAS 1999; YAT 2000a). Earlier excavations in the area of the Cathedral and early monastic complex have also demonstrated the richness of the pre-Norman Conquest archaeology, albeit confined to the east side of the town centre (Whyman 1997).

### 5.3 IMPACT OF THE DEVELOPMENT

- 5.3.1 The proposed development is likely to have a dramatic impact on the archaeology of central Ripon. Although few of the sites of archaeological interest identified (see *Appendix 1*) are likely to be affected or are particularly significant, approximately one-third of the development area is on the site of what are undoubtedly tenements of medieval origin. In addition, many of the buildings fronting these plots have documentary evidence from the seventeenth century, and records to properties in the area date from at least the fourteenth century. The areas fronting onto the Market Place have been seen in other assessments to be significantly disturbed by later development (see Sites **03, 13, 29, 31, 32** and **43** for example). By contrast, the best-preserved remains have been identified to the rear of the properties on the east side of the Market Place (Archaeological Services WYAS 1999; YAT 2000a), which is a similar situation to the position of the proposed development.

## 5.4 RESEARCH AGENDA

5.4.1 The scale of the development and the corresponding need for further work will require a number of important considerations regarding the development of Ripon. A previous piece of archaeological work, the evaluation of the Market Place itself, produced a number of research questions (Archaeological Services University of Durham 2001). Other theories about the development of medieval Ripon have been presented based on both documentary and archaeological evidence (MacKay 1982; Hall and Whyman 1996; Whyman 1997). English Heritage have also stressed a need to investigate the origins of towns, something which is not always possible (English Heritage 1991a). Furthermore, Graves has stressed the need to provide overviews of the state of our knowledge of the development of towns (2002, 179). Consequently, further archaeological work on the proposed site could prove crucial in understanding and elucidating any or all of these points.

5.4.2 A number of research areas can therefore perhaps be investigated by further evaluation of this site:

- *The development of the market:* Whyman (1997) suggests a late twelfth/early thirteenth century development while MacKay (1982) considers it likely to be late thirteenth. Excavations in the Market Place favoured the latter date (Archaeological Services University of Durham 2001), but further evidence is still required.
- *Pottery production:* it has been suggested that significant amounts of the pottery may have come from local production sites, which are still unidentified (Whyman 1997; YAT 2000a). As industrial activity (although not pottery kilns) was identified on the east side of the Market Place, it is possible that further industrial sites might have existed to the west.
- *Other industries:* leather working remains and possible metal working evidence have been found elsewhere in the area of the Market Place. Similar remains relating to a number of industries could be present in the proposed development area.
- *Pre-market/pre-medieval remains:* it is not known what, if anything existed on the site prior to the development of the market. Further investigation of these issues would reveal more about how the market developed and what the town was like away from the religious core. There is also some potential for Roman activity: a burial urn found a short distance to the north might indicate that there was activity in the vicinity at that time. Romano-British origins for towns are not uncommon and it is suggested that continuous use from the Roman period has happened on a number of occasions (English Heritage 1991a, 40).
- *Status:* excavations and documentary sources suggest that during the medieval period the area was inhabited largely by wealthy merchants, and that this continued into at least the eighteenth century. Any evidence of their way of life and whether the fortunes of the area changed over time would provide a useful counterpoint to the existing evidence

- *Later industries:* a number of industries were situated on the edges of the development area during the late post-medieval period and remains relating to these may be discovered. In order to obtain a fuller picture of the development of this vibrant part of the city it is necessary to take these into account. The same might also be said for other establishments around the edges of the development area, such as public houses, which formed an important part of the local historic topography.

## 5.5 RECOMMENDATIONS

- 5.5.1 It is therefore recommended that the area should be subject to extensive archaeological evaluation; a 10% evaluation would equate to 1738m<sup>2</sup> of trenching. This should be concentrated on the preserved burgage plots situated within the eastern half of the centre of the proposed development area (Fig 2). A single trench across the entire row of tenements would be extremely useful, in order to obtain a full section of boundaries, and show how they all relate to each other. However, it would also be valuable to get a wider coverage in order to maximise the potential to identify a wider variety of features.
- 5.5.2 Some attention would also need to be paid to the group of later industrial sites in the south-east corner of the development area (Sites **18**, **29** and **30**), as associated features or waste material may survive. The areas along Blossomgate would also be worthy of further investigation. There are a number of early references to Blossomgate, and the properties are of a slightly different character to those off the Market Place and North Street. It must be noted, however, that post-medieval disturbance is apparently more prevalent on this side of the development area.
- 5.5.3 The proposed development may involve the demolition or redevelopment of a number of existing buildings. It is therefore recommended that a site visit be carried out prior to the development taking place in order that buildings suitable for further investigation can be identified.
- 5.5.4 One area of particular interest is the large open area to the west of the centre of the proposed development area (Field 643 on Humphreys' map of 1800). The fact that it has remained relatively undeveloped would mean that any remains surviving would be in a better state of preservation than elsewhere in the development area.

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## APPENDIX 1: SITE GAZETTEER

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**Site Name** Wakeman's House, Market Place  
**Site Number** 01  
**NGR** SE 3117 7122  
**SMR No** 19785  
**Site Type** Building; Archaeological assessment  
**Period** Medieval – post-medieval  
**Source** SMR; YAT 2000c; Cook 2003

**Description**

A much-restored timber framed building of apparent fifteenth to sixteenth century construction situated on the corner of the Market Place and High Skellgate. It is now in use as an antique shop and private museum. The building is of little architectural merit but is associated with Ripon's ancient Wakeman ceremony, and as such has become a local tourist attraction (Cook 2003). Excavations on part of the site revealed remains dating to as early as the twelfth century, including a collection of sparrowhawk bones, which may suggest it was of a high status (YAT 2000c).

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

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**Site Name** The Arcade/8-9 Market Place  
**Site Number** 02  
**NGR** SE 3126 7128  
**SMR No** 42, 314, 315, 316, 318,  
**Site Type** Building; Archaeological assessment  
**Period** Medieval – post-medieval  
**Source** SMR; Denton 1989; Archaeological Services WYAS 1999; YAT 2000a

**Description**

A programme or archaeological assessment was carried out on the site, which extended to the east to the site of the bus station, prior to its development into 'The Arcade'. The watching brief and evaluation revealed evidence of post-medieval activity along the Market Place frontage and extensive medieval remains behind. These included some evidence for activity as early as the tenth century, followed by considerable activity, including some industrial features, during the twelfth to fourteenth centuries. Documentary sources show that the plot formed two separate burgages in the early seventeenth century, and was owned by a succession of wealthy townsmen, including a grocer, apothecary and an attorney, two of whom became mayor of Ripon (Denton 1989, 270-1). During the nineteenth century it was associated with the founders of the first Ripon-based bank, Harrison, Terry and Co (*ibid*, 271). The plot was finally divided in c1871, although the two properties were bought together in 1882, and was latterly used as a number of different shops.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

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**Site Name** 10 Market Place  
**Site Number** 03  
**NGR** SE 3126 7129  
**SMR No** 96, 330, 331, 332  
**Site Type** Building; Archaeological assessment  
**Period** Post-medieval  
**Source** SMR; Border Archaeology 2000a; 2000b

**Description**

An archaeological assessment of the site was carried out by Border Archaeology. The earliest identified features were late eighteenth century in date, with much disturbance caused by later refurbishment and building work.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** Market Place  
**Site Number** **04**  
**NGR** SE 3122 7130  
**SMR No** 262, 356  
**Site Type** Archaeological assessment  
**Period** Medieval – post-medieval  
**Source** SMR; YAT 2000b; Archaeological Services University of Durham 2001

**Description**

An archaeological evaluation was carried out of the northern part of the market place prior to refurbishment work, and following the excavation of a series of test trenches (YAT 2000b). Significant medieval remains were identified, including a boundary ditch orientated north/south, underlying the fourteenth to fifteenth century cobbled market surface. There appear to have been temporary timber buildings on the site prior to the establishment of the market some time in the fourteenth century (Archaeological Services University of Durham 2001).

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** 30-31 Market Place  
**Site Number** **05**  
**NGR** SE 3117 7126  
**SMR No** -  
**Site Type** Listed Building  
**Period** Post-medieval  
**Source** DoE 1984; Denton 2001c

**Description**

A mid nineteenth century red brick building with a slate roof. It is three storeys high and four bays wide. These three properties were originally only two, belonging to William Uckerby and Richard Grainge (Denton 2001c, 104). They conveyed them both in 1622 to William Batty junior, who was mayor in that year, and by 1658 they had passed to John Waterhall, a grocer (*ibid*). They then passed to the Studley Royal Estate, remaining in their hands into the twentieth century. During this time they were used by a number of trades, including grocers, upholsterers, drapers, florists and bankers, at least two of whom were mayors. During the eighteenth and nineteenth centuries the block was repeatedly rebuilt, the corner even being removed to allow road widening (*ibid*, 105). The Studley Royal Estate sold the entire block at the beginning of the twentieth century and they continued to be used for a number of shops.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** 5 Westgate  
**Site Number** **06**  
**NGR** SE 3112 7127  
**SMR No** -  
**Site Type** Listed Building  
**Period** Post-medieval  
**Source** DoE 1984

**Description**

Early nineteenth century building, brown brick with a hipped slate roof. It is three storeys high with a semi-basement and is three bays wide. The doorway has a moulded transom and impost in a surround of tuscan three-quarter columns with entablature and steps.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** East part of 6 Westgate

**Site Number** 07

**NGR** SE 3111 7127

**SMR No** -

**Site Type** Listed Building

**Period** Post-medieval

**Source** DoE 1984

**Description**

Eighteenth century, brown brick building with a pantile roof. It is three storeys high and one bay wide. The windows have sashes with glazing bars and it is currently used as a shop.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** West part of 6 Westgate

**Site Number** 08

**NGR** SE 3111 7126

**SMR No** -

**Site Type** Listed Building

**Period** Post-medieval

**Source** DoE 1984

**Description**

A mid eighteenth century building of brown brick with a pantile roof. It is three storeys high with a brick modillioned eaves cornice. It has two bays, and windows with sashes and glazing bars; one is mid nineteenth century and canted, another is a wooden oriel on the first floor. There is an early nineteenth century shop front with moulded wooden pilasters and cornice.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** 8 and 9 Westgate

**Site Number** 09

**NGR** SE 3110 7127

**SMR No** -

**Site Type** Listed Building

**Period** Post-medieval

**Source** DoE 1984

**Description**

A seventeenth or eighteenth century timber-framed and colour-washed building. It has been heightened and re-fronted in the later eighteenth century or early nineteenth century. It has a pantile roof, and stone slate verges to the rear. It is two storeys in height and three bays. The windows are segment-headed flush-framed sashes. The interior is a modern shop with a late eighteenth century and early nineteenth century staircase and moulded plaster cornices to most rooms.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

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**Site Name** 10, 11 and 11a Westgate  
**Site Number** **10**  
**NGR** SE 3110 7127  
**SMR No** -  
**Site Type** Listed Building  
**Period** Post-medieval  
**Source** DoE 1984

**Description**

A much-altered eighteenth century building built of brick with a pantile roof. It is three storeys high and five bays wide, with sash windows with glazing bars and one blocked dummy window. Number 10 has a first floor canted oriel window, and the shop windows are nineteenth century with wooden cases.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

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**Site Name** 14 and 15 Westgate  
**Site Number** **11**  
**NGR** SE 3106 7129  
**SMR No** -  
**Site Type** Listed Building  
**Period** Post-medieval  
**Source** DoE 1984

**Description**

The west end is mid nineteenth century, the east probably seventeenth and timber framed. It has stucco plaster, with the first floor studs of the east part exposed. The west part has a slate roof, the east is pantiled with stone slate verges. The west part is three storeys and one bay, with sash windows. The east part is two storey and three bay, with Yorkshire casements. The ground floor has a mid nineteenth century timber shopfront with tuscan pilasters and moulded cornices.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

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**Site Name** Meeting of Blossomgate and Westgate  
**Site Number** **12**  
**NGR** SE 3105 7131  
**SMR No** -  
**Site Type** Buildings  
**Period** Post-medieval  
**Source** Ordnance Survey 1891

**Description**

A group of small buildings is shown in this position on the Ordnance Survey map of 1891.

**Assessment**

The site is within the assessment area and is likely to be affected

**Further Work**

Evaluation

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**Site Name** Rear of 28/29 Market Place  
**Site Number** **13**  
**NGR** SE 3114 7129  
**SMR No** -  
**Site Type** Archaeological assessment  
**Period** Medieval – post-medieval  
**Source** Cale 1996

**Description**

An archaeological assessment was carried out prior to the construction of an electrical sub-station. Considerable post-medieval disturbance was encountered but a possible medieval feature was identified and pottery was discovered, including a thirteenth century Aquamanile figure (Cale 1996).

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** 28 and 29 Market Place

**Site Number** 14

**NGR** SE 3118 7128

**SMR No** -

**Site Type** Building

**Period** Post-medieval

**Source** Denton 2001b

**Description**

The building is currently a large modern shop, although its origins lie in the seventeenth century. A mercer, William Bramley, the mayor of Ripon in 1652-3 and 1657-8, owned No 28. No 29 belonged to another mercer, William Gibson, who was also mayor in 1668-9 (Denton 2001b). Charles Lister bought both properties between 1710 and 1713, and he also went on to be mayor three times. It went on to be owned by a number of prominent bankers and attorneys in the town, and was once again split into two properties. During the nineteenth century the properties were used for a number of different shops including a shoe shop, upholsterer, clothier and grocer and were rejoined on a number of occasions (*bid*). In 1936 the whole property was sold to Montague Burton Ltd and it was rebuilt as one shop with flats above.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** 27 Market Place

**Site Number** 15

**NGR** SE 3118 7130

**SMR No** -

**Site Type** Building

**Period** Post-medieval

**Source** Denton 2001a

**Description**

A property with origins dating to the seventeenth century. It belonged to Alderman in 1675 Roger Wright, a mercer and mayor of Ripon in 1677-8, 1694-5 and 1707-8. His family seems to have acquired it in two lots, the northern part being purchased in 1628 and the southern in 1672. In 1747 it became part of the Studley estate and remained as such until 1898, during part of which time it was used as an inn and was later occupied by a number of ironmongers. At the beginning of the twentieth century it had become a café and meeting room. During the 1970s it was demolished and a new chemist built, despite attempts to save it, although the front was constructed as a replica of the original.

**Assessment**

The site lies outside of the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** 25 and 26 Market Place

**Site Number** 16

**NGR** SE 3119 7131

**SMR No** -

**Site Type** Building

**Period** Post-medieval

**Source** DoE 1984  
**Description**  
 A mid nineteenth century brown brick building with a slate roof. It is three storeys high, with a modern shop and central passage on the ground floor.  
**Assessment**  
 The site lies outside of the assessment area and is unlikely to be affected  
**Further Work**  
 None

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**Site Name** Rear of 25 and 26 Market Place  
**Site Number** 17  
**NGR** SE 3116 7131  
**SMR No** -  
**Site Type** Building  
**Period** Post-medieval  
**Source** Jeffreys 1771  
**Description**  
 A large building is shown in approximately this position on Jeffrey's map of 1770 (Plate 1). The inaccuracies in the mapping make it difficult to tell whether this is a building that ever actually existed or not however.  
**Assessment**  
 The site lies outside of the assessment area and is unlikely to be affected  
**Further Work**  
 None

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**Site Name** Rear of 25 and 26 Market Place  
**Site Number** 18  
**NGR** SE 3114 7131  
**SMR No** -  
**Site Type** Iron works  
**Period** Post-medieval  
**Source** Ordnance Survey 1891  
**Description**  
 The 'Studley Royal Works (iron)' are shown in this location in 1891. This probably relates to No. 27 Market Place (Site 15).  
**Assessment**  
 The site lies close to the assessment area and may be affected  
**Further Work**  
 Evaluation

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**Site Name** Red Ridge  
**Site Number** 19  
**NGR** SE 3110 7133  
**SMR No** -  
**Site Type** Building  
**Period** Post-medieval  
**Source** Jeffreys 1771  
**Description**  
 A large building is shown in approximately this position on Jeffrey's map of 1770 (Plate1). The inaccuracies in the mapping make it difficult to tell whether this is a building that ever actually existed.  
**Assessment**  
 The site lies within the assessment area and is likely to be affected  
**Further Work**  
 Evaluation

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**Site Name** Red Ridge

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**Site Number** 20  
**NGR** SE 3110 7134  
**SMR No** -  
**Site Type** Garden  
**Period** Post-medieval  
**Source** Ordnance Survey 1891

**Description**

A large area of gardens is shown on the Ordnance Survey map of 1891 covering this area.

**Assessment**

The site lies within the assessment area and is likely to be affected

**Further Work**

Evaluation

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**Site Name** North-east of Blossomgate  
**Site Number** 21  
**NGR** SE 3108 7136  
**SMR No** -  
**Site Type** Building  
**Period** Post-medieval  
**Source** Jeffreys 1771

**Description**

A building is shown in approximately this position on Jeffrey's map of 1770 (Plate1). The inaccuracies in the mapping make it difficult to tell whether this is a building that ever actually existed.

**Assessment**

The site lies within the assessment area and is likely to be affected

**Further Work**

Evaluation

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**Site Name** North-east of Blossomgate  
**Site Number** 22  
**NGR** SE 3106 7137  
**SMR No** -  
**Site Type** Building  
**Period** Post-medieval  
**Source** Jeffreys 1771

**Description**

A building is shown in approximately this position on Jeffrey's map of 1770 (Plate1). The inaccuracies in the mapping make it difficult to tell whether this is a building that ever actually existed.

**Assessment**

The site lies within the assessment area and is likely to be affected

**Further Work**

Evaluation

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**Site Name** North-east of Blossomgate  
**Site Number** 23  
**NGR** SE 3105 7138  
**SMR No** -  
**Site Type** Building  
**Period** Post-medieval  
**Source** Jeffreys 1771

**Description**

A building is shown in approximately this position on Jeffrey's map of 1770 (Plate1). The inaccuracies in the mapping make it difficult to tell whether this is a building that ever actually existed.

**Assessment**

The site lies within the assessment area and is likely to be affected

**Further Work**

Evaluation

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**Site Name** North-east of Blossomgate  
**Site Number** 24  
**NGR** SE 3104 7139  
**SMR No** -  
**Site Type** Building  
**Period** Post-medieval  
**Source** Jeffreys 1771

**Description**

A building is shown in approximately this position on Jeffrey's map of 1770 (Plate1). The inaccuracies in the mapping make it difficult to tell whether this is a building that ever actually existed.

**Assessment**

The site lies within the assessment area and is likely to be affected

**Further Work**

Evaluation

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**Site Name** North-east of Blossomgate  
**Site Number** 25  
**NGR** SE 3101 7137  
**SMR No** -  
**Site Type** Buildings  
**Period** Post-medieval  
**Source** Ordnance Survey 1891

**Description**

A block of small terraced buildings and associated plots to the rear is shown on the Ordnance Survey map of 1891.

**Assessment**

The site lies within the assessment area and is likely to be affected

**Further Work**

Evaluation

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**Site Name** 23 and 24 Market Place  
**Site Number** 26  
**NGR** SE 3119 7132  
**SMR No** -  
**Site Type** Listed Building  
**Period** Post-medieval  
**Source** DoE 1984; Bowland 2001

**Description**

A seventeenth century or possibly earlier timber-framed building, with twentieth century applied timber framing to the second floor and attic. It has a stone slate roof, with the gable end to the street. It is three storeys high with an attic. Three bays of the building now belong to Nos 21 and 22 and are over a carriage entrance. The property originally formed a single messuage, described as a mansion house in 1675, owned by John Spence (Bowland 2001, 84). His heirs owned it for another hundred years, although it was divided in 1728. In 1731 the northern part included the George Inn and three shops and stables. During the early nineteenth century it is listed as having warehouses, a cottage, stables, pigsties and other outbuildings (*ibid*, 85). In 1843 the properties were permanently divided, one side being given over to the George and Dragon the other used for a variety of businesses. The inn remained in use until the 1980s and the shop came close to demolition, although the whole site was saved and continues to be used as shop premises, now united again under one owner (*ibid*, 87).

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

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**Site Name** North-east of Blossomgate

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**Site Number** 27  
**NGR** SE 3108 7136  
**SMR No** -  
**Site Type** Building  
**Period** Post-medieval  
**Source** Jeffreys 1771

**Description**

A building is shown in approximately this position on Jeffrey's map of 1770 (Plate1). The inaccuracies in the mapping make it difficult to tell whether this is a building that ever actually existed.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** North-east of Blossomgate  
**Site Number** 28  
**NGR** SE 3118 7134  
**SMR No** -  
**Site Type** Chandlery  
**Period** Post-medieval  
**Source** Ordnance Survey 1891

**Description**

A chandlery is marked in this position on the Ordnance Survey map of 1891.

**Assessment**

The site lies close to the assessment area and may be affected

**Further Work**

Evaluation

**Site Name** 4 Fishergate  
**Site Number** 29  
**NGR** SE 3119 7134  
**SMR No** -  
**Site Type** Building, Archaeological Assessment  
**Period** Post-medieval  
**Source** DoE 1984; Cale 1993a; 1993b

**Description**

A mid-nineteenth century building of brown brick with a slate roof. It is three storeys and 2 bays, with sash windows with glazing bars and a modern shop (DoE 1984). An evaluation and watching brief was carried out on the site prior to development, which identified the remains of a substantial medieval stone-built structure and a ditch orientated north/south, thought to be associated with the setting out of the burgage plots (Cale 1993a; 1993b).

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** Carriage Manufactory, Fishgate  
**Site Number** 30  
**NGR** SE 3117 7136  
**SMR No** -  
**Site Type** Carriage manufactory  
**Period** Post-medieval  
**Source** Ordnance Survey 1891

**Description**

The 'Royal Standard Carriage Manufactory' is marked in this position on the Ordnance Survey map of 1891.

**Assessment**

The site is close to the assessment area and may be affected

**Further Work**

Evaluation

**Site Name** Queen Street to North Street

**Site Number** 31

**NGR** SE 3126 7134 – 3122 7145

**SMR No** -

**Site Type** Archaeological assessment

**Period** Post-medieval

**Source** Clarke 1998

**Description**

A watching brief was carried out during the construction of a new water pipe. No archaeological features were observed, the ground being heavily disturbed by later activity.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** Queen Street to North Street

**Site Number** 32

**NGR** SE 3126 7134 – 3118 7153

**SMR No** -

**Site Type** Archaeological assessment

**Period** Post-medieval

**Source** Cale 1998

**Description**

A watching brief was carried out during the construction of a new water pipe. No archaeological features were observed, the ground being heavily disturbed by later activity.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** 18 Fishergate

**Site Number** 33

**NGR** SE 3121 7139

**SMR No** -

**Site Type** Listed Building

**Period** Post-medieval

**Source** DoE 1984

**Description**

An eighteenth century building perhaps timbered framed and finished with render. It has a modern pantile roof with a central brick stack. It is two storeys high and has sash windows in wooden frames with stucco keystones and a modern shop front.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** 20 Fishergate

**Site Number** 34

**NGR** SE 3120 7140

**SMR No** -

**Site Type** Listed Building

**Period** Post-medieval

**Source** DoE 1984

**Description**

A mid nineteenth century brown brick building with a pantile roof and coped gables. It is three storeys with a timber modillion and eaves cornice. It is two bays and has sash windows with stucco voisoirs and keystones and a modern shop front.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

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**Site Name** 85 North Street

**Site Number** 35

**NGR** SE 3121 7142

**SMR No** -

**Site Type** Listed Building

**Period** Post-medieval

**Source** DoE 1984

**Description**

Early nineteenth century building built of colour washed brick. It has a pantile roof and is one bay wide.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

---

**Site Name** 83 North Street

**Site Number** 36

**NGR** SE 3121 7143

**SMR No** -

**Site Type** Listed Building

**Period** Post-medieval

**Source** DoE 1984

**Description**

An early nineteenth century former terrace house onto which a single storey shop extension has been added. It consists of pink brick, with a hipped slate roof and is three storeys.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

---

**Site Name** 77 North Street

**Site Number** 37

**NGR** SE 3120 7147

**SMR No** -

**Site Type** Listed Building

**Period** Post-medieval

**Source** DoE 1984

**Description**

An early nineteenth century rendered, three storey building. It has a pediment with a fluted oval patera in a tympanum and is two bays.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

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**Site Name** 76 North Street  
**Site Number** 38  
**NGR** SE 3120 7148  
**SMR No** -  
**Site Type** Listed Building  
**Period** Post-medieval  
**Source** DoE 1984

**Description**

A mid nineteenth century brown brick building with a slate roof. It is three storeys high and the ground floor has an elaborate joinery shop front.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** Rear of 76 North Street  
**Site Number** 39  
**NGR** SE 3119 7147  
**SMR No** -  
**Site Type** Building  
**Period** Post-medieval  
**Source** Jeffreys 1771

**Description**

A building is shown in approximately this position on Jeffrey's map of 1770 (Plate1). The inaccuracies in the mapping make it difficult to tell whether this is a building that ever actually existed.

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

**Site Name** 73 North Street  
**Site Number** 40  
**NGR** SE 3117 7153  
**SMR No** -  
**Site Type** Listed Building  
**Period** Post-medieval  
**Source** DoE 1984

**Description**

An early nineteenth century building constructed of pink brick with a modern pantile roof. It is two storeys high and two bays wide. It has a mid nineteenth century shop front with tuscan columns and a moulded cornice.

**Assessment**

The site lies close to the assessment area but is unlikely to be affected

**Further Work**

None

**Site Name** 5-8 Coltsgate  
**Site Number** 41  
**NGR** SE 3114 7153  
**SMR No** -  
**Site Type** Listed Buildings  
**Period** Post-medieval  
**Source** DoE 1984

**Description**

A mid nineteenth century pink brick terrace. The houses each have a slate roof and are three storeys by four bays, with cased flush fronted sash windows.

**Assessment**

The site lies close to the assessment area but is unlikely to be affected

**Further Work**

None

**Site Name** Methodist Chapel, Coltsgate

**Site Number** 42

**NGR** SE 3113 7155

**SMR No** -

**Site Type** Chapel

**Period** Post-medieval

**Source** Ordnance Survey 1891

**Description**

A methodist chapel is marked in this location on the Ordnance Survey map of 1891. It is labelled as being Wesleyan, with seats for 600.

**Assessment**

The site lies close to the assessment area but is unlikely to be affected

**Further Work**

None

**Site Name** 70 North Street

**Site Number** 43

**NGR** SE 3117 7155

**SMR No** 149

**Site Type** Archaeological assessment

**Period** Post-medieval

**Source** SMR; Falkingham 2000

**Description**

An archaeological watching brief was carried out at 70 North Street following the demolition of part of the property without planning consent. No archaeological remains were identified, the deposits being dominated by overburden, despite the area being considered of high archaeological potential.

**Assessment**

The site lies within the assessment area and will be affected

**Further Work**

Evaluation

**Site Name** North Street

**Site Number** 44

**NGR** SE 3116 7160

**SMR No** -

**Site Type** Find spot

**Period** Roman

**Source** SMR; Walbran 1875

**Description**

A roman urn was discovered in this location in the early nineteenth century: *'a small funeral vase now in my possession was found a few years ago at a depth of 7ft, on the west side of North Street'* (Walbran 1875, 2).

**Assessment**

The site lies outside the assessment area and is unlikely to be affected

**Further Work**

None

**APPENDIX 2: PROPERTIES LISTED IN HUMPHREYS'  
SURVEY OF 1800**

<i>Owner</i>	<i>Property Number</i>	<i>Property type</i>	<i>Messuages</i>	<i>Burgages</i>	<i>Cottages</i>	<i>Cattlegates</i>
William Askwith	408	Skell and Ure				
Trustees of Methodist Meeting	448	Meeting House				
Samuel Coats Snr	452	Garden				
William Kilvington Parks	453	Garden				
William Kilvington Parks	457	House and garden		1		2
George Snowden	458	House and garden	1			3
Thomas Healy?	459	House and garden	1			3
Charles Foster	460	House and garden	1			2
Mrs Allanson	461	House and garden				
? Burton, Daniel Burton, William Burton	462	House and garden	1		1	
Mrs Allanson	463	House and croft	1	1		4
Mrs Allanson	464	House		1		2
Widow Furgusson	465	House			1	1
Mrs Allanson	466	House		2		4
George Brigham	467	House			1	1
Mrs Allanson	468	House		1		2
William Barnoick?	469	House			1	1

Mrs Allanson	470	House		1		2
John Brittan	485	House and garden	2			4
Robert Johnson Jnr	486	House and garden	1	1		4
Mrs Allanson	487	Houe		1		2
Mrs Allanson	488	House and garden		1		2
Mrs Allanson	489	House and garden		1		2
John Gilberson	490	Stable and garden				
James Seesom	491	Warehouse and garden				
Mrs Allanson	643	Croft				
Christopher Husband Jnr	644	House and garden	1			2
William Jackson	645	House and garden	1			2
Christopher Husband Jnr	646	House and garden		1		2
Mrs Allanson	647	House and garden		1		2
Robert Shaw Snr	648	House and garden		1		2
Mrs Allanson	649	House		1		2
Widow Theakston	650	Croft			1	1
Messrs Coates and Co	651	Croft				

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## ILLUSTRATIONS

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### **FIGURES**

Figure 1: Location map

Figure 2: Gazetteer sites plan

### **PLATES**

Plate 1: Part of Jeffrey's map of 1770 showing the approximate extent of the development area

Plate 2: Part of Humphrey's map of 1800 showing the approximate extent of the development area

Plate 3: Part of Langdale's map of 1820 showing the approximate extent of the development area

Plate 4: Ordnance Survey map of 1856 showing the approximate extent of the development area

Plate 5: The proposed early medieval arrangement of the town (from Hall and Whyman 1996)



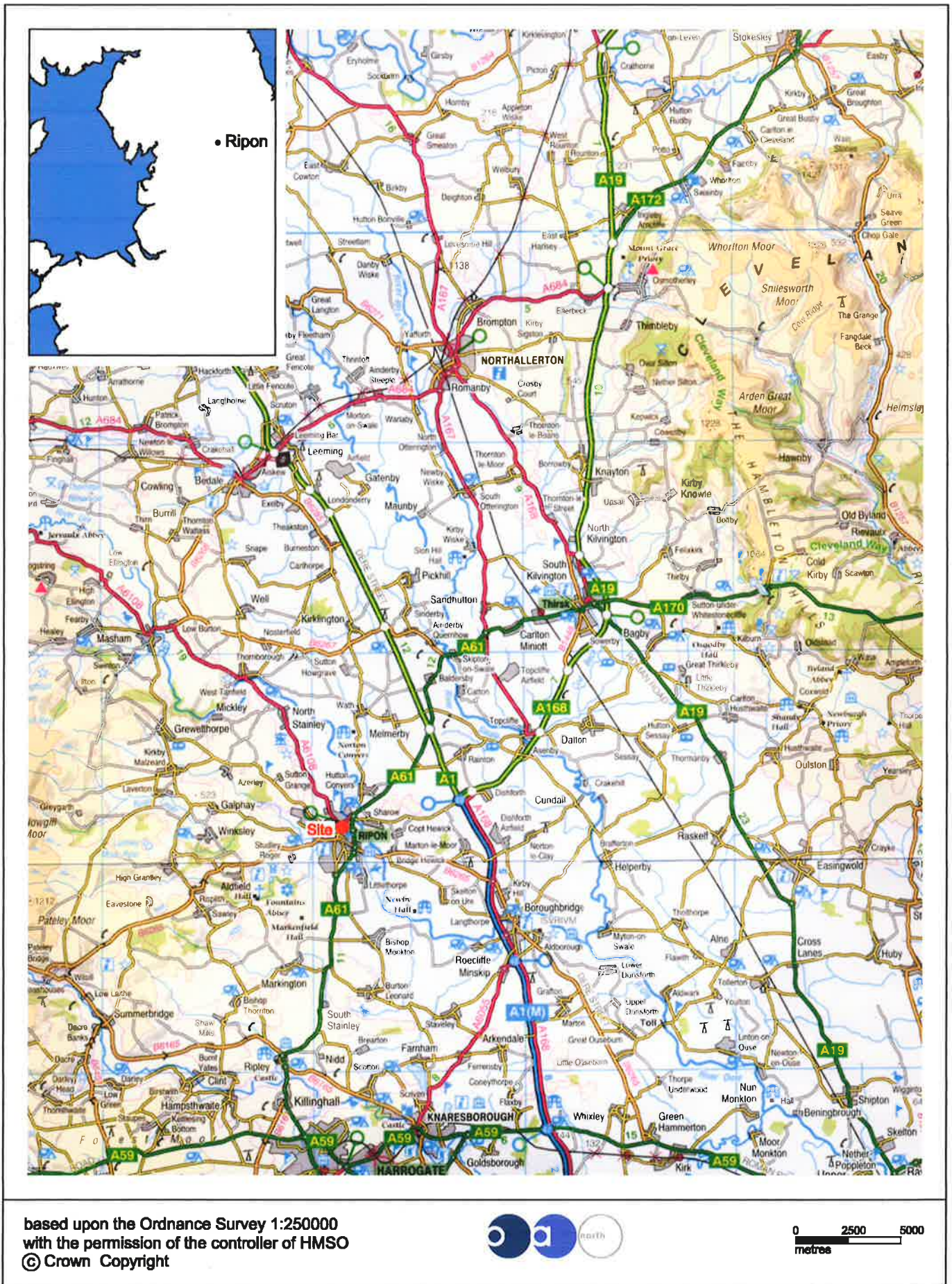


Figure 1: Location map

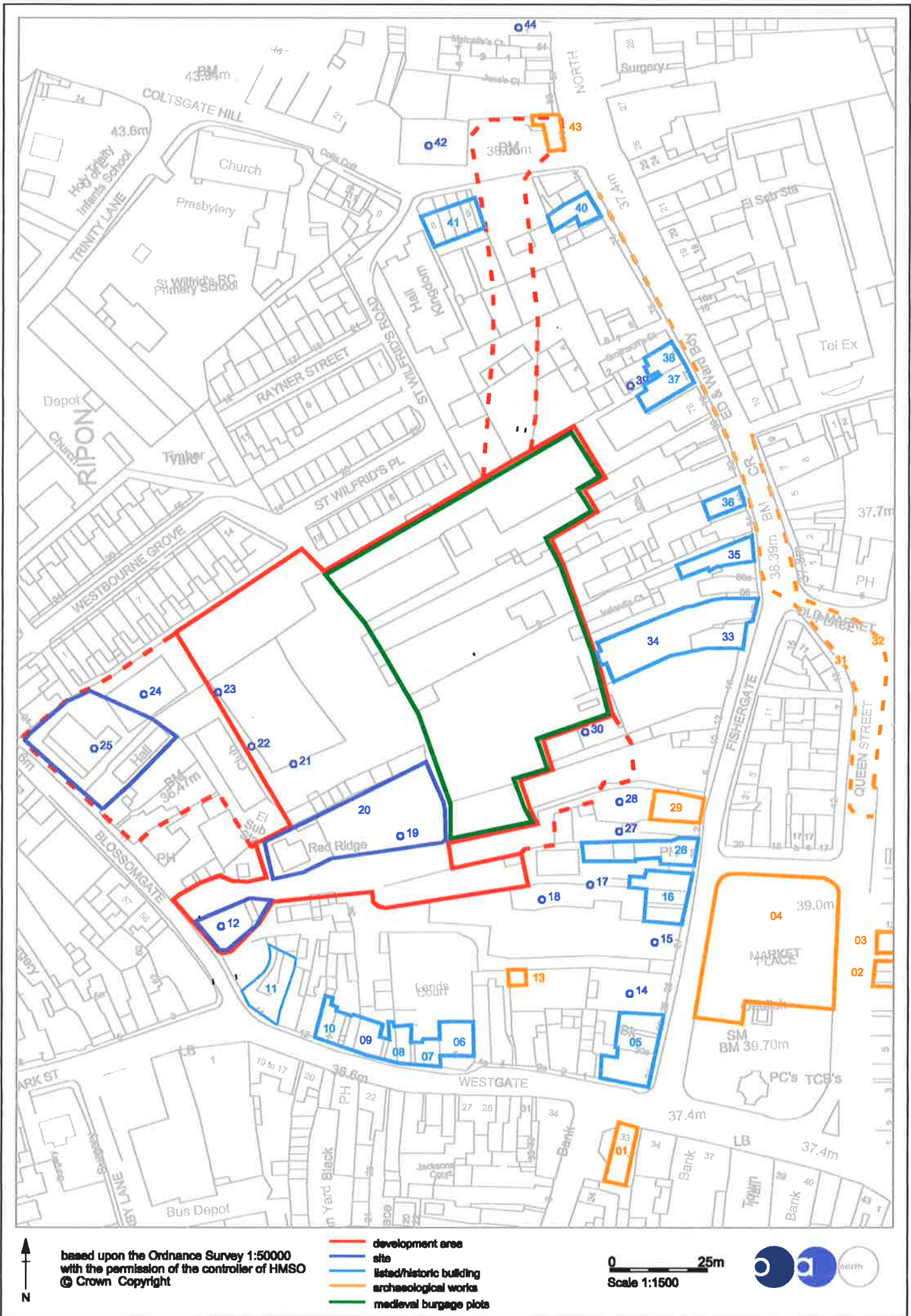
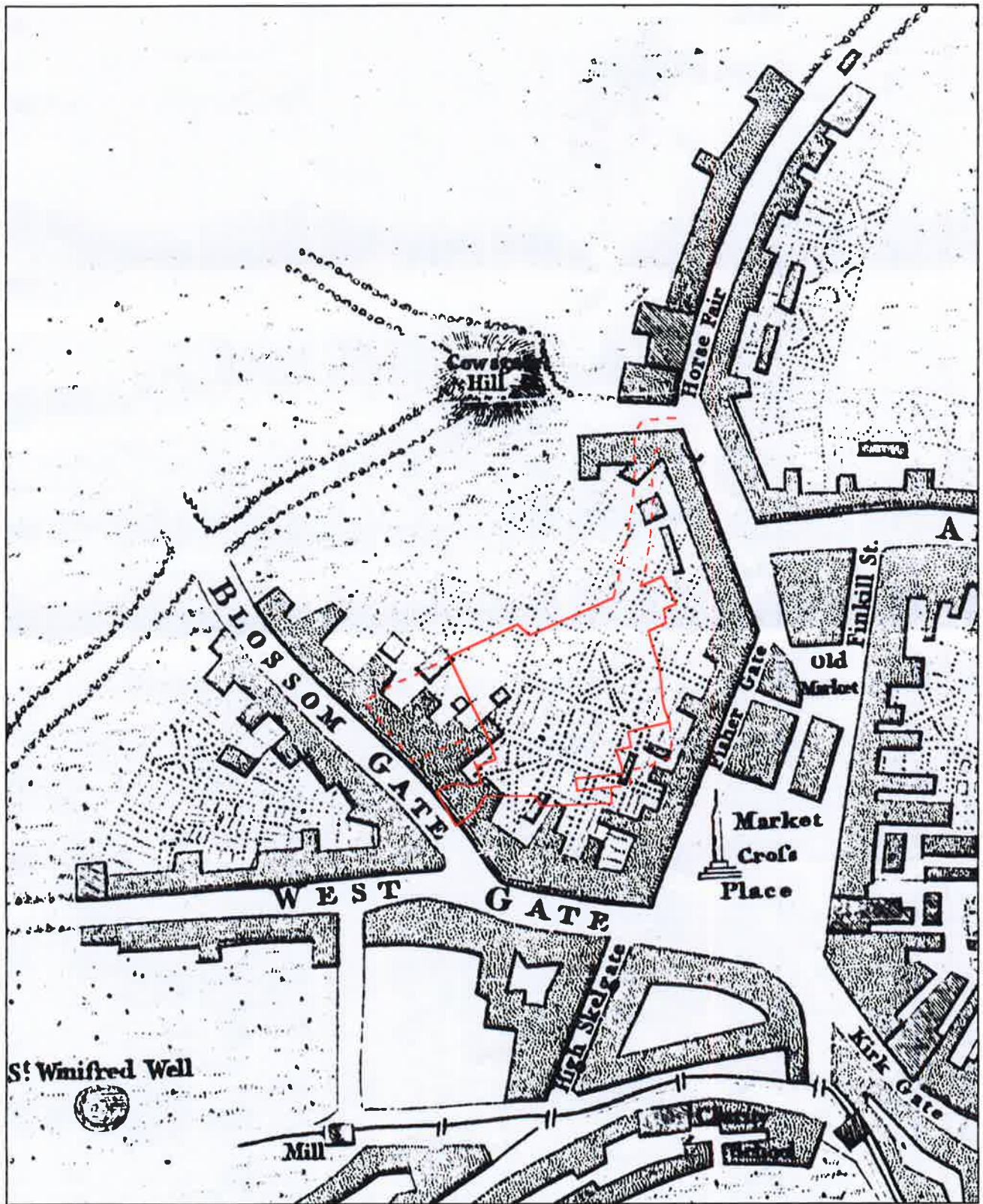


Figure 2 : Gazetteer sites plan



Not to scale



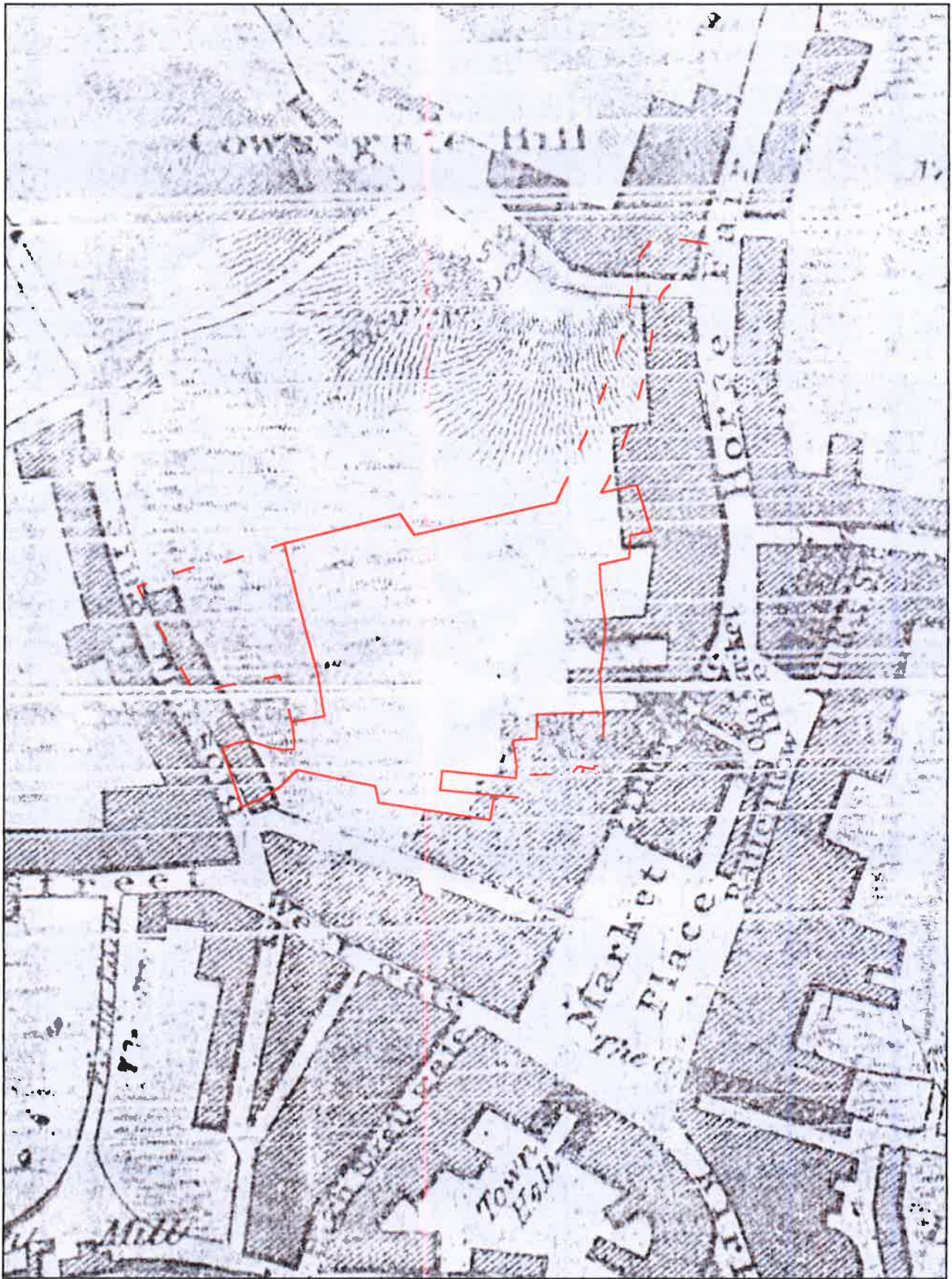
Plate 1: Part of Jeffrey's map of 1771 showing the approximate extent of the development area



Not to scale



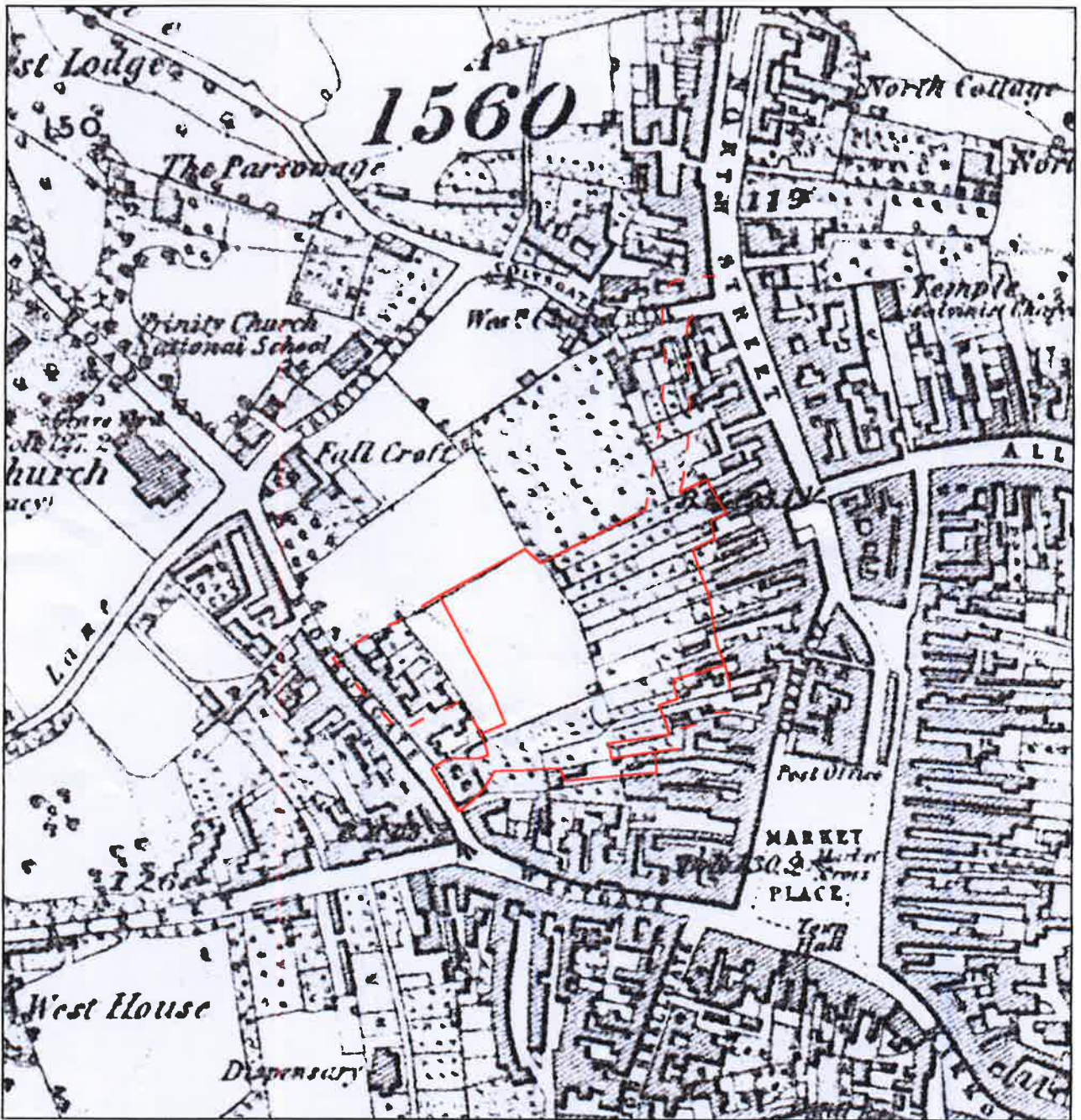
Plate 2: Part of Humphrey's map of 1800 showing the approximate extent of the development area



Not to scale



Plate 3: Part of Langdale's Map of 1820 Showing the Approximate Extent of the Development Area



Not to scale



Plate 4: Ordnance Survey Map of 1856 Showing the Approximate Extent of the Development Area

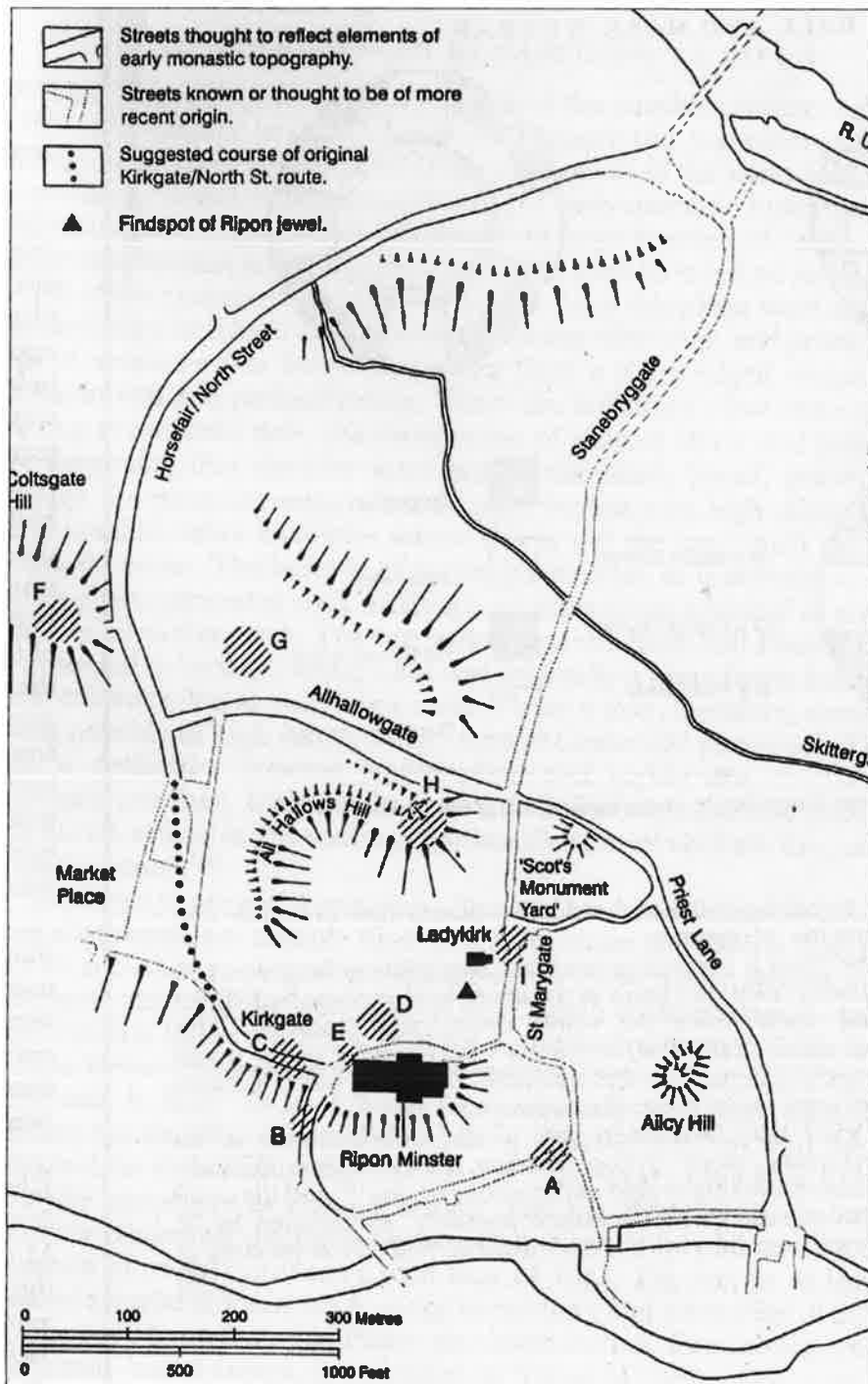


Plate 5: The proposed early medieval arrangement of the town (from Hall and Whyman 1996)



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