

**High Shann & Parkwood Rise,
Keighley**

Archaeological Desk-Based Assessment



Prepared for:

J O Steel Consulting
3 Rockwood Drive
Skipton
North Yorkshire
BD23 1NF

AOC Archaeology Project No:

20634

National grid reference:

SE 064 404
SE 065 406
SE 050 421

Prepared by:

Clare Watson
Lynne Fouracre

Edited by:

Coralie Mills

Date:

September 2007

Enquiries to:

AOC Archaeology Group
Edgefield Industrial Estate
Edgefield Road
Midlothian
EH20 9SY

Tel 0131 440 3593

Fax 0131 440 3422

Email admin@aocscot.co.uk

CONTENTS

| | |
|---|---|
| 1 | NON-TECHNICAL SUMMARY |
| 2 | INTRODUCTION |
| | 2.1 Development site |
| | 2.1.1 <i>Location and extent</i> |
| | 2.1.2 <i>Geology</i> |
| | 2.1.3 <i>Topography</i> |
| | 2.2 Development proposal |
| | 2.2.1 <i>Developer</i> |
| | 2.2.2 <i>Nature of development</i> |
| | 2.3 Government and local planning procedures |
| | 2.3.1 <i>National Planning Policy Guidelines</i> |
| | 2.3.2 <i>Local Plan</i> |
| | 2.3.3 <i>Planning considerations pertaining to the site</i> |
| | 2.4 Restrictions on reporting |
| 3 | AIMS AND OBJECTIVES |
| 4 | METHODOLOGY |
| | 4.1 Standards |
| | 4.2 Data sources |
| | 4.3 Walkover Survey |
| | 4.4 Report Structure |
| | 4.5 Copyright and confidentiality |
| 5 | ARCHAEOLOGICAL AND HISTORICAL EVIDENCE |
| | 5.1 Prehistoric (10000 BC - AD 43) |
| | 5.2 Roman (AD 43-410) |
| | 5.3 Early Medieval (AD 410-1000) |
| | 5.4 Medieval (AD 1000-1600) |
| | 5.5 Post-Medieval (AD 1600-1900) |
| | 5.6 Modern (post-1900) |
| 6 | DEVELOPMENT IMPACT AND MITIGATION |
| | 6.1 Direct impacts |
| | 6.2 Indirect impacts |
| | 6.3 Mitigation of significant impacts |
| 7 | CONCLUSIONS |
| 8 | ACKNOWLEDGEMENTS |
| 9 | REFERENCES |
| | 9.1 Bibliographic references |
| | 9.2 Cartographic references |
| | APPENDIX 1: SITE GAZETTEER |

LIST OF FIGURES

- 1 Location map showing extent of proposed development sites at Parkwood rise and archaeological sites within 100 m.
- 2 Location map showing extent of proposed development sites at Parkwood rise and archaeological sites within 100 m.
- 3 Extract from map by Ordnance Survey, 1848, showing Parkwood Rise
- 4 Extract from map by Ordnance Survey, 1848, showing High Shann
- 5 Extract from map by Ordnance Survey, 1894, showing Parkwood Rise
- 6 Extract from map by Ordnance Survey, 1894, showing High Shann
- 7 Extract from map by Ordnance Survey, 1908, showing Parkwood Rise
- 8 Extract from map by Ordnance Survey, 1908, showing High Shann
- 9 Extract from map by Ordnance Survey, 1919, showing Parkwood Rise
- 10 Extract from map by Ordnance Survey, 1919, showing High Shann
- 11 Extract from map by Ordnance Survey, 1933, showing Parkwood Rise
- 12 Extract from map by Ordnance Survey, 1962, showing Parkwood Rise

LIST OF PLATES

- 1 View of Parkwood Rise South in location of Site 10 from south
- 2 View across Parkwood Rise South from south
- 3 View across Parkwood Rise North from south
- 4 View across Parkwood Rise North from west
- 5 View across High Shann from north-west
- 6 View across high Shann from south.

1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned to undertake an Archaeological Desk-Based Assessment by J O Steel Consulting on behalf of their client the Chatsworth Settlement Trustees with regards to the proposed residential development of land in Keighley. The three proposed sites lie within the local authority administrative area of Bradford Metropolitan District Council, which is advised on archaeological matters by the West Yorkshire Archaeology Advisory Service (WYAAS).
- 1.2 The proposed development area incorporates three sites, two located south-east of the town centre at Parkwood Rise and one located north-west of the centre at High Shann. All three sites are currently greenfield sites.
- 1.3 Documentary and cartographic sources indicate that the areas of Keighley in which the proposed development sites are located have remained relatively undeveloped in recent history. The two sites at Parkwood Rise have been the focus for small-scale allotment cultivation throughout the 20th century whereas the site at High Shann has remained in pastoral use as part of the wider operations of High Shann Farm. The proximity of known archaeological remains of significance coupled with the absence of recent disturbance demonstrates the possibility of buried archaeological remains beneath the proposed development areas.
- 1.4 In accordance with national and local planning policies on heritage, it is advised that an archaeological evaluation may be required by WYAAS within the proposed development area, to evaluate the survival, extent and significance of any buried archaeological remains on the site. The specific evaluation strategy would require to be agreed with WYAAS prior to the commencement of ground breaking works within the site.

2 INTRODUCTION

2.1 Development site

2.1.1 *Location and extent*

The three areas proposed for development are located on the periphery of Keighley. The Parkwood Rise South site is located south-east of Keighley Town Centre, centred at NGR SE 064 404. The site is bounded by residential properties of Park Lane to the south, by Parkwood Rise to the west and by open agricultural land to the north and east. The Parkwood Rise North site is similarly located south-east of Keighley Town Centre centred at NGR SE 065 406. The site is bounded by Parkwood Rise to the south, by Parklee Court to the west and by Allotment Garden and open fields to the north and east. The High Shann site is located north-west of Keighley Town

Centre centred at NGR SE 050 421. All three sites are currently unoccupied. Parkwood Rise South is under rough scrub vegetation, Parkwood Rise North is occupied by a mixture of recreational grassland and rough scrub. The High Shann site is currently in use for rough grazing.

2.1.2 *Geology and soil*

The solid geology of the site is comprised of carboniferous sandstones and shales. Drift geology is largely absent in the Keighley area. Soils north-west of Keighley in the vicinity of the High Shann site are ironpan stagnopodzols of the Belmont series associated with sandstone and thin drift deposits. Soils in the vicinity of the Parkwood Rise are well drained coarse loamy soils of the Rivington series (Jarvis *et al* 1984).

2.1.3 *Topography*

The sites at Parkwood Rise slope gradually downhill from south to north. The Parkwood Rise South site is bounded to the south by a steeply sloping bank. The High Shann Lane site slopes downhill from south-west to north-east and numerous uneven ridges cross the site.

2.2 **Development proposal**

2.2.1 *Developer*

AOC Archaeology has been commissioned by J O Steel Consulting, on behalf of the Chatsworth Settlement Trustees, to undertake this Desk-Based Assessment in advance of proposed development.

2.2.2 *Nature of development*

The proposed developments will be for residential properties. The exact details of the proposed development are unknown at this time.

2.3 **Government and local planning procedures**

2.3.1 *Planning Policy Guidelines*

PPG 16 on Archaeology and Planning, DoE, 1990; The implications of the Ancient Monuments and Archaeological Areas Act 1979 with regard to local government planning policy are described within the Planning Policy Guidelines (PPG16). The planning guidance expresses a general presumption in favour of preserving heritage remains *in situ*. Their 'preservation by record' (ie excavation and recording, followed by analysis and publication, undertaken by qualified archaeologists) may prove an acceptable, albeit a less desirable alternative.

PPG 15 on Planning and the Historic Environment (DoE 1994) and the Listed Buildings and Conservation Areas Act 1990 provide the planning guidance for listed buildings and conservation areas.

Any works that affect the fabric or setting of a listed building can only be undertaken once listed building consent has been granted by the Local Authority. Note that the *visual setting* of listed buildings is also a competent planning matter. Demolition or alteration of the appearance of the existing buildings on the development site, or the construction of new buildings, could have visual impacts upon the surrounding protected buildings and monuments.

2.3.2 *Unitary Development Plan*

The Unitary Development Plan is the statutory Development Plan that the Council produces to fulfil its obligations under the 1990 Planning Act.

The Replacement Unitary Development Plan for the Bradford District was adopted by the City of Bradford Metropolitan District Council on the 18th October 2005 and contains the following policies pertaining to cultural heritage:

'Proposals for development will not be permitted if they would harm the setting of a listed building (Policy BH4a).

'Development which adversely affects class I archaeological areas or other nationally - important remains and their setting will not be permitted' (Policy BH18)

'Where proposals may adversely affect class II and class III archaeological areas, developers will be required to provide an independent archaeological evaluation which will assist in determining whether:

- (1) the site merits preservation in situ; or*
- (2) the site merits preservation by record; or*
- (3) no action is necessary*

Where (2) applies:

- (a) developers must demonstrate in writing that adequate provision will be made for an appropriate level of investigation.*
- (b) development which could result in the unrecorded loss of the archaeological remains will not be permitted' (Policy BH19).*

2.3.3 *Planning considerations pertaining to the site*

City of Bradford Metropolitan District Council is advised on archaeological matters by West Yorkshire Archaeological Advisory Services (WYAAS).

2.4 Limitations of Scope

- 2.4.1 This assessment was based upon data obtained from publicly accessible archives as described in the *Data Sources* in Section 4.2 and a walkover survey.

3 AIMS AND OBJECTIVES

- 3.1 The aim of this study is to identify the archaeological value of the three sites proposed for development at Parkwood Rise and High Shann, Keighley. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and decisions regarding the future of this site and for the formulation of a mitigation strategy, should this be required.
- 3.2 This study will focus upon assessing both the archaeological significance of any upstanding buildings on site and the potential for survival of sub-surface archaeological features within the same development areas. The archaeological significance of the site will be assessed by examining a variety of evidence for remains in and around this area, within a radius of 100 m from the edge of each development site. Based upon the archaeological value thus identified, and the nature and scale of the proposed development, a mitigation strategy will be proposed that is compliant with national and local planning policies.

4 METHODOLOGY

4.1 Standards

- 4.1.1 The scope of this desk-based assessment meets the requirements of current planning regulations set out in *PPG 16* (1990) and *PPG 15* (1994) and the Listed Buildings and Conservation Areas Act 1990.
- 4.1.2 AOC Archaeology Group conforms to the standards of professional conduct outlined in the Institute of Field Archaeologists' Code of Conduct, the IFA Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, the IFA Standards and Guidance for Desk Based Assessments, Field Evaluations etc., and the British Archaeologists and Developers Liaison Group Code of Practice.
- 4.1.3 AOC Archaeology Group is a Registered Archaeological Organisation of the Institute of Field Archaeologists. This status ensures that there is regular monitoring and approval by external peers of our internal systems, standards and skills development.

4.2 Data sources

The following sources of data were consulted during this assessment:

- Keighley Reference Library: For OS maps and general history of the area.
- West Yorkshire Archaeological Service Historic Environment Record (Newstead Road, Wakefield):
For data pertaining to archaeological sites, Listed Buildings and Scheduled Ancient Monuments and World Heritage Sites within the study area.
- West Yorkshire Archives (Wakefield): For maps pre-dating the 1st edition OS maps.
- West Yorkshire Archives (Bradford): For Tithe and enclosure maps

4.3 Walkover Survey

- 4.3.1 An archaeological walkover survey of the three sites proposed for development area was undertaken to investigate the condition and significance of known archaeology on the sites and with the aim of identifying any previously unknown remains.
- 4.3.2 The survey was undertaken in bright dry weather in September 2007. A digital photographic record was kept. An assessment of the intervisibility between the listed building, Keighley Conservation Area and the proposed development was also undertaken with the aim of assessing any potential visual impacts.

4.4 Report structure

- 4.4.1 Each archaeological or historical site, monument or building referred to in the text is listed in the Gazetteer in Appendix 1. Each has been assigned a 'Site No.' unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, SMR number, statutory protective designation, and other descriptive information, as derived from the consulted sources, for each Site No.

- 4.4.2 Each archaeological or historical site, monument or building referred to in the text is plotted on the location map at the end of this report, using the assigned Site Numbers. The area proposed for development is shown outlined (see Figure 1).
- 4.4.3 Features of potential archaeological or historical significance located up to 100 m beyond the sites proposed for development have also been assessed. The aim of this is to predict whether any similar types of archaeological remains may survive on the development site, but which are currently buried and unknown.
- 4.4.4 All sources consulted during the desk-based assessment, including publications, archived records, photographic and cartographic evidence, are listed in the References in Section 9.

4.5 Copyright and confidentiality

- 4.5.1 AOC Archaeology will assign to the client full copyright of the commissioned reports, tender documents or other project documents under the Copyright, Designs and Patents Act 1998 with all rights reserved.
- 4.5.2 AOC Archaeology will retain the right to be identified as the author of all project documentation and reports as defined in the Copyright, Designs and Patents Act 1988. AOC Archaeology will advise J O Steel of any materials supplied in the course of projects which are not AOC Archaeology's copyright.
- 4.5.3 AOC Archaeology undertakes to respect all requirements for confidentiality about the Client's proposals provided that these are clearly stated. In addition, and where commercial factors require it, AOC Archaeology further undertakes to keep confidential for the time being any conclusions about the likely implications of such proposals for the historic environment. It is expected that Clients respect AOC Archaeology Group's and the Institute of Field Archaeologists' ethical obligations not to suppress significant archaeological data for an unreasonable period.

5 ARCHAEOLOGICAL AND HISTORICAL EVIDENCE

5.1 Prehistoric

- 5.1.1 There are no known sites of prehistoric nature within the proposed development areas. Notable finds of Neolithic axes in the Keighley area suggest forest clearance for pastoral farming activity in the prehistoric period (Richardson 2002, 20). Three flint microliths and a blade (**Site 1**) are

recorded to have been found in the vicinity of the reservoir on Keighley moor north of High Shann Farm and attest to prehistoric activity north of Keighley in the vicinity of High Shann.

5.2 Roman (AD 43-410)

- 5.2.1 The Roman period saw the construction of Roman roads across the area prompted by the construction of the nearby stronghold of 'Olicana' or Ilkley, established c. AD 71 (Richardson 2002, 21). The Roman road from Manchester to Ilkley (**Site 13**) ran east of the proposed development sites at Parkwood Rise (Dewhurst 1974, 1). Physical evidence of the Roman road has been found at Noon Nick in the form of stone kerbing (Margary 1973, 407). The proved existence of physical remains of the road in the wider vicinity thus raises the possibility that further remains of the road may yet be located.
- 5.2.2 Several Roman coins have been found in Keighley, the closest to the development area is a group of coins found in Parkwood (**Site 4**) although the exact location of them is unknown (Butterfield 1920-2, 385). A Roman coin hoard is also recorded as having been found in 1775 on the Ilkley road at Keighley (Dewhurst 1974, 2). A Bronze Roman Eagle (**Site 3**) is known to have been found north of Parkwood Farm (Pearson 1936, 130) west of the proposed development at Parkwood Rise. There is no known Roman activity close to the site at High Shann and there are no known Roman sites within the three proposed development sites.

5.3 Early Medieval (AD 410-1000)

- 5.3.1 The name Keighley means '*Cyhha's forest glade or clearing*' (Smith 1963). Although place-name evidence suggests that this was an area of Anglo-Saxon activity, there is no known archaeological evidence from this period within the development area. The nearest known evidence in the surrounding area is the remains of cross slabs set into the walls of the south aisle of St Andrew's Church (**Site 5**; Ryder 1993).

5.4 Medieval (AD 1000-1500)

- 5.4.1 At the time of the Norman invasion in 1066, Keighley consisted of a forest clearing. It was assessed in 1086 as comprising '*two manors of six carucates of land held by Rafnsvatr, Toli, Ulfetill and Wilhelm*' (Skaife 1896) and described as wooded valleys with few clearings (Dewhurst 1974,1).

- 5.4.2 The Keighley township was recorded in 1285 as 12 carucates, nine of which were held in the honour of Skipton (Dewhirst 1974, 1). A number of medieval trackways centred at **Site 6** west of Parkwood Rise, are visible as earthworks on air photographs and attest to medieval activity close to the proposed development sites at Parkwood.
- 5.4.3 In 1305 Edward I granted a market charter to Henry de Keighley and shortly after Keighley Parish Church was founded. The town began to flourish in the later medieval period which is suggested by poll tax returns of 1379 which listed 47 couples and 15 single people in Keighley (Dewhirst 1974).
- 5.4.4 The Keighley family held the lands of Keighley including the proposed development area until the later 12th century (Faull & Moorhouse, 417). Following this the Cavendish family held the lands of Keighley up to the 16th Century during which time the town retained the form of a medieval planned village focused around the central High Street with open fields on all sides (Faull & Moorhouse).

5.5 Post-Medieval (AD 1500-1900)

- 5.5.1 Early maps of the proposed development area are of insufficient scale to reveal any detail regarding the use of the proposed development sites at this time. Senior's map of 1612 (not shown) is very small in scale but appears to show all three sites to be largely rural. It is assumed that throughout the early post-medieval period the proposed development areas functioned as agricultural land.
- 5.5.2 In the early 16th Century, Keighley had a thriving woollen industry, with clothiers recorded in parish registers in 1571 (Dewhirst 1974, 2). Keighley occupied a strategic position at the confluence of the River Worth and North Beck providing an ideal position for the fledgling woollen industry. The new industry led to an increase in settlement in the area and by 1695 Keighley had 1,704 inhabitants (Dewhirst 1974, 4).
- 5.5.3 The population of Keighley continued to rise throughout the 18th century as the cottage woollen industry developed. It was recorded as 2,000 in 1730, 3,000 in 1755 and by 1780 it was 4,000. Despite this increase, Keighley remained a nucleated town and the sites of the three developments which are considered in this assessment remained, throughout the 18th and 19th centuries, outside the urban encompassment of Keighley Town Centre.
- 5.5.4 Keighley Market opened in 1833 which increased the number of central buildings in the town centre including the Post Office and Mechanics Institute. Baine's directory of 1823 described Keighley as a 'considerable market town'.

- 5.5.5 Despite further expansion of Keighley to the north and south, the proposed development areas remained undeveloped in the 19th century as indicated by the Keighley Tithe Award map of 1848 (not shown). The Parkwood Rise South site is annotated as 'Coal Pit Close' perhaps indicating an earlier extractive industry in this area. The Parkwood Rise North site is not annotated on this map and the High Shann site is annotated as part of the croft of High Shann. Industry in the immediate area was confined to small scale industry such as the brick field (**Site 2**) located north of Parkwood Rise and a Sandstone Quarry west of Parkwood Rise.
- 5.5.6 The dominance of agriculture in and around the proposed development areas is indicated by a number of former post-medieval field boundaries visible as earthworks on aerial photographs, for example the one at **Site 7** east of Parkwood Rise. More generally, post-medieval ridge and furrow is visible as earthworks and cropmarks on aerial photographs in various areas across the township of Keighley (**Site 8**). The remains of levelled ridge and furrow have been noted extending across the north part of the proposed development area at Parkwood Rise (**Site 10**). North-east of the Parkwood Rise South site a possible ditch and cut features thought to be associated with post-medieval farming activity have been noted (**Site 11**). Ridge and furrow has been recorded north-west of Shann Lane (**Site 12**) in close proximity to the proposed development area at High Shann.
- 5.5.7 Ordnance Survey maps dating from 1848 (Figures 3-4) show the three proposed development areas to be almost entirely unoccupied. The Parkwood Rise South site is shown as part of a larger field north-west of a group of buildings labelled 'Delf Hole'. The Parkwood Rise North site is similarly shown to be unoccupied with the exception of a field boundary which crosses the site north-west to south-east. The site at High Shann is divided into six parcels of land associated with the farms at High Shann and Low Shann. A short track crosses the site linking High Shann with Low Shann and is consistent with the route of the public footpath that currently crosses the area.
- 5.5.8 The nineteenth century was characterised by the industrialisation of Keighley and the construction of mills, railways and factories was commonplace (Dewhirst 1974, 91). Keighley was granted borough status in 1882 when a Town Council was first formerly elected. Ordnance Survey maps from 1894 (Figure 5) depict the expansion of Keighley in a southerly direction towards the proposed development area at Parkwood Rise South. South of Parkwood Rise the dwelling formerly annotated as Delft Hole is named Delph Cottage. The field boundaries of the Parkwood Rise South site are consistent with present day field boundaries and the site is unoccupied. The 1894 Ordnance Survey maps also show the proposed development area at Parkwood Rise North located on the southern periphery of Keighley east of the railway and immediately south of the Low Bridge Brick & Tile Works

(Site 2). The industrial expansion to the north of Keighley was less extensive and Ordnance Survey maps from 1894 (Figure 6) show the proposed development area at High Shann to be unoccupied and located in the rural hinterland of Keighley.

5.6 Modern (post-1900)

- 5.6.1 Study of maps from the 20th century onwards display the continuing rural nature of the three proposed development areas. Maps from 1908 (Figure 7-8) show the proposed development areas at Parkwood Rise and High Shann to be wholly unoccupied.
- 5.6.2 In 1915 many of Keighley's engineering factories were turned over to the manufacture of munitions for the war effort. In addition to the manufacture of munitions the people of Keighley were also encouraged to grow their own food (Dewhurst 1974, 115). The efforts to increase food production in Keighley are evidenced on maps from 1919 (Figure 9) which show the proposed development area at Parkwood Rise North to be divided into small plots of land and occupied by four small rectangular structures which presumably functioned as sheds or outbuildings.
- 5.6.3 The use of the outskirts of Keighley for allotment gardens increased between the wars as evidenced by Ordnance Survey maps from 1933 (Figure 11) which show both the development areas at Parkwood Rise in use as allotment gardens. Much of the surrounding land is also shown on these maps to have been sub-divided for allotment gardens.
- 5.6.4 The industrial and commercial growth of Keighley continued for much of the latter 20th century. In the 1970s the town centre saw a major re-development with the demolition of the market and the construction of a new shopping centre. Ordnance Survey maps from 1962 (Figure 12) show the proposed development area at Parkwood Rise South to be occupied by ten separate small rectangular green house structures. The development area at Parkwood Rise North is similarly occupied by six structures although the earlier subdivisions of land are no longer depicted and the field boundaries are consistent with present day layout.
- 5.6.5 The proposed development area at Parkwood Rise North is first shown as a Recreation Garden on Ordnance Survey maps from 1995 (not shown). Maps from 1988 (not shown) annotate the Parkwood Rise South area as Allotment Gardens but do not show any buildings or plot divisions. The proposed development area at High Shann remained unchanged throughout the 20th century.

6 WALKOVER SURVEY

- 6.1 A rapid walkover survey was carried out on Tuesday 4th September, 2007. The Parkwood Rise South site is overgrown with vegetation and slopes gently to the north (Plate 1). The ridge and furrow remains identified by aerial photography were not visible due to the density of vegetation (Plate 2). The Parkwood Rise North site commands extensive views over the surrounding area (Plate 3). The south-west of the site is in use as a small playing field whereas rest of the site is overgrown with vegetation. An electricity pylon occupies the north of the site (Plate 4).
- 6.2 The centre of the High Shann site is crossed by a dry stone wall (**Site 9**) running north-south across the proposed development area (Plate 5). The ground is uneven and contains numerous uneven ridges of higher ground (Plate 6).

6 DEVELOPMENT IMPACT AND MITIGATION

6.1 Direct impacts

- 6.1.1 Potential impacts on known or unknown buried archaeological remains in the case of this development proposal relate to the possibility of disturbing, removing or destroying *in situ* remains and artefacts during ground breaking works (including excavation, landscaping, construction and other works associated with the development) on the site.
- 6.1.2 The desk-based assessment has revealed that the three sites proposed for development site have been unoccupied in recent history but that the surrounding area has been a focus for prehistoric and Roman activity. The findspots of prehistoric flints and known Roman remains in the surrounding area indicates that previously unknown buried remains dating to the prehistoric period and later may exist within the proposed development areas.
- 6.1.3 Two sites of potential archaeological interest have been noted within the proposed development areas. These are the possible remains of ridge and furrow cultivation at Parkwood Rise South (**Site 10**) and the remains of a dry stone wall at High Shann (**Site 9**). Whilst there is no evidence that either of these are of great archaeological significance or antiquity, their nature, extent and possible relationship to other sites in the area has not been fully recorded and any further evidence relating to these remains stand to be disturbed by the proposed development
- 6.1.4 Whilst it must be recognised that recent use of the Parkwood Rise sites as allotments may have disturbed some below ground remains, the structures

that formerly occupied these sites were small in size and temporary in duration. There is therefore a possibility that archaeological remains survive relatively undisturbed within all three areas proposed for development. The absence of recent disturbance on the High Shann site, in particular the absence of deep ploughing, raises the possibility that any remains will have survived relatively undisturbed.

6.2 Indirect impacts

- 6.2.1 Indirect impacts include potential visual effects on the settings of protected buildings and monuments. The Centre of Keighley including the High Street, North Street and Russell Street is designated as a Conservation Area with a range of 17th-19th century Listed Buildings including the 19th Century St Andrews Church (**Site 5**).
- 6.2.2 The surrounding area has been subject to modern development including the construction of high rise residential properties adjacent to the proposed development areas at Parkwood Rise. It is therefore unlikely that the proposed development will have an adverse visual impact on St Andrews Church or the wider Keighley Conservation Area.
- 6.2.3 Only visual effects upon the settings of Scheduled Ancient Monuments, Listed Buildings and Conservation Areas are highlighted in this assessment, since their curtilage and amenity (in addition to their physical remains) are protected by legislation.

6.3 Mitigation of significant impacts

- 6.3.1 National planning policies and planning guidance (PPG 16), as well as the Unitary Development Plan policies (BH 1-4, BH 18-19), outlined in Section 2.3.2 of this report, generally require a mitigation response that is designed to investigate the archaeological potential of the site and thence allow the preservation or recording of any significant remains.
- 6.3.2 In accordance with national and local planning policies on heritage, it is advised that an archaeological evaluation may be required by WYAAS within the proposed development area, to evaluate the survival, extent and significance of any buried archaeological remains on the site. The specific evaluation strategy would require to be agreed with WYAAS prior to the commencement of ground breaking works within the proposed development area
- 6.3.3 Potential visual impacts on the setting of Listed Buildings, Scheduled Ancient Monuments and Listed Parks and Gardens by the proposed

development were assessed but no negative visual impacts on the settings of these structures were identified.

8 ACKNOWLEDGEMENTS

- 8.1 The authors would like to offer thanks to the staff at the various archives consulted, including those at the West Yorkshire Archive Service, Bradford and to Jason Dodd at West Yorkshire Historic Environment Record, for advice offered during this study.

9 REFERENCES

9.1 Bibliographic references

Butterfield, R 1922 *Yorkshire Archaeological Journal*, 135

Department of Environment 1990 '*Planning Policy Guidelines 16 on Archaeology and Planning, PPG16*'.

Department of Environment 1994 '*Planning Policy Guidelines 15 on Planning and the Historic Environment, PPG15*'. Department of Environment.

Dewhirst, 1974 *A History of Keighley* Keighley Corporation, Keighley.

Faull, M. L. and Moorhouse, S. A., (eds), *West Yorkshire: An Archaeological Survey to 1500*.

Jarvis, R.A, Bendelow, V.C, Bradley, R.I, Carroll, D.M. Furness, R.R, Kilgour, I.N.L and King, S.J *et al* 1984, '*Soils And Their Use In Northern England*' Soil Surveys of England and Wales, Bulletin No.10, Harpenden.

Margary, D.I 1973 *Roman Roads in Britain* John Baker, London.

Pearson, F 1936 '*Roman Yorkshire*' *Yorkshire Archaeological Journal*, 130.

Pevsner, N (1967) *Buildings of England; Yorkshire and the West Riding*. Penguin.

Richardson, C 2002 *The Bradford Region .Studies in its Human Geography* Hart & Clough limited, Bradford.

Ryder, P 1993 *medieval Churches of West Yorkshire*.

Skaife, R. H. 1896. *Translation of the Domesday Book for Yorkshire translated by Robert H. Skaife*, London.

Smith, A.H 1963 'The Place-names of the West Riding of Yorkshire' *English Place Names Society*, Cambridge University Press, Volume XXV.

West Yorkshire Archaeology Service *Conservation Area Assessment WYAS* unpublished document

9.2 Cartographic references

n.d Anon *Index map referring to valuable property in Keighley to be offered for sale by auction to Messrs Hardwick and Best*

1612 Senior, W *Map of Yorkshire*

1848 *Keighley Tithe Award Map* Number 294

1848 Ordnance Survey *Yorkshire West Riding*, Scale: 6 inch to 1 mile

1848 Ordnance Survey *Yorkshire West Riding*, Sheet 185 Scale: 6 inch to 1 mile

1894 Ordnance Survey *Yorkshire West Riding*, Scale: 1:2500

1894 Ordnance Survey *Yorkshire West Riding*, Sheet 185.15 Scale: 1:2500

1908 Ordnance Survey *Yorkshire West Riding*, Scale: 1:2500

1908 Ordnance Survey *Yorkshire West Riding*, Sheet 185.15 Scale: 1:2500

1919 Ordnance Survey *Yorkshire West Riding*, Scale: 1:2500

1919 Ordnance Survey *Yorkshire West Riding*, Sheet 185.15 Scale: 1:2500

1933 Ordnance Survey *Yorkshire West Riding*, Scale: 1:2500

1934 Ordnance Survey *Yorkshire West Riding*, Sheet 185.15 Scale: 1:2500

1938 Ordnance Survey *Yorkshire West Riding*, Sheet 185 Scale: 1:2500

1962 Ordnance Survey Plan SE 0640 SE, Scale: 1:1250

1963 Ordnance Survey Plan SE 0442/0541, Scale: 1:1250

1964 Ordnance Survey Plan SE 0442/0542, Scale: 1:1250

1979 Ordnance Survey Plan SE 0640 SE, Scale: 1:1250

1988 Ordnance Survey Plan SE 0640 SW, Scale: 1:1250

1995 Ordnance Survey Plan SE 0640 NE, Scale: 1:1250

1995 Ordnance Survey Plan SE 0640 NW, Scale: 1:1250

2004 Ordnance Survey Landplan, 1:1250

APPENDIX 1: SITE GAZETTEER

A gazetteer of the sites, monuments and buildings of archaeological or historical significance located during the desk-based assessment is presented below. The location and extent of each, to the best accuracy currently available, is shown on the Location Map in Figure 1 at the end of this report. Each site number is unique to this assessment and corresponds to the numbering on the Location Map. A selected extract of descriptive information is included below for each Site No.

Site No: 1
Name: Keighley Moor
Type of Site: Flints
PRN Number: 3215
Grid Reference: SE 049 425
Status: n/a
Description: Three flint microliths and a blade found in 1913 near the reservoir on Keighley Moor held by Manor House Museum, Ilkley. The location at which these were originally found is very uncertain. (English Heritage Lithic Record Number 609).

Site No: 2
Name: Keighley Moor
Type of Site: Industrial; Brickfield
PRN Number: 6627
Grid Reference: SE 066 408
Status: n/a
Description: Brickfield marked on the Keighley Tithe Award Map. The remains of a substantial clay pit are still extant, but the northern part of the site (adjacent to the road) has been built over. (Keighley Tithe Award number 294).

Site No: 3
Name: Keighley Eagle
Type of Site: Bronze Eagle
PRN Number: 2153
Grid Reference: SE 0680 4065
Status: n/a
Description: Bronze eagle, Roman. 2 inches long with wingspan of 2 inches and 1/16 inches. Cylindrical peg approximately 1/3 inch long between eagle's legs and feet are truncated. Possibly a staff finial? Found in 1917 in a recently ploughed field at the north end of Parkwood Top farm just off the Manchester/Ilkley Road which is same as Roman Road 721 (Enclosure number 528 OS 25 inch 1919). The exact findspot is unknown and grid reference is only approximate. Now in Keighley Museum accession number 8083 (YAJ 1920-2, 385; Pearson 1936, 130).

Site No: 4
Name: Parkwood
Type of Site: Roman Coin
PRN Number: 2103
Grid Reference: SE 065 400
Status: n/a
Description: Roman Coins. Number given as few. Found prior to 1920 in Parkwood by R.Lister. It is unclear from the old WYAS SMR card whether or not these coins were found together. Exact location unknown – the given grid reference is centred on Parkwood. Present location of these finds is unknown (Butterfield 1922, 385).

Site No: 5
Name: St Andrew's Church, Keighley
Type of Site: Church
PRN Number: 945
Grid Reference: SE 0606 4098
Status: Grade II Listed Building, UDP Class 2.
Description: 19th century Church, built 1848 to a design by R.D Chantrell. Earlier 18th/19th century monument within. Medieval cross slabs set into walls of south aisle (Ryder 1993).

Site No: 6
Name: Keighley
Type of Site: Medieval Trackways
NMR Number: SE 04 SE 209
Grid Reference: SE 072 400
Status: N/A
Description: A number of medieval trackways centred at SE 0724 4003, are visible as earthworks on air photographs.

Site No: 7
Name: Keighley
Type of Site: Medieval Trackways
NMR Number: SE 04 SE 172
Grid Reference: SE 067 406 – SE 066 405 (linear)
Status: N/A
Description: A post medieval field boundary centred at SE 0670 4059, is visible as an earthwork on air photographs. This feature is a little under 3 m wide.

Site No: 8
Name: Keighley
Type of Site: Post Medieval
NMR Number: SE 04 SW 78

Grid Reference: SE 032 403 (area)
Status: N/A
Description: Post medieval ridge and furrow is visible as earthworks and cropmarks on air photographs in the township of Keighley. The best survival has been along the Newsholme Beck and the River Worth. Although large areas were extant on the 1948 RAF and 1966 Ordnance Survey vertical photography, much appears to no longer be extant on the 1990 vertical photography. A short length of bank (SE 0416 3854 to SE 0418 3846) and three linear ditches (SE 0249 3938 to SE 0252 3931, SE 0275 3958 to SE 0274 3946 and SE 0279 3960 to SE 0290 3950) which separate fields also survive as earthworks.

The latest Ordnance Survey vertical photography, taken in 1989, indicates that some areas are no longer visible and that others have been reduced to cropmarks. Some ridge and furrow in and around Guard House (SE 04 40 to 04 41) have been built over.

Site No: 9
Name: High Shann
Type of Remains: Drystone Wall
PRN Number: N/A
Grid Reference: SE 0503 4212
Description: A dry stone wall which runs north to south across the gently undulating slopes west of Lower Shann Farm. A gap in the wall delineated by two stone gate posts provides access between the two fields. The wall survives in relatively poor condition and features a number of gaps. (Visited by AOC Archaeology Group 04/09/07).

Site No: 10
Name: Parkwood Rise
Type of Remains: Cropmarks
NMR Number: SE 04 SW 182
Grid Reference: SE 064 405
Description: An area of levelled ridge and furrow has been identified in this area by aerial photography. The ridge and furrow extends east from this point.

Site No: 11
Name: Parkwood Rise
Type of Remains: Cropmarks
NMR Number: SE 04 SW 182
Grid Reference: SE 065 405

Description: A ditch and cut features have been noted in this location on aerial photographs by English Heritage.

Site No: 12

Name: Shann Lane

Type of Remains: Cropmarks

NMR Number: SE 04 SW 182

Grid Reference: SE 050 421

Description: An area of ridge and furrow has been noted by English Heritage on aerial photographs north-west of Shann Lane.

Site No: 13

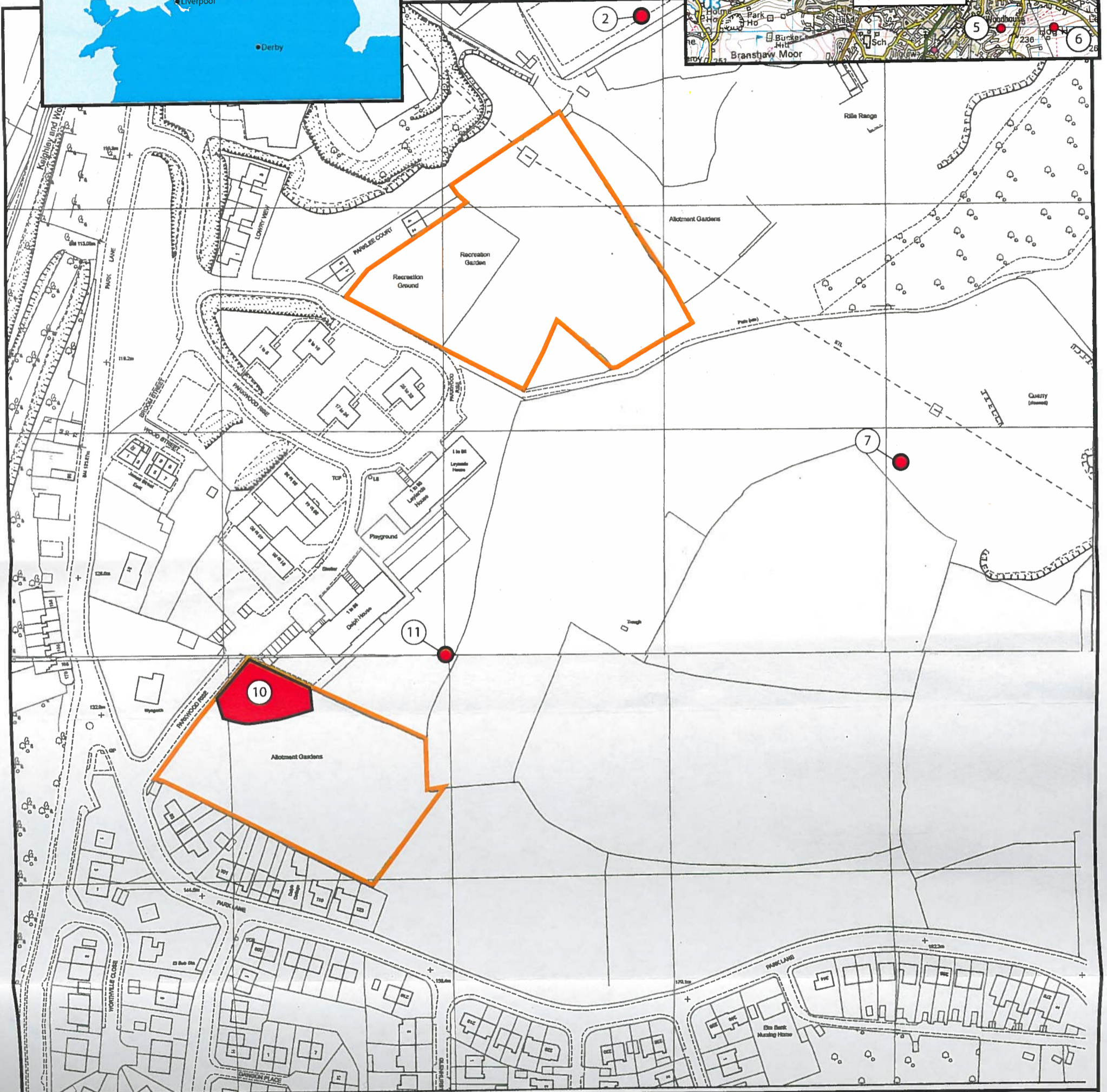
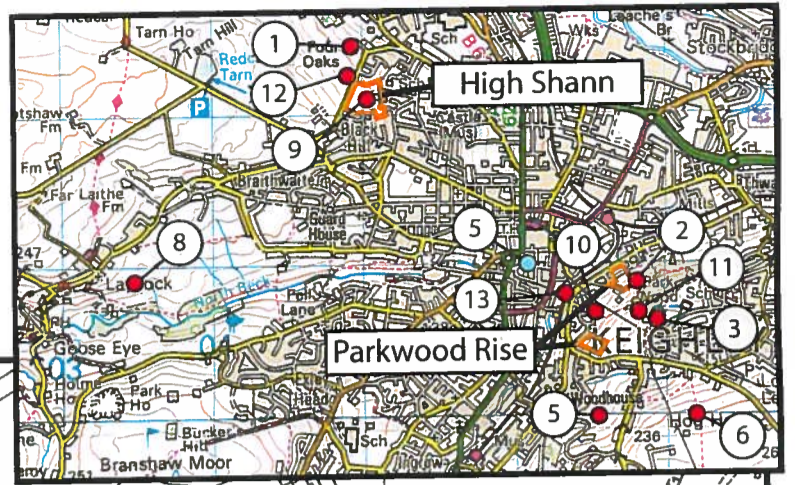
Name: Parkwood Rise

Type of Remains: Roman Road

PRN Number: S3070

Grid Reference: SE 0637 4077 – SE 0665 3975

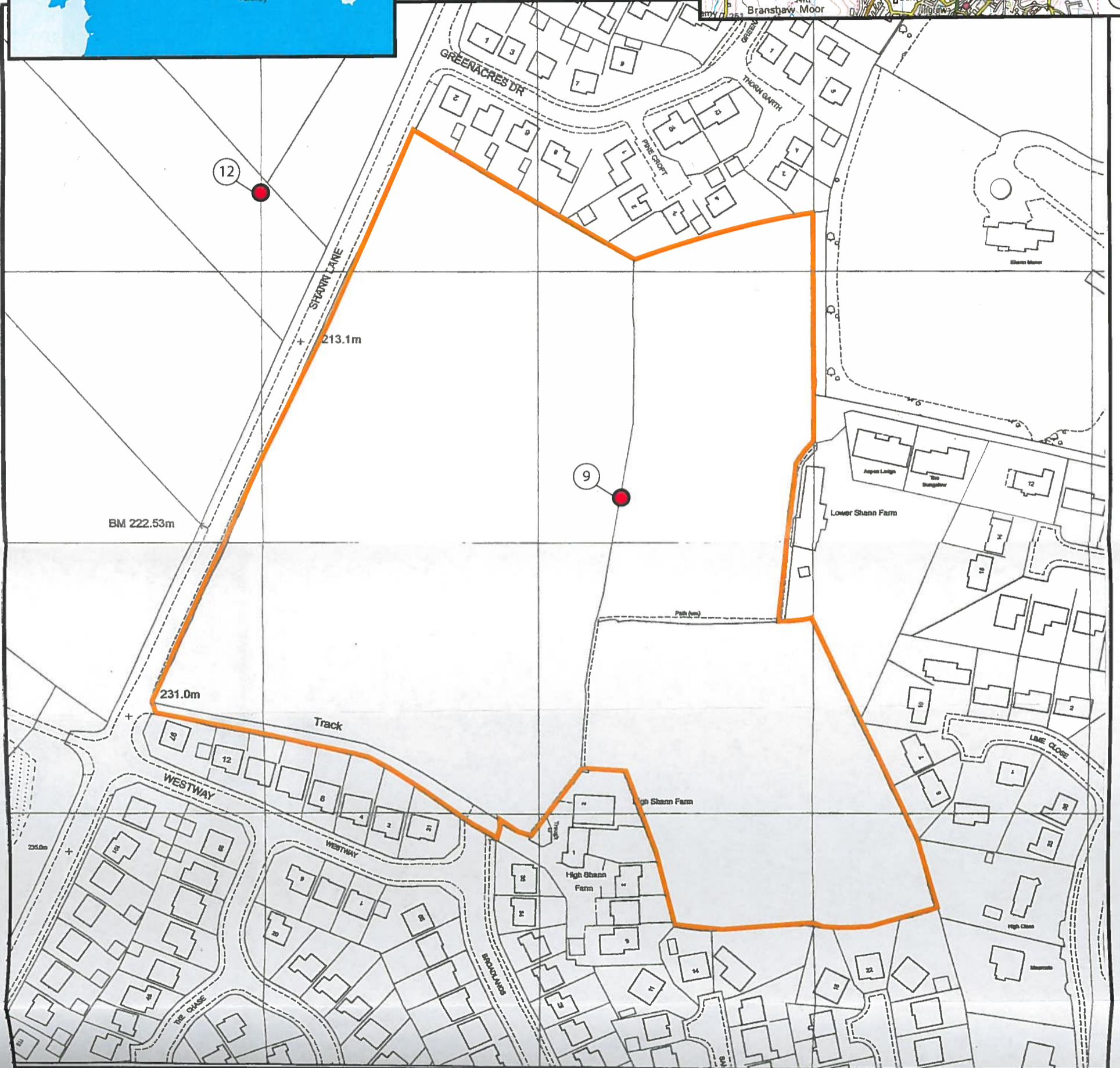
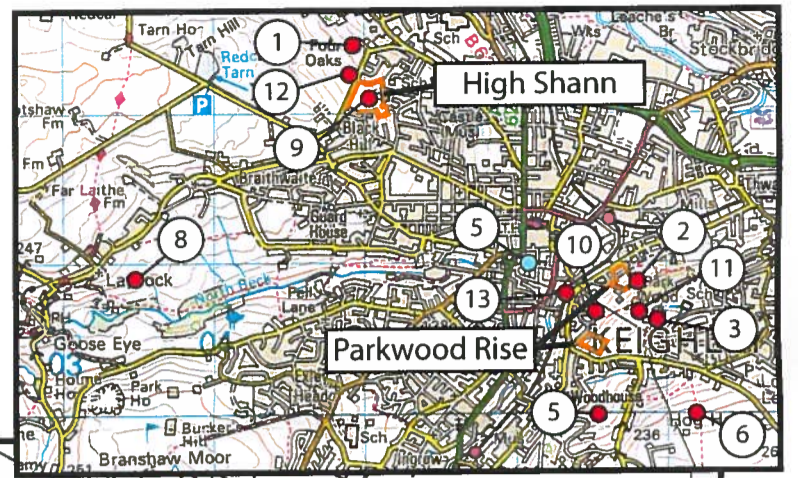
Description: Possible section of roman Road following the line of the modern road, has revealed positive excavation results. The line of the road thorough the built up area of Keighley is conjectural.



- proposed development sites
- sites of cultural heritage interest
- listed building

Figure 1: Location map showing extent of proposed development sites at Parkwood Rise and archaeological sites within 100m





- proposed development sites
- sites of cultural heritage interest
- listed building

Figure 2: Location map showing extent of proposed development sites at High Shann and archaeological sites within 100m



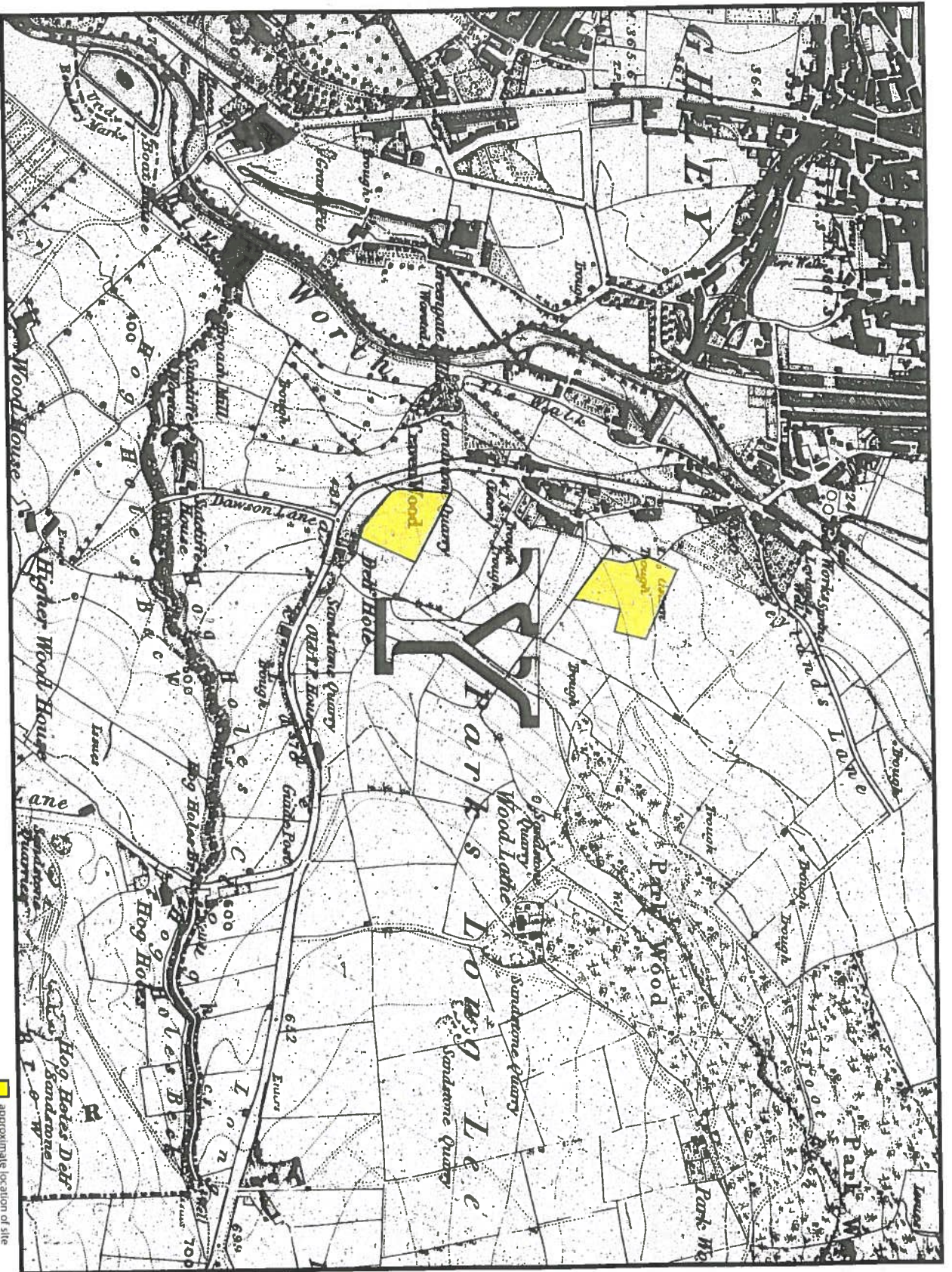


Figure 3: Extract from map by Ordnance Survey, 1848, showing Parkwood Rise

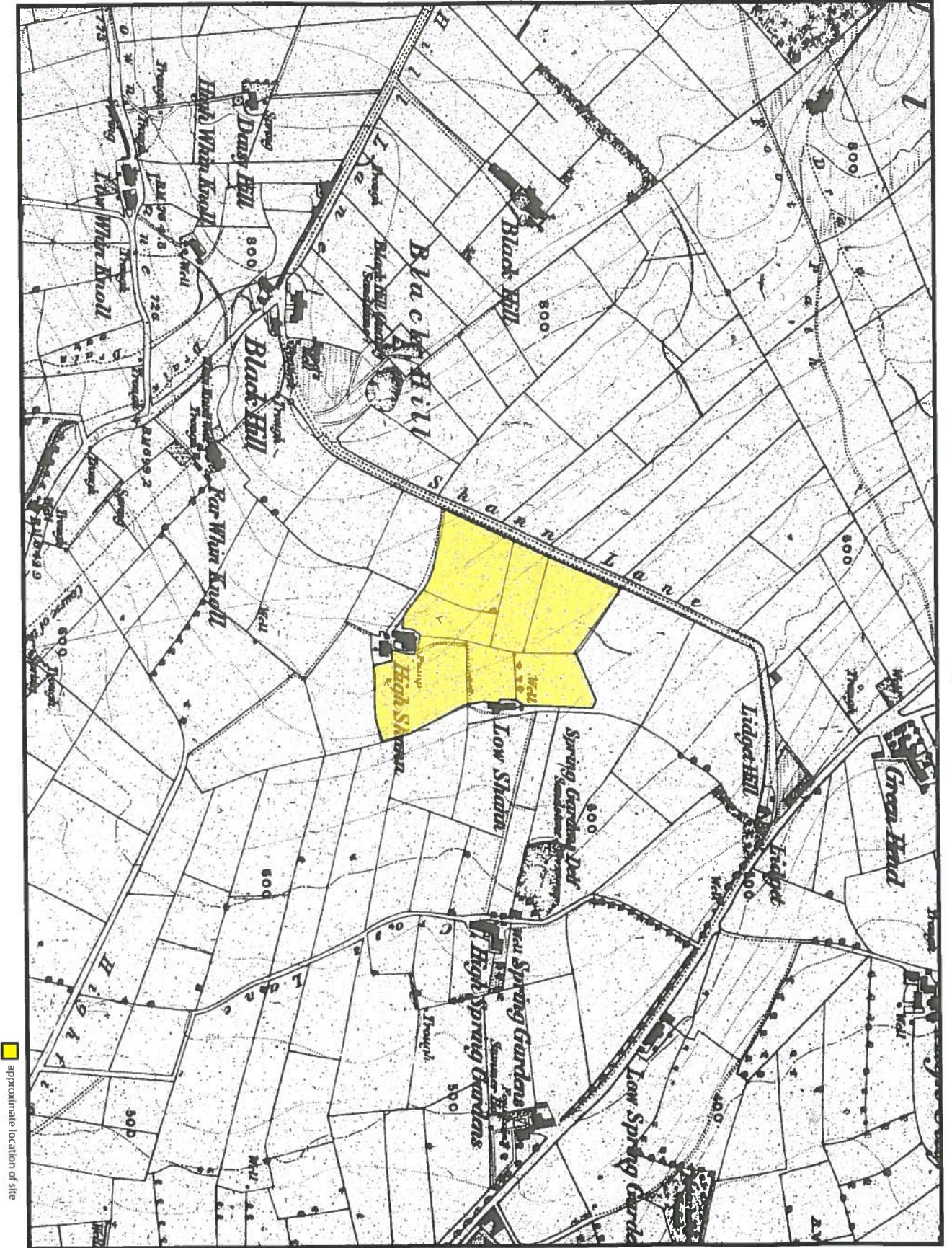


Figure 4: Extract from map by Ordnance Survey, 1848, showing High Shann

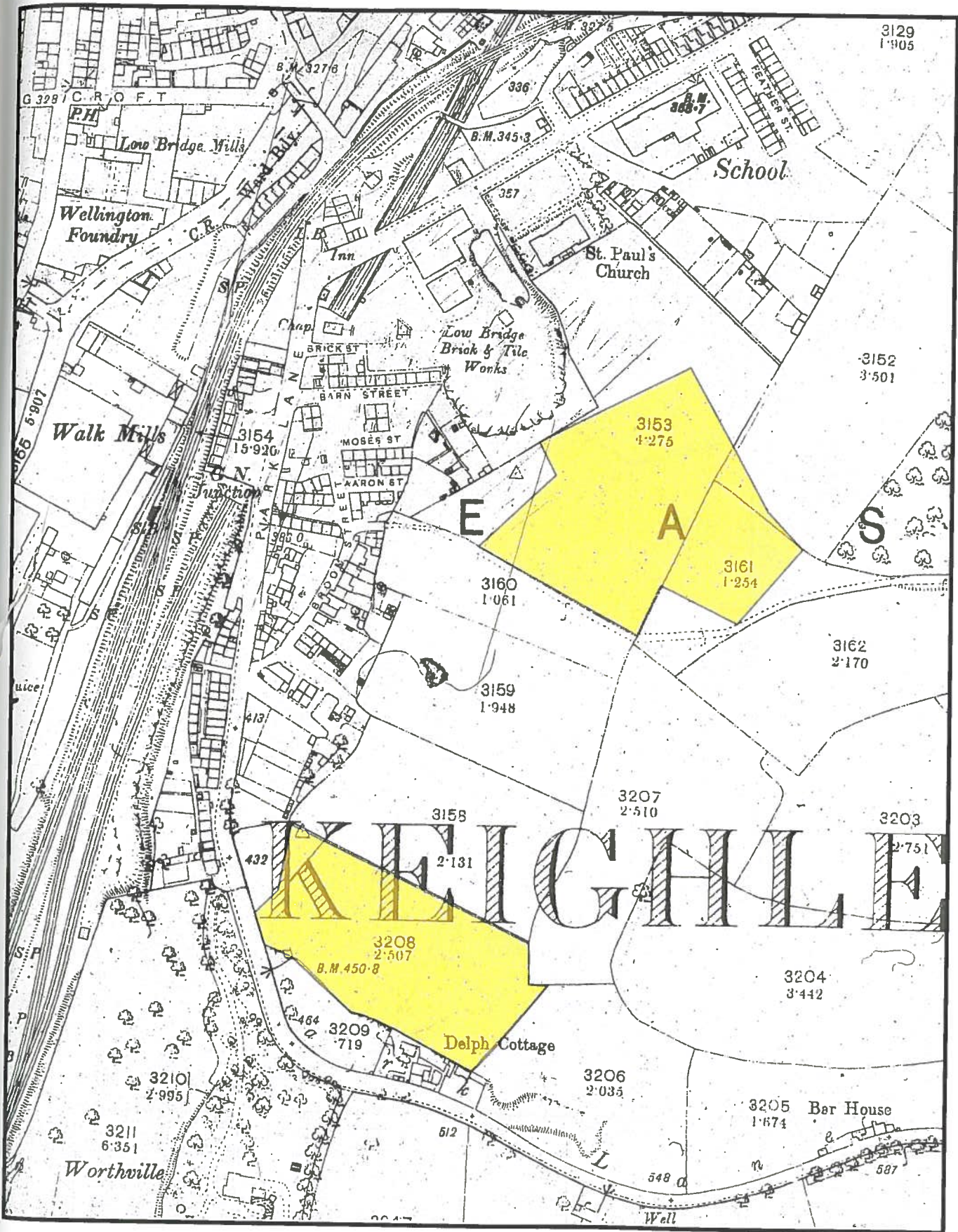


Figure 5: Extract from map by Ordnance Survey, 1894, showing Parkwood Rise

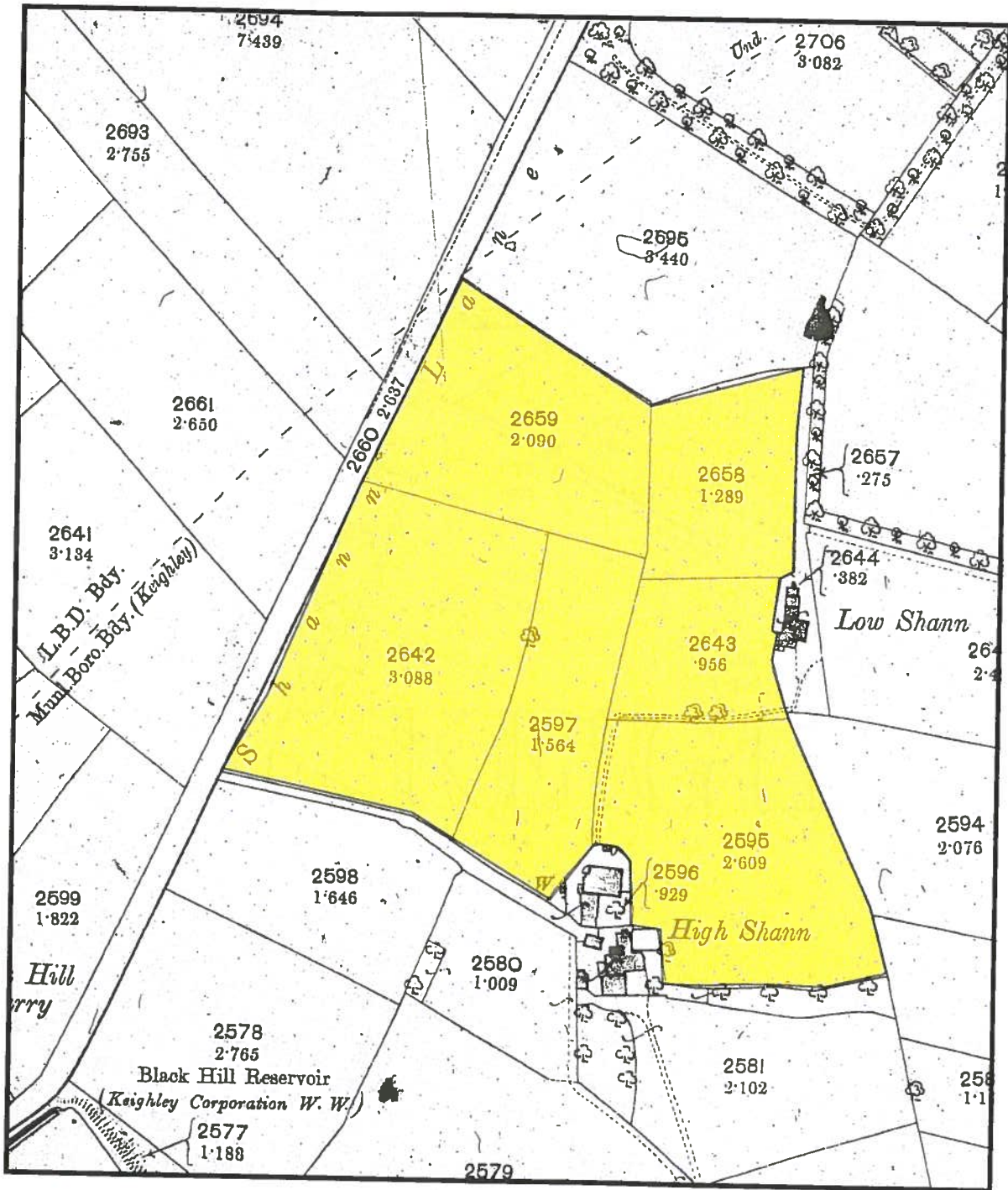
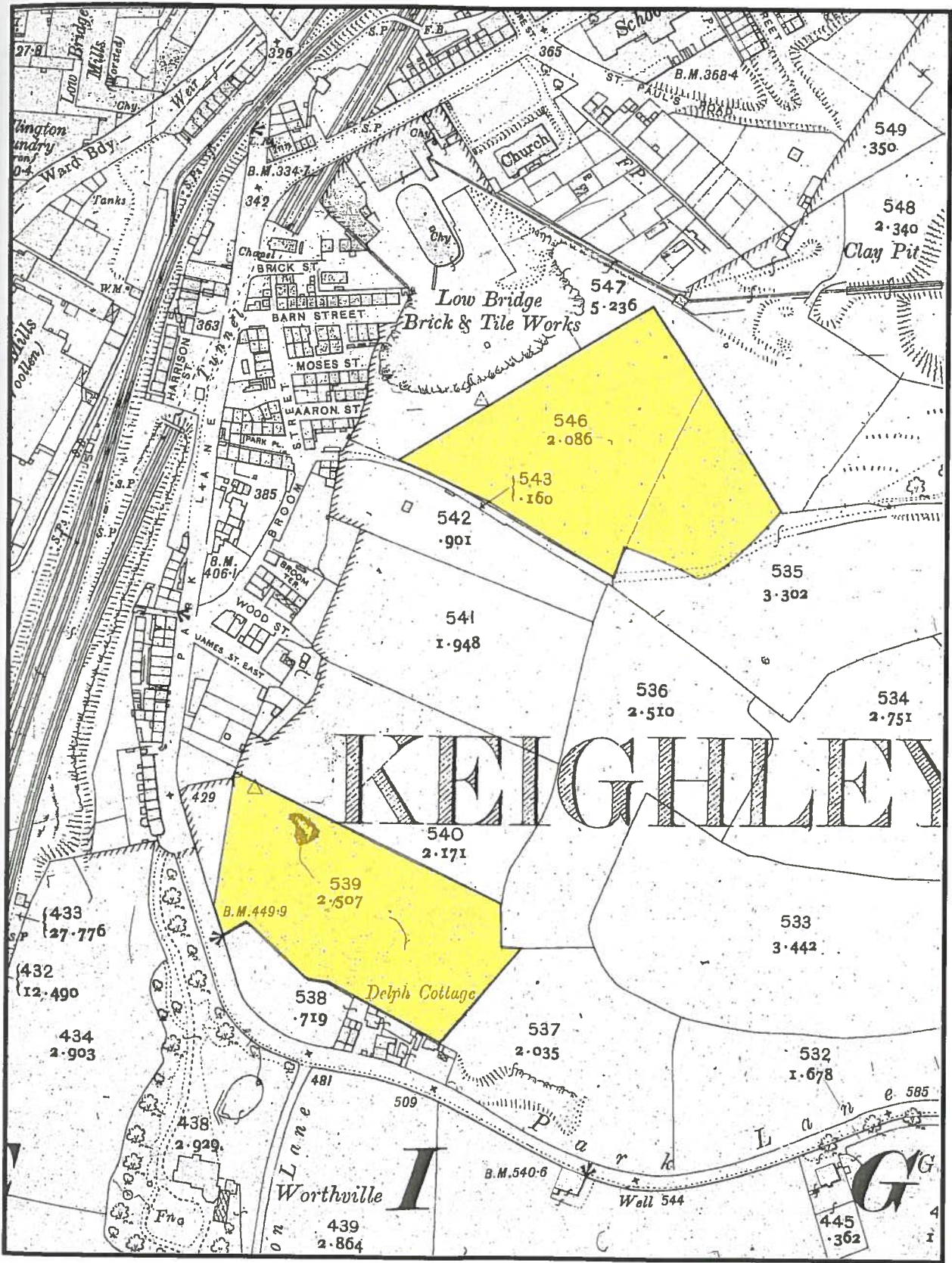


Figure 6: Extract from map by Ordnance Survey, 1894, showing High Shann



approximate location of site

Figure 7: Extract from map by Ordnance Survey, 1908, showing Parkwood Rise

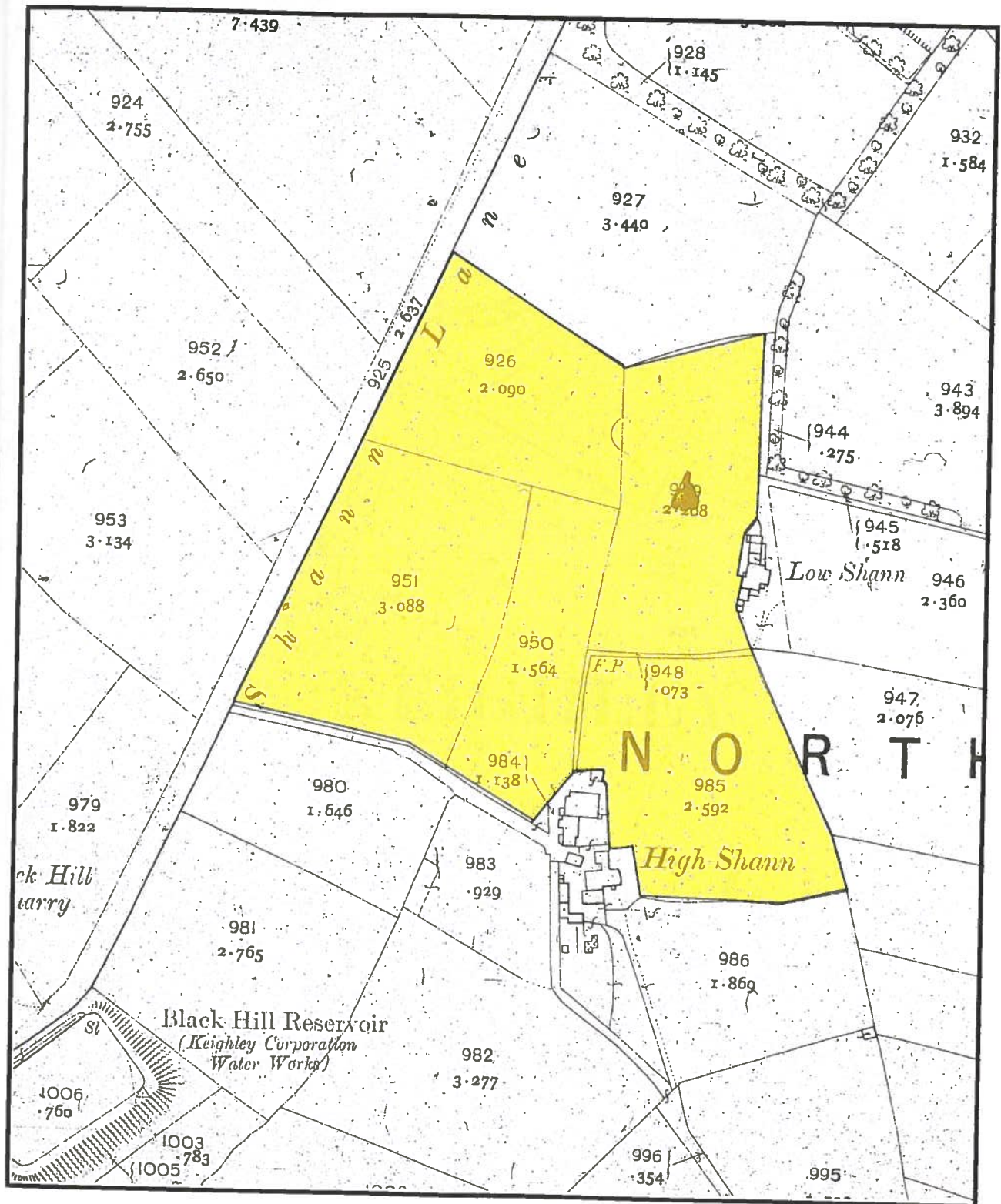
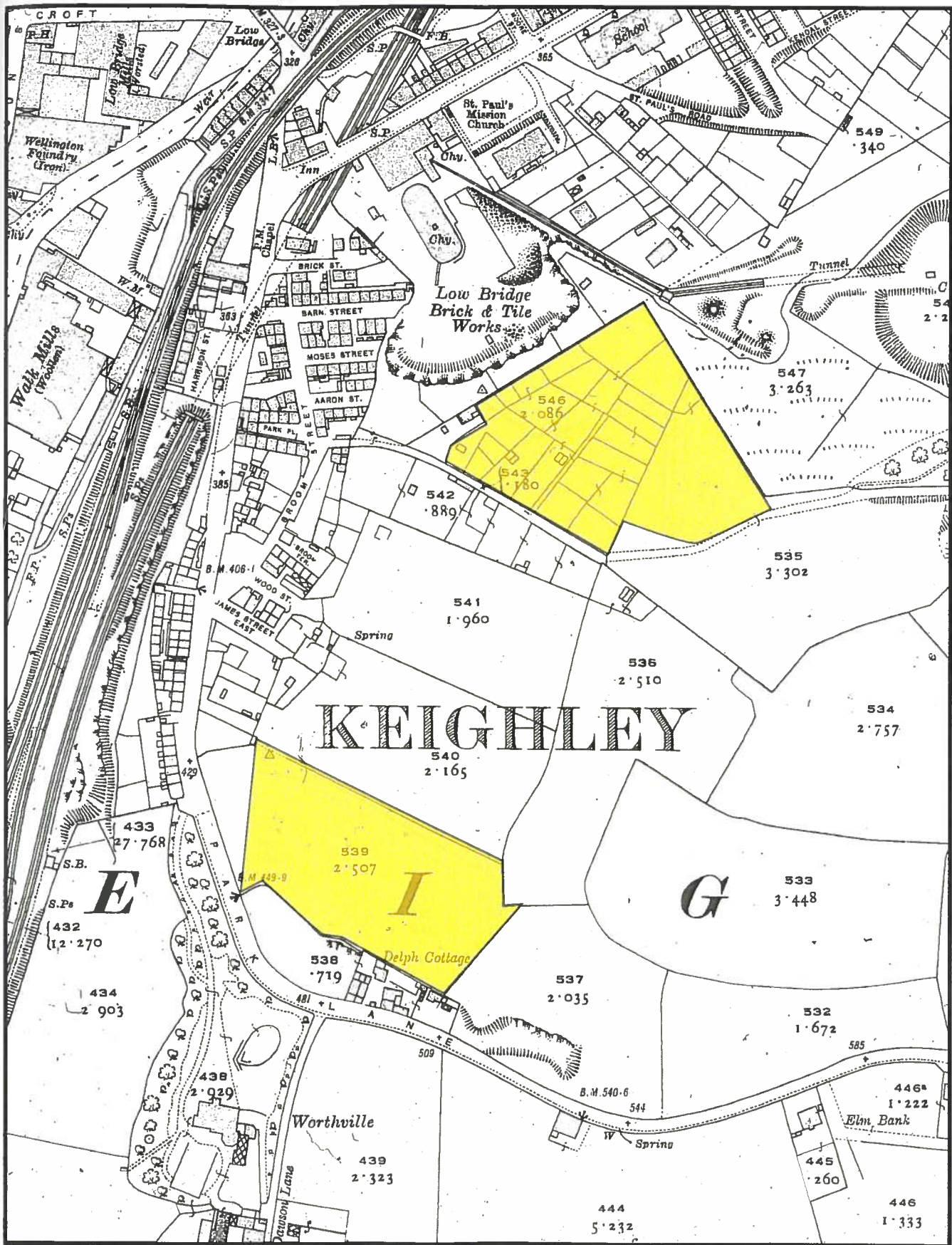
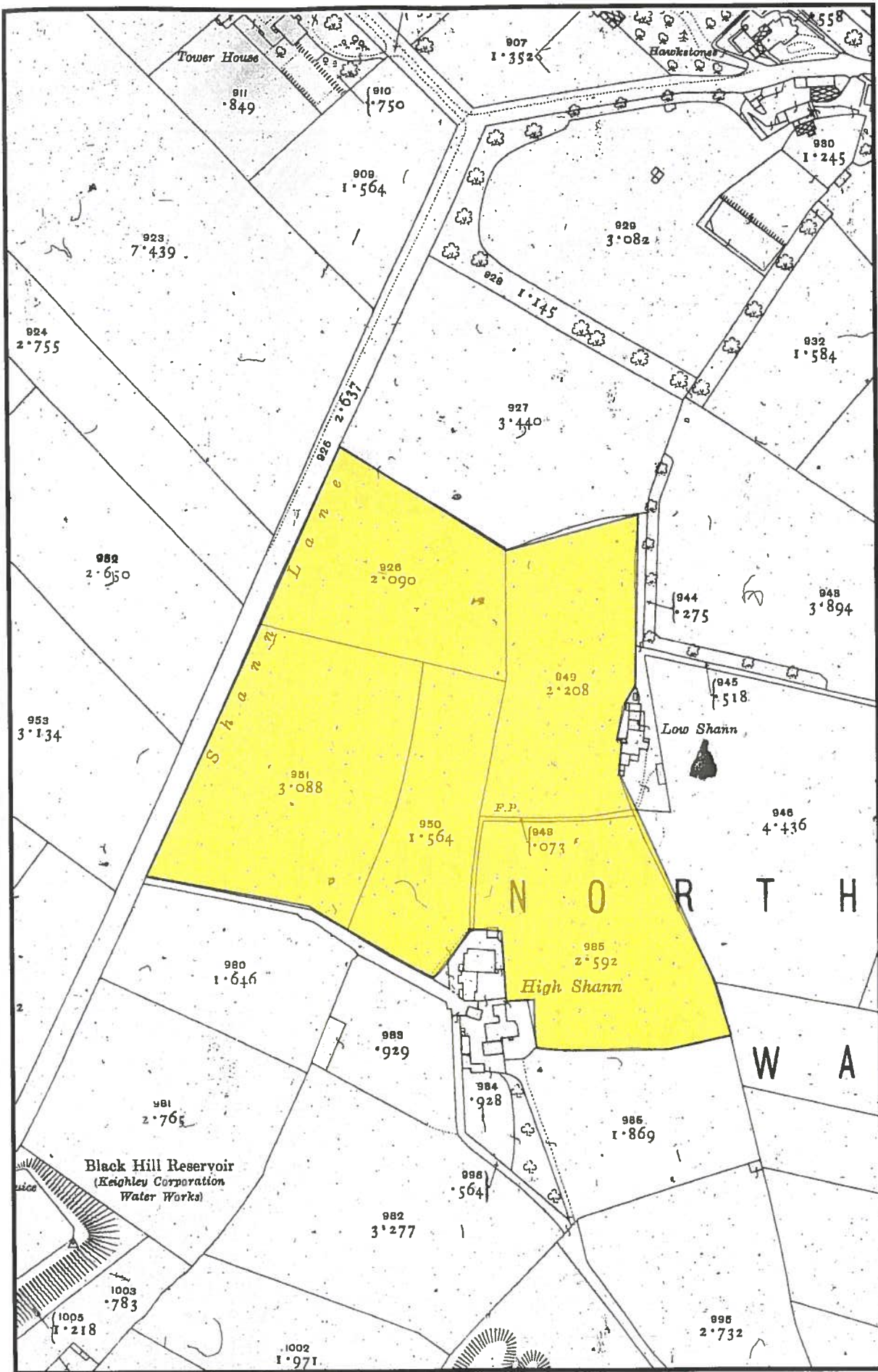


Figure 8: Extract from map by Ordnance Survey, 1908, showing High Shann



approximate location of site

Figure 9: Extract from map by Ordnance Survey, 1919, showing Parkwood Rise



approximate location of site

Figure 10: Extract from map by Ordnance Survey, 1919, showing High Shann

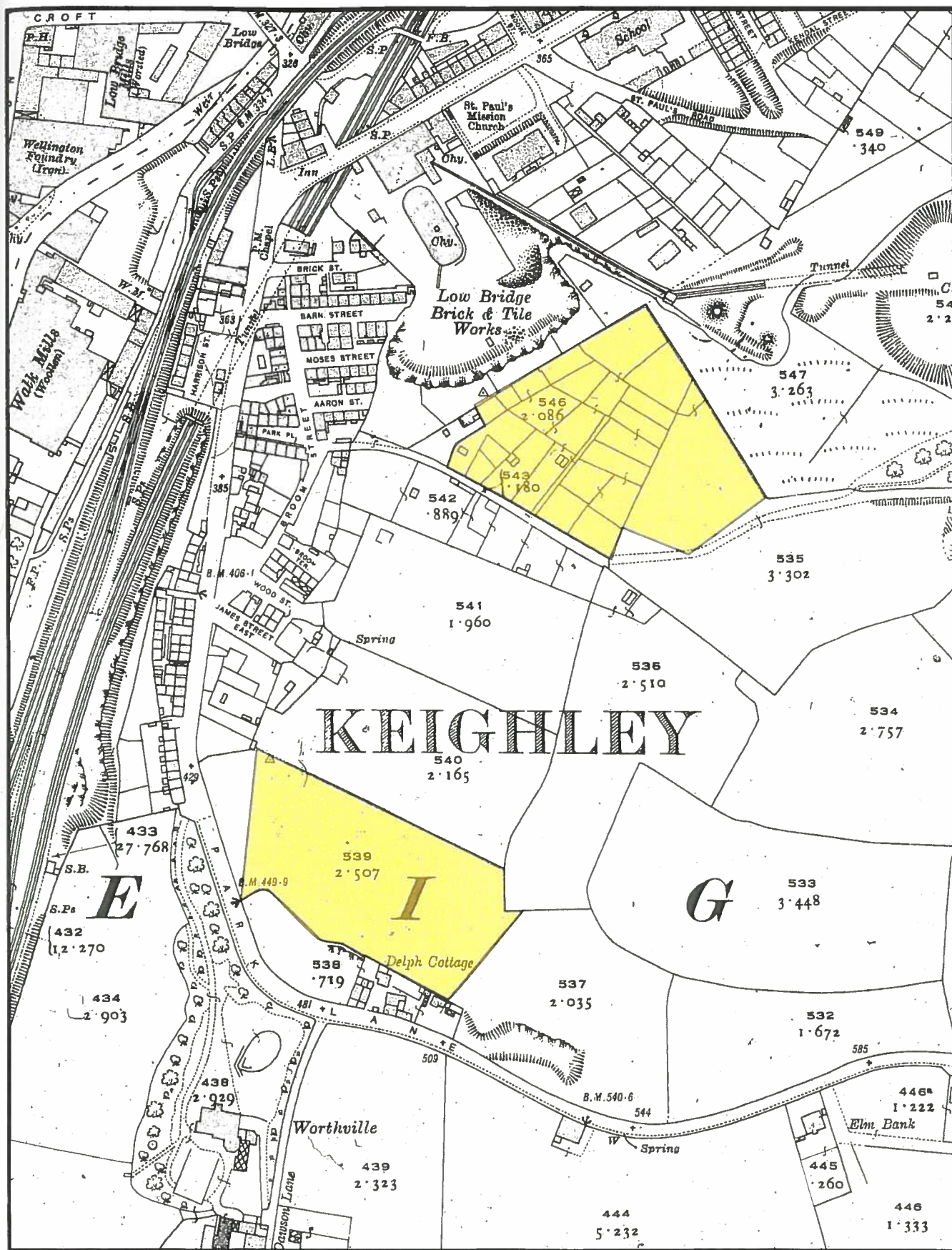
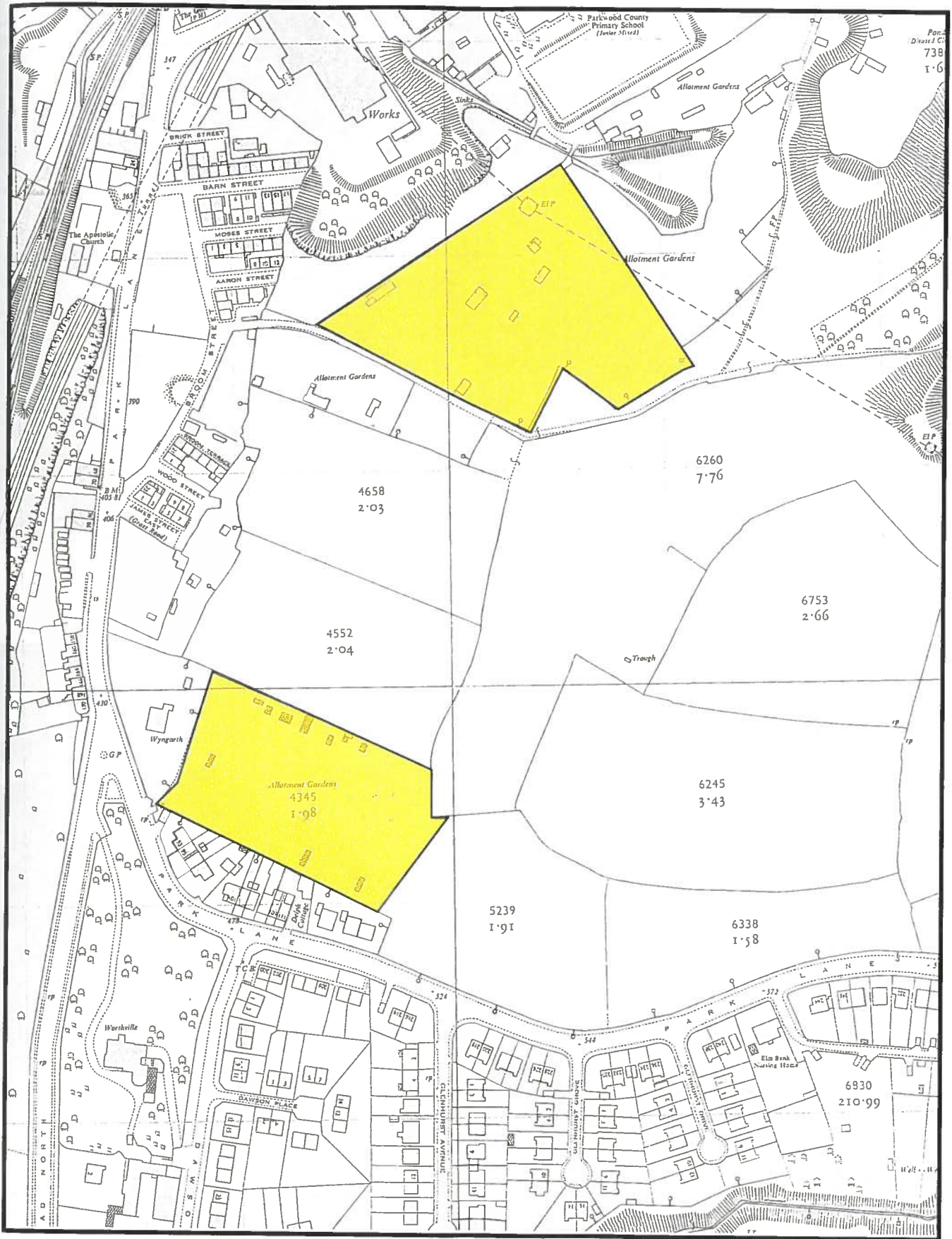


Figure 11: Extract from map by Ordnance Survey, 1933, showing Parkwood Rise



approximate location of site

Figure 12: Extract from map by Ordnance Survey, 1962, showing Parkwood Rise



Plate 1: View of Parkwood Rise South in location of Site 10 from south



Plate 2: View across Parkwood Rise South from south

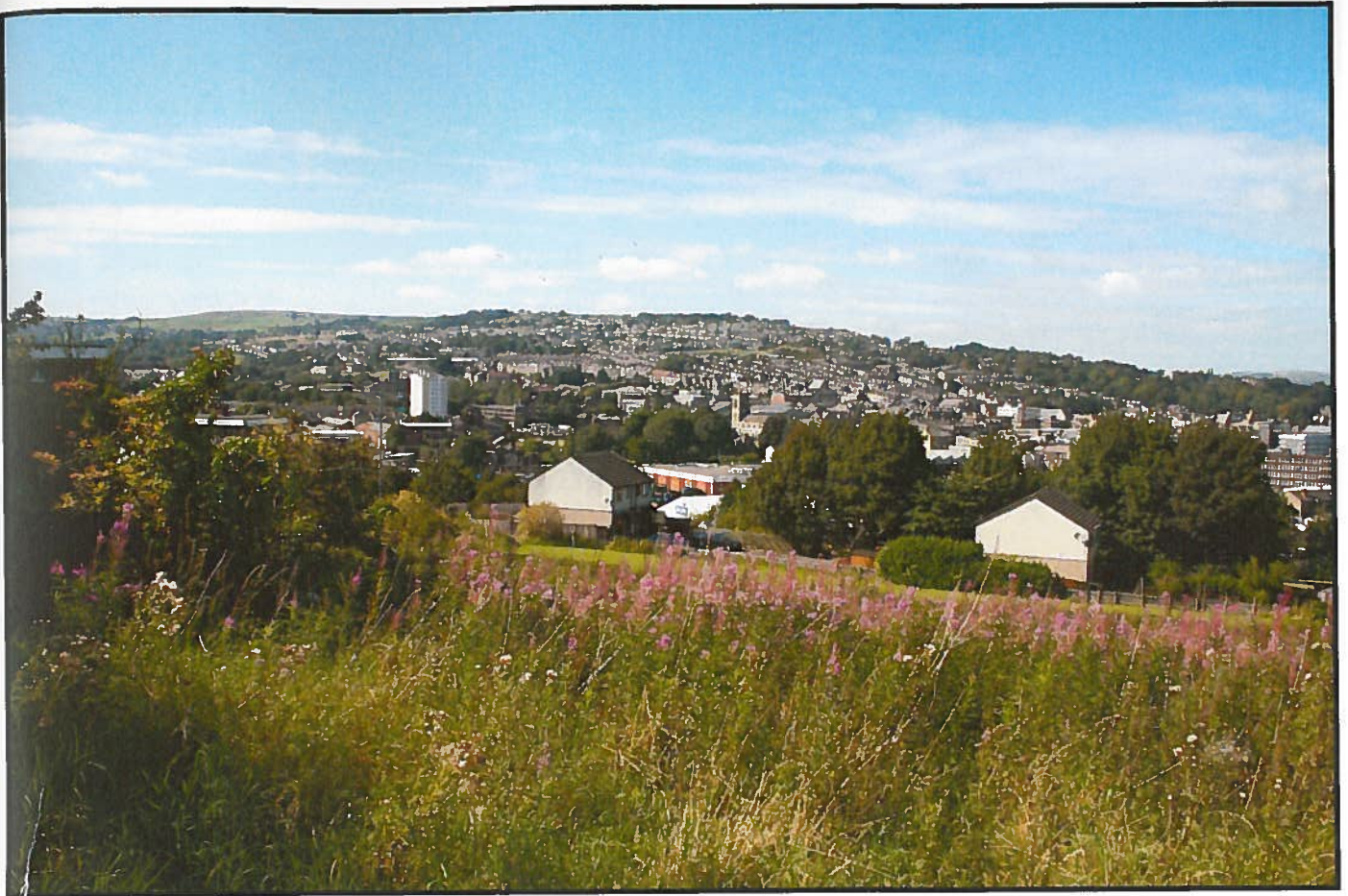


Plate 3: View of Parkwood Rise North from south



Plate 4: View across Parkwood Rise South from west



Plate 5: View of High Shann North from north west



Plate 6: View across High Shann from south

The AOC Archaeology Group provides a wide range of archaeological services, including consultancy, desktop studies, historic building recording, survey, excavation, post-excavation analyses, conservation and publication.

Our management team blends archaeological excellence with financial expertise and many of our highly trained personnel are recognised leaders in their own fields. Consequently, we possess an approach which is both commercially aware and of the very highest professional standard. We aim to provide an efficient and effective service to clients in both the private and public sectors.

Edgefield Industrial Estate
Edgefield Road
Loanhead
Midlothian
EH20 9SY
tel: 0131-440-3593
fax: 0131-440-3422
admin@aocscot.co.uk

Unit 7
St Margarets Business Centre
Moor Mead Road
Twickenham
TW1 1JS
tel: 020-8843-7380
fax: 020-8892-0549
admin@aocarcaeology.co.uk

www.aocarcaeology.com

AOC
ARCHAEOLOGY
GROUP



The logo incorporates a design from a lead disc found on Birsay, Orkney, dated to the sixth century AD.